

Ndwedwe Municipality
Supplementary Roll 3
Prepared in terms of the
Municipal Property Rates Act No. 6 of 2004



Undertaken For: Ndwedwe Municipality

Fixed Date of Valuation: 02 July 2013

Date of Compilation: 12 September 2017

Prepared By: _____



Categories:

| | |
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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 Combined Extent.)

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

LAND REFORM BENEFICIARY

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|------------|------------|------------------|--|-----------------|------------------------------|---------------|---------------------|-------------|
| 13004 | 1 | | BADULSDALE | KWACELE NHLANGWINI COMMUNAL PROPERTY TRUST | 13 | PTN 1 BADULSDALE NO. 13004 | 64.9332 Ha | R 130,000 | |
| 13004 | 6 | | BADULSDALE | KWACELE-NHLANGWINI COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 6 BADULSDALE NO. 13004 | 81.0368 Ha | R 160,000 | |
| 5994 | 3 | | BULWER NO.2 | QWABE NKANINI COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 3 BULWER NO.2 NO. 5994 | 4.3152 Ha | R 100,000 | |
| 2409 | 2 | | COTTON LANDS | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 2 COTTON LANDS NO. 2409 | 10.1172 Ha | R 600,000 | |
| 2409 | 3 | | COTTON LANDS | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 3 COTTON LANDS NO. 2409 | 4.4690 Ha | R 400,000 | |
| 2409 | 13 | | COTTON LANDS | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 13 COTTON LANDS NO. 2409 | 6.0703 Ha | R 300,000 | |
| 2409 | 15 | | COTTON LANDS | NODUNGA COMMUNAL PROPERTY ASSOCIATION-TRUSTEES | 13 | PTN 15 COTTON LANDS NO. 2409 | 7.0329 Ha | R 700,000 | |
| 2409 | 18 | | COTTON LANDS | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 18 COTTON LANDS NO. 2409 | 6.8797 Ha | R 400,000 | |
| 2409 | 19 | | COTTON LANDS | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 19 COTTON LANDS NO. 2409 | 5.9513 Ha | R 400,000 | |
| 15403 | 0 | | KENNA | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | KENNA NO. 15403 | 199.1330 Ha | R 3,000,000 | |
| 2884 | 1 | | KRAANS KLOOF | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 1 KRAANS KLOOF NO. 2884 | 4.0469 Ha | R 40,000 | |
| 2884 | 4 | | KRAANS KLOOF | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 4 KRAANS KLOOF NO. 2884 | 20.2343 Ha | R 170,000 | |
| 2884 | 5 | | KRAANS KLOOF | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 5 KRAANS KLOOF NO. 2884 | 18.2343 Ha | R 170,000 | |
| 2884 | 6 | | KRAANS KLOOF | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 6 KRAANS KLOOF NO. 2884 | 52.1900 Ha | R 390,000 | |
| 2884 | 7 | | KRAANS KLOOF | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 7 KRAANS KLOOF NO. 2884 | 40.4686 Ha | R 320,000 | |
| 2884 | 8 | | KRAANS KLOOF | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 8 KRAANS KLOOF NO. 2884 | 45.7853 Ha | R 350,000 | |
| 2884 | 12 | | KRAANS KLOOF | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 12 KRAANS KLOOF NO. 2884 | 52.6092 Ha | R 310,000 | |
| 2884 | 13 | | KRAANS KLOOF | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 13 KRAANS KLOOF NO. 2884 | 20.2353 Ha | R 160,000 | |
| 2884 | 16 | | KRAANS KLOOF | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 16 KRAANS KLOOF NO. 2884 | 16.1885 Ha | R 130,000 | |
| 2884 | 19 | | KRAANS KLOOF | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 19 KRAANS KLOOF NO. 2884 | 20.4366 Ha | R 120,000 | |

