

**Umuziwabantu 2008
Municipality
Supplementary Valuation Roll 5
Prepared in terms of the
Municipal Property Rates Act No. 6 of 2004**



Undertaken For: Umuziwabantu 2008 Municipality
P O Box 23
Harding
4680

Fixed Date of Valuation: 01 July 2008

Date of Compilation: 26 September 2011

Prepared By:



Categories:

COMMERCIAL	(COM)
RESIDENTIAL	(RES)
STATE OWNED	(STATE)
PLACE OF WORSHIP	(WORSHIP)

Unity-of-Use Valuations

On the Valuation Roll, the value of the Farm Unit is displayed against a designated Master Property. The Master Property is usually listed first with the remaining units that make up the Farm Unit listed directly below. A reference number has been created using the Erf and Portion of the Master Property, and is used to easily identify the individual properties that make up the Unity-of-Use property. This is displayed in the Unit Column on the Valuation Roll. An asterisk (*) at the end of this reference number denotes the Master Property. (Please note that the displayed Extent is the extent of the Master Property and not the CombinedExtent.)

In the example below, the 3 properties highlighted in blue have been valued in Unity-of-Use. The Combined Market Value for all 3 properties is R475,000. This value is displayed against the Master Property highlighted in the red box. The other two properties have an asterisk (*) under Market Value, as their value is included in the value displayed against the Master Property.

This principal has also been applied in some cases to other categories of properties such as Commercial and Industrial properties, where similar dependencies exist between adjoining properties.

Main Property				Unity-of-Use (Combined) Value				
Erf No.	Ptn	Rem	Farm Name	Owner	Category	Extent	Market Value	Unit
205	11		Farm No.205		Agricultural Smallholding	25.6489 Ha	R 300,000	
162	0	R	Farm No.162		Agriculture	394.4216 Ha	R 564,000	
177	1		Farm No. 777	177 Farms CC	Agriculture	115.1500 Ha	R 475,000	u177-1*
177	2		Farm No. 777	177 Farms CC	Agriculture	21.7770 Ha	*	u177-1
177	3		Farm No. 777	177 Farms CC	Agriculture	52.6143 Ha	*	u177-1
194	6	R	Farm No.194		Agriculture	105.9244 Ha	R 350,000	u194-6R*
194	27	R	Farm No.194		Agriculture	2.2072 Ha	*	u194-6R
180	13	R	Farm No.180		Agricultural Smallholding	6.7049 Ha	R 45,000	
180	6		Farm No.180		Agricultural Smallholding	22.6485 Ha	R 110,000	

Ref No. (Erf-Portion of Main Property) that links the Unity-Of-Use properties

COMMERCIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
190	0		HARDING	SAFINA PROPERTY CC	COM	2 FIELD STR, EXT 1	4,047 m ²	R 2,800,000	

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
326	1		HARDING	NOKELE TEMBISA AGNES	RES	BALANCE STR EXT 1	2,025 m ²	R 620,000	
587	0		HARDING	TRANSNET LTD	RES	ERF 587 HARDING	126,472 m ²	R 1,700,000	
898	0		HARDING	MDOLOMBA MALUSI	RES	ERF 898 HARDING	355 m ²	R 310,000	
917	0		HARDING	NKEJANE HTHABISENG JOYCE	RES	ERF 917 HARDING	301 m ²	R 275,000	
921	0		HARDING	MBUTHUMA BULELWA	RES	ERF 921 HARDING	301 m ²	R 270,000	
923	0		HARDING	LUNGISENI LILLIAN SOSIBO	RES	ERF 923 HARDING	301 m ²	R 200,000	
924	0		HARDING	NOMABHASO ALICE MZILIKAZI	RES	ERF 924 HARDING	335 m ²	R 220,000	
929	0		HARDING	NONDABULA NOMAVA	RES	ERF 929 HARDING	301 m ²	R 250,000	
949	0		HARDING	MBELE ZILUNGILE	RES	ERF 949 HARDING	333 m ²	R 310,000	
951	0		HARDING	MTSHEZI NONKUMBUZO VERONICA	RES	ERF 951 HARDING	310 m ²	R 310,000	
953	0		HARDING	MNUKWA KAYAKAZI	RES	ERF 953 HARDING	471 m ²	R 330,000	
995	0		HARDING	NONKONZO PATRICIA SIKIBI	RES	ERF 995 HARDING	301 m ²	R 245,000	
1028	0		HARDING	BIYELA MAUREEN NOKANYISO	RES	ERF 1028 HARDING	301 m ²	R 300,000	
1029	0		HARDING	BENEDICTA SINDISIWE NGWADLA	RES	ERF 1029 HARDING	457 m ²	R 310,000	
1031	0		HARDING	BEKEZULU NOMFUNDO VERONICA	RES	ERF 1031 HARDING	301 m ²	R 310,000	
1191	0		HARDING	POPOYI THEMBISA THOBEKA	RES	ERF 1191 HARDING	419 m ²	R 285,000	

