



DR. NKOSAZANA DLAMINI ZUMA MUNICIPALITY

General Valuation Roll 2017

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2017

DATE OF VALUATION: 01 JULY 2016

SUPPLEMENTARY ROLL 2

REGISTERED FULL TITLE TOWN PROPERTIES

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Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 2
PERIOD OF VALUATION ROLL: 01 JULY 2017 – 30 JUNE 2023
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Account No	SG CODE	Property Description	Street Address	Owners Name	Extent (Sqm)	Rating Category	Market Value	Pin (Internal Reference No.)	Effective Date
46916	NOES00000000329400005	PTN 5 OF THE FARM BOSCH HOEK No.3294		BRAECROFT TIMBERS PTY LTD	1213374	Farms - Agriculture	R 1 614 000	3145	06/02/2019
3294001600000	NOES00000000329400016	PORTION 16 OF THE FARM BOSCH NO. 3294-ES		GREER PETER GEORGE	1052945	Farms - Agriculture	R 3 320 000	600140	01/07/2019
4561	NOFS00380000010100000	ERF 101 OF BULWER		VALUED WITH ERF 189 OF BULWER	21994	Tourism & Hospitality Rural	R 0	3812	01/07/2019
4619	NOFS00380000010200000	ERF 102 OF BULWER		VALUED WITH ERF 189 OF BULWER	21994	Tourism & Hospitality Rural	R 0	4239	01/07/2019
4664	NOFS00380000010300000	ERF 103 OF BULWER		VALUED WITH ERF 189 OF BULWER	21994	Tourism & Hospitality Rural	R 0	3813	01/07/2019
4712	NOFS00380000010400000	ERF 104 OF BULWER		VALUED WITH ERF 189 OF BULWER	21994	Tourism & Hospitality Rural	R 0	3814	01/07/2019
6769	NOFS00380000018900000	ERF 189 OF BULWER		MOUNTAIN PARK LODGE PTY LTD	21994	Tourism & Hospitality Rural	R 1 400 000	3827	01/07/2019
30058202	NOFS00380000053600000	PORTION 0 OF ERF 536 OF BULWER		SIBETHA GROUP PROPRIETARY LIMITED	14161	Residential	R 1 100 000	600108	01/07/2017
50098	NOFS00000000795800001	PTN 1 OF THE FARM CLERKENWELL No.7958		GEOFFREY HODSON WILL TRUST-TRUSTEES	1599358	Farms - Agriculture	R 1 980 000	4290	01/07/2019
7368	NOES00720000000900000	ERF 9 OF CREIGHTON		ULTRAMIX THIRTY FOUR CC	4047	Tourism & Hospitality Rural	R 1 700 000	3906	01/07/2019
10119	NOES00720000004900000	ERF 49 OF CREIGHTON		DENIS HODSON CHRISTOPHER STORAH	1727	Business and Commercial	R 675 000	3441	01/07/2017
49658	NOFS00000000491000009	PTN 9 OF THE FARM DONNYBROOK No.4910		PERN PATRICE DE ST	558298	Farms - Agriculture	R 1 692 000	3292	01/07/2017
3515000000000	NOES00000001851500000	THE FARM EASTWO NO. 18515-ES	UNKNOWN	EASTWOLD'S TRUST	5178264	Farms - Agriculture	R 11 641 000	600093	01/03/2019
152375	NOFS00000000903400002	PTN 2 OF THE FARM F.P. 309 No.9034		HALLOWAY COTTAGE CC	202739	Farms - Agriculture	R 2 350 000	5195	01/07/2017
3514000000000	NOFS00000001851400000	THE FARM FS NO. 18514-FS		EASTWOLDS TRUST	2416369	Farms - Agriculture	R 2 465 000	600118	01/03/2019
54432	NOFS00000000532500003	PTN 3 OF THE FARM HIGHBURY No.5325		R E P TRUST-TRUSTEES	18357	Farms - Agriculture	R 2 919 000	3464	01/07/2017