LAND REFORM BENEFICIARY

| Erf | Ptn Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|----------------|------------------|---|-----------------|------------------------------|---------------|---------------------|-------------|
| 3523 | 3 | KRANS KLOOF D | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 3 KRANS KLOOF D NO. 3523 | 95.7204 Ha | R 770,000 | |
| 2631 | 1 | KRANSKLOOF B | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 1 KRANSKLOOF B NO. 2631 | 20.2343 Ha | R 650,000 | |
| 2631 | 3 | KRANSKLOOF B | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 3 KRANSKLOOF B NO. 2631 | 4.0469 Ha | R 430,000 | |
| 2631 | 5 | KRANSKLOOF B | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 5 KRANSKLOOF B NO. 2631 | 6.0703 Ha | R 500,000 | |
| 2631 | 10 | KRANSKLOOF B | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 10 KRANSKLOOF B NO. 2631 | 12.1406 Ha | R 1,000,000 | |
| 2631 | 22 | KRANSKLOOF B | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 22 KRANSKLOOF B NO. 2631 | 4.0469 Ha | R 500,000 | |
| 2631 | 23 | KRANSKLOOF B | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 23 KRANSKLOOF B NO. 2631 | 6.0703 Ha | R 700,000 | |
| 2631 | 25 | KRANSKLOOF B | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 25 KRANSKLOOF B NO. 2631 | 4.0469 Ha | R 400,000 | |
| 2631 | 26 | KRANSKLOOF B | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 26 KRANSKLOOF B NO. 2631 | 4.0469 Ha | R 500,000 | |
| 2631 | 32 | KRANSKLOOF B | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 32 KRANSKLOOF B NO. 2631 | 3.7582 Ha | R 375,000 | |
| 963 | 6 | KRUISFONTEIN | MAKHOSIKHOSI COMMUNAL PROPERTY TRUST-TRUSTEES | 13 | PTN 6 KRUISFONTEIN NO. 963 | 326.9863 Ha | R 4,500,000 | |
| 963 | 11 | KRUISFONTEIN | MAKHOSIKHOSI COMMUNAL PROPERTY TRUST-TRUSTEES | 13 | PTN 11 KRUISFONTEIN NO. 963 | 1.2141 Ha | R 10,000 | |
| 963 | 18 | KRUISFONTEIN | MAKHOSIKHOSI COMMUNAL PROPERTY TRUST-TRUSTEES | 13 | PTN 18 KRUISFONTEIN NO. 963 | 2.0242 Ha | R 40,000 | |
| 963 | 88 | KRUISFONTEIN | MAKHOSIKHOSI COMMUNAL PROPERTY TRUST-TRUSTEES | 13 | PTN 88 KRUISFONTEIN NO. 963 | 83.2924 Ha | R 1,754,000 | |
| 3522 | 0 | LOT E | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | LOT E NO. 3522 | 414.4026 Ha | R 2,500,000 | |
| 13806 | 1 | SANI | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 1 SANI NO. 13806 | 191.4165 Ha | R 1,320,000 | |
| 17200 | 2 | TIFFANY | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 2 TIFFANY NO. 17200 | 121.8512 Ha | R 3,000,000 | |
| 17200 | 3 | TIFFANY | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 3 TIFFANY NO. 17200 | 91.0031 Ha | R 869,000 | |
| 17200 | 4 | TIFFANY | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 4 TIFFANY NO. 17200 | 92.2714 Ha | R 1,465,000 | |
| 1205 | 3 | WATERFALL | MAKHOSIKHOSI COMMUNAL PROPERTY TRUST | 13 | PTN 3 WATERFALL NO. 1205 | 217.1447 Ha | R 4,300,000 | |

LAND REFORM BENEFICIARY

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|------------|------------|------------------|--|-----------------|----------------------------|---------------|---------------------|-------------|
| 1409 | 2 | | WELTEVREDEN | NODUNGA COMMUNAL PROPERTY ASSOCIATION | 13 | PTN 2 WELTEVREDEN NO. 1409 | 69.3663 Ha | R 970,000 | |

COMMERCIAL

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|------------|------------|------------------|---------------------|-----------------|-----------------------------|---------------|---------------------|-------------|
| 1125 | 134 | | SPIOEN KOP | SHARMA SAMATHPERSAD | 2 | PTN 134 SPIOEN KOP NO. 1125 | 0.8094 Ha | R 350,000 | |

AGRICULTURAL

| Erf | Ptn Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|----------------|------------------|--------------------------|-----------------|-----------------------------|---------------|---------------------|-------------|
| 1128 | 13 | REIT VALLEI | A D GOBLE PROPERTY TRUST | 5 | PTN 13 REIT VALLEI NO. 1128 | 40.4686 Ha | R 1,000,000 | |
| 1128 | 14 | REIT VALLEI | A D GOBLE PROPERTY TRUST | 5 | PTN 14 REIT VALLEI NO. 1128 | 103.5996 Ha | R 4,000,000 | |
| 1125 | 124 | SPIOEN KOP | SHAU BENEDICT GEORGE | 5 | PTN 124 SPIOEN KOP NO. 1125 | 0.2464 Ha | R 70,000 | |
| 1125 | 135 | SPIOEN KOP | SHARMA PRABHA | 5 | PTN 135 SPIOEN KOP NO. 1125 | 18.6147 Ha | R 950,000 | |
| 1276 | 49 | WATER BOSCH | BASHA ZAHIDA | 5 | PTN 49 WATER BOSCH NO. 1276 | 0.8094 Ha | R 15,000 | |
| 1276 | 64 | WATER BOSCH | RADLEE FAMILY TRUST | 5 | PTN 64 WATER BOSCH NO. 1276 | 16.2160 Ha | R 1,000,000 | |

FARMS-RESIDENTIAL

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|------------|------------|------------------|-------------------------|-----------------|-----------------------------|---------------|---------------------|-------------|
| 1125 | 65 | | SPIOEN KOP | NOHARI MANOJ | 6 | PTN 65 SPIOEN KOP NO. 1125 | 8.8171 Ha | R 550,000 | |
| 1125 | 109 | | SPIOEN KOP | FORTMANN GUSTAV RUDOLPH | 6 | PTN 109 SPIOEN KOP NO. 1125 | 2.0234 Ha | R 500,000 | |
| 1125 | 130 | | SPIOEN KOP | SINGH ROOPSINGH SEWDUTT | 6 | PTN 130 SPIOEN KOP NO. 1125 | 10.1098 Ha | R 750,000 | |

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

I, Scott Aldridge, Identity Number 7511175189082 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 Ndwedwe 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 12 September 2017

Professional Registration number with the South African Council for The Property Valuers Profession: 4286

Professional Valuer by Category of Professional Registration



Signature of Valuer of Municipality