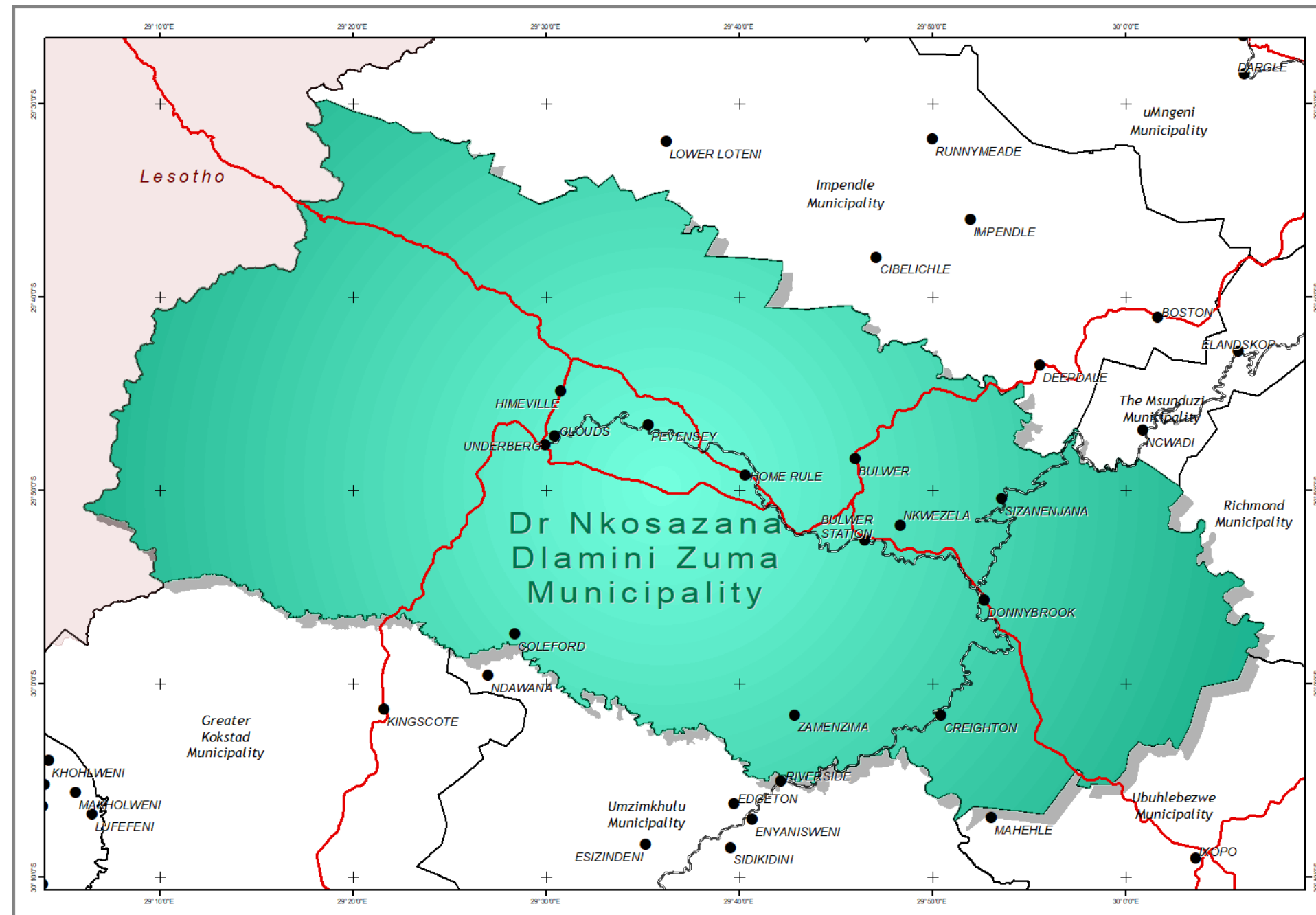


Dr. Nkosazana Dlamini Zuma Municipality

SUPPLEMENTARY VALUATION ROLL 3 - MARCH 2025

PREPARED IN ACCORDANCE WITH PROVISIONS OF THE LOCAL GOVERNMENT

MUNICIPAL PROPERTY RATES ACT (ACT 6 OF 2004)



FREEHOLD FARMS

DESCRIPTION	RECORDS	VALUE
Agriculture	23	R85,218,000
Business & Commercial	3	R8,630,000
Public Service Infrastructure	1	R0
Residential	2	R5,290,000