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165915	N0FS0141000000100001	PTN 1 OF ERF 1 OF HIMEVILLE		RANKIN RUSSELL PATRICK GEMMILL	2025	Residential	R 920 000	2422	01/07/2019
254425	N0FS0141000000400000	REM OF ERF 4 OF HIMEVILLE		DF SUNTER	2047	Residential	R 928 000	2522	01/07/2017
85	N0FS01410000000900000	ERF 9 OF HIMEVILLE		McFARLANE GERALDINE MARIANNE	4047	Residential	R 1 063 000	2258	01/07/2017
263805	N0FS01410000001600000	ERF 16 OF HIMEVILLE		NV PROPERTIES PTY	4047	Residential	R 4 500 000	2733	01/07/2019
263815	N0FS01410000001700000	ERF 17 OF HIMEVILLE		VALUED WITH ERF 16 OF HIMEVILLE	4047	Residential	R 0	3054	01/07/2019
263825	N0FS01410000001800000	ERF 18 OF HIMEVILLE		VALUED WITH ERF 16 OF HIMEVILLE	4047	Residential	R 0	2515	01/07/2019
259755	N0FS01410000005500000	ERF 55 OF HIMEVILLE		DIANNE FILLINGHAM LINDSAY	4047	Residential	R 1 188 000	2256	01/07/2019
30055508	N0FS01410000008100000	ERF 81 OF HIMEVILLE		VAN DEN HETKAMP	4047	Residential	R 984 000	2380	01/07/2019
265915	N0FS01410000009700000	ERF 97 OF HIMEVILLE		ROBIN FREDERICK ALEXANDER BREMNER	4047	Residential	R 279 000	3061	01/07/2019
30056169	N0FS014100000013500000	ERF 135 OF HIMEVILLE		BG AND WE LITTLE	4047	Residential	R 1 524 000	3060	01/07/2019
71755	N0FS014100000014300000	ERF 143 OF HIMEVILLE		ROBERT LEENHOUWERS HELENA LEENHOUWERS	4047	Residential	R 1 339 000	2436	01/07/2019
68455	N0FS014100000017500000	REM OF ERF 175 OF HIMEVILLE		ELEANOR MARGARET WHEELER	5053	Residential	R 1 250 000	2243	01/07/2019
13245	N0FS014100000023000000	ERF 230 OF HIMEVILLE		PENELOPE ELIZABETH HOLT CHRISTOPHER EDWARD HUGHREDE HOLT	4029	Residential	R 1 259 000	2172	01/07/2019
13255	N0FS014100000023100000	ERF 231 OF HIMEVILLE	73 THOMAS STREET; HIMEVILLE	MRS DM DUNFORD	4435	Residential	R 1 577 000	2173	01/07/2019
246355	N0FS014100000022800000	ERF 228 OF HIMEVILLE EXT 2		DERRYL ALISON GAWLER	4003	Residential	R 1 170 000	2273	01/07/2019
30058556	N0FS000000001520500001	PTN 1 OF THE FARM LAMINGTON NO 2 No.15205		MD AND RM THURSTON	202648	Farms - Agriculture	R 850 000	1227	01/07/2017

