



RAY NKONYENI MUNICIPALITY

General Valuation Roll 2023

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2023

DATE OF VALUATION: 01 JULY 2022

SUPPLEMENTARY VALUATION ROLL 2

FULL TITLE TOWN PROPERTIES



RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 2

DATE OF VALUATION IS 1 JULY 2022

PERIOD OF VALUATION 1 JULY 2023 - 30 JUNE 2028

SG CODE	PROPERTY DESCRIPTION	STREET NO	STREET NAME	EXTENT (SQM)	RATING CATEGORY	Market Value (R)	PIN
NOET00000001100100002	Portion 2 of ERF 11001 of ET			811	Agricultural	80 000	42886
NOET00000001844700000	THE FARM ET NO. 18447-GU			25938	Agricultural	1 000 000	90003686
NOET00000001115200002	Portion 2 of the Farm FREDHEIM No 11152			80937	Public Benefit Organization	2 334 000	1058645
NOET00000000825800000	Rem of the Farm GIBRALTAR No 8258			1536785	Agricultural	8 655 000	1057026
NOET00000000923600000	The FARM JERICO NO 2 of 9236			1365403	Public Benefit Organization	2 731 000	41842
NOET00000001270100000	Rem of the Farm LOT 20 ORIBI FLATS No 12701			2565709	Agricultural	4 151 000	1059339
NOET00000001270100002	Portion 2 of the Farm LOT 20 ORIBI FLATS No 12701			495312	Agricultural	396 000	1059341
NOET00000000552200005	Portion 5 of ERF 5522 of LOT 25 MARBURG SETTLEMENT			18218	Agricultural	2 452 000	41212
NOET00000001317000000	Rem of the Farm LOT 29 ORIBI FLATS No 13170			2750271	Agricultural	2 200 000	1059598
NOET00000001260600002	Portion 2 of the Farm LOT 30 ORIBI FLATS No 12606			589724	Agricultural	590 000	1059249
NOET00000001272600000	Rem of the Farm LOT 32 ORIBI FLATS No 12726			817403	Agricultural	4 831 000	1059344
NOET00000001238800000	Rem of the Farm LOT 6 ORIBI FLATS No 12388			1697774	Agricultural	1 358 000	1059162
NOET00000001228200000	Rem of the Farm LOT 9B ORIBI FLATS No 12282			3518790	Agricultural	30 672 000	1059159
NOET00000000702000002	Portion 2 of the Farm MOGUNTIA NO 2 No 7020			80583	Public Benefit Organization	710 000	1056240
NOET00000000510500004	Portion 4 of the Farm NESTAU No 5105			720492	Agricultural	33 294 000	1054802
NOET00000000510500005	Portion 5 of the Farm NESTAU No 5105			113228	Agricultural	2 489 000	1054803
NOET00000001425600017	Portion 17 of ERF 14256 of SILVER STREAMS			84108	Public Benefit Organization	6 157 000	40460
NOET00000001525700001	PTN 1 OF ERF 15257 OF SWEETVALE			21355	Business and Commercial	5 000 000	90003682
NOET00000001882400000	ERF 18824 of THE FARM MAYO MACS KZN	18824	FARM MACS NO.18824	410593	Multiple Purpose	0	90002551

