



DR. NKOSAZANA DLAMINI ZUMA MUNICIPALITY

General Valuation Roll 2017

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2017

DATE OF VALUATION: 01 JULY 2016

REGISTERED SECTIONAL TITLE PROPERTIES

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

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Sectional Title Properties**Scheme Name**
SS ABIDE - A - WEE**Scheme Number****Parent PIN**
5188**Registered Description**
PTN 1 OF ERF 180 OF UNDERBERG

Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600061	N0FS03610000018000001	KARIN GOSS FAMILY TRUST-TRUSTEES	1	227	Residential	R1,400,000	
	600062	N0FS03610000018000001	KARIN GOSS FAMILY TRUST-TRUSTEES	2	49	Residential	R100,000	
	600043	N0FS03610000018000001	DAVID GREVILLE BERRY	3	114	Residential	R750,000	
	600044	N0FS03610000018000001	BARBARA GWENYTH BRUYNSE	4	90	Residential	R650,000	

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Sectional Title Properties**Scheme Name**
SS CLUB NAVERONE**Scheme Number****Parent PIN**
5154**Registered Description**
PTN 65 OF THE FARM CASTLE END No.15591

Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600068	N0FS00000001559100065	CROMWELL SUGAR CO PTY LTD	1	117	Residential	R1,170,000	
	600087	N0FS00000001559100065	CROMWELL SUGAR CO PTY LTD	2	117	Residential	R1,170,000	
	600069	N0FS00000001559100065	CROMWELL SUGAR CO PTY LTD	3	117	Residential	R1,170,000	
	600070	N0FS00000001559100065	CROMWELL SUGAR CO PTY LTD	4	125	Residential	R1,200,000	
	600076	N0FS00000001559100065	ICHIBI RETREAT CC	5	124	Residential	R1,200,000	

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Sectional Title Properties**Scheme Name**
SS GODSHAVEN**Scheme Number****Parent PIN**
5189**Registered Description**
REM OF ERF 208 OF UNDERBERG

Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600066	N0FS03610000020800000	GODSHAVEN PROPERTIES PTY LTD	1	356	Residential	R350,000	
	600073	N0FS03610000020800000	VAN HERZEELE FAMILY TRUST-TRUSTEES	2	213	Residential	R850,000	
	600057	N0FS03610000020800000	SHELLEY CLAIRE ALLAN	3	291	Residential	R1,050,000	
	600056	N0FS03610000020800000	AMANDA LOUISE STONIER	5	162	Residential	R900,000	

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Sectional Title Properties	Scheme Name SS MOUNTAINAIRS VILLAGE	Scheme Number	Parent PIN 5185	Registered Description ERF 57 OF UNDERBERG
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Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600052	N0FS03610000005700000	BRIDGET MORRISON	1	190	Residential	R1,400,000	
	600082	N0FS03610000005700000	GRAHAM ARTHUR OSBORNE	2	158	Residential	R1,310,000	
	600050	N0FS03610000005700000	THOMAS ROY RODGERS SHIRLEY DAWN RODGERS	3	113	Residential	R1,020,000	
	600023	N0FS03610000005700000	DOROTHY AMANDA DALY	4	117	Residential	R1,040,000	
	600024	N0FS03610000005700000	HENK WILLEM DUYS	5	212	Residential	R1,570,000	
	600084	N0FS03610000005700000	CLOLUN TRUST-TRUSTEES	7	180	Residential	R1,280,000	
	600071	N0FS03610000005700000	WILLIAM PATERSON SMALL ALETTA MAGDALENA SMALL	8	152	Residential	R1,110,000	
	600014	N0FS03610000005700000	ANDREW CORFE FAMILY TRUST-TRUSTEES	9	188	Residential	R1,280,000	
	600015	N0FS03610000005700000	GILLIAN IRENE WILLMENT	10	134	Residential	R1,160,000	
	600045	N0FS03610000005700000	LORNA ANN BROOKES MARK MOON	13	137	Residential	R1,040,000	
	600017	N0FS03610000005700000	ROCHELLE LEE VAN OS	14	131	Residential	R960,000	
	600018	N0FS03610000005700000	KEVIN COLLINGWOOD BOYD BEVERLEY JANE BOYD	15	205	Residential	R1,340,000	
	600086	N0FS03610000005700000	MOLLY DAWN EKHOFF	16	141	Residential	R1,120,000	
	600038	N0FS03610000005700000	BARRIE STUART GREEN	17	134	Residential	R1,030,000	
	600039	N0FS03610000005700000	PETER JOHN HILLIER	18	99	Residential	R840,000	
	600079	N0FS03610000005700000	JEAN MARY FEY	19	115	Residential	R980,000	
	600040	N0FS03610000005700000	KATHLEEN ELIZABETH SCHUSTER	20	133	Residential	R1,140,000	
	600085	N0FS03610000005700000	ISABEL MARGARET GUY	21	124	Residential	R1,070,000	

