



RAY NKONYENI MUNICIPALITY

# General Valuation Roll 2023

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2023

DATE OF VALUATION: 01 JULY 2022

FULL TITLE TOWN PROPERTIES

05 - LEISURE BAY

Category of Property

<b>Rating Category</b>
<i>Description</i>
Agricultural
Business and Commercial
Industrial
Mining
Multiple Purpose
Municipal
Protected Areas
Public Benefit Organization
Public Service Infrastructure
Public Service Purposes
Residential
Vacant Land
Worship

\* Refer to Multi-Purpose Annexure of the Valuation Roll.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000000100000	ERF 1 of LEISURE BAY	NATIONAL ROAD 1	1,685	Vacant Land	R149,000	
N0ET0183000000200000	ERF 2 of LEISURE BAY	CRAIL CRESCENT 2	1,018	Vacant Land	R104,000	
N0ET0183000000300000	ERF 3 of LEISURE BAY	CRAILCRESCENT	1,061	Vacant Land	R107,000	
N0ET0183000000400000	ERF 4 of LEISURE BAY	CRAIL CRESCENT	1,059	Vacant Land	R107,000	
N0ET0183000000500000	ERF 5 of LEISURE BAY	CRAIL CRESCENT	1,126	Vacant Land	R112,000	
N0ET0183000000600000	ERF 6 of LEISURE BAY	SWANSEA AVENUE	1,033	Vacant Land	R105,000	
N0ET0183000000700000	ERF 7 of LEISURE BAY	SWANSEA AVENUE	1,065	Vacant Land	R108,000	
N0ET0183000000800000	ERF 8 of LEISURE BAY	SWANSEA AVENUE	1,074	Vacant Land	R108,000	
N0ET0183000000900000	ERF 9 of LEISURE BAY	SWARN SEA 9	1,069	Vacant Land	R108,000	
N0ET0183000001000000	ERF 10 of LEISURE BAY	SWANSEA AVENUE	1,048	Vacant Land	R106,000	
N0ET0183000001100000	ERF 11 of LEISURE BAY	KIRKCALDY AVENUE	1,214	Residential	R759,000	
N0ET0183000001200000	ERF 12 of LEISURE BAY	KIRKCALDY AVENUE	1,175	Vacant Land	R108,000	
N0ET0183000001300000	ERF 13 of LEISURE BAY	KIRKCALDY AVENUE	1,120	Vacant Land	R119,000	
N0ET0183000001400000	ERF 14 of LEISURE BAY	KIRKCALDY AVENUE	1,029	Vacant Land	R105,000	
N0ET0183000001500000	ERF 15 of LEISURE BAY	KIRKCALDY AVENUE	1,073	Vacant Land	R108,000	
N0ET0183000001600000	ERF 16 of LEISURE BAY	KIRKCALDY AVENUE	1,033	Vacant Land	R105,000	
N0ET0183000001700000	ERF 17 of LEISURE BAY	KIRKCALDY AVENUE	1,160	Vacant Land	R115,000	
N0ET0183000001800000	ERF 18 of LEISURE BAY	KIRKCALDY AVENUE	1,115	Vacant Land	R111,000	
N0ET0183000001900000	ERF 19 of LEISURE BAY	KIRKCALDY AVENUE	1,137	Vacant Land	R113,000	
N0ET0183000002000000	ERF 20 of LEISURE BAY	KIRKCALDY AVENUE	1,106	Vacant Land	R111,000	
N0ET0183000002100000	ERF 21 of LEISURE BAY	KIRKCALDY AVENUE	1,056	Vacant Land	R107,000	
N0ET0183000002200000	ERF 22 of LEISURE BAY	KIRKCALDY AVENUE	1,118	Vacant Land	R112,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000002300000	ERF 23 of LEISURE BAY	KIRKCALDY AVENUE	1,179	Vacant Land	R116,000	
N0ET0183000002400000	ERF 24 of LEISURE BAY	KIRKCALDY AVENUE	1,200	Vacant Land	R118,000	
N0ET0183000002500000	ERF 25 of LEISURE BAY	CRAIL CRESCENT	1,475	Vacant Land	R137,000	
N0ET0183000002600000	ERF 26 of LEISURE BAY	CRAIL CRESCENT	1,232	Vacant Land	R120,000	
N0ET0183000002700000	ERF 27 of LEISURE BAY	CRAIL CRESCENT	1,264	Vacant Land	R122,000	
N0ET0183000002800000	ERF 28 of LEISURE BAY	CRAIL CRESCENT	1,093	Vacant Land	R110,000	
N0ET0183000002900000	ERF 29 of LEISURE BAY	CRAIL CRESCENT	1,063	Vacant Land	R108,000	
N0ET0183000003000000	ERF 30 of LEISURE BAY	CRAIL CRESCENT	1,068	Vacant Land	R108,000	
N0ET0183000003100000	ERF 31 of LEISURE BAY	SWANSEA AVENUE 31	1,107	Municipal	R111,000	
N0ET0183000003200000	ERF 32 of LEISURE BAY	SWWANSEA AVENUE	1,099	Vacant Land	R110,000	
N0ET0183000003300000	ERF 33 of LEISURE BAY	SWANSEA AVENUE	1,110	Vacant Land	R111,000	
N0ET0183000003400000	ERF 34 of LEISURE BAY	SWANSEA AVENUE	1,100	Vacant Land	R110,000	
N0ET0183000003500000	ERF 35 of LEISURE BAY	SWANSEA AVENUE	1,090	Vacant Land	R110,000	
N0ET0183000003600000	ERF 36 of LEISURE BAY	SWANSEA AVENUE	1,033	Vacant Land	R105,000	
N0ET0183000003700000	ERF 37 of LEISURE BAY	SWANSEA AVENUE	1,016	Vacant Land	R104,000	
N0ET0183000003800000	ERF 38 of LEISURE BAY	SWANSEA AVENUE	1,042	Vacant Land	R106,000	
N0ET0183000003900000	ERF 39 of LEISURE BAY		7,946	Municipal	R166,000	
N0ET0183000004000000	ERF 40 of LEISURE BAY	KIRKCALDY AVENUE	1,203	Vacant Land	R118,000	
N0ET0183000004100000	ERF 41 of LEISURE BAY	KIRKCALDY AVENUE	1,052	Vacant Land	R107,000	
N0ET0183000004200000	ERF 42 of LEISURE BAY	KIRKALDY AVENUE	1,051	Vacant Land	R107,000	
N0ET0183000004300000	ERF 43 of LEISURE BAY	KIRKCALDY AVENUE	1,050	Vacant Land	R107,000	
N0ET0183000004400000	ERF 44 of LEISURE BAY	KIRKCALDY AVENUE	1,049	Vacant Land	R107,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