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NOET0000000188240000000001	ERF 18824 of THE FARM MAYO MACS KZN	18824	FARM MACS NO.18824	70790	Business and Commercial	6 400 000	90002551
NOET0000000188240000000002	ERF 18824 of THE FARM MAYO MACS KZN	18824	FARM MACS NO.18824	339803	Agricultural	5 100 000	90002551
NOET00000000856700007	Portion 7 of ERF 8567 of THE UPLANDS			698906	Protected Areas	1 026 000	46496
NOET00000001100300002	Portion 2 of ERF 11003 of UMTAMVUNA			1213	Agricultural	100 000	42610
NOET00160000006900000	ERF 69 of BANNERS REST	12	ROY ROAD	4143	Public Benefit Organization	230 000	13704
NOET05060000059200000	ERF 592 of GAMALAKHE			376	Residential	450 000	7272
NOET05060000079900000	ERF 799 of GAMALAKHE			503	Residential	335 000	8322
NOET01200000002700000	ERF 27 of GLENMORE			1349	Vacant Land	150 000	15642
NOET01340000087000000	ERF 870 of HIBBERDENE	870	CANTERBURY DRIVE	1306	Residential	750 000	32817
NOET01830000033900000	ERF 339 of LEISURE BAY			1034	Residential	1 100 000	13940
NOET01830000071800000	ERF 718 of LEISURE BAY			1056	Residential	1 500 000	14968
NOET01980000005300000	ERF 53 of MARBURG	16	KENT DRIVE	1438	Public Benefit Organization	0	21155
NOET01980000016300000	ERF 163 of MARBURG	34	SATURN DRIVE	1197	Residential	400 000	27894
NOET01980000221500000	ERF 2215 of MARBURG	14	CRESCENT STREET	8382	Residential	1 200 000	27427
NOET01980000241900000	ERF 2419 of MARBURG	51	INDIRA ROAD	4047	Residential	850 000	27646
NOET01980000294100000	ERF 2941 of MARBURG			18061	Vacant Land	885 000	44548
NOET01980000294100014	PTN 14 OF ERF 2941 OF MARBURG			10457	Vacant Land	512 000	90003759
NOET01990000091100001	Portion 1 of ERF 911 of MARGATE	5	11 VIKING ROAD	1395	Residential	600 000	707
NOET01990000121800000	ERF 1218 of MARGATE	35	35 BROWN ST	1020	Residential	200 000	902

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NOET01990000198300000	ERF 1983 of MARGATE	15	15 CHRISTOPHER ST	1016	Residential	550 000	1629
NOET01990000255100000	ERF 2551 of MARGATE			1022	Residential	500 000	2105
NOET01990000255200000	ERF 2552 of MARGATE	7	7 REDMAN RD	1023	Residential	880 000	2106
NOET01990000267900000	ERF 2679 of MARGATE	7	7 AZALEA AVE	2018	Residential	1 100 000	2189
NOET01990000290800000	ERF 2908 of MARGATE	46	46 HIBISCUS AVE	2023	Residential	1 457 000	2394
NOET01990000331200000	ERF 3312 of MARGATE	25	25 HOMESTEAD AVE	2023	Residential	1 686 000	2673
NOET01990000413200000	ERF 4132 OF MARGATE			154	Residential	75 000	90003762
NOET01990000414400000	ERF 4144 OF MARGATE			74	Residential	75 000	90003763
NOET01990000414500000	ERF 4145 OF MARGATE			74	Residential	75 000	90003764
NOET01990000415100000	ERF 4151 OF MARGATE			74	Residential	75 000	90003765
NOET01990000415300000	ERF 4153 OF MARGATE			74	Residential	75 000	90003766
NOET01990000415400000	ERF 4154 OF MARGATE			74	Residential	75 000	90003767
NOET01990000417900000	ERF 4179 OF MARGATE			74	Residential	75 000	90003768
NOET01990000418200000	ERF 4182 OF MARGATE			74	Residential	75 000	90003769
NOET01990000418900000	ERF 4189 OF MARGATE			74	Residential	75 000	90003770
NOET01990000419300000	ERF 4193 OF MARGATE			74	Residential	75 000	90003771
NOET01990000423100000	ERF 4231 OF MARGATE			74	Residential	75 000	90003772
NOET01990000423200000	ERF 4232 OF MARGATE			74	Residential	75 000	90003773
NOET01990000423700000	ERF 4237 OF MARGATE			77	Residential	75 000	90003774