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128655	N0FS00000001066400008	PTN 8 OF THE FARM LOT FP 341 No.10664		HALL LYNTON LESLIE LOCKWOOD-	198963	Farms - Agriculture	R 2 212 000	2029	01/07/2017
48475	N0ES00000000988800001	PTN 1 OF THE FARM LOT NO 23 DRONK VLEI No.9888		WALKER WARREN RANDAL	206086	Farms - Agriculture	R 1 407 000	4261	01/07/2017
48231	N0ES00000000513300003	PTN 3 OF THE FARM LOT S 69 No.5133		SCOTT PETER CAMPBELL	41143	Farms - Agriculture	R 619 000	4370	01/07/2017
49744	N0FS00000000534100002	PTN 2 OF THE FARM LOT S 104 No.5341		SHANE GARTH DIXON	115347	Farms - Agriculture	R 940 000	3316	01/07/2017
50201	N0FS00000000534100000	REM OF THE FARM LOT S 104 No.5341		HILL YVONNE DAPHNE; HILL JOHN ATKINSON	137	Farms - Agriculture	R 1 856 000	3230	01/07/2017
48004	N0ES000000000789800001	PTN 1 OF THE FARM LOT S 66 No.7898		PITOUT PAUL JOHN; PITOUT PETRO	113409	Farms - Agriculture	R 961 000	4145	01/07/2017
5365004400000	N0FS00000000536500044	PORTION 44 OF THE FARM LOT S4 NO. 5365-FS		NOBLOGGING PROPRIETARY LIMITED	1105	Vacant Land	R 250 000	600112	01/04/2019
5365004600000	N0FS00000000536500046	PORTION 46 OF THE FARM LOT S4 NO. 5365-FS		NOBLOGGING PROPRIETARY LIMITED	1111	Vacant Land	R 235 000	600113	01/04/2019
5365004700000	N0FS00000000536500047	PORTION 47 OF THE FARM LOT S4 NO. 5365-FS		NOBLOGGING PROPRIETARY LIMITED	1221	Vacant Land	R 235 000	600114	01/04/2019
5365003800000	N0FS00000000536600038	PORTION 38 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	3111	Vacant Land	R 350 000	600126	01/04/2019
5365003900000	N0FS00000000536500039	PORTION 39 OF ERF 5365 OF LOT S45		HIGHFLAT HARDWARE PROPRIETARY LIMITED	652	Vacant Land	R 235 000	600121	01/04/2019
5365004000000	N0FS00000000536500040	PORTION 40 OF ERF 5365 OF LOT S45		HIGHFLAT HARDWARE PROPRIETARY LIMITED	653	Vacant Land	R 235 000	600122	01/04/2019
5365004100000	N0FS00000000536500041	PORTION 41 OF ERF 5365 OF LOT S45		HIGHFLAT HARDWARE PROPRIETARY LIMITED	652	Vacant Land	R 235 000	600123	01/04/2019
5365004200000	N0FS00000000536500042	PORTION 42 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	653	Vacant Land	R 235 000	600127	01/04/2019
5365004300000	N0FS00000000536500043	PORTION 43 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	652	Vacant Land	R 235 000	600128	01/04/2019
5365004500000	N0FS00000000536600045	PORTION 45 OF ERF 5365 OF LOT S45		INGWE MUNICIPALITY	3735	Vacant Land	R 1 000	600125	01/04/2019

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5365004800000	N0FS00000000536500048	PORTION 48 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	1138	Vacant Land	R 100 000	600129	01/04/2019
5365004900000	N0FS00000000536500049	PORTION 49 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	831	Vacant Land	R 100 000	600130	01/04/2019
5365005000000	N0FS00000000536500050	PORTION 50 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	889	Vacant Land	R 100 000	600131	01/04/2019
5365005100000	N0FS00000000536500051	PORTION 51 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	1335	Vacant Land	R 100 000	600132	01/04/2019
5365005200000	N0FS00000000536500052	PORTION 52 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	1514	Vacant Land	R 100 000	600133	01/04/2019
5365005300000	N0FS00000000536500053	PORTION 53 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	965	Vacant Land	R 100 000	600134	01/04/2019
5365005400000	N0FS00000000536500054	PORTION 54 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	1023	Vacant Land	R 100 000	600135	01/04/2019
5365005500000	N0FS00000000536500055	PORTION 55 OF ERF 5365 OF LOT S45		HIGHFLAT HARDWARE PROPRIETARY LIMITED	1543	Vacant Land	R 100 000	600124	01/04/2019
5365005600000	N0FS00000000536500056	PORTION 56 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	1540	Vacant Land	R 100 000	600136	01/04/2019
5365005700000	N0FS00000000536500057	PORTION 57 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	1445	Vacant Land	R 100 000	600137	01/04/2019
5365005800000	N0FS00000000536500058	PORTION 58 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	1219	Vacant Land	R 100 000	600138	01/04/2019
5365005900000	N0FS00000000536500059	PORTION 59 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	2228	Vacant Land	R 320 000	600139	01/04/2019
5365006000000	N0FS00000000536500060	PORTION 60 OF ERF 5365 OF LOT S45		NOBLOGGING PROPRIETARY LIMITED	1794	Vacant Land	R 300 000	600120	01/04/2019
48248	N0ES00000000756700001	PTN 1 OF THE FARM LOT S68 No.7567		SCOTT WENDY LESLEY	121406	Farms - Agriculture	R 1 050 000	4321	01/07/2017
49373	N0FS00000001763700000	REM OF THE FARM S 63 No.17637		ANDERSON HARVEY MAXWELL	1314062	Farms - Agriculture	R 1 445 000	3194	01/03/2019
47948	N0ES00000000815000001	PTN 1 OF THE FARM S103 A No.8150		PITOUT BRIAN ALEXANDER; PITOUT PHOEBE ANTIONETTE	22089	Farms - Agriculture	R 670 000	3420	01/07/2017