PAGE NUMBER 3

Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000004500000	ERF 45 of LEISURE BAY	KIRKCALDY AVENUE	1,048	Vacant Land	R106,000	
N0ET0183000004600000	ERF 46 of LEISURE BAY	KIRKCALDY AVENUE	1,055	Vacant Land	R107,000	
N0ET0183000004700000	ERF 47 of LEISURE BAY	KIRKCALDY AVENUE 47	1,069	Municipal	R108,000	
N0ET0183000004800000	ERF 48 of LEISURE BAY	KIRKCALDY AVENUE	1,075	Vacant Land	R108,000	
N0ET0183000004900000	ERF 49 of LEISURE BAY	KIRKCALDY AVENUE	1,089	Residential	R399,000	
N0ET0183000005000000	ERF 50 of LEISURE BAY	KIRKCALDY AVENUE	1,061	Residential	R305,000	
N0ET0183000005100000	ERF 51 of LEISURE BAY	DUNBAR CRESCENT	1,217	Residential	R1,222,000	
N0ET0183000005200000	ERF 52 of LEISURE BAY	DUNBAR CRESCENT	1,118	Residential	R1,262,000	
N0ET0183000005300000	ERF 53 of LEISURE BAY	DUNBAR CRESCENT	1,161	Residential	R851,000	
N0ET0183000005400000	ERF 54 of LEISURE BAY	DUNBAR CRESCENT	1,107	Vacant Land	R111,000	
N0ET0183000005500000	ERF 55 of LEISURE BAY	DUNBAR CRESCENT	1,122	Vacant Land	R117,000	
N0ET0183000005600000	ERF 56 of LEISURE BAY	DUNBAR CRESCENT	1,135	Vacant Land	R114,000	
N0ET0183000005700000	ERF 57 of LEISURE BAY	DUNBAR CRESCENT	1,230	Residential	R282,000	
N0ET0183000005800000	ERF 58 of LEISURE BAY	DUNBAR CRESCENT	1,245	Vacant Land	R121,000	
N0ET0183000005900000	ERF 59 of LEISURE BAY	DUNBAR CRESCENT	1,319	Residential	R905,000	
N0ET0183000006000000	ERF 60 of LEISURE BAY	DUNBAR CRESCENT	1,193	Vacant Land	R117,000	
N0ET0183000006100000	ERF 61 of LEISURE BAY	DUNBAR CRESCENT	1,120	Vacant Land	R112,000	
N0ET0183000006200000	ERF 62 of LEISURE BAY	DUNBAR CRESCENT	1,074	Residential	R970,000	
N0ET0183000006300000	ERF 63 of LEISURE BAY	DUNBAR CRESCENT	1,052	Vacant Land	R107,000	
N0ET0183000006400000	ERF 64 of LEISURE BAY	DUNBAR CRESCENT	1,087	Vacant Land	R109,000	
N0ET0183000006500000	ERF 65 of LEISURE BAY	DUNBAR CRESCENT	1,072	Vacant Land	R108,000	
N0ET0183000006600000	ERF 66 of LEISURE BAY	YARMOUTH AVENUE 66	1,075	Municipal	R108,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