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER
N0ES0000000054870000300000000000	ES FARMS	5487	3		[Redacted due to POPIA]	Agriculture	5487/3 ES FARMS	3859372	R0	2022/01/07	78 (1) (c) Subdivided or Consolidated after the last GV	
N0ES0000000185150000000000000000	ES FARMS	18515	0		[Redacted due to POPIA]	Agriculture	18515/0 ES FARMS	5178264	R0	2023/06/02	78 (1) (c) Subdivided or Consolidated after the last GV	
N0ES0000000185160000000000000000	ES FARMS	18516	0		[Redacted due to POPIA]	Agriculture	18516/0 ES FARMS	4507238	R15,555,000	2023/06/02	78 (1) (c) Subdivided or Consolidated after the last GV	
N0ES0000000188260000000000000000	ES FARMS	18826	0		[Redacted due to POPIA]	Agriculture	18826/0 ES FARMS	0	R17,905,000	2023/06/02	78 (1) (c) Subdivided or Consolidated after the last GV	

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER
NOET0000000080400000100000000000	ET FARMS	8040	1		[Redacted due to POPIA]	Residential	8040/1 ET FARMS	4012	R650,000	2024/08/01	78 (1) (c) Subdivided or Consolidated after the last GV	

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER
N0FS0000000053650001400000000000	FS FARMS	5365	14		[Redacted due to POPIA]	Business & Commercial	5365/14 FS FARMS	10971	R0	2024/09/01	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000053650006200000000000	FS FARMS	5365	62		[Redacted due to POPIA]	Agriculture	5365/62 FS FARMS	0	R3,653,000	2024/12/20	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000068680000200000000000	FS FARMS	6868	2		[Redacted due to POPIA]	Agriculture	6868/2 FS FARMS	347458	R0	2022/07/01	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000068680001100000000000	FS FARMS	6868	11		[Redacted due to POPIA]	Agriculture	6868/11 FS FARMS	882608	R1,860,000	2022/07/01	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000075970000000000000000	FS FARMS	7597	0		[Redacted due to POPIA]	Agriculture	7597/0 FS FARMS	186747	R120,000	2024/08/01	78 (1) (a) Incorrectly omitted from the valuation roll	
N0FS0000000083490000000000000000	FS FARMS	8349	0		[Redacted due to POPIA]	Agriculture	8349/0 FS FARMS	2023430	R13,540,000	2024/11/14	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000083490000100000000000	FS FARMS	8349	1		[Redacted due to POPIA]	Agriculture	8349/1 FS FARMS	230068	R0	2024/11/14	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000083490000400000000000	FS FARMS	8349	4		[Redacted due to POPIA]	Residential	8349/4 FS FARMS	0	R4,640,000	2024/11/14	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000092080000000000000000	FS FARMS	9208	0		[Redacted due to POPIA]	Agriculture	9208/0 FS FARMS	3643577	R0	2024/10/03	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000100580000000000000000	FS FARMS	10058	0		[Redacted due to POPIA]	Business & Commercial	10058/0 FS FARMS	434510	R7,550,000	2024/01/09	78 (1) (a) Incorrectly omitted from the valuation roll	
N0FS0000000151290000000000000000	FS FARMS	15129	0		[Redacted due to POPIA]	Agriculture	15129/0 FS FARMS	1619400	R0	2022/07/01	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000164500000000000000000	FS FARMS	16450	0		[Redacted due to POPIA]	Agriculture	16450/0 FS FARMS	2772453	R8,335,000	2022/07/01	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000172290000000000000000	FS FARMS	17229	0		[Redacted due to POPIA]	Public Service Infrastructure	17229/0 FS FARMS	27682	R0	2024/01/09	78 (1) (a) Incorrectly omitted from the valuation roll	
N0FS0000000172860000900000000000	FS FARMS	17286	9		[Redacted due to POPIA]	Agriculture	17286/9 FS FARMS	308597	R0	2023/05/29	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000172860000270000000000	FS FARMS	17286	27		[Redacted due to POPIA]	Agriculture	17286/27 FS FARMS	550637	R4,900,000	2023/05/29	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000176370000000000000000	FS FARMS	17637	0		[Redacted due to POPIA]	Agriculture	17637/0 FS FARMS	3554567	R0	2022/01/07	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000180580000000000000000	FS FARMS	18058	0		[Redacted due to POPIA]	Business & Commercial	18058/0 FS FARMS	22009	R1,080,000	2024/09/01	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000187210000000000000000	FS FARMS	18721	0		[Redacted due to POPIA]	Agriculture	18721/0 FS FARMS	2009608	R3,010,000	2022/07/01	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS0000000187790000000000000000	FS FARMS	18779	0		[Redacted due to POPIA]	Agriculture	18779/0 FS FARMS	2610949	R5,980,000	2022/07/01	78 (1) (c) Subdivided or Consolidated after the last GV	