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NOET01990000423900000	ERF 4239 OF MARGATE			138	Residential	75 000	90003775
NOET01990000424000000	ERF 4240 OF MARGATE			74	Residential	75 000	90003776
NOET01990000424100000	ERF 4241 OF MARGATE			74	Residential	75 000	90003777
NOET01990000424300000	ERF 4243 OF MARGATE			74	Residential	75 000	90003778
NOET01990000424400000	ERF 4244 OF MARGATE			74	Residential	75 000	90003779
NOET01990000425000000	ERF 4250 OF MARGATE			158	Residential	75 000	90003780
NOET01990000425100000	ERF 4251 OF MARGATE			75	Residential	75 000	90003781
NOET01990000425400000	ERF 4254 OF MARGATE			74	Residential	75 000	90003782
NOET01990000425600000	ERF 4256 OF MARGATE			74	Residential	75 000	90003783
NOET01990000425800000	ERF 4258 OF MARGATE			114	Residential	75 000	90003784
NOET01990000427400000	ERF 4274 OF MARGATE			74	Residential	75 000	90003785
NOET01990000427500000	ERF 4275 OF MARGATE			74	Residential	75 000	90003786
NOET01990000427700000	ERF 4277 OF MARGATE			74	Residential	75 000	90003787
NOET01990000427800000	ERF 4278 OF MARGATE			147	Residential	75 000	90003788
NOET01990000427900000	ERF 4279 OF MARGATE			123	Residential	75 000	90003789
NOET01990000428000000	ERF 4280 OF MARGATE			75	Residential	75 000	90003790
NOET01990000428100000	ERF 4281 OF MARGATE			75	Residential	75 000	90003791
NOET01990000428200000	ERF 4282 OF MARGATE			150	Residential	75 000	90003792
NOET01990000428300000	ERF 4283 OF MARGATE			148	Residential	75 000	90003793

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NOET01990000428400000	ERF 4284 OF MARGATE			74	Residential	75 000	90003794
NOET01990000428500000	ERF 4285 OF MARGATE			74	Residential	75 000	90003795
NOET01990000428600000	ERF 4286 OF MARGATE			74	Residential	75 000	90003796
NOET01990000428700000	ERF 4287 OF MARGATE			74	Residential	75 000	90003797
NOET01990000428800000	ERF 4288 OF MARGATE			74	Residential	75 000	90003798
NOET01990000428900000	ERF 4289 OF MARGATE			119	Residential	75 000	90003799
NOET01990000429000000	ERF 4290 OF MARGATE			91	Residential	75 000	90003800
NOET01990000430000000	ERF 4300 OF MARGATE			74	Residential	75 000	90003801
NOET01990000430100000	ERF 4301 OF MARGATE			74	Residential	75 000	90003802
NOET01990000430200000	ERF 4302 OF MARGATE			74	Residential	75 000	90003803
NOET01990000430600000	ERF 4306 OF MARGATE			74	Residential	75 000	90003804
NOET01990000431000000	ERF 4310 OF MARGATE			74	Residential	75 000	90003805
NOET01990000431100000	ERF 4311 OF MARGATE			74	Residential	75 000	90003806
NOET01990000431800000	ERF 4318 OF MARGATE			74	Residential	75 000	90003807
NOET01990000432100000	ERF 4321 OF MARGATE			74	Residential	75 000	90003808
NOET01990000432200000	ERF 4322 OF MARGATE			74	Residential	75 000	90003809
NOET01990000432500000	ERF 4325 OF MARGATE			74	Residential	75 000	90003810
NOET01990000432700000	ERF 4327 OF MARGATE			185	Residential	75 000	90003811
NOET01990000432900000	ERF 4329 OF MARGATE			74	Residential	75 000	90003812

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NOET0199000043300000	ERF 4330 OF MARGATE			74	Residential	75 000	90003813
NOET01990000433100000	ERF 4331 OF MARGATE			74	Residential	75 000	90003814
NOET01990000433400000	ERF 4334 OF MARGATE			74	Residential	75 000	90003816
NOET01990000433500000	ERF 4335 OF MARGATE			74	Residential	75 000	90003817
NOET01990000433800000	ERF 4338 OF MARGATE			112	Residential	75 000	90003818
NOET01990000433900000	ERF 4339 OF MARGATE			74	Residential	75 000	90003819
NOET01990000434100000	ERF 4341 OF MARGATE			74	Residential	75 000	90003820
NOET01990000434200000	ERF 4342 OF MARGATE			74	Residential	75 000	90003821
NOET01990000434300000	ERF 4343 OF MARGATE			74	Residential	75 000	90003822
NOET01990000434400000	ERF 4344 OF MARGATE			74	Residential	75 000	90003823
NOET01990000434600000	ERF 4346 OF MARGATE			135	Residential	75 000	90003824
NOET01990000434800000	ERF 4348 OF MARGATE			77	Residential	75 000	90003825
NOET01990000435400000	ERF 4354 OF MARGATE			74	Residential	75 000	90003826
NOET01990000436900000	ERF 4369 OF MARGATE			128	Residential	75 000	90003827
NOET01990000437100000	ERF 4371 OF MARGATE			74	Residential	75 000	90003828
NOET01990000437200000	ERF 4372 OF MARGATE			74	Residential	75 000	90003829
NOET01990000437300000	ERF 4373 OF MARGATE			74	Residential	75 000	90003830
NOET01990000437700000	ERF 4377 OF MARGATE			76	Residential	75 000	90003831
NOET01990000437900000	ERF 4379 OF MARGATE			76	Residential	75 000	90003832