PAGE NUMBER 4

Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000006700000	ERF 67 of LEISURE BAY	YARMOUTH AVENUE	1,086	Residential	R109,000	
N0ET0183000006800000	ERF 68 of LEISURE BAY	YARMOUTH AVENUE	1,026	Vacant Land	R105,000	
N0ET0183000006900000	ERF 69 of LEISURE BAY	YARMOUTH AVENUE	1,021	Vacant Land	R104,000	
N0ET0183000007000000	ERF 70 of LEISURE BAY	YARMOUTH AVENUE	1,057	Residential	R804,000	
N0ET0183000007100000	ERF 71 of LEISURE BAY	YARMOUTH AVENUE	1,060	Vacant Land	R107,000	
N0ET0183000007400000	ERF 74 of LEISURE BAY	YARMOUTH AVENUE	1,180	Vacant Land	R116,000	
N0ET0183000007500000	ERF 75 of LEISURE BAY	YARMOUTH AVENUE 75	1,191	Municipal	R117,000	
N0ET0183000007600000	ERF 76 of LEISURE BAY	YARMOUTH AVENUE 76	1,222	Municipal	R119,000	
N0ET0183000007700000	ERF 77 of LEISURE BAY	YARMOUTH AVENUE	1,213	Vacant Land	R1,000	
N0ET0183000007800000	ERF 78 of LEISURE BAY	YARMOUTH AVENUE	1,218	Vacant Land	R119,000	
N0ET0183000007900000	ERF 79 of LEISURE BAY	YARMOUTH AVENUE	1,012	Vacant Land	R104,000	
N0ET0183000008000000	ERF 80 of LEISURE BAY	YARMOUTH AVENUE	1,012	Vacant Land	R104,000	
N0ET0183000008100000	ERF 81 of LEISURE BAY	YARMOUTH AVENUE	1,012	Vacant Land	R104,000	
N0ET0183000008200000	ERF 82 of LEISURE BAY	YARMOUTH AVENUE	1,012	Vacant Land	R104,000	
N0ET0183000008300000	ERF 83 of LEISURE BAY	YARMOUTH AVENUE	1,012	Vacant Land	R110,000	
N0ET0183000008400000	ERF 84 of LEISURE BAY	YAMOUTH AVENUE	1,012	Vacant Land	R110,000	
N0ET0183000008500000	ERF 85 of LEISURE BAY	YARMOUTH AVENUE	1,013	Residential	R837,000	
N0ET0183000008600000	ERF 86 of LEISURE BAY	YARMOUTH AVENUE	1,013	Vacant Land	R104,000	
N0ET0183000008700000	ERF 87 of LEISURE BAY	YARMOUTH AVENUE	1,013	Vacant Land	R104,000	
N0ET0183000008800000	ERF 88 of LEISURE BAY	YARMOUTH AVENUE	1,012	Vacant Land	R104,000	
N0ET0183000008900000	ERF 89 of LEISURE BAY	YARMOUTH AVENUE	1,023	Vacant Land	R104,000	
N0ET0183000009000000	ERF 90 of LEISURE BAY	KIRKCALDY AVENUE	1,012	Vacant Land	R104,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000009100000	ERF 91 of LEISURE BAY	KIRKCALDY AVENUE	1,012	Vacant Land	R104,000	
N0ET0183000009200000	ERF 92 of LEISURE BAY	KIRKCALDY AVENUE	1,013	Vacant Land	R104,000	
N0ET0183000009300000	ERF 93 of LEISURE BAY	KIRKCALDY AVENUE	1,032	Vacant Land	R105,000	
N0ET0183000009400000	ERF 94 of LEISURE BAY	KIRKCALDY AVENUE	1,027	Vacant Land	R105,000	
N0ET0183000009500000	ERF 95 of LEISURE BAY	KIRKCALDY AVENUE 95	1,047	Municipal	R113,000	
N0ET0183000009600000	ERF 96 of LEISURE BAY	KIRKCALDY AVENUE	1,034	Vacant Land	R112,000	
N0ET0183000009700000	ERF 97 of LEISURE BAY	ELIE CRESCENT	1,012	Vacant Land	R110,000	
N0ET0183000009800000	ERF 98 of LEISURE BAY	ELIE CRESCENT	1,012	Residential	R1,279,000	
N0ET0183000009900000	ERF 99 of LEISURE BAY	KIRKCALDY AVENUE	1,130	Vacant Land	R119,000	
N0ET0183000001000000	ERF 100 of LEISURE BAY	KIRKCALDY AVENUE	1,083	Vacant Land	R116,000	
N0ET0183000001050000	ERF 105 of LEISURE BAY	KIRKCALDY AVENUE 105	1,012	Municipal	R104,000	
N0ET0183000001060000	ERF 106 of LEISURE BAY	KIRKCALDY AVENUE	1,090	Vacant Land	R110,000	
N0ET0183000001070000	ERF 107 of LEISURE BAY	KIRKCALDY AVENUE	1,272	Vacant Land	R123,000	
N0ET0183000001080000	ERF 108 of LEISURE BAY	KIRKCALDY AVENUE	1,053	Vacant Land	R107,000	
N0ET0183000001090000	ERF 109 of LEISURE BAY	KIRKCALDY AVENUE	1,012	Vacant Land	R104,000	
N0ET0183000001100000	ERF 110 of LEISURE BAY	KIRKCALDY AVENUE	1,012	Vacant Land	R102,000	
N0ET0183000001110000	ERF 111 of LEISURE BAY	KIRKCALDY AVENUE	1,023	Residential	R1,006,000	
N0ET0183000001120000	ERF 112 of LEISURE BAY	KIRKCALDY AVENUE	1,043	Vacant Land	R108,000	
N0ET0183000001130000	ERF 113 of LEISURE BAY	KIRKCALDY AVENUE	1,012	Vacant Land	R104,000	
N0ET0183000001140000	ERF 114 of LEISURE BAY	TORQUAY AVENUE	1,015	Vacant Land	R104,000	
N0ET0183000001150000	ERF 115 of LEISURE BAY	TORQUAY AVENUE	1,018	Vacant Land	R104,000	
N0ET0183000001160000	ERF 116 of LEISURE BAY	TORQUAY AVENUE	1,016	Residential	R918,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000011700000	ERF 117 of LEISURE BAY	TORQUAY AVENUE	1,017	Vacant Land	R104,000	
N0ET01830000011800000	ERF 118 of LEISURE BAY	TORQUAY AVENUE	1,032	Residential	R1,034,000	
N0ET01830000011900000	ERF 119 of LEISURE BAY	TORQUAY AVENUE	1,014	Vacant Land	R104,000	
N0ET01830000012000000	ERF 120 of LEISURE BAY	TORQUAY AVENUE	1,018	Vacant Land	R104,000	
N0ET01830000012100000	ERF 121 of LEISURE BAY	TORQUAY AVENUE	1,163	Residential	R747,000	
N0ET01830000012200000	ERF 122 of LEISURE BAY	TORQUAY AVENUE	1,146	Vacant Land	R114,000	
N0ET01830000012300000	ERF 123 of LEISURE BAY	TORQUAY AVENUE	1,025	Vacant Land	R105,000	
N0ET01830000012400000	ERF 124 of LEISURE BAY	TORQUAY AVENUE	1,017	Vacant Land	R104,000	
N0ET01830000012500000	ERF 125 of LEISURE BAY	TORQUAY AVENUE	1,033	Vacant Land	R105,000	
N0ET01830000012600000	ERF 126 of LEISURE BAY	TORQUAY AVENUE	1,075	Residential	R1,070,000	
N0ET01830000012700000	ERF 127 of LEISURE BAY	TORQUAY AVENUE	1,019	Vacant Land	R104,000	
N0ET01830000012800000	ERF 128 of LEISURE BAY	DUNBAR CRESANT	1,017	Residential	R1,250,000	
N0ET01830000012900000	ERF 129 of LEISURE BAY	DUNBAR CRESCENT	442	Business and Commercial	R688,000	
N0ET01830000013000000	ERF 130 of LEISURE BAY	DUNBAR CRESCENT	488	Business and Commercial	R830,000	
N0ET01830000013100000	ERF 131 of LEISURE BAY	ELIE CRESCENT	465	Business and Commercial	R858,000	
N0ET01830000013200000	ERF 132 of LEISURE BAY	ELIE C RESCENT	1,012	Vacant Land	R104,000	
N0ET01830000013300000	ERF 133 of LEISURE BAY	ELIE CRESCENT	1,012	Vacant Land	R104,000	
N0ET01830000013400000	ERF 134 of LEISURE BAY	ELIE CRESCENT	1,012	Vacant Land	R104,000	
N0ET01830000013500000	ERF 135 of LEISURE BAY	ELIE CRESCENT	1,009	Residential	R1,140,000	
N0ET01830000013600000	ERF 136 of LEISURE BAY	ELIE CRESCENT	1,012	Residential	R950,000	
N0ET01830000013700000	ERF 137 of LEISURE BAY	ELIE CRESCENT	1,015	Vacant Land	R104,000	
N0ET01830000013800000	ERF 138 of LEISURE BAY	TORQUAY AVENUE	1,293	Residential	R1,297,000	

