



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
SECTIONAL TITLE PROPERTIES

RAY NKONYENI MUNICIPALITY

DATE OF VALUATION IS 1 JULY 2022

PERIOD OF VALUATION 1 JULY 2023 TO 30 JUNE 2028

SG CODE	SCHEME NAME	SS UNIT NO	STREET ADDRESS	EXTENT (SQM)	RATING CATEGORY	MARKET VALUE	PIN
NOET0134000007050000000040	SS ANCHORS AWEIGH	40		55	Vacant Land	100 000	6000433
NOET0134000007050000000042	SS ANCHORS AWEIGH	42		32	Vacant Land	100 000	6000435
NOET0134000007050000000044	SS ANCHORS AWEIGH	44		74	Vacant Land	100 000	6000437
NOET0134000007050000000046	SS ANCHORS AWEIGH	46		54	Vacant Land	100 000	6000439
NOET0134000007050000000047	SS ANCHORS AWEIGH	47		68	Vacant Land	100 000	6000440
NOET0134000007050000000049	SS ANCHORS AWEIGH	49		77	Vacant Land	100 000	6000442
NOET0134000007050000000065	SS ANCHORS AWEIGH	65		56	Vacant Land	100 000	6000458
NOET0203000003420000000001	SS BANANA BEACH CLUB	1		78	Residential	702 000	90003688
NOET0203000003420000000002	SS BANANA BEACH CLUB	2		78	Residential	702 000	90003689
NOET0203000003420000000003	SS BANANA BEACH CLUB	3		119	Residential	988 000	90003690
NOET0203000003420000000004	SS BANANA BEACH CLUB	4		78	Residential	702 000	90003691
NOET0203000003420000000005	SS BANANA BEACH CLUB	5		50	Residential	463 000	90003692
NOET0203000003420000000006	SS BANANA BEACH CLUB	6		50	Residential	463 000	90003693
NOET0203000003420000000007	SS BANANA BEACH CLUB	7		50	Residential	463 000	90003694
NOET0203000003420000000008	SS BANANA BEACH CLUB	8		49	Residential	453 000	90003695

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NOET0203000003420000000009	SS BANANA BEACH CLUB	9		50	Residential	463 000	90003696
NOET0203000003420000000010	SS BANANA BEACH CLUB	10		50	Residential	463 000	90003697
NOET0203000003420000000011	SS BANANA BEACH CLUB	11		49	Residential	453 000	90003698
NOET0203000003420000000012	SS BANANA BEACH CLUB	12		44	Residential	418 000	90003699
NOET0203000003420000000013	SS BANANA BEACH CLUB	13		40	Residential	380 000	90003700
NOET0203000003420000000014	SS BANANA BEACH CLUB	14		42	Residential	399 000	90003701
NOET0203000003420000000015	SS BANANA BEACH CLUB	15		44	Residential	418 000	90003702
NOET0203000003420000000016	SS BANANA BEACH CLUB	16		42	Residential	399 000	90003703
NOET0203000003420000000017	SS BANANA BEACH CLUB	17		40	Residential	380 000	90003704
NOET0203000003420000000018	SS BANANA BEACH CLUB	18		43	Residential	409 000	90003705
NOET0203000003420000000019	SS BANANA BEACH CLUB	19		42	Residential	399 000	90003706
NOET0203000003420000000020	SS BANANA BEACH CLUB	20		40	Residential	380 000	90003707
NOET0203000003420000000021	SS BANANA BEACH CLUB	21		44	Residential	418 000	90003708
NOET0203000003420000000022	SS BANANA BEACH CLUB	22		46	Residential	437 000	90003709
NOET0203000003420000000023	SS BANANA BEACH CLUB	23		42	Residential	399 000	90003710

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NOET0203000003420000000024	SS BANANA BEACH CLUB	24		43	Residential	409 000	90003711
NOET0203000003420000000025	SS BANANA BEACH CLUB	25		45	Residential	428 000	90003712
NOET0203000003420000000026	SS BANANA BEACH CLUB	26		45	Residential	428 000	90003713
NOET0203000003420000000027	SS BANANA BEACH CLUB	27		46	Residential	437 000	90003714
NOET0203000003420000000028	SS BANANA BEACH CLUB	28		59	Residential	546 000	90003715
NOET0203000003420000000029	SS BANANA BEACH CLUB	29		59	Residential	546 000	90003716
NOET0203000003420000000030	SS BANANA BEACH CLUB	30		59	Residential	546 000	90003717
NOET0203000003420000000031	SS BANANA BEACH CLUB	31		56	Residential	518 000	90003718
NOET0203000003420000000032	SS BANANA BEACH CLUB	32		74	Residential	666 000	90003719
NOET0203000003420000000033	SS BANANA BEACH CLUB	33		65	Residential	601 000	90003720
NOET0203000003420000000034	SS BANANA BEACH CLUB	34		74	Residential	666 000	90003721
NOET0203000003420000000035	SS BANANA BEACH CLUB	35		73	Residential	657 000	90003722
NOET0203000003420000000036	SS BANANA BEACH CLUB	36		86	Residential	757 000	90003723
NOET0203000003420000000037	SS BANANA BEACH CLUB	37		73	Residential	657 000	90003724
NOET0203000003420000000038	SS BANANA BEACH CLUB	38		85	Residential	748 000	90003725