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NOET01990000438000000	ERF 4380 OF MARGATE			76	Residential	75 000	90003833
NOET01990000438100000	ERF 4381 OF MARGATE			76	Residential	75 000	90003834
NOET01990000438400000	ERF 4384 OF MARGATE			76	Residential	75 000	90003835
NOET01990000438500000	ERF 4385 OF MARGATE			129	Residential	75 000	90003836
NOET01990000438600000	ERF 4386 OF MARGATE			123	Residential	75 000	90003837
NOET01990000438900000	ERF 4389 OF MARGATE			74	Residential	75 000	90003838
NOET01990000439100000	ERF 4391 OF MARGATE			74	Residential	75 000	90003839
NOET01990000439300000	ERF 4393 OF MARGATE			74	Residential	75 000	90003840
NOET01990000439500000	ERF 4395 OF MARGATE			74	Residential	75 000	90003841
NOET01990000439600000	ERF 4396 OF MARGATE			74	Residential	75 000	90003842
NOET01990000439700000	ERF 4397 OF MARGATE			74	Residential	75 000	90003843
NOET01990000439800000	ERF 4398 OF MARGATE			72	Residential	75 000	90003844
NOET01990000439900000	ERF 4399 OF MARGATE			201	Residential	75 000	90003845
NOET01990000440000000	ERF 4400 OF MARGATE			168	Residential	75 000	90003846
NOET01990000440300000	ERF 4403 OF MARGATE			74	Residential	75 000	90003847
NOET01990000440400000	ERF 4404 OF MARGATE			185	Residential	75 000	90003848
NOET01990000440600000	ERF 4406 OF MARGATE			74	Residential	75 000	90003849
NOET01990000440900000	ERF 4409 OF MARGATE			74	Residential	75 000	90003850
NOET01990000441000000	ERF 4410 OF MARGATE			74	Residential	75 000	90003851

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NOET01990000441100000	ERF 4411 OF MARGATE			74	Residential	75 000	90003852
NOET01990000441200000	ERF 4412 OF MARGATE			74	Residential	75 000	90003853
NOET01990000441300000	ERF 4413 OF MARGATE			74	Residential	75 000	90003854
NOET01990000442900000	ERF 4429 OF MARGATE			172	Residential	75 000	90003855
NOET01990000443000000	ERF 4430 OF MARGATE			74	Residential	75 000	90003856
NOET01990000443200000	ERF 4432 OF MARGATE			74	Residential	75 000	90003857
NOET01990000443300000	ERF 4433 OF MARGATE			74	Residential	75 000	90003858
NOET01990000443500000	ERF 4435 OF MARGATE			74	Residential	75 000	90003859
NOET01990000443600000	ERF 4436 OF MARGATE			74	Residential	75 000	90003860
NOET01990000443700000	ERF 4437 OF MARGATE			74	Residential	75 000	90003861
NOET01990000443800000	ERF 4438 OF MARGATE			125	Residential	75 000	90003862
NOET01990000443900000	ERF 4439 OF MARGATE			125	Residential	75 000	90003863
NOET01990000444000000	ERF 4440 OF MARGATE			74	Residential	75 000	90003864
NOET01990000444100000	ERF 4441 OF MARGATE			74	Residential	75 000	90003865
NOET01990000444300000	ERF 4443 OF MARGATE			149	Residential	75 000	90003866
NOET01990000445200000	ERF 4452 OF MARGATE			127	Residential	75 000	90003867
NOET01990000445800000	ERF 4458 OF MARGATE			74	Residential	75 000	90003868
NOET01990000445900000	ERF 4459 OF MARGATE			74	Residential	75 000	90003869
NOET01990000446000000	ERF 4460 OF MARGATE			74	Residential	75 000	90003870