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Sectional Title Properties	Scheme Name SS MOUNTAINAIRS VILLAGE	Scheme Number	Parent PIN 5185	Registered Description ERF 57 OF UNDERBERG
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Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600041	N0FS03610000005700000	GAVIN FRANCIS RICE	22	115	Residential	R960,000	
	600046	N0FS03610000005700000	ASTON NICHOLAS COLLIER SHARON CLAIRE COLLIER	23	137	Residential	R1,160,000	
	600042	N0FS03610000005700000	JENNY CLAIRE BULLEY	24	134	Residential	R1,150,000	
	600022	N0FS03610000005700000	ALUN BRANT REES	25	130	Residential	R1,090,000	
	600072	N0FS03610000005700000	PATRICIA JEAN WHITE	26	141	Residential	R1,160,000	
	600031	N0FS03610000005700000	JOHN VICTOR MOAT	27	171	Residential	R1,240,000	
	600032	N0FS03610000005700000	RUSSELL ANDREW PARTINGTON SONJA PARTINGTON	28	109	Residential	R860,000	
	600033	N0FS03610000005700000	CHRISTOPHER ALAN GARDNER SMITH	29	187	Residential	R1,230,000	
	600013	N0FS03610000005700000	SUSAN JENNIFER WILLANS	30	150	Residential	R1,160,000	
	600009	N0FS03610000005700000	23 BAYVIEW HOUSE TRUST-TRUSTEES	31	283	Residential	R1,600,000	
	600034	N0FS03610000005700000	RONALD ANSELL COLLEEN ANSELL	32	188	Residential	R1,360,000	
	600007	N0FS03610000005700000	MAUREEN JENNIFER SMITH	33	133	Residential	R840,000	
	600083	N0FS03610000005700000	MOIRA ELIZABETH PREBOY	34	96	Residential	R890,000	
	600058	N0FS03610000005700000	TREVOR WILLIAM EMANUEL TRUST-TRUSTEES	35	184	Residential	R1,350,000	
	600089	N0FS03610000005700000	WILLIAMINA SUSAN SIMPKINS	37	215	Residential	R1,440,000	
	600060	N0FS03610000005700000	DAVID JOHN STEVENS	39	257	Residential	R1,620,000	

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Sectional Title Properties	Scheme Name SS SOUTH DOWNS	Scheme Number	Parent PIN 5191	Registered Description ERF 367 OF UNDERBERG
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Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600063	N0FS03610000036700000	CHRISTY DENNEM MURRAY	1	102	Residential	R720,000	
	600049	N0FS03610000036700000	SALLY ANNE CHAPMAN KAREN ANN LEPPAN	2	92	Residential	R670,000	
	600064	N0FS03610000036700000	UNDERBERG TRUST-TRUSTEES	3	91	Residential	R665,000	
	600065	N0FS03610000036700000	LORRAINE EILEEN WHITLEY	4	103	Residential	R725,000	
	600075	N0FS03610000036700000	G H P ZOELOERIK PTY LTD	5	116	Residential	R760,000	
	600027	N0FS03610000036700000	ERIC DOUGLAS RALFE CAROL MOLLY-ANN RALFE	6	97	Residential	R700,000	
	600028	N0FS03610000036700000	BARBARA ANN SLATER	7	97	Residential	R700,000	
	600029	N0FS03610000036700000	MARIE ANNE STEPHANIE HAREL CINDY LOUISE MEYER	8	97	Residential	R700,000	
	600030	N0FS03610000036700000	CAROLE ANN WYMER GEOFFREY ROY WYMER	9	97	Residential	R700,000	