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NOET0203000003420000000039	SS BANANA BEACH CLUB	39		73	Residential	657 000	90003726
NOET0203000003420000000040	SS BANANA BEACH CLUB	40		85	Residential	748 000	90003727
NOET0203000003420000000041	SS BANANA BEACH CLUB	41		73	Residential	657 000	90003728
NOET0203000003420000000042	SS BANANA BEACH CLUB	42		86	Residential	757 000	90003729
NOET0203000003420000000043	SS BANANA BEACH CLUB	43		74	Residential	666 000	90003730
NOET0203000003420000000044	SS BANANA BEACH CLUB	44		87	Residential	766 000	90003731
NOET0203000003420000000045	SS BANANA BEACH CLUB	45		74	Residential	666 000	90003732
NOET0203000003420000000046	SS BANANA BEACH CLUB	46		87	Residential	766 000	90003733
NOET0203000003420000000047	SS BANANA BEACH CLUB	47		38	Residential	361 000	90003734
NOET0203000003420000000048	SS BANANA BEACH CLUB	48		38	Residential	361 000	90003735
NOET0203000003420000000049	SS BANANA BEACH CLUB	49		51	Residential	472 000	90003736
NOET0203000003420000000050	SS BANANA BEACH CLUB	50		51	Residential	472 000	90003737
NOET0203000003420000000051	SS BANANA BEACH CLUB	51		36	Residential	342 000	90003738
NOET0203000003420000000052	SS BANANA BEACH CLUB	52		46	Residential	437 000	90003739
NOET0203000003420000000053	SS BANANA BEACH CLUB	53		184	Residential	1 472 000	90003740

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NOET0203000003420000000054	SS BANANA BEACH CLUB	54		93	Residential	791 000	90003741
NOET0264000010460000000001	SS BEAU GESTE	1		429	Residential	1 500 000	6011752
NOET0272000021050000000009	SS CRAYFISH INN	9		10	Residential	30 000	6035036
NOET0199000032380000000001	SS DESROCHES	1		4416	Business and Commercial	100 000	10002229
NOET0199000032380000000003	SS DESROCHES	3		729	Business and Commercial	100 000	10002237
NOET0199000032380000000101	SS DESROCHES	101		70	Business and Commercial	100 000	10002239
NOET0199000032380000000102	SS DESROCHES	102		71	Business and Commercial	100 000	10002241
NOET0199000032380000000103	SS DESROCHES	103		70	Residential	100 000	10002243
NOET0199000032380000000104	SS DESROCHES	104		61	Residential	100 000	10002244
NOET0199000032380000000105	SS DESROCHES	105		53	Business and Commercial	100 000	10002248
NOET0199000032380000000202	SS DESROCHES	202		35	Residential	100 000	10002252
NOET0199000032380000000203	SS DESROCHES	203		35	Residential	100 000	10002254
NOET0199000032380000000204	SS DESROCHES	204		49	Business and Commercial	100 000	10002256
NOET0199000032380000000205	SS DESROCHES	205		71	Residential	100 000	10002258
NOET0199000032380000000206	SS DESROCHES	206		70	Business and Commercial	100 000	10002260

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NOET0199000032380000000207	SS DESROCHES	207		52	Business and Commercial	100 000	10002262
NOET0199000032380000000208	SS DESROCHES	208		53	Business and Commercial	100 000	10002264
NOET0199000032380000000209	SS DESROCHES	209		34	Residential	100 000	10002277
NOET0199000032380000000301	SS DESROCHES	301		301	Residential	100 000	10002278
NOET0199000032380000000302	SS DESROCHES	302		35	Residential	100 000	10002279
NOET0199000032380000000303	SS DESROCHES	303		35	Residential	100 000	10002281
NOET0199000032380000000304	SS DESROCHES	304		49	Business and Commercial	100 000	10002282
NOET0199000032380000000305	SS DESROCHES	305		71	Residential	100 000	10002283
NOET0199000032380000000306	SS DESROCHES	306		70	Residential	100 000	10002286
NOET0199000032380000000307	SS DESROCHES	307		52	Residential	100 000	10002285
NOET0199000032380000000308	SS DESROCHES	308		53	Business and Commercial	100 000	10002284
NOET0199000032380000000309	SS DESROCHES	309		34	Residential	100 000	10002280
NOET0199000032380000000310	SS DESROCHES	310		34	Residential	100 000	10002232
NOET0199000032380000000311	SS DESROCHES	311		35	Business and Commercial	100 000	10002236
NOET0199000032380000000312	SS DESROCHES	312		28	Residential	100 000	10002240

