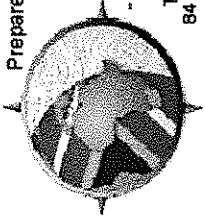


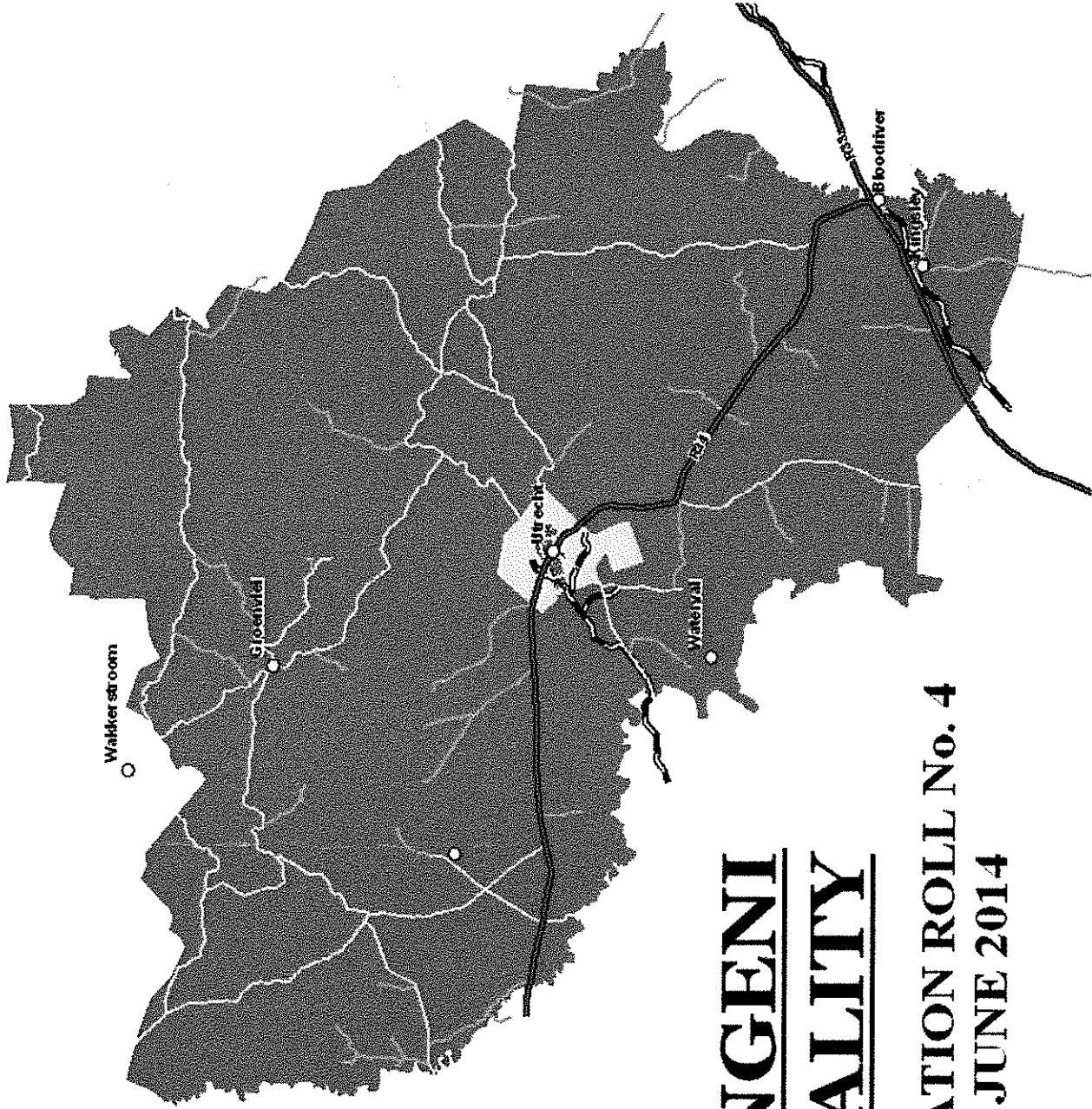
Prepared by:



**UMHLABA  
GEOMATICS**

*"Turning DATA into INFORMATION"*

Tel: (034) 212 3195 Fax: (034) 216 1886  
84 Gladstone Street, P.O. Box 56, Dundee, 3000