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER
N0FT0000000056580000000000000000	FT FARMS	5658	0		[Redacted due to POPIA]	Agriculture	5658/0 FT FARMS	1692371	R2,030,000	2025/03/01	78 (1) (f) That must be revalued for any other exceptional reason	
N0FT0000000074670000100000000000	FT FARMS	7467	1		[Redacted due to POPIA]	Agriculture	7467/1 FT FARMS	2326	R0	2022/01/07	78 (1) (a) Incorrectly omitted from the valuation roll	
N0FT0000000094360000100000000000	FT FARMS	9436	1		[Redacted due to POPIA]	Agriculture	9436/1 FT FARMS	1909110	R7,095,000	2025/03/01	78 (1) (f) That must be revalued for any other exceptional reason	
N0FT0000000114180000000000000000	FT FARMS	11418	0		[Redacted due to POPIA]	Agriculture	11418/0 FT FARMS	538671	R540,000	2024/03/01	78 (1) (f) That must be revalued for any other exceptional reason	
N0FT0000000117420000000000000000	FT FARMS	11742	0		[Redacted due to POPIA]	Agriculture	11742/0 FT FARMS	696793	R695,000	2025/03/01	78 (1) (f) That must be revalued for any other exceptional reason	

FREEHOLD URBAN

DESCRIPTION	RECORDS	VALUE
Agriculture	1	R4,600,000
Residential	5	R8,545,000
Vacant Land	8	R6,315,000

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER
N0ES007200000038000000000000000000	CREIGHTON	38	0		[Redacted due to POPIA]	Residential	38/0 CREIGHTON	4047	R580,000	2024/02/21	78 (1) (c) Subdivided or Consolidated after the last GV	
N0ES007200000038000010000000000000	CREIGHTON	38	1		[Redacted due to POPIA]	Vacant Land	38/1 CREIGHTON	2000	R265,000	2024/02/21	78 (1) (c) Subdivided or Consolidated after the last GV	
N0ES007200000101000030000000000000	CREIGHTON	101	3		[Redacted due to POPIA]	Vacant Land	101/3 CREIGHTON	0	R380,000	2025/01/03	78 (1) (c) Subdivided or Consolidated after the last GV	

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER
NOFS003800000076000000000000000000	BULWER	76	0		[Redacted due to POPIA]	Residential	76/0 BULWER	2024	R500,000	2024/09/01	78 (1) (a) Incorrectly omitted from the valuation roll	

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER
NOFS014100000441000000000000000000	HIMEVILLE	441	0		[Redacted due to POPIA]	Vacant Land	441/0 HIMEVILLE	0	R960,000	2024/10/03	78 (1) (c) Subdivided or Consolidated after the last GV	
NOFS014100000443000000000000000000	HIMEVILLE	443	0		[Redacted due to POPIA]	Agriculture	443/0 HIMEVILLE	0	R4,600,000	2024/10/03	78 (1) (c) Subdivided or Consolidated after the last GV	

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER
N0FS036100000084000030000000000000	UNDERBERG	84	3		[Redacted due to POPIA]	Vacant Land	84/3 UNDERBERG	2274	R10,000	2024/09/01	78 (1) (a) Incorrectly omitted from the valuation roll	
N0FS036100000204000170000000000000	UNDERBERG	204	17		[Redacted due to POPIA]	Vacant Land	204/17 UNDERBERG	6076	R10,000	2024/09/01	78 (1) (a) Incorrectly omitted from the valuation roll	
N0FS036100000204000340000000000000	UNDERBERG	204	34		[Redacted due to POPIA]	Vacant Land	204/34 UNDERBERG	6	R480,000	2022/07/01	78 (1) (g) Change of rates category	
N0FS036100000205000000000000000000	UNDERBERG	205	0		[Redacted due to POPIA]	Vacant Land	205/0 UNDERBERG	314129	R4,200,000	2023/12/04	78 (1) (g) Change of rates category	
N0FS036100000205000010000000000000	UNDERBERG	205	1		[Redacted due to POPIA]	Residential	205/1 UNDERBERG	0	R4,990,000	2023/12/04	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS036100000205000020000000000000	UNDERBERG	205	2		[Redacted due to POPIA]	Residential	205/2 UNDERBERG	0	R900,000	2024/12/04	78 (1) (c) Subdivided or Consolidated after the last GV	
N0FS036100000208000150000000000000	UNDERBERG	208	15		[Redacted due to POPIA]	Residential	208/15 UNDERBERG	3530	R1,575,000	2023/02/07	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV	
N0FS036100000623000000000000000000	UNDERBERG	623	0		[Redacted due to POPIA]	Vacant Land	623/0 UNDERBERG	269933	R10,000	2024/09/01	78 (1) (a) Incorrectly omitted from the valuation roll	

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

I, **Finley Hamilton**, identity number **4610155067087** 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 undefined 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.

Certified at **Dr Nkosazana Dlamini Zuma Municipality** on the **2025/03/12**

Professional Registration Number with the South African Council for the Property Valuers Profession: **5263**

Category of Professional Registration: Registered Professional Valuer



Signature of Municipal Valuer

DESCRIPTION	COUNT	VALUE
FREEHOLD URBAN	14	R19,460,000
FREEHOLD FARMS	29	R99,138,000
SECTIONAL TITLES	0	R0
ALL PROPERTIES	43	R118,598,000

Signature of Municipal Manager