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NOET01990000446100000	ERF 4461 OF MARGATE			127	Residential	75 000	90003871
NOET01990000446200000	ERF 4462 OF MARGATE			124	Residential	75 000	90003872
NOET01990000446400000	ERF 4464 OF MARGATE			74	Residential	75 000	90003873
NOET01990000446500000	ERF 4465 OF MARGATE			74	Residential	75 000	90003874
NOET01990000446600000	ERF 4466 OF MARGATE			74	Residential	75 000	90003875
NOET01990000446700000	ERF 4467 OF MARGATE			74	Residential	75 000	90003876
NOET01990000446900000	ERF 4469 OF MARGATE			74	Residential	75 000	90003877
NOET01990000502400000	ERF 5024 of MARGATE			37528	Public Service Purposes	13 352 000	90003684
NOET01990000568800000	ERF 5688 OF MARGATE			807441	Agricultural	8 000 000	90003680
NOET01990000568800001	PTN 1 OF ERF 5688 OF MARGATE			357331	Vacant Land	5 125 000	90003681
NOET01990000568900000	ERF 5689 OF MARGATE			2453	Vacant Land	250 000	90003649
NOET01990000569000000	ERF 5690 OF MARGATE			2417	Vacant Land	250 000	90003650
NOET01990000569300000	ERF 5693 OF MARGATE			1797	Vacant Land	225 000	90003651
NOET01990000569500000	ERF 5695 OF MARGATE			613	Vacant Land	175 000	90003652
NOET01990000569600000	ERF 5696 OF MARGATE			914	Vacant Land	185 000	90003653
NOET01990000569900000	ERF 5699 OF MARGATE			593	Vacant Land	175 000	90003654
NOET01990000570000000	ERF 5700 OF MARGATE			587	Vacant Land	175 000	90003655
NOET01990000570100000	ERF 5701 OF MARGATE			734	Vacant Land	175 000	90003656
NOET01990000570400000	ERF 5704 OF MARGATE			501	Vacant Land	175 000	90003657

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NOET01990000570700000	ERF 5707 OF MARGATE			585	Vacant Land	175 000	90003752
NOET01990000570800000	ERF 5708 OF MARGATE			1357	Vacant Land	200 000	90003658
NOET01990000570900000	ERF 5709 OF MARGATE			1595	Vacant Land	200 000	90003659
NOET01990000571000000	ERF 5710 OF MARGATE			1228	Vacant Land	200 000	90003751
NOET01990000571100000	ERF 5711 OF MARGATE			1297	Vacant Land	200 000	90003660
NOET01990000571700000	ERF 5717 OF MARGATE			441	Vacant Land	175 000	90003661
NOET01990000572200000	ERF 5722 OF MARGATE			535	Vacant Land	175 000	90003662
NOET01990000572300000	ERF 5723 OF MARGATE			539	Vacant Land	175 000	90003663
NOET01990000572400000	ERF 5724 OF MARGATE			496	Vacant Land	175 000	90003750
NOET01990000572800000	ERF 5728 OF MARGATE			612	Vacant Land	175 000	90003664
NOET01990000573800000	ERF 5738 OF MARGATE			376	Vacant Land	175 000	90003665
NOET01990000574100000	ERF 5741 OF MARGATE			425	Vacant Land	175 000	90003666
NOET01990000574300000	ERF 5743 OF MARGATE			409	Vacant Land	175 000	90003749
NOET01990000574600000	ERF 5746 OF MARGATE			437	Vacant Land	175 000	90003667
NOET01990000574700000	ERF 5747 OF MARGATE			430	Vacant Land	175 000	90003668
NOET01990000574900000	ERF 5749 OF MARGATE			470	Vacant Land	175 000	90003669
NOET01990000575000000	ERF 5750 OF MARGATE			623	Vacant Land	175 000	90003670
NOET01990000575100000	ERF 5751 OF MARGATE			549	Vacant Land	175 000	90003671
NOET01990000575200000	ERF 5752 OF MARGATE			511	Vacant Land	175 000	90003672