# EMADLANGENI MUNICIPALITY

**SUPPLEMENTARY VALUATION ROLL No. 4**  
**01 JULY 2013 TO 30 JUNE 2014**

# ZONING CODES

Agriculture 1	AG
Core Mixed Use	CM
Cemetery	CM
Civic & Social	CS
Education	ED
Environmental Service 1	ES
Service Station	G
Low Impact Industry	LI
Low Impact Mixed Use	LM
Medium Impact Industry	MI
Active Open Space	OA
Passive Open Space	OP
Roads	R
Residential 1	R1
Residential 2	R2
Residential 3	R3
Residential 4	R4
Railway Reserve	RY
Surface Lease	SL
Worship	W

# USAGE CODES

Abattoir	AB	Outbuilding	OB
Airfield	AF	Office	OF
Agricultural	AG	Public Buildings	PB
Agricultural/Residential	AR	Park	PK
Bank	BK	Pipeline	PL
Scout Huts	BP	Police Station	PO
Black Township	BT	Pump Station	PS
Club	CB	Printing Works	PW
Church	CH	Quarry	Q
Clinic	CL	Road	R
Cemetery	CM	Restaurant	RE
Cinema	CN	Recreational Resort	RR
Compound	CO	Refuse Site	RS
Car Park	CP	Reservoir	RV
Clay Quarry	CQ	R O W	RW
Casino	CS	Railway Line	RY
Civic Centre	CV	School	SC
Dog Kennels	DK	Sports Facilities	SF
Dormitory	DO	Show Grounds	SG
Dwelling	DW	Shop	SH
Telephone Exchange	EX	Showroom	SR
Flat	F	Substation	SS
Factory	FC	Sectional Title	ST
Service Station	G	Sewerage Works	SW
Golf Course	GC	Sale Yard	SY
Grain Silos	GS	Tennis Court	TE
Hospital	H	Transformer	TF
Hall	HL	Temple	TM
Hotel	HO	Undertaker	UT
Hostel	HT	Vacant	V
Library	LB	Worship	W
Laundry	LY	Toilets	WC
Dentist/Doctor	MD	Warehouse	WH
Monument	MN	Workshop	WS
Mosque	MQ	Water Works	WW
Municipal Swimming Pool	MS		
Museum	MU		
Nursery School	NS		

## CATEGORY TOTALS


CODE	COUNT	TOTAL VALUE	CATEGORY DESCRIPTION
AGA	10	R 15,354,000	Agriculture properties used for agricultural purposes
LR	5	R 3,531,000	Land reform properties
RES	8	R 3,175,000	Residential Properties
STP	1	R 1,640,000	State owned properties
VL	1	R 150,000	Vacant land (other than residential)
VR	2	R 150,000	Vacant land zoned residential
<b>TOTALS</b>	<b>27</b>	<b>R 24 000 000</b>	<b>TWENTY-FOUR MILLION RANDS</b>

VALUERS' CERTIFICATE  
EMADLANGENI MUNICIPALITY

I, Philip Charl Jacobs, Identity Number 7512065138080 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 supplementary valuation roll for Emadlangeni 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.

Fixed date for valuation (Section 31(1)): **30 November 2011**  
Certified at Dundee: **30 June 2014**

HSK Simpson and Partners  
84 Gladstone Street  
PO Box 56  
Dundee  
3000

  
PHILIP CHARL JACOBS  
Professional Number with the South African  
Council for the Property Valuers Profession: 5375  
Category of the Professional Registration: Professional Valuer

EXPLANATION OF DESIGNATIONS

1231	Erf/Farm No. 1234
1234/1	Ptn 1 of Erf/Farm No. 1234
1234/1/2	Ptn 2 (of 1) of Erf/Farm No. 1234
1234/1/R	Rem of Ptn 1 of Erf/Farm No. 1234
1234/R	Rem of Erf/Farm No. 1234

