



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 3

REGISTERED FULL TITLE PROPERTIES

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3**PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2022****Cluster:** Dr Nkosazana Dlamini Zuma

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Deeds Town: BULWER**Registered Full Title Properties**

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
24167	4203	ERF 123 OF BULWER	N0FS00380000012300000	STAVCOM TRUST-TRUSTEES	2023	Vacant Land	0	
24215	4247	ERF 124 OF BULWER	N0FS00380000012400000	STAVCOM TRUST-TRUSTEES	2023	Vacant Land	0	
24260	3797	ERF 125 OF BULWER	N0FS00380000012500000	STAVCOM TRUST-TRUSTEES	2023	Vacant Land	0	
24318	4195	ERF 126 OF BULWER	N0FS00380000012600000	STAVCOM TRUST-TRUSTEES	2023	Vacant Land	0	
24363	4280	ERF 127 OF BULWER	N0FS00380000012700000	STAVCOM TRUST-TRUSTEES	2023	Vacant Land	0	
24411	3800	ERF 167 OF BULWER	N0FS00380000016700000	STAVCOM TRUST-TRUSTEES	4364	Business and Commercial	0	
BUL000616000000000	600144	PORTION 0 OF ERF 616 OF BULWER	N0FS00380000061600000	THE STAVCOM TRUST	14479	Business and Commercial	5850000	

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3

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Deeds Town: CASTLE

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
238045	1146	PTN 37 OF THE FARM CASTLE END No.15591	N0FS00000001559100037	MACDONALD ALEXANDER JOHN	41563	Farms - Agriculture	3500000	

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Deeds Town: CORRIE

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
238535	2923	PTN 2 OF THE FARM CORRIE ANNAT No.15867	N0FS00000001586700002	BILAMY PROPERTY INV CC	468801	Farms - Agriculture	6097000	

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Deeds Town: CREIGHTON

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
10016	3453	REM OF ERF 48 OF CREIGHTON	N0ES00720000004800000	RUBIDUTH BAIJNATH SINGH	2927	Business and Commercial	545000	

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Deeds Town: DONNYB

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
49658	3292	PTN 9 OF THE FARM DONNYBROOK No.4910	N0FS00000000491000009	PERN PATRICE DE ST	225943	Farms - Agriculture	1692000	

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Deeds Town: EASTWO

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
0000000	5197	REM THE FARM EASTWOLDS No.17638	N0ES00000001763800000	EASTWOLD'S TRUST-TRUSTEES	3976504	Farms - Agriculture	0	

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Deeds Town: FP 102

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
131985	1917	PTN 1 OF THE FARM FP 102 No.9502	N0FS00000000950200001	LOCKHART GEORGE JOHN	4192067	Farms - Agriculture	0	

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Deeds Town: FP 349

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
131995	2697	PTN 1 OF THE FARM FP 349 B No.9503	N0FS00000000950300001	LOCKHART GEORGE JOHN	178649	Farms - Agriculture	0	

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3**PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2022****Cluster:** Dr Nkosazana Dlamini Zuma

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Deeds Town: HIMEVILLE**Registered Full Title Properties**

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
263815	3054	ERF 17 OF HIMEVILLE	N0FS01410000001700000	VALUED WITH ERF 16 OF HIMEVILLE	4047	Residential	0	VALUED ON PIN : 2733
263825	2515	ERF 18 OF HIMEVILLE	N0FS01410000001800000	VALUED WITH ERF 16 OF HIMEVILLE	4047	Residential	0	VALUED ON PIN : 2733
485	1312	ERF 52 OF HIMEVILLE	N0FS01410000005200000	ANGELINE VERONICA GILLIES	2021	Vacant Land	170000	
HIM000052000100000	600149	PORTION 1 OF ERF 52 OF HIMEVILLE	N0FS014100000052000001	MAHARAJ AJIV	2026	Vacant Land	170000	
HIM000439000000000	600143	ERF 439 OF HIMEVILLE	N0FS01410000043900000	N V PROPERTIES PROPRIETARY LIMITED	12141	Tourism & Hospitality Rural	4500000	

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Deeds Town: HIMEVILLE 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
5815	1316	ERF 186 OF HIMEVILLE EXT 1	N0FS01410000018600000	ROBERT MICHAEL MCMURRAY	2779	Residential	650000	

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Deeds Town: LOT FP**Registered Full Title Properties**

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
102785	1284	REM OF PTN 2 OF THE FARM LOT FP 239 No.8574	N0FS00000000857400002	SUGAR CREEK TRADING 129 PTY LTD	1947854	Residential	3946000	
123395	1285	PTN 3 OF THE FARM LOT FP 239 No.8574	N0FS00000000857400003	UMZIMKULU RIVER VALLEY TRUST-TRUSTEES	172215	Farms - Residential	2312000	
53187	3579	PTN 1 OF THE FARM LOT FP 278 No.9352	N0FS00000000935200001	MBELU MBUKELWA ALFRED, MBELU MIRRIAM	296378	Farms - Agriculture	978000	

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Deeds Town: OTLEY

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
52928	3532	REM OF THE FARM OTLEY No.5481	N0FS00000000548100000	JAMES CHARLES FORDER	1176385	Farms - Agriculture	2457000	

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Deeds Town: PENWAR

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
110915	1040	REM OF THE FARM PENWARN No.16439	N0FS00000001643900000	SOLAR SPECTRUM TRADING 300 PTY LTD	9173515	Farms - Agriculture	27219000	