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NOET01990000575700000	ERF 5757 OF MARGATE			376	Vacant Land	175 000	90003673
NOET01990000576000000	ERF 5760 OF MARGATE			1074	Vacant Land	200 000	90003674
NOET01990000576100000	ERF 5761 OF MARGATE			1379	Vacant Land	200 000	90003675
NOET01990000576300000	ERF 5763 OF MARGATE			992	Vacant Land	185 000	90003676
NOET01990000576400000	ERF 5764 OF MARGATE			677	Vacant Land	175 000	90003677
NOET01990000576500000	ERF 5765 OF MARGATE			711	Vacant Land	175 000	90003678
NOET01990000576600000	ERF 5766 OF MARGATE			855	Vacant Land	185 000	90003679
NOET02000000002200000	ERF 22 of MARINA BEACH	1	PARK DRIVE	1329	Business and Commercial	1 470 000	25023
NOET02030000011600000	ERF 116 of MELVILLE NATAL	116	REVERSIDE DRIVE	1932	Vacant Land	0	33137
NOET02030000034200000	ERF 342 of MELVILLE NATAL	342	TOUCAN ROAD	19019	Business and Commercial	0	37814
NOET02420000004200000	ERF 42 of OSLO BEACH	1	HILLSIDE CRESCENT	1941	Business and Commercial	7 100 000	21293
NOET02470000039700000	ERF 397 of PALM BEACH		LORD CALEDON STREET	1579	Residential	2 000 000	16461
NOET02640000093800000	ERF 938 of PORT EDWARD	7	BOUNDARY ROAD	18197	Public Benefit Organization	500 000	12728
NOET02640000101500073	Portion 73 of ERF 1015 of PORT EDWARD	NATIONAL ROAD	CARRIBEAN ESTATE	579	Residential	2 000 000	13466
NOET02640000117600000	ERF 1176 of PORT EDWARD			1130	Residential	1 405 000	13556
NOET04030000009800000	ERF 98 of PORT SHEPSTONE	42	ATHLONE DRIVE	1390	Residential	950 000	20689
NOET04030000018700000	ERF 187 of PORT SHEPSTONE	28	DENIS SHEPSTONE STREET	1012	Business and Commercial	0	20795
NOET04030000021900000	ERF 219 of PORT SHEPSTONE	5	SCOTT STREET	1012	Public Benefit Organization	1 052 000	20782
NOET04030000024200000	ERF 242 of PORT SHEPSTONE	23	BAZLEY STREET	1011	Business and Commercial	0	20838

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 2

DATE OF VALUATION IS 1 JULY 2022

PERIOD OF VALUATION 1 JULY 2023 - 30 JUNE 2028

SG CODE	PROPERTY DESCRIPTION	STREET NO	STREET NAME	EXTENT (SQM)	RATING CATEGORY	Market Value (R)	PIN
NOET04030000024300000	ERF 243 of PORT SHEPSTONE	16	PRICE STREET	1012	Business and Commercial	0	20839
NOET04030000028900000	ERF 289 of PORT SHEPSTONE	23	REYNOLDS STREET	1012	Residential	1 568 000	20410
NOET04030000088400002	Portion 2 of ERF 884 of PORT SHEPSTONE			1884	Vacant Land	75 000	90003685
NOET04030000089400001	Portion 1 of ERF 894 of PORT SHEPSTONE	43	SUGAR MILL ROAD	1508	Vacant Land	100 000	22084
NOET04030000092300004	Portion 4 of ERF 923 of PORT SHEPSTONE		UNKNOWN	1156	Residential	1 555 000	90001418
NOET04030000099200000	ERF 992 of PORT SHEPSTONE			1079	Residential	1 570 000	22263
NOET04030000102200000	ERF 1022 of PORT SHEPSTONE	16	RIVERSIDE PLACE	2534	Residential	850 000	22317
NOET04030000178300000	ERF 1783 of PORT SHEPSTONE		ALBERSVILLE ROAD	1363	Residential	850 000	22220
NOET04030000178300003	PTN 3 OF ERF 1783 OF PORT SHEPSTONE			905	Vacant Land	200 000	90003815
NOET04030000179000000	ERF 1790 of PORT SHEPSTONE			26693	Public Service Purposes	36 000 000	45457
NOET04030000188700000	ERF 1887 of PORT SHEPSTONE			2024	Business and Commercial	1 500 000	90003683
NOET02650000001600000	ERF 16 of PUMULA	16	FIRST AVENUE	1537	Residential	932 000	33369
NOET02720000000700003	Portion 3 of ERF 7 of RAMSGATE			3951	Residential	1 978 000	5460
NOET02720000005900000	ERF 59 of RAMSGATE	59	MARINE DRIVE	2037	Residential	1 697 000	3702
NOET02720000026800000	ERF 268 of RAMSGATE	268	MONTROSE DRIVE	1035	Vacant Land	160 000	3838
NOET02720000030200000	ERF 302 of RAMSGATE	302	KIRKCALDY PLACE	1129	Residential	1 520 000	3857
NOET02720000043600000	ERF 436 of RAMSGATE	436	ASHMEAD DRIVE	1926	Residential	3 200 000	3957
NOET02720000092600001	Portion 1 of ERF 926 of RAMSGATE	926	SUB 1 FASCADALE ROAD	1721	Residential	1 000 000	4378
NOET02720000096200000	ERF 962 of RAMSGATE	962	FASCADALE ROAD	2790	Residential	3 156 000	4389