TOWN p/Township	KEY Property	nr PIE extent	OWNER Owner's	No. StrNo	ADDRESS StrName	SAT CAT	VALUATION		Zn Zone	Use Use	COMMENT RollComment
							Value	Roll			
FARMS	401/1/R	1460886	NATIONAL GOVERNMENT OF REPUBLIC OF SOUTH AFRICA		RONDAVEL	AGA	R 803,000.00				
FARMS	401/1/3/R	1337467	OOSTERHEUWEL CC		RONDAVEL	AGA	R 732,000.00				
FARMS	401/1/5	1398502	ZAMMIPLO COMMUNAL PROPERTY ASSOC		RONDAVEL	LR	R 765,000.00				
FARMS	401/1/6	1398502	DEFANCO TRUST-TRUSTEES		RONDAVEL	AGA	R 765,000.00				
FARMS	401/1/7	1398502	DEFANCO TRUST-TRUSTEES		RONDAVEL	AGA	R 765,000.00				
FARMS	401/1/8	1398502	C W HODSON TRUST-TRUSTEES		RONDAVEL	AGA	R 765,000.00				
FARMS	401/1/9	1398502	BAMBANANI COMMUNAL PROPERTY ASSOC		RONDAVEL	LR	R 765,000.00				
FARMS	401/1/10	1398502	BAMBANANI COMMUNAL PROPERTY ASSOC		RONDAVEL	LR	R 765,000.00				
FARMS	401/1/11	1398502	OOSTERHEUWEL HOUER TRUST-TRUSTEES		RONDAVEL	AGA	R 765,000.00				
FARMS	401/3/12	61035	VOLKSRUST SR-CC		RONDAVEL	AGA	R 33,000.00				
FARMS	122/R	16403388	FELDNER LEILA, HUMAN JAN HENDRIK, HUNTER SUSANNA MARGARETHA AND 1 OTHER		WELTEVREDEN	AGA	R 7,708,000.00				
FARMS	122/2	2948240	NATIONAL GOVERNMENT OF REPUBLIC OF SOUTH AFRICA		WELTEVREDEN	AGA	R 1,387,000.00				
FARMS	152/8/13	3473139	PIETA FOURIE TRUST-TRUSTEES		GROOTHOEK	AGA	R 1,631,000.00				
FARMS	173/6/9	2406415	WAAIHOEK COMMUNITY TRUST-TRUSTEES		WAAIHOEK	LR	R 1,128,000.00				
FARMS	173/6/11	233427	WAAIHOEK COMMUNITY TRUST-TRUSTEES		WAAIHOEK	LR	R 108,000.00				
GROENVLEI	10000(1)	246561	RSA	1	MAIN	VL	R 150,000.00		AG V		Groenvlei Town Lands, Unregistered Erven and Roads
GROENVLEI	10000(2)	7196	RSA			STP	R 1,640,000.00		AG CL		Groenvlei Clinic
UTRECHT	24/4	1118	MOONSAMY MUNIAN, MOONSAMY SHARON NANETTE	17	KANTOOR	RES	R 368,000.00		R1 DW		Sandspruit River Lodge
UTRECHT	167/10	1287	BLUE HORIZON PROPERTIES 16 PTY LTD	55	HOOG	RES	R 145,000.00		CM DW		
UTRECHT	248/R	3488	MDHLALOSE PRISCILLA THABISILE JABULILE	13	KEEROM	VR	R 81,000.00		R1 V		
UTRECHT	248/2	2229	NHLABATHI PATIENCE IRENE NONHLANHLA			VR	R 69,000.00		R1 V		
UTRECHT	263	7133	CAINE RICHARD								
UTRECHT	264	7133	CAINE RICHARD	49	BLOEM	RES	R 344,000.00		R1 DW		
UTRECHT	629/1	2914	BOSHOFF JACOBUS DANIEL, BOSHOFF MARIA CATHARINA	22A	VAN ROOYEN	RES	R 400,000.00		R1 DW		
UTRECHT	656/3	1889	BRITS DANIEL JOHANNES, BRITS VIOLETTE MARIE	19	RISSIK	RES	R 595,000.00		R1 DW		
UTRECHT	665/R	1626	NGIDI SIPHESIHLE MNDENI	13	NAUDE	RES	R 318,000.00		R1 DW		
UTRECHT	665/2	2281	MBATHA HENDRICK MBUYISENI, MBATHA XOLILE THANDEKILE	13A	NAUDE	RES	R 561,000.00		R1 DW		
UTRECHT	989	7031	TRYTSMAN DINA CAROLINA	24	VOOR	RES	R 444,000.00		R1 DW		Mountain View Guest House