



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

SUPPLEMENTARY VALUATION ROLL 4

REGISTERED FULL TITLE PROPERTIES

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Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 4

PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2022

Cluster: Dr Nkosazana Dlamini Zuma

Farm: ESTON

PAGE NUMBER 1

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
131265	1261	PORTION 11 OF THE FARM ESTON NO. 7948-FS	N0FS00000000794800011	MARK ARTHUR JOHN SCOTT	42946	Farms - Agriculture	0	
EST007948001300000	600161	PORTION 13 OF THE FARM ESTON NO. 7948-FS	N0FS00000000794800013	SCOTT MARK ARTHUR JOHN	224314	Farms - Agriculture	1400000	

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 4

PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2022

Cluster: Dr Nkosazana Dlamini Zuma

Farm: LOT FP

PAGE NUMBER 2

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
LCA007714000000000	600162	PORTION 5 OF THE FARM LOT FP NO. 7714-FS	N0FS00000000771400005	DUNRAVEN FARMS PROPRIETARY LIMITED	1857948	Farms - Agriculture	1486000	
	2652	REM OF THE FARM LOT FP 315 No.7757	N0FS00000000775700000	PAUL JACKSON FAMILY TRUST-TRUSTEES	846729	Farms - Agriculture	4047000	
173045	1245	PTN 1 OF THE FARM LOT FP 169 No.15333	N0FS00000001533300001	COUZENS FRANCIS SYBIL	4308449	Farms - Agriculture	3430000	

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 4

PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2022

Cluster: Dr Nkosazana Dlamini Zuma

Deeds Town: THE FARM DUNSKYE

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
THE018625000000000	600155	ERF 18625 OF THE FARM DUNSKYE	N0FS00000001862500000	DANKOBUS PROPRIETARY LIMITED	1663550	Farms - Agriculture	2495000	

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 4

PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2022

Cluster: Dr Nkosazana Dlamini Zuma

Deeds Town: UNDERBERG

PAGE NUMBER 4

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
UNB000144000100000	600156	PORTION 1 OF ERF 144 OF UNDERBERG	N0FS03610000014400001	IRIS CLEMENTINE MARIA VAN DER VLIST	2957	Residential	520000	
21355	2575	PTN 1 OF ERF 204 OF UNDERBERG	N0FS03610000020400001	GIFTED RANCHING PTY LTD	851987	Farms - Agriculture	2820000	
217695	2836	REM OF PTN 35 OF ERF 204 OF UNDERBERG	N0FS03610000020400035	GOLDEN BAY PROPERTIES 216 CC	73564	Farms - Agriculture	1800000	
UNB000204009500000	600158	PORTION 95 OF ERF 204 OF UNDERBERG	N0FS03610000020400095	DAMIAN MICHAEL DE LANGE	97457	Residential	2700000	
21785	1337	PTN 8 OF ERF 208 OF UNDERBERG	N0FS03610000020800008	MAUREEN RITA HOBBS	7587	Residential	1000000	
0000000	2402	PTN 12 OF ERF 208 OF UNDERBERG	N0FS03610000020800012	ALEXIS GUSZTAV FILECZKI	6308	Vacant Land	0	
259275	2403	PTN 13 OF ERF 208 OF UNDERBERG	N0FS03610000020800013	ALEXIS GUSZTAV FILECZKI	4211	Vacant Land	0	
UNB000208004100000	600159	PORTION 41 OF ERF 208 OF UNDERBERG	N0FS03610000020800041	ALEXIS GUSZTAV FILECZKI	10519	Vacant Land	425000	
UNB000211006300000	600160	PORTION 63 OF ERF 211 OF UNDERBERG	N0FS03610000021100063	SANDILE GREGORY MKHULISE	2000	Vacant Land	180000	
63525	1331	ERF 622 OF UNDERBERG	N0FS03610000004900000	KWASANI PROPERTY INV CC	4550	Vacant Land	600000	
UNB000634000000000	600164	ERF 634 OF UNDERBERG	N0FS03610000063400000	SINDISWA MDOLO	900	Vacant Land	175000	

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 4**PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2022**

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Cluster: Dr Nkosazana Dlamini Zuma

Deeds Town: UNDERBERG EXT 1

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
254715	2831	ERF 139 OF UNDERBERG EXT 1	N0FS03610000013900000	KULUNGILE CARE CENTRE	7998	Public Benefit Organisation	1580000	
259245	1556	ERF 144 OF UNDERBERG EXT 1	N0FS03610000014400000	ASTRID ELIZABETH MARIA CHRISTODOULOU	5849	Residential	700000	

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 4

PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2022

Cluster: Dr Nkosazana Dlamini Zuma

Deeds Town: WOODEN

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
123055	1841	PTN 1 OF THE FARM WOODEND A No.7714	N0FS0000000771400001	DUNRAVEN FARMS PTY LTD	2890081	Farms - Agriculture	3216000	

INDEX TO Deeds Town

Cluster Dr Nkosazana Dlamini Zuma

Registered Full Title Town Properties

Deeds Town	Page Numbers
ESTON	1
LOT FP	2
THE FARM DUNSKYE	3
UNDERBERG	4
UNDERBERG EXT 1	5
WOODEN	6

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - VALUATION ROLL

SUMMARY- Dr Nkosazana Dlamini Zuma

No	CATEGORY	PROPERTY COUNT	MARKET VALUE
1	Full Title Town	20	R28,574,000
2	Sectional Title	3	R6,800,000
	Total	23	R35,374,000

**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	3	R6,800,000
3	Full Title Properties	20	R28,574,000
4	Total	23	R35,374,000

Certified at Durban this 31st day of March 2021

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

Category of Professional Registration: Professional Valuer



ABUBAKER RAHIM

Municipal Valuer: Dr Nkosazana Dlamini Municipality