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30055474	N0FS00000001434600003	PTN 3 OF THE FARM SCOTTSTON No.14346		THE STOTSTON FAMILY TRUST	156400	Farms - Commercial	R 1 361 000	2033	01/07/2017
30055704	N0FS00000001434600004	PTN 4 OF THE FARM SCOTTSTON No.14346		THE STOTSTON FAMILY TRUST	204841	Farms - Commercial	R 3 241 000	2887	01/07/2017
265455	N0FS00000001434600006	PTN 6 OF THE FARM SCOTTSTON No.14346		NEWTON CHRIS ODELIA	26265	Tourism & Hospitality Rural	R 2 727 000	1108	01/07/2019
233335	N0FS00000001805300001	PTN 1 OF THE FARM SEAFORTH No.18053		YOUNG PETER BRUCE	51676	Farms - Agriculture	R 1 000 000	1215	01/07/2017
30058374	N0FS00000001132200002	PORTION 2 OF THE FARM THE PR NO. 11322-FS	UNKNOWN	UNDERBERG DAIRY PROPRIETARY LIMITED	40991	Farms - Agriculture	R 1 100 000	600109	01/07/2017
30058044	N0FS00000001132200002	PORTION 22 OF THE FARM THE PR NO. 11322-FS		UNDERBERG DAIRY PROPRIETARY LIMITED	1000	Industrial	R 8 000 000	600110	01/07/2017
3402000000000	N0FS00000001850200000	THE FARM UMZIMKULU RIVER LODGE NO. 18402-FS		WILLIAMS LYNNE ALANA	302019	Tourism & Hospitality Rural	R 4 800 000	600119	01/03/2019
165915	N0FS03610000000100001	PTN 1 OF ERF 1 OF UNDERBERG		RPG AND A RANKIN	14757	Residential	R 1 760 000	2905	01/07/2019
26705	N0FS03610000004700000	ERF 47 OF UNDERBERG		ROBFAIR INV NO 185 CC	4047	Residential	R 2 900 000	1355	01/07/2019
149545	N0FS03610000004800000	ERF 48 OF UNDERBERG		VALUED WITH ERF 47 OF UNDERBERG	4047	Residential	R 0	2861	01/07/2019
34765	N0FS03610000016000000	ERF 160 OF UNDERBERG		NORMAN HERRING FAMILY TRUST-TRUSTEES	10684	Residential	R 2 500 000	1424	01/07/2019
30058305	N0FS03610000016900002	REM OF PTN 2 OF ERF 169 OF UNDERBERG		WE AND JH VAN ZYL	2007	Residential	R 830 000	2835	01/07/2019
254175	N0FS03610000016900007	PTN 7 OF ERF 169 OF UNDERBERG		OLIVIA LESLEY KOPPING	2006	Residential	R 1 200 000	2743	01/07/2019
21095	N0FS03610000017100001	REM OF PTN 1 OF ERF 171 OF UNDERBERG		MOFFAT BHEKAMANGWANE HLONGWANE	3825	Vacant Land	R 175 000	2615	01/07/2017
21105	N0FS03610000017100002	PTN 2 OF ERF 171 OF UNDERBERG		HEMELTON JABULANI THUSI	3828	Residential	R 935 000	2595	01/07/2017
21535	N0FS03610000020400036	PTN 36 OF ERF 204 OF UNDERBERG		SUSAN JANE PRESTON	60447	Residential	R 2 059 000	1672	01/07/2019