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**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000013900000	ERF 139 of LEISURE BAY	TORQUAY AVENUE	1,142	Vacant Land	R114,000	
N0ET01830000014000000	ERF 140 of LEISURE BAY	TORQUAY AVENUE	1,087	Vacant Land	R109,000	
N0ET01830000014100000	ERF 141 of LEISURE BAY	TORQUAY AVENUE	1,121	Vacant Land	R112,000	
N0ET01830000014200000	ERF 142 of LEISURE BAY	TORQUAY AVENUE	1,115	Vacant Land	R111,000	
N0ET01830000014300000	ERF 143 of LEISURE BAY	TORQUAY AVENUE	1,098	Vacant Land	R110,000	
N0ET01830000014400000	ERF 144 of LEISURE BAY	TORQUAY AVENUE	1,101	Vacant Land	R110,000	
N0ET01830000014500000	ERF 145 of LEISURE BAY	SWANSEA AVENUE	1,096	Residential	R766,000	
N0ET01830000014600000	ERF 146 of LEISURE BAY	NOT SUPPLIED SWANSEA AVENUE	1,054	Vacant Land	R107,000	
N0ET01830000014700000	ERF 147 of LEISURE BAY	SWANSEA AVENUE	1,026	Vacant Land	R105,000	
N0ET01830000014800000	ERF 148 of LEISURE BAY	SWANSEA AVENUE	1,030	Vacant Land	R105,000	
N0ET01830000014900000	ERF 149 of LEISURE BAY	SWANSEA AVENUE	1,045	Vacant Land	R106,000	
N0ET01830000015000000	ERF 150 of LEISURE BAY	SALTCOATS CRESCENT	1,103	Vacant Land	R111,000	
N0ET01830000015100000	ERF 151 of LEISURE BAY	SALTCOATS CRESCENT	1,180	Vacant Land	R116,000	
N0ET01830000015200000	ERF 152 of LEISURE BAY	SALTCOATS CRESCENT	1,283	Vacant Land	R124,000	
N0ET01830000015300000	ERF 153 of LEISURE BAY	SALTCOATS CRESCENT	1,449	Vacant Land	R136,000	
N0ET01830000015400000	ERF 154 of LEISURE BAY	WALTON AVENUE	1,565	Vacant Land	R144,000	
N0ET01830000015500000	ERF 155 of LEISURE BAY	WALTON AVENUE	1,137	Residential	R131,000	
N0ET01830000015600000	ERF 156 of LEISURE BAY	WALTON AVENUE	1,022	Vacant Land	R104,000	
N0ET01830000015700000	ERF 157 of LEISURE BAY	WALTON AVENUE	1,090	Residential	R1,324,000	
N0ET01830000015800000	ERF 158 of LEISURE BAY	SALTCOATS C RESCENT	1,056	Vacant Land	R107,000	
N0ET01830000015900000	ERF 159 of LEISURE BAY	SALTCOATS CRESCENT	1,105	Vacant Land	R111,000	
N0ET01830000016000000	ERF 160 of LEISURE BAY	SALTCOATS CRESCENT	1,066	Residential	R748,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

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**Allotment:** LEISURE BAY

**Registered Full Title Properties**

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N0ET01830000016100000	ERF 161 of LEISURE BAY	SALTCOATS CRESCENT	1,033	Vacant Land	R105,000	
N0ET01830000016200000	ERF 162 of LEISURE BAY	SALTCOATS CRESCENT	1,178	Vacant Land	R116,000	
N0ET01830000016300000	ERF 163 of LEISURE BAY	SALTCOATS CRESCENT	1,197	Vacant Land	R118,000	
N0ET01830000016400000	ERF 164 of LEISURE BAY	SALTCOATS CRESCENT	1,219	Vacant Land	R119,000	
N0ET01830000016500000	ERF 165 of LEISURE BAY	SALTCOATS CRESCENT	1,233	Vacant Land	R120,000	
N0ET01830000016600000	ERF 166 of LEISURE BAY	SALTCOATS CRESCENT	1,284	Vacant Land	R124,000	
N0ET01830000016700000	ERF 167 of LEISURE BAY	SALTCOATS CRESCENT	1,024	Residential	R600,000	
N0ET01830000017400000	ERF 174 of LEISURE BAY	SALTCOATS CRESCENT	1,012	Vacant Land	R104,000	
N0ET01830000017500000	ERF 175 of LEISURE BAY	SALTCOATS CRESCENT	1,012	Vacant Land	R104,000	
N0ET01830000017600000	ERF 176 of LEISURE BAY	SALTCOATS CRESCENT	1,012	Vacant Land	R104,000	
N0ET01830000017700000	ERF 177 of LEISURE BAY	SALTCOATS CRESCENT	1,010	Residential	R949,000	
N0ET01830000017800000	ERF 178 of LEISURE BAY	SALTCOATS CRESCENT	1,135	Vacant Land	R113,000	
N0ET01830000017900000	ERF 179 of LEISURE BAY	SALTCOATS CRESCENT	1,187	Vacant Land	R117,000	
N0ET01830000018000000	ERF 180 of LEISURE BAY	BRISTOL AVENUE	1,408	Vacant Land	R133,000	
N0ET01830000018100000	ERF 181 of LEISURE BAY	BRISTOL AVENUE	1,213	Vacant Land	R119,000	
N0ET01830000018200000	ERF 182 of LEISURE BAY	BRISTOL AVENUE	1,128	Vacant Land	R112,000	
N0ET01830000018300000	ERF 183 of LEISURE BAY	BRISTOL AVENUE	1,069	Vacant Land	R108,000	
N0ET01830000018400000	ERF 184 of LEISURE BAY	BRISTOL AVENUE	1,056	Vacant Land	R107,000	
N0ET01830000018500000	ERF 185 of LEISURE BAY	BRISTOL AVENUE	1,034	Vacant Land	R105,000	
N0ET01830000018600000	ERF 186 of LEISURE BAY	BRISTOL AVENUE	1,087	Vacant Land	R109,000	
N0ET01830000018700000	ERF 187 of LEISURE BAY		12,119	Municipal	R145,000	
N0ET01830000018800000	ERF 188 of LEISURE BAY	SALTCOATS CRESCENT	1,905	Vacant Land	R167,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