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Deeds Town: SCOTTS**Registered Full Title Properties**

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
136365	2033	PTN 3 OF THE FARM SCOTTSTON No.14346	N0FS00000001434600003	THE SCOTSTON FAMILY TRUST	156400	Farms - Agriculture	1361000	
131275	2887	PTN 4 OF THE FARM SCOTTSTON No.14346	N0FS00000001434600004	THE SCOTSTON FAMILY TRUST	204841	Farms - Agriculture	3241000	
254205	2859	PTN 10 OF THE FARM SCOTTSTON No.14346	N0FS00000001434600010	ACUTT OLIVIA LESLEY	54479	Farms - Agriculture	2116000	
115465	1886	PTN 12 OF THE FARM SCOTTSTON No.14346	N0FS00000001434600012	THE LEPPAN FAMILY TRUST	52035	Farms - Agriculture	2549000	
131125	1149	PTN 16 OF THE FARM SCOTTSTON No.14346	N0FS00000001434600016	ORBAN HENRI FREDERIK	59687	Residential	2634000	
110135	2035	PTN 25 OF THE FARM SCOTTSTON No.14346	N0FS00000001434600025	SCRIPTURE UNION OF SOUTH AFRICA	741429	Public Benefit Organisation	5424000	
110145	2036	PTN 26 OF THE FARM SCOTTSTON No.14346	N0FS00000001434600026	SCRIPTURE UNION OF SOUTH AFRICA	349417	Public Benefit Organisation	1223000	

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Deeds Town: STONEY

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
128945	1873	PTN 13 OF THE FARM STONEY HALL NO2 No.8961	N0FS00000000896100013	JIKIJOLO PROPERTIES CC	218030	Farms - Agriculture	1325000	

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Deeds Town: THE FARM GOSCHEN

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
136315	2718	PORTION 1 OF ERF 15457 OF THE FARM GOSCHEN	N0FS00000001545700001	MASUBASUBA PTY LTD	1090064	Farms - Agriculture	3934000	

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Deeds Town: UNDERBERG

Registered Full Title Properties

Account Number	PIN	Property Description	SG Code	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
26565	2117	PTN 3 OF ERF 34 OF UNDERBERG	N0FS0361000003400003	UNDERBERG HIMEVILLE EDUCATION FOUNDATION-TRUSTEES	2510	Public Benefit Organisation	1410000	
34765	1424	ERF 160 OF UNDERBERG	N0FS03610000016000000	NORMAN HERRING FAMILY TRUST-TRUSTEES	10684	Residential	2500000	
39265	2147	REM OF PTN 10 OF ERF 211 OF UNDERBERG	N0FS03610000021100010	RHONA CAROL FALCONER	81853	Smallholdings - Residential	1491000	
UNB000211006000000	600145	PORTION 60 OF ERF 211 OF UNDERBERG	N0FS03610000021100060	MATALANKOSI FAMILY TRUST	2000	Vacant Land	150000	
UNB000211006100000	600146	PORTION 61 OF ERF 211 OF UNDERBERG	N0FS03610000021100061	MATALANKOSI FAMILY TRUST	2000	Vacant Land	150000	
UNB000211006200000	600154	PORTION 62 OF ERF 211 OF UNDERBERG	N0FS03610000021100062	THE SINGOFIED TRUST	2000	Vacant Land	150000	
UNB000635000000000	600105	PORTION 0 OF ERF 635 OF UNDERBERG	N0FS036100000635000000	NGCOBO ALFRED NKOSINATHI	900	Vacant Land	240000	
217135	2511	ERF 722 OF UNDERBERG	N0FS03610000072200000	INTABAZWE COUNTRY ESTATE HOME OWNERS' ASSOC	17941	Vacant Land	0	
UNB000949000000000	600141	PORTION 0 OF ERF 949 OF UNDERBERG	N0FS03610000094900000	CLOUDS OF HOPE NPC	48812	Worship	5900000	

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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
246405	1708	REM OF ERF 138 OF UNDERBERG EXT 1	N0FS03610000013800000	MARILYN AUDREY CLARK ROBERT JOHN LEE	4673	Vacant Land	0	
UNC000138000100000	600153	PORTION 1 OF ERF 138 OF UNDERBERG EXT 1	UNC000138000100000	MICHAEL BOTHA	2416	Vacant Land	130000	
UNC000138000200000	600152	PORTION 2 OF ERF 138 OF UNDERBERG EXT 1	UNC000138000200000	MICHAEL BOTHA	2257	Vacant Land	130000	
246085	1720	PTN 1 OF ERF 161 OF UNDERBERG EXT 1	N0FS03610000016100001	MONICA VIOLA HERRING	2373	Residential	1250000	

Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - VALUATION ROLL

SUMMARY- Dr Nkosazana Dlamini Zuma

No	CATEGORY	PROPERTY COUNT	MARKET VALUE
1	Full Title Farm	5	R9,720,000
2	Full Title Town	47	R97,394,000
3	Sectional Title	1	R900,000
	Total	53	R108,014,000

INDEX TO Deeds Town

Cluster Dr Nkosazana Dlamini Zuma

Registered Full Title Town Properties

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**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	1	R900,000
2	PSI	0	R0
3	Full Title Properties	52	R107,114,000
4	Total	53	R108,014,000

Certified at Durban this 30th day of April 2020

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

Category of Professional Registration: Professional Valuer



Signature of Municipal Valuer