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217115	N0FS0361000002060000	REM OF ERF 206 OF UNDERBERG		INTABAZWE COUNTRY ESTATE CC	95220	Vacant Land	R 1 670 000	2361	17/11/2017
0208003800000	N0FS03610000020800038	PORTION 38 OF ERF 208 OF UNDERBERG		BUNN MARK GAVIN	8173	Vacant Land	R 200 000	600116	03/01/2019
0208003900000	N0FS03610000020800039	PORTION 39 OF ERF 208 OF UNDERBERG		STEVENS SHANE JOHN	24306	Residential	R 530 000	600117	03/01/2019
30055742	N0FS03610000033100002	PTN 2 OF ERF 331 OF UNDERBERG		KM GIFFORD	2110	Residential	R 1 300 000	1347	01/07/2019
63525	N0FS0361000004900000	ERF 622 OF UNDERBERG		KWASANI PROPERTY INV CC	6300	Vacant Land	R 720 000	1331	01/07/2017
30057737	N0FS03610000064300000	ERF 643 OF UNDERBERG		ANDRE CHARLES CRONJE	900	Vacant Land	R 240 000	600106	02/11/2017
92495	N0FS03610000066700000	ERF 667 OF UNDERBERG		WINDYLAKES INV CC	1182	Vacant Land	R 100 000	2486	01/07/2017
92655	N0FS03610000069400000	ERF 694 OF UNDERBERG		WINDYLAKES INV CC	900	Vacant Land	R 100 000	2498	01/07/2017
92685	N0FS03610000070000000	ERF 700 OF UNDERBERG		WINDYLAKES INV CC	1508	Vacant Land	R 100 000	2543	01/07/2017
220345	N0FS03610000014600003	PTN 3 OF ERF 146 OF UNDERBERG EXT 1		L AND A WALKER	2511	Residential	R 950 000	1712	01/07/2019
173995	N0FS03610000015100000	REM OF ERF 151 OF UNDERBERG EXT 1		JENNIFER MARGARET PIPER	2834	Residential	R 1 350 000	1717	01/07/2019
68385	N0FS03610000016100000	REM OF ERF 161 OF UNDERBERG EXT 1		JULIA WILLOX JOSEPH MICHAEL DE ROBILLARD	5481	Residential	R 1 380 000	1719	01/07/2019
30057854	3	ERF 609 OF UNDERBERG EXT 1		UNDERBERG MOUNTAIN VIEW SHARE BLOCK PROPERTIES 3 PROPRIETARY LIMITED	2916	Vacant Land	R 200 000	600107	17/11/2017
30057407	N0FS03610000028600007	PTN 7 OF ERF 286 OF UNDERBERG EXT 4		DEPPE MARGRIT ANNE	7957	Vacant Land	R 400 000	1674	01/07/2017
30058329	N0FS03610000028600021	PTN 21 OF ERF 286 OF UNDERBERG EXT 4		THE CYMRU TRUST	2342	Residential	R 1 250 000	1683	01/07/2019
N NO 1	N0FS00000000536500027	ERF 16415 OF FS		Qhumeni Clinic	4108	State Public Service Purpose	R 1 029 000	88181	01/04/2019

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N NO 1	N0F500000000224600000	ERF 16615 OF FS		Emnqundekweni Primary School	7945	State Public Service Purpose	R 1 260 000	88471	01/07/2017

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SUMMARY

Rating Category	Property Count	Market Value
Business and Commercial	1	R 675 000
Farms - Agriculture	20	R 42 091 000
Farms - Commercial	2	R 4 602 000
Industrial	1	R 8 000 000
Residential	30	R 38 025 000
State Public Service Purpose	2	R 2 289 000
Tourism & Hospitality Rural	8	R 10 627 000
Vacant Land	33	R 7 871 000
Total	97	R 114 180 000

CERTIFICATION BY MUNICIPAL VALUER AS
CONTEMPLATED IN SECTION 34 (c) OF THE ACT

I, Abubaker Rahim, Identity Number 6108075229083, do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), hereinafter referred to as the "Act", to the best of my skills and knowledge and without fear, favour or prejudice, prepared the valuation roll for the Dr Nkosazana Dlamini Zuma Municipality in terms of the provisions of the Act. In the discharge of my duties as municipal valuer, I have complied with sections 43 and 44 of the Act.

No	PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
1	Sectional Title Properties	10	R17,710,000
2	PSI	0	R0
3	Full Title Properties	97	R114,180,000
4	Total	114	R131,890,000

Certified at Durban this 29th day of March 2019

Professional Registration Number with the South African Council for the Property Valuers Profession : 3576

Category of Professional Registration: Professional Valuer



Signature of Municipal Valuer