PAGE NUMBER 9

Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000018900000	ERF 189 of LEISURE BAY	SALTCOATS CRESCENT	1,042	Vacant Land	R106,000	
N0ET01830000019000000	ERF 190 of LEISURE BAY	SALTCOATS CRESCENT	1,050	Vacant Land	R107,000	
N0ET01830000019100000	ERF 191 of LEISURE BAY	SALTCOATS CRESCENT	1,444	Residential	R770,000	
N0ET01830000019200000	ERF 192 of LEISURE BAY	TORQUAY AVENUE	1,076	Vacant Land	R109,000	
N0ET01830000019300000	ERF 193 of LEISURE BAY	TORQUAY AVENUE	1,101	Vacant Land	R110,000	
N0ET01830000019400000	ERF 194 of LEISURE BAY	TORQUAY AVENUE	1,134	Vacant Land	R113,000	
N0ET01830000019500000	ERF 195 of LEISURE BAY	TORQUAY AVENUE	1,264	Vacant Land	R122,000	
N0ET01830000019600000	ERF 196 of LEISURE BAY	TORQUAY AVENUE	1,331	Vacant Land	R127,000	
N0ET01830000019700000	ERF 197 of LEISURE BAY	DUNBAR CRESCENT	1,046	Vacant Land	R106,000	
N0ET01830000019800000	ERF 198 of LEISURE BAY	DUNBAR CRESCENT	654	Vacant Land	R75,000	
N0ET01830000019900000	ERF 199 of LEISURE BAY	DUNBAR CRESCENT	669	Vacant Land	R76,000	
N0ET01830000020000000	ERF 200 of LEISURE BAY	DUNBAR CRESCENT	1,071	Residential	R841,000	
N0ET01830000020100000	ERF 201 of LEISURE BAY	DUNBAR CRESCENT	1,245	Vacant Land	R123,000	
N0ET01830000020200000	ERF 202 of LEISURE BAY	DUNBAR CRESCENT	1,175	Residential	R998,000	
N0ET01830000020300000	ERF 203 of LEISURE BAY	DUNBAR CRESCENT	1,138	Vacant Land	R132,000	
N0ET01830000020400000	ERF 204 of LEISURE BAY	DUNBAR CRESCENT	1,093	Vacant Land	R110,000	
N0ET01830000020500000	ERF 205 of LEISURE BAY	DUNBAR CRESCENT	1,021	Vacant Land	R130,000	
N0ET01830000020600000	ERF 206 of LEISURE BAY	DUNBAR CRESCENT	1,022	Residential	R881,000	
N0ET01830000020700000	ERF 207 of LEISURE BAY	DUNBAR CRESCENT	1,015	Vacant Land	R106,000	
N0ET01830000020800000	ERF 208 of LEISURE BAY	DUNBAR CRESCENT	1,037	Vacant Land	R108,000	
N0ET01830000020900000	ERF 209 of LEISURE BAY	DUNBAR CRESCENT	1,021	Residential	R1,293,000	
N0ET01830000021000000	ERF 210 of LEISURE BAY	DUNBAR CRESCENT 210	1,092	Municipal	R112,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