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Sectional Title Properties	Scheme Name SS SPRINGSIDE PARK	Scheme Number	Parent PIN 5186	Registered Description REM OF ERF 167 OF UNDERBERG
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Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600019	N0FS03610000016700000	DARRYL PETER PRICE MOOR ALYSON MARY PRICE- MOOR	1	254	Residential	R1,720,000	
	600006	N0FS03610000016700000	BATH MOIRA	2	42	Residential	R320,000	
	600036	N0FS03610000016700000	STEPHEN HUGH CHURCH MEGAN RUTH PITT JENNIFER JEAN VAN ROOYEN LUCY	3	289	Residential	R1,730,000	
	600037	N0FS03610000016700000	GLENHOPE LAND TRUST-TRUSTEES	4	354	Residential	R1,940,000	
	600026	N0FS03610000016700000	TIMOTHY STEFAN JANSE VAN VUUREN	5	260	Residential	R1,590,000	
	600090	N0FS03610000016700000	CATHERINE MARY JANSEN VAN RENSBURG	6	217	Residential	R1,390,000	
	600020	N0FS03610000016700000	JOHN ANTHONY STORM	7	359	Residential	R1,990,000	
	600021	N0FS03610000016700000	QUICK LEAP INV 490 PTY LTD	8	287	Residential	R1,660,000	
	600035	N0FS03610000016700000	PENELOPE SAVILE SCOTT	9	280	Residential	R1,700,000	
	600047	N0FS03610000016700000	DENISE PATRICIA MCCRORY ROBERT MCCRORY	10	296	Residential	R1,730,000	
	600080	N0FS03610000016700000	RORY BLAKE WATSON	11	249	Residential	R1,480,000	
	600074	N0FS03610000016700000	SYDNEY JOHN ELLISON GAYLE GENE ELLISON	12	273	Residential	R1,600,000	
	600048	N0FS03610000016700000	GRAHAM FREDERICK DARCH ALISON JEAN DARCH	13	250	Residential	R1,490,000	

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Sectional Title Properties**Scheme Name**
SS THE GLEN**Scheme Number****Parent PIN**
5155**Registered Description**
PTN 2 OF THE FARM ROSSLINN No.15593

Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600000	N0FS00000001559300002	FLORA HELEN FISER	1	3	Residential	R0	
	600053	N0FS00000001559300002	FREEFALL TRADING 214 PTY LTD	313	142	Residential	R2,000,000	
	600054	N0FS00000001559300002	YOUNG FAMILY TRUST-TRUSTEES	314	189	Residential	R2,400,000	
	600055	N0FS00000001559300002	MARIA GUNILLA SERNER	315	142	Residential	R2,000,000	
	600078	N0FS00000001559300002	FLORA HELEN FISER	316	139	Residential	R2,000,000	

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Sectional Title Properties**Scheme Name**
SS THE LOCH**Scheme Number****Parent PIN**
5156**Registered Description**
PTN 3 OF THE FARM ROSSLINN No.15593

Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600001	N0FS00000001559300003	HILLROC TRUST-TRUSTEES	1	3	Residential	R0	
	600002	N0FS00000001559300003	HILLROC TRUST-TRUSTEES	44	151	Residential	R2,100,000	
	600081	N0FS00000001559300003	MANUEL GOUVEIA CONSTRUCTION CC	56	209	Residential	R2,600,000	
	600088	N0FS00000001559300003	LEGACY PRIVATE RESIDENCIES SHARE BLOCK LTD	57	154	Residential	R2,120,000	

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Sectional Title Properties	Scheme Name SS THE ROSES	Scheme Number	Parent PIN 5184	Registered Description REM OF ERF 20 OF UNDERBERG
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Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600008	N0FS03610000002000000	ROBERT MCCRORY	1	148	Residential	R850,000	
	600003	N0FS03610000002000000	DAVID THOMAS BROWN ABBOT LOUISE VALERIE ABBOT	2	148	Residential	R850,000	
	600004	N0FS03610000002000000	JOHN RAYMOND MEGAHEY IRIS ELEANOR VIOLET MEGAHEY	3	148	Residential	R850,000	
	600005	N0FS03610000002000000	STANLEY CLARKE	4	148	Residential	R850,000	

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Sectional Title Properties**Scheme Name**

SS UNDERBERG PROFESSIONAL CENTRE

Scheme Number**Parent PIN**

5190

Registered Description

PTN 5 OF ERF 211 OF UNDERBERG

Account Number	PIN	SG Code	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
	600010	N0FS03610000021100005	RIVERVIEW MANOR PTY LTD	1	198	Business and Commercial	R5,220,000	
	600011	N0FS03610000021100005	RIVERVIEW MANOR PTY LTD	2	214	Business and Commercial	R5,640,000	
	600012	N0FS03610000021100005	RIVERVIEW MANOR PTY LTD	3	138	Business and Commercial	R3,640,000	

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Cluster Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY

Sectional Title Properties

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Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY - VALUATION ROLL

SUMMARY- Dr NKOSAZANA DLAMINI ZUMA MUNICIPALITY

No	CATEGORY	PROPERTY COUNT	MARKET VALUE
1	Full Title Farm	1,599	R4,346,002,000
2	Full Title Town	2,634	R1,457,389,000
3	Public Service Infrastructure	63	R6,641,000
4	Sectional Title	85	R111,560,000
	Total	4,381	R5,921,592,000

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	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