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 2

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NOET02720000101800000	ERF 1018 of RAMSGATE	1018	FASCADALE ROAD	1948	Residential	2 036 000	4433
NOET02720000152600000	ERF 1526 of RAMSGATE	1526	VIEW ROAD	1669	Residential	1 000 000	4854
NOET02720000157300000	ERF 1573 of RAMSGATE	1573	JULIA STREET	1599	Residential	400 000	4900
NOET02720000166800000	ERF 1668 of RAMSGATE	1668	OGLE STREET	1505	Vacant Land	100 000	4994
NOET02720000243900001	Portion 1 of ERF 2439 of RAMSGATE	2439	ULU DR	1165	Vacant Land	220 000	5514
NOET02910000000400001	Portion 1 of ERF 4 of SANLAMEER	1	DIE HEUWEL	774	Residential	3 900 000	25416
NOET02950000006700001	Portion 1 of ERF 67 of SEA PARK		ABELIA CRESCENT	0	Vacant Land	0	45763
NOET02950000006700003	Portion 3 of ERF 67 of SEA PARK		ABELIA CRESCENT	1190	Vacant Land	100 000	45765
NOET02950000009500000	ERF 95 of SEA PARK	2-4	OCEAN VIEW ROAD	4636	Vacant Land	150 000	23897
NOET02950000037500000	ERF 375 OF SEA PARK			511	Vacant Land	114 000	90003878
NOET02950000038000000	ERF 380 OF SEA PARK			532	Vacant Land	130 000	90003879
NOET02950000050100000	ERF 501 OF SEA PARK			504	Vacant Land	150 000	90003880
NOET02950000055700000	ERF 557 of SEA PARK			2822	Residential	1 038 000	90003757
NOET03940000047700000	ERF 477 of SHELLY BEACH	477/R	LENA RD	3837	Residential	1 600 000	5854
NOET03940000099600000	ERF 996 of SHELLY BEACH		MARINE DR.	2131	Residential	8 794 000	6273
NOET03940000099600001	PTN 1 OF ERF 996 OF SHELLY BEACH			1916	Business and Commercial	15 337 000	90003881
NOET03940000124500000	ERF 1245 of SHELLY BEACH	1245	MARINE DRIVE	2075	Residential	1 700 000	6517
NOET03940000124500001	PTN 1 OF ERF 1245 OF SHELLY BEACH			4432	Multiple Purpose	0	90003687
NOET0394000012450000100001	PTN 1 OF ERF 1245 OF SHELLY BEACH			2216	Residential	2 000 000	90003687