PAGE NUMBER 10

Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000021100000	ERF 211 of LEISURE BAY	DUNBAR CRESCENT	1,061	Residential	R958,000	
N0ET01830000021200000	ERF 212 of LEISURE BAY	DUNBAR CRESCENT	1,098	Residential	R1,160,000	
N0ET01830000021300000	ERF 213 of LEISURE BAY	DUNBAR CRESCENT	1,046	Residential	R1,115,000	
N0ET01830000021400000	ERF 214 of LEISURE BAY	DUNBAR CRESCENT	1,035	Vacant Land	R114,000	
N0ET01830000021500000	ERF 215 of LEISURE BAY	DUNBAR CRESCENT	1,153	Residential	R1,105,000	
N0ET01830000021600000	ERF 216 of LEISURE BAY	DUNBAR CRESCENT	1,766	Vacant Land	R170,000	
N0ET01830000021700000	ERF 217 of LEISURE BAY	DUNBAR CRESCENT	1,446	Residential	R147,000	
N0ET01830000021800000	ERF 218 of LEISURE BAY	KIRKCALDY AVENUE	1,272	Vacant Land	R130,000	
N0ET01830000021900000	ERF 219 of LEISURE BAY	KIRKCALDY AVENUE	1,227	Vacant Land	R120,000	
N0ET01830000022000000	ERF 220 of LEISURE BAY	DEAL CRESCENT	1,212	Vacant Land	R128,000	
N0ET01830000022100000	ERF 221 of LEISURE BAY	DEAL CRESCENT	1,207	Vacant Land	R128,000	
N0ET01830000022200000	ERF 222 of LEISURE BAY	DEAL CRESCENT	1,113	Vacant Land	R120,000	
N0ET01830000022300000	ERF 223 of LEISURE BAY	DEAL CRESCENT	1,078	Residential	R497,000	
N0ET01830000022400000	ERF 224 of LEISURE BAY	DEAL CRESCENT	1,082	Vacant Land	R111,000	
N0ET01830000022500000	ERF 225 of LEISURE BAY	DEAL CRESCENT	1,231	Vacant Land	R120,000	
N0ET01830000022600000	ERF 226 of LEISURE BAY	DEAL CRESCENT	1,638	Vacant Land	R152,000	
N0ET01830000022700000	ERF 227 of LEISURE BAY	DEAL CRESCENT	1,187	Residential	R583,000	
N0ET01830000022800000	ERF 228 of LEISURE BAY	DEAL CRESCENT	1,244	Vacant Land	R123,000	
N0ET01830000022900000	ERF 229 of LEISURE BAY	DEAL CRESCENT	1,188	Vacant Land	R119,000	
N0ET01830000023000000	ERF 230 of LEISURE BAY	DEAL CRESCENT	1,238	Vacant Land	R123,000	
N0ET01830000023100000	ERF 231 of LEISURE BAY	DEAL CRESCENT	1,246	Vacant Land	R123,000	
N0ET01830000023200000	ERF 232 of LEISURE BAY	DEAL CRESCENT	1,250	Vacant Land	R124,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000023300000	ERF 233 of LEISURE BAY	DEAL CRESCENT	1,205	Vacant Land	R121,000	
N0ET01830000023400000	ERF 234 of LEISURE BAY	DEAL CRESCENT	1,302	Vacant Land	R128,000	
N0ET01830000023500000	ERF 235 of LEISURE BAY	DEAL CRESCENT	1,525	Vacant Land	R144,000	
N0ET01830000023600000	ERF 236 of LEISURE BAY		6,468	Municipal	R0	
N0ET01830000023700000	ERF 237 of LEISURE BAY	WORTHING AVENUE	1,060	Vacant Land	R109,000	
N0ET01830000023800000	ERF 238 of LEISURE BAY	WORTHING AVENUE	1,015	Vacant Land	R106,000	
N0ET01830000023900000	ERF 239 of LEISURE BAY	WORTHING AVENUE	1,018	Vacant Land	R106,000	
N0ET01830000024000000	ERF 240 of LEISURE BAY	WORTHING AVENUE	1,020	Residential	R792,000	
N0ET01830000024100000	ERF 241 of LEISURE BAY	WORTHING AVENUE	1,019	Vacant Land	R106,000	
N0ET01830000024200000	ERF 242 of LEISURE BAY	WORTHING AVENUE	1,141	Vacant Land	R116,000	
N0ET01830000024300000	ERF 243 of LEISURE BAY	WORTHING AVENUE	1,055	Vacant Land	R109,000	
N0ET01830000024400000	ERF 244 of LEISURE BAY	WORTHING AVENUE	1,024	Vacant Land	R106,000	
N0ET01830000024500000	ERF 245 of LEISURE BAY	WORTHING AVENUE	1,076	Residential	R912,000	
N0ET01830000024600000	ERF 246 of LEISURE BAY	WORTHING AVENUE	1,062	Vacant Land	R110,000	
N0ET01830000024700000	ERF 247 of LEISURE BAY	WORTHING AVENUE	1,247	Residential	R978,000	
N0ET01830000024800000	ERF 248 of LEISURE BAY	WORTHING AVENUE	1,268	Residential	R696,000	
N0ET01830000024900000	ERF 249 of LEISURE BAY	WORTHING AVENUE	1,606	Residential	R1,008,000	
N0ET01830000025000000	ERF 250 of LEISURE BAY	SHERINGHAM CRESCENT	1,343	Vacant Land	R131,000	
N0ET01830000025100000	ERF 251 of LEISURE BAY	SHERRINGHAM CRESCENT	1,323	Residential	R1,063,000	
N0ET01830000025200000	ERF 252 of LEISURE BAY	SHERINGHAM CRESCENT	1,324	Residential	R669,000	
N0ET01830000025300000	ERF 253 of LEISURE BAY	SHERINGHAM CRESCENT	1,455	Residential	R680,000	
N0ET01830000025400000	ERF 254 of LEISURE BAY	SHERINGHAM CRESCENT	1,374	Vacant Land	R133,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000025500000	ERF 255 of LEISURE BAY	SHERINGHAM CRESCENT	1,404	Vacant Land	R135,000	
N0ET01830000025600000	ERF 256 of LEISURE BAY	SHERINGHAM CRESCENT	1,395	Vacant Land	R134,000	
N0ET01830000025700000	ERF 257 of LEISURE BAY	SHERINGHAM CRESCENT	1,415	Vacant Land	R136,000	
N0ET01830000025800000	ERF 258 of LEISURE BAY	SHERINGHAM CRESCENT	1,386	Vacant Land	R134,000	
N0ET01830000025900000	ERF 259 of LEISURE BAY	SHERINGHAM CRESCENT	1,386	Vacant Land	R134,000	
N0ET01830000026000000	ERF 260 of LEISURE BAY	SHERINGHAM CRESCENT	1,386	Vacant Land	R134,000	
N0ET01830000026100000	ERF 261 of LEISURE BAY	SHERRINGHAM CRESCENT 261	1,386	Municipal	R131,000	
