



evaluations 
Capitalising Property Intelligence



DR. NKOSAZANA DLAMINI ZUMA MUNICIPALITY

General Valuation Roll 2017

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2017

DATE OF VALUATION: 01 JULY 2016

PUBLIC SERVICE INFRASTRUCTURE

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Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: CREIGHTON

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
12661	3755	ERF 98 OF CREIGHTON	TRANSNET LTD	28,507	I05	PSI	R0		
43188	4298	ERF 99 OF CREIGHTON	TRANSNET LTD	48,855	I05	PSI	R0		

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: ES

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
48420	3414	PTN 2 OF THE FARM LOT S 69 No.5133	TRANSNET LTD	15,432	I05	PSI	R5,000		
48413	4100	PTN 1 OF THE FARM LOT S 69 No.5133	TRANSNET LTD	4,440	I05	PSI	R4,000		
48437	3403	PTN 1 OF THE FARM LOT S 65 B No.5328	TRANSNET LTD	13,038	I05	PSI	R3,000		
48444	3400	PTN 1 OF THE FARM LOT S 19 A No.7192	TRANSNET LTD	12,720	I05	PSI	R6,000		
48451	3399	PTN 1 OF THE FARM LOT FP 46 No.7196	TRANSNET LTD	14,445	I05	PSI	R6,000		

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: FS

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
56362	3270	PTN 2 OF THE FARM UPPER UMKOMAAS LOCATION NO 2 No.	R S A	21,331	I04	PSI	R38,000		
56032	3711	PTN 3 OF THE FARM BOSCH BERG No.1026	TRANSNET LTD	36,978,600	I05	PSI	R17,000		
56049	3509	PTN 2 OF THE FARM DONNYBROOK No.4910	TRANSNET LTD	2,496	I05	PSI	R7,000		
56063	4166	PTN 1 OF THE FARM LOT S 46 No.5001	TRANSNET LTD	7,356	I05	PSI	R3,000		
56128	4174	PTN 3 OF THE FARM LOT S 46 No.5002	TRANSNET LTD	2,339	I05	PSI	R6,000		
56111	3638	PTN 2 OF THE FARM LOT S 46 No.5002	TRANSNET LTD	5,371	I05	PSI	R12,000		
56135	3639	PTN 4 OF THE FARM LOT S 46 No.5002	TRANSNET LTD	1,159	I05	PSI	R2,000		
56173	3613	PTN 2 OF THE FARM HIGHBURY No.5325	TRANSNET LTD	44,742	I05	PSI	R0		
56214	3607	PTN 11 OF THE FARM LOT S45 No.5365	TRANSNET LTD	5,497	I05	PSI	R2,000		
56180	4254	PTN 2 OF THE FARM LOT S45 No.5365	TRANSNET LTD	85,700	I05	PSI	R2,005,000		
56221	4167	PTN 18 OF THE FARM LOT S45 No.5365	TRANSNET LTD	196	I05	PSI	R1,000		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: FS

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
56197	4118	PTN 7 OF THE FARM LOT S45 No.5365	TRANSNET LTD	129	I05	PSI	R2,005,000		
56283	3527	PTN 4 OF THE FARM S 43 No.5755	TRANSNET LTD	4,047	I05	PSI	R2,000		
115515	2895	PTN 1 OF THE FARM REICHENAU B No.5797	TRANSNET LTD	68,281	I05	PSI	R56,000		
56300	4241	PTN 1 OF THE FARM LOT S 108 No.5988	TRANSNET LTD	10,180	I05	PSI	R0		
56324	3627	PTN 2 OF THE FARM LOT FP 183 No.8122	TRANSNET LTD	42,569	I05	PSI	R89,000		
56317	4355	PTN 1 OF THE FARM LOT FP 183 No.8122	TRANSNET LTD	445	I05	PSI	R2,000		
56331	3623	PTN 1 OF THE FARM LOT F P 195 No.8219	TRANSNET LTD	49,000	I05	PSI	R0		
56348	3624	PTN 2 OF THE FARM LOT F P 195 No.8219	TRANSNET LTD	48,341	I05	PSI	R13,000		
115615	1974	PTN 1 OF THE FARM LOT F.P.159 No.8997	TRANSNET LTD	40,500	I05	PSI	R30,000		
115645	2581	PTN 1 OF THE FARM FP 93 No.9506	TRANSNET LTD	26,500	I05	PSI	R18,000		
56207	3606	PTN 8 OF THE FARM LOT S45 No.5365	TRANSNET LTD	870	I06	PSI	R1,000		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: FS

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
49957	3288	PTN 1 OF THE FARM LOT FP379 No.10055	ESKOM FINANCE CO PTY LTD	15,966	I08	PSI	R456,000		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: FT

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
58364	3674	PTN 1 OF THE FARM KLIP FONTEIN No.1995	TRANSNET LTD	26,147	I05	PSI	R8,000		
58388	4342	PTN 2 OF THE FARM GUNZENHAUSEN No.6223	TRANSNET LTD	33,934	I05	PSI	R13,000		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: LOT S45

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
52564	88148	PORTION 2 OF ERF 5365 OF FS	Eskom transformer	219	I08	PSI	R90,000		
52564	88152	PORTION 2 OF ERF 5365 OF FS	Telkom exchange	5,214	I12	PSI	R316,000		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: NATAL RD