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NOET0199000032380000000314	SS DESROCHES	314		44	Residential	100 000	10002242
NOET0199000032380000000316	SS DESROCHES	316		29	Residential	100 000	10002247
NOET0199000032380000000317	SS DESROCHES	317		48	Residential	100 000	10002249
NOET0199000032380000000318	SS DESROCHES	318		32	Business and Commercial	100 000	10002251
NOET0199000032380000000319	SS DESROCHES	319		32	Business and Commercial	100 000	10002253
NOET0199000032380000000401	SS DESROCHES	401		35	Business and Commercial	100 000	10002255
NOET0199000032380000000402	SS DESROCHES	402		35	Residential	100 000	10002257
NOET0199000032380000000403	SS DESROCHES	403		35	Residential	100 000	10002259
NOET0199000032380000000404	SS DESROCHES	404		49	Business and Commercial	100 000	10002261
NOET0199000032380000000405	SS DESROCHES	405		71	Residential	100 000	10002263
NOET0199000032380000000406	SS DESROCHES	406		70	Residential	100 000	10002265
NOET0199000032380000000408	SS DESROCHES	408		53	Business and Commercial	100 000	10002267
NOET0199000032380000000410	SS DESROCHES	410		34	Residential	100 000	10002269
NOET0199000032380000000411	SS DESROCHES	411		35	Residential	100 000	10002270
NOET0199000032380000000412	SS DESROCHES	412		28	Residential	100 000	10002271

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NOET0199000032380000000413	SS DESROCHES	413		32	Business and Commercial	100 000	10002272
NOET0199000032380000000414	SS DESROCHES	414		44	Residential	100 000	10002273
NOET0199000032380000000415	SS DESROCHES	415		29	Residential	100 000	10002276
NOET0199000032380000000417	SS DESROCHES	417		48	Residential	100 000	10003194
NOET0199000032380000000501	SS DESROCHES	501		100	Business and Commercial	100 000	10002230
NOET0199000032380000000502	SS DESROCHES	502		105	Business and Commercial	100 000	10002231
NOET0199000032380000001001	SS DESROCHES	1001		64	Business and Commercial	100 000	10002234
NOET0199000032380000001002	SS DESROCHES	1002		28	Business and Commercial	100 000	10002235
NOET0199000032380000001003	SS DESROCHES	1003		25	Business and Commercial	100 000	10002238
NOET0203000003210000200001	SS MANGROVE BEACH ESTATE	1		198	Vacant Land	75 000	6100725
NOET0200000003700000000060	SS MARINA GLEN HOLIDAY RESORT	60		167	Residential	260 000	10002691
NOET0200000003700000000062	SS MARINA GLEN HOLIDAY RESORT	62		79	Residential	120 000	10002693
NOET0314000006770000500001	SS NATURES COTTAGE ESTATE 1	1		115	Residential	945 000	90003882
NOET0314000006770000500002	SS NATURES COTTAGE ESTATE 1	2		164	Residential	1 195 000	90003883
NOET0314000006770000500003	SS NATURES COTTAGE ESTATE 1	3		164	Residential	1 195 000	90003884

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NOET0000000006770000400001	SS NATURES COTTAGE ESTATE 3	1		592	Residential	2 840 000	90003885
NOET0000000006770000400002	SS NATURES COTTAGE ESTATE 3	2		139	Residential	1 130 000	90003886
NOET0000000006770000400003	SS NATURES COTTAGE ESTATE 3	3		139	Residential	1 130 000	90003887
NOET0403000001870000000001	SS RYDER CORNER	1		691	Business and Commercial	1 280 000	90003754
NOET0403000001870000000002	SS RYDER CORNER	2		339	Business and Commercial	628 000	90003755
NOET0314000009190000000009	SS SAFARI FLATS	9		76	Residential	1 250 000	6005479
NOET0314000009190000000010	SS SAFARI FLATS	10		35	Residential	0	6005480
NOET0403000009920000000001	SS SIVA VILLA	1		100	Residential	0	6004054
NOET0403000009920000000002	SS SIVA VILLA	2		266	Residential	0	6004055
NOET0272000021170000000004	SS THE SHORES	4		183	Residential	1 700 000	6022111
NOET0358000009270000000006	SS WINDSOR GARDENS	6		190	Residential	1 034 000	6003659

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 2

DATE OF VALUATION IS 1 JULY 2022

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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