N0ET01830000026200000	ERF 262 of LEISURE BAY		3,249	Vacant Land	R179,000	
N0ET01830000026300000	ERF 263 of LEISURE BAY	TORQUAY AVENUE	584	Vacant Land	R69,000	
N0ET01830000026400000	ERF 264 of LEISURE BAY	TORQUAY AVENUE	556	Vacant Land	R66,000	
N0ET01830000026500000	ERF 265 of LEISURE BAY	TORQUAY AVENUE	525	Vacant Land	R65,000	
N0ET01830000026600000	ERF 266 of LEISURE BAY	LLANDUDNO AVENUE	1,120	Vacant Land	R112,000	
N0ET01830000026700000	ERF 267 of LEISURE BAY		1,030	Vacant Land	R107,000	
N0ET01830000026800000	ERF 268 of LEISURE BAY		1,035	Vacant Land	R107,000	
N0ET01830000026900000	ERF 269 of LEISURE BAY		1,022	Vacant Land	R106,000	
N0ET01830000027000000	ERF 270 of LEISURE BAY		1,026	Vacant Land	R107,000	
N0ET01830000027400000	ERF 274 of LEISURE BAY		1,033	Vacant Land	R107,000	
N0ET01830000027500000	ERF 275 of LEISURE BAY		1,053	Vacant Land	R109,000	
N0ET01830000027600000	ERF 276 of LEISURE BAY		1,156	Vacant Land	R117,000	
N0ET01830000027700000	ERF 277 of LEISURE BAY		1,682	Vacant Land	R155,000	
N0ET01830000027800000	ERF 278 of LEISURE BAY		1,517	Vacant Land	R143,000	
N0ET01830000028100000	ERF 281 of LEISURE BAY	LLANDUDNO AVENUE	1,070	Vacant Land	R176,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000028200000	ERF 282 of LEISURE BAY	LLANDUDNO CIRCLE	1,438	Residential	R1,401,000	
N0ET01830000028500000	ERF 285 of LEISURE BAY		1,429	Vacant Land	R137,000	
N0ET01830000028600000	ERF 286 of LEISURE BAY		1,314	Vacant Land	R129,000	
N0ET01830000028700000	ERF 287 of LEISURE BAY		1,080	Vacant Land	R111,000	
N0ET01830000028800000	ERF 288 of LEISURE BAY		1,138	Vacant Land	R115,000	
N0ET01830000028900000	ERF 289 of LEISURE BAY		1,197	Vacant Land	R120,000	
N0ET01830000029000000	ERF 290 of LEISURE BAY	LLANDUDNO CIRCLE	1,288	Vacant Land	R127,000	
N0ET01830000029100000	ERF 291 of LEISURE BAY	LLANDUDNO AVENUE	1,225	Vacant Land	R122,000	
N0ET01830000029200000	ERF 292 of LEISURE BAY		1,347	Vacant Land	R131,000	
N0ET01830000029300000	ERF 293 of LEISURE BAY		1,416	Vacant Land	R136,000	
N0ET01830000029400000	ERF 294 of LEISURE BAY		1,296	Vacant Land	R127,000	
N0ET01830000029500000	ERF 295 of LEISURE BAY		2,717	Vacant Land	R222,000	
N0ET01830000029600000	ERF 296 of LEISURE BAY		2,340	Vacant Land	R198,000	
N0ET01830000029700000	ERF 297 of LEISURE BAY		1,014	Vacant Land	R106,000	
N0ET01830000029800000	ERF 298 of LEISURE BAY		1,012	Vacant Land	R106,000	
N0ET01830000029900000	ERF 299 of LEISURE BAY		1,080	Vacant Land	R106,000	
N0ET01830000030000000	ERF 300 of LEISURE BAY		1,012	Vacant Land	R106,000	
N0ET01830000030300000	ERF 303 of LEISURE BAY		1,024	Vacant Land	R107,000	
N0ET01830000030400000	ERF 304 of LEISURE BAY		1,073	Vacant Land	R110,000	
N0ET01830000030500000	ERF 305 of LEISURE BAY		1,203	Vacant Land	R120,000	
N0ET01830000030600000	ERF 306 of LEISURE BAY	TORQUAY AV ENUE	1,412	Residential	R701,000	
N0ET01830000030700000	ERF 307 of LEISURE BAY		1,054	Vacant Land	R107,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000030800000	ERF 308 of LEISURE BAY	Lot 308 Bristol avenue	1,261	Residential	R967,000	
N0ET01830000030800001	Portion 1 of ERF 308 of LEISURE BAY	0 0	1,099	Vacant Land	R110,000	
N0ET01830000030900000	ERF 309 of LEISURE BAY		1,017	Residential	R770,000	
N0ET01830000031000000	ERF 310 of LEISURE BAY		1,165	Residential	R910,000	
N0ET01830000031100000	ERF 311 of LEISURE BAY		1,177	Residential	R855,000	
N0ET01830000031200000	ERF 312 of LEISURE BAY		1,253	Vacant Land	R122,000	
N0ET01830000031300000	ERF 313 of LEISURE BAY		1,438	Residential	R1,036,000	
N0ET01830000031400000	ERF 314 of LEISURE BAY		1,322	Residential	R900,000	
N0ET01830000031500000	ERF 315 of LEISURE BAY		1,240	Vacant Land	R121,000	
N0ET01830000031600000	ERF 316 of LEISURE BAY		1,265	Residential	R962,000	
N0ET01830000031700000	ERF 317 of LEISURE BAY	BRISTOL AVENUE	1,488	Vacant Land	R138,000	
N0ET01830000031900000	ERF 319 of LEISURE BAY		1,248	Vacant Land	R121,000	
N0ET01830000032000000	ERF 320 of LEISURE BAY	NEW HAVEN AVENUE	1,066	Vacant Land	R108,000	
N0ET01830000032100000	ERF 321 of LEISURE BAY		1,086	Vacant Land	R109,000	
N0ET01830000032200000	ERF 322 of LEISURE BAY		1,082	Residential	R1,065,000	
N0ET01830000032300000	ERF 323 of LEISURE BAY		1,147	Vacant Land	R114,000	
N0ET01830000032400000	ERF 324 of LEISURE BAY	NEW HAVEN AVENUE	1,142	Vacant Land	R113,000	
N0ET01830000032500000	ERF 325 of LEISURE BAY	HAVEN AVENUE 325	1,130	Vacant Land	R113,000	
N0ET01830000032600000	ERF 326 of LEISURE BAY		1,342	Vacant Land	R128,000	
N0ET01830000032700000	ERF 327 of LEISURE BAY		1,206	Vacant Land	R118,000	
N0ET01830000032800000	ERF 328 of LEISURE BAY		1,230	Vacant Land	R120,000	
N0ET01830000032900000	ERF 329 of LEISURE BAY		1,264	Vacant Land	R122,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000033000000	ERF 330 of LEISURE BAY		1,178	Residential	R780,000	