STATE OWNED

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
252	0		HARDING	R S A	STATE	20 KEALE STR	4,047 m ²	R 101,000	
253	0		HARDING	R S A	STATE	19 PATERSON STR	4,047 m ²	R 101,000	
254	0		HARDING	R S A	STATE	17 PATERSON STR	4,047 m ²	R 101,000	
255	0		HARDING	R S A	STATE	18 KEALE STR	4,047 m ²	R 101,000	
257	0		HARDING	R S A	STATE	15 PATERSON STR	4,047 m ²	R 101,000	
258	0		HARDING	R S A	STATE	13 PATERSON STR	4,047 m ²	R 101,000	
261	0		HARDING	R S A	STATE	11 PATERSON STR	4,047 m ²	R 101,000	
280	0		HARDING	R S A	STATE	10 PATERSON STR	2,234 m ²	R 548,000	
296	0		HARDING	R S A	STATE	26 PATERSON STR	4,047 m ²	R 374,000	
299	0		HARDING	R S A	STATE	28 PATERSON STR	4,047 m ²	R 528,000	
342	0		HARDING	R S A	STATE	9 BALANCE STR	4,047 m ²	R 688,000	
352	0		HARDING	R S A	STATE	2 BALANCE STR	4,047 m ²	R 101,000	
353	0		HARDING	R S A	STATE	2 BALANCE STR	4,047 m ²	R 101,000	
354	0		HARDING	R S A	STATE	4 BALANCE STR	4,047 m ²	R 101,000	
355	0		HARDING	R S A	STATE	4 BALANCE STR	4,047 m ²	R 101,000	
356	0		HARDING	R S A	STATE	6 BALANCE STR	4,047 m ²	R 101,000	
357	0		HARDING	R S A	STATE	6 BALANCE STR	4,047 m ²	R 101,000	
358	0		HARDING	R S A	STATE	8 BALANCE STR	4,076 m ²	R 101,000	
359	0		HARDING	R S A	STATE	8 BALANCE STR	4,047 m ²	R 101,000	
364	0		HARDING	R S A	STATE	14 BALANCE STR	4,047 m ²	R 956,000	
574	0		HARDING	R S A	STATE	ERF 574 HARDING	4,046 m ²	R 101,000	
575	0		HARDING	R S A	STATE	ERF 575 HARDING	4,046 m ²	R 101,000	
578	0		HARDING	R S A	STATE	ERF 578 HARDING	4,046 m ²	R 101,000	
596	0		HARDING	R S A	STATE	ERF 596 HARDING	20,682 m ²	R 517,000	

PLACE OF WORSHIP

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
368	0		HARDING	DIOCESE OF UMZIMKULU OF ROMAN CATHOLIC CHURCH	WORSHIP	18 BALANCE STR	4,047 m ²	R 540,000	

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

I, Alan Robert Stephenson, Identity Number 6103065029084 do certify that I have, in accordance with the provisions of the Local Government: Municipal 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 Supplementary Roll for Umuziwabantu 2008 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.

Certified at Pietermaritzburg this 26 September 2011

Professional Registration number with the South African Council for The Property Valuers Profession: 3012

Professional Valuer by Category of Professional Registration

A handwritten signature in black ink, appearing to read 'A. R. Stephenson', written over a horizontal line.

Signature of Valuer of Municipality