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
56056	3458	PTN 11 OF THE FARM DONNYBROOK No.4910	TRANSNET LTD	20,970	I05	PSI	R47,000		
56094	3459	PTN 7 OF THE FARM LOT S 46 No.5001	TRANSNET LTD	492	I05	PSI	R2,000		
56104	4372	PTN 8 OF THE FARM LOT S 46 No.5001	TRANSNET LTD	22,981	I05	PSI	R6,000		
56087	4333	PTN 6 OF THE FARM LOT S 46 No.5001	TRANSNET LTD	4,596	I05	PSI	R2,000		
56070	3482	PTN 5 OF THE FARM LOT S 46 No.5001	TRANSNET LTD	23,214	I05	PSI	R6,000		
56166	4233	REM OF PTN 7 OF THE FARM LOT S 47 No.5002	TRANSNET LTD	51,457	I05	PSI	R116,000		
56142	3460	PTN 5 OF THE FARM LOT S 47 No.5002	TRANSNET LTD	47,590	I05	PSI	R108,000		
56159	3461	PTN 6 OF THE FARM LOT S 47 No.5002	TRANSNET LTD	83,571	I05	PSI	R210,000		
56238	3468	PTN 28 OF THE FARM LOT S45 No.5365	TRANSNET LTD	20,803	I05	PSI	R53,000		
56252	3347	PTN 31 OF THE FARM LOT S45 No.5365	TRANSNET LTD	108,995	I05	PSI	R28,000		
56245	4365	PTN 30 OF THE FARM LOT S45 No.5365	TRANSNET LTD	8,852	I05	PSI	R3,000		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: NATAL RD

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
56276	4093	PTN 33 OF THE FARM LOT S45 No.5365	TRANSNET LTD	2,047	I05	PSI	R2,000		
56269	4153	PTN 32 OF THE FARM LOT S45 No.5365	TRANSNET LTD	3,922	I05	PSI	R2,000		
56290	4284	PTN 5 OF THE FARM S 43 No.5755	TRANSNET LTD	4,047	I05	PSI	R11,000		
56355	4399	PTN 1 OF THE FARM F P 284 No.9262	TRANSNET LTD	21,879	I05	PSI	R55,000		
48468	4302	PTN 4 OF THE FARM LOT 35 DRONK VLEI RESERVE No.943	TRANSNET LTD	6,372	I05	PSI	R16,000		
115595	3016	PTN 7 OF THE FARM REICHENAU C No.5799	TRANSNET LTD	1,061	I06	PSI	R1,000		
115545	1859	PTN 4 OF THE FARM REICHENAU C No.5799	TRANSNET LTD	44,720	I06	PSI	R27,000		
115575	1860	PTN 6 OF THE FARM REICHENAU C No.5799	TRANSNET LTD	7,450	I06	PSI	R5,000		
115665	1877	PTN 2 OF THE FARM FP 93 No.9506	TRANSNET LTD	9,648	I06	PSI	R6,000		
115675	1878	PTN 3 OF THE FARM FP 93 No.9506	TRANSNET LTD	34,782	I06	PSI	R21,000		
115685	1879	PTN 4 OF THE FARM FP 93 No.9506	TRANSNET LTD	13,426	I06	PSI	R8,000		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: **UNDERBERG**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
149645	2137	PTN 2 OF ERF 177 OF UNDERBERG	R S A	1,094	I04	PSI	R0		
149905	5192	ERF 740 OF UNDERBERG	R S A	6,661	I04	PSI	R0		
39875	1902	ERF 350 OF UNDERBERG	TRANSNET LTD	11,870	I05	PSI	R0		
26645	3010	ERF 39 OF UNDERBERG	TRANSNET LTD	1,644	I06	PSI	R20,000		
50455	1537	ERF 25 OF UNDERBERG	TELKOM S A LTD	4,047	I12	PSI	R550,000		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: UNDERBERG EXT 1

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
	2107	ERF 156 OF UNDERBERG EXT 1	UNDERBERG INV PTY LTD	0	I05	PSI	R0		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: UPPER UMKOMAAS LOCATIO

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
53709	88407	PORTION 39 OF ERF 16615 OF FS	Hlanganani Sewer Treatment Works	945	I15	PSI	R120,000		

PUBLIC SERVICE INFRASTRUCTURE

USE CODE INDEX

Use Code	Page Numbers
I04	4
I05	2
I06	5
I08	6
I12	8
I15	13

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - VALUATION ROLL

SUMMARY- PSI

CATEGORY	USE CODE	PROPERTY COUNT	MARKET VALUE
PSI	104	3	R38,000.00
	105	47	R4,982,000.00
	106	8	R89,000.00
	108	2	R546,000.00
	112	2	R866,000.00
	115	1	R120,000.00
	Total		63

**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	85	R111,560,000
2	PSI	63	R6,641,000
3	Full Title Properties	4,233	R5,803,391,000
4	Total	4,381	R5,921,592,000

Certified at Durban this 31st day of January 2017

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

Category of Professional Registration: Professional Valuer



Signature of Municipal Valuer