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 2

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NOET0394000012450000100002	PTN 1 OF ERF 1245 OF SHELLY BEACH			2216	Business and Commercial	2 200 000	90003687
NOET03940000156100001	Portion 1 of ERF 1561 of SHELLY BEACH		UNKNOWN	137911	Vacant Land	6 100 000	46803
NOET03940000156100003	Portion 3 of ERF 1561 of SHELLY BEACH		UNKNOWN	209572	Vacant Land	3 300 000	46810
NOET03940000158100000	ERF 1581 OF SHELLY BEACH			812	Vacant Land	500 000	90003743
NOET03940000160000000	ERF 1600 OF SHELLY BEACH			518	Vacant Land	400 000	90003744
NOET03940000160100000	ERF 1601 OF SHELLY BEACH			518	Vacant Land	400 000	90003745
NOET03940000162300000	ERF 1623 OF SHELLY BEACH			521	Vacant Land	400 000	90003742
NOET03940000181700000	ERF 1817 OF SHELLY BEACH			881	Vacant Land	800 000	90003746
NOET03940000183200000	ERF 1832 OF SHELLY BEACH			924	Vacant Land	800 000	90003758
NOET03940000183300000	ERF 1833 OF SHELLY BEACH			924	Vacant Land	800 000	90003748
NOET03940000184200000	ERF 1842 OF SHELLY BEACH			897	Vacant Land	650 000	90003747
NOET03940000254300000	ERF 2543 OF SHELLY BEACH			16940000	Vacant Land	1 000 000	90003753
NOET03140000004100000	ERF 41 of SOUTHBROOM	36	IMBEZANE DRIVE	1568	Residential	2 800 000	25739
NOET03140000031000000	ERF 310 of SOUTHBROOM	16	COLLEGE ROAD	6205	Residential	0	25964
NOET03140000031100000	ERF 311 of SOUTHBROOM	18	COLLEGE ROAD	4966	Vacant Land	480 000	25965
NOET00000000031100001	PTN 1 OF ERF 311 OF SOUTHBROOM			693	Vacant Land	1 000	90003760
NOET03140000045700000	ERF 457 of SOUTHBROOM	11	AVON ROAD	7271	Residential	815 000	26110
NOET03140000064300000	ERF 643 of SOUTHBROOM	54	OUTLOOK ROAD	2607	Residential	2 729 000	26274
NOET03140000067700001	Portion 1 of ERF 677 of SOUTHBROOM	4	SOUTHBROOM AVENUE	2247	Residential	0	26295

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 2

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SG CODE	PROPERTY DESCRIPTION	STREET NO	STREET NAME	EXTENT (SQM)	RATING CATEGORY	Market Value (R)	PIN
NOET03140000067700004	Portion 4 of ERF 677 of SOUTHBROOM	677	MARINE DRIVE	4496	Residential	0	42152
NOET03140000067700005	Portion 5 of ERF 677 of SOUTHBROOM			4494	Residential	0	90003761
NOET03140000101200000	ERF 1012 OF SOUTHBROOM			6898	Residential	2 180 000	90003756
NOET03130000003800000	ERF 38 of SOUTHPORT	20	PEARCE ROAD	962	Residential	888 000	23314
NOET03260000008600000	ERF 86 of SUNWICH PORT	11	DAN PIENAAR ROAD	478	Residential	480 000	22589
NOET03260000045400000	ERF 454 of SUNWICH PORT	1	GILLIA ROAD	977	Residential	725 000	22372
NOET00000001100300002	Portion 2 of ERF 11003 of UMTAMVUNA			1213	Agricultural	100 000	42610
NOET03580000009000000	ERF 90 of UMTENTWENI		RIVER MOUTH	5396	Municipal	780 000	30184
NOET03580000029000000	ERF 290 of UMTENTWENI	23	AMBLESIDE ROAD	2050	Business and Commercial	1 440 000	30464
NOET03600000020600000	ERF 206 of UMZUMBE	206	RIDGE VIEW ROAD	1812	Vacant Land	300 000	33777
NOET03600000024800000	ERF 248 of UMZUMBE	248	MAIN ROAD (REM)	7300	Vacant Land	0	33823
NOET03630000203000000	ERF 2030 of UVONGO	25	KNOX GORE RD ST MICHAELS	1979	Residential	650 000	11946

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 2

DATE OF VALUATION IS 1 JULY 2022

PERIOD OF VALUATION 1 JULY 2023 - 30 JUNE 2028

SUMMARY OF RATING CATEGORIES

Rating Category	Property Count	Total Value
Agricultural	17	105 468 000
Business and Commercial	37	44 655 000
Multiple Purpose	2	0
Municipal	1	780 000
Protected Areas	1	1 026 000
Public Benefit Organization	8	13 714 000
Public Service Purposes	2	49 352 000
Residential	266	129 430 000
Vacant Land	75	31 382 000
Totals	409	375 807 000

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 supplementary valuation roll 2 for the Ray Nkonyeni 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 Durban this 31st day of March 2025

Professional Registration Number with the South African Council for the Property Valuers

Profession: 3576 Category of Professional Registration: Professional Valuer



Signature of Municipal Valuer