N0ET01830000033100000	ERF 331 of LEISURE BAY		1,333	Vacant Land	R127,000	
N0ET01830000033200000	ERF 332 of LEISURE BAY		1,504	Vacant Land	R140,000	
N0ET01830000033300000	ERF 333 of LEISURE BAY		1,104	Vacant Land	R105,000	
N0ET01830000033400000	ERF 334 of LEISURE BAY		1,054	Residential	R781,000	
N0ET01830000033500000	ERF 335 of LEISURE BAY	LLUNDUDNO ROAD 335	1,030	Residential	R748,000	
N0ET01830000033600000	ERF 336 of LEISURE BAY		1,034	Residential	R750,000	
N0ET01830000033700000	ERF 337 of LEISURE BAY		1,047	Vacant Land	R124,000	
N0ET01830000033800000	ERF 338 of LEISURE BAY		1,024	Vacant Land	R107,000	
N0ET01830000033900000	ERF 339 of LEISURE BAY		1,034	Residential	R1,541,000	
N0ET01830000034000000	ERF 340 of LEISURE BAY		1,037	Vacant Land	R123,000	
N0ET01830000034100000	ERF 341 of LEISURE BAY		1,036	Vacant Land	R105,000	
N0ET01830000034200000	ERF 342 of LEISURE BAY		1,042	Vacant Land	R106,000	
N0ET01830000034300000	ERF 343 of LEISURE BAY		1,033	Vacant Land	R107,000	
N0ET01830000034400000	ERF 344 of LEISURE BAY	LLANDUDNO CIRCLE	1,116	Vacant Land	R114,000	
N0ET01830000034500000	ERF 345 of LEISURE BAY		1,111	Residential	R846,000	
N0ET01830000034600000	ERF 346 of LEISURE BAY		1,116	Residential	R776,000	
N0ET01830000034700000	ERF 347 of LEISURE BAY	LLANDUDNO CIRCLE	1,041	Residential	R893,000	
N0ET01830000034800000	ERF 348 of LEISURE BAY		1,054	Residential	R627,000	
N0ET01830000034900000	ERF 349 of LEISURE BAY		1,051	Residential	R809,000	
N0ET01830000035000000	ERF 350 of LEISURE BAY		1,018	Vacant Land	R106,000	
N0ET01830000035100000	ERF 351 of LEISURE BAY	LLANDUDNO 351	1,016	Residential	R759,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000035200000	ERF 352 of LEISURE BAY		1,009	Residential	R1,019,000	
N0ET01830000035300000	ERF 353 of LEISURE BAY		1,036	Vacant Land	R125,000	
N0ET01830000035400000	ERF 354 of LEISURE BAY		1,026	Vacant Land	R124,000	
N0ET01830000035700000	ERF 357 of LEISURE BAY		1,023	Residential	R1,028,000	
N0ET01830000035800000	ERF 358 of LEISURE BAY	LLANDUDNO CIRCLE	1,051	Vacant Land	R109,000	
N0ET01830000035900000	ERF 359 of LEISURE BAY	PENZANCE AVENUE	1,017	Vacant Land	R104,000	
N0ET01830000036000000	ERF 360 of LEISURE BAY		1,013	Vacant Land	R104,000	
N0ET01830000036100000	ERF 361 of LEISURE BAY		1,028	Vacant Land	R105,000	
N0ET01830000036200000	ERF 362 of LEISURE BAY		1,028	Vacant Land	R105,000	
N0ET01830000036300000	ERF 363 of LEISURE BAY		1,037	Residential	R680,000	
N0ET01830000036400000	ERF 364 of LEISURE BAY		1,019	Vacant Land	R104,000	
N0ET01830000036500000	ERF 365 of LEISURE BAY		1,026	Vacant Land	R105,000	
N0ET01830000036600000	ERF 366 of LEISURE BAY		1,050	Vacant Land	R107,000	
N0ET01830000036700000	ERF 367 of LEISURE BAY		1,235	Vacant Land	R120,000	
N0ET01830000036800000	ERF 368 of LEISURE BAY		1,041	Residential	R788,000	
N0ET01830000037100000	ERF 371 of LEISURE BAY		1,045	Vacant Land	R106,000	
N0ET01830000037200000	ERF 372 of LEISURE BAY		1,048	Vacant Land	R106,000	
N0ET01830000037300000	ERF 373 of LEISURE BAY		1,043	Vacant Land	R106,000	
N0ET01830000037400000	ERF 374 of LEISURE BAY	SEAFORD ROAD 307	1,046	Vacant Land	R106,000	
N0ET01830000037500000	ERF 375 of LEISURE BAY		1,020	Residential	R714,000	
N0ET01830000037600000	ERF 376 of LEISURE BAY		1,015	Residential	R915,000	
N0ET01830000037700000	ERF 377 of LEISURE BAY		1,342	Residential	R1,240,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000037800000	ERF 378 of LEISURE BAY		1,179	Vacant Land	R116,000	
N0ET01830000037900000	ERF 379 of LEISURE BAY		1,139	Vacant Land	R113,000	
N0ET01830000038000000	ERF 380 of LEISURE BAY		1,129	Vacant Land	R112,000	
N0ET01830000038100000	ERF 381 of LEISURE BAY		1,149	Residential	R1,164,000	
N0ET01830000038200000	ERF 382 of LEISURE BAY	SEAFORD AVENUE	1,118	Residential	R528,000	
N0ET01830000038300000	ERF 383 of LEISURE BAY	SEAFORD ROAD	1,316	Vacant Land	R126,000	
N0ET01830000038400000	ERF 384 of LEISURE BAY		551	Residential	R767,000	
N0ET01830000038500000	ERF 385 of LEISURE BAY	TORQUAY AVENUE	562	Vacant Land	R67,000	
N0ET01830000038600000	ERF 386 of LEISURE BAY		1,118	Residential	R732,000	
N0ET01830000038700000	ERF 387 of LEISURE BAY	PORTOBELLO ROAD	1,051	Residential	R1,025,000	
N0ET01830000038800000	ERF 388 of LEISURE BAY		1,016	Residential	R620,000	
N0ET01830000038900000	ERF 389 of LEISURE BAY	PORTOBELLO ROAD	1,085	Vacant Land	R109,000	
N0ET01830000039000000	ERF 390 of LEISURE BAY		1,120	Residential	R450,000	
N0ET01830000039100000	ERF 391 of LEISURE BAY		1,120	Residential	R1,244,000	
N0ET01830000039200000	ERF 392 of LEISURE BAY	PENZANCE AVENUE	1,122	Vacant Land	R112,000	
N0ET01830000039300000	ERF 393 of LEISURE BAY	PENZANCE AVENUE	1,119	Vacant Land	R112,000	
N0ET01830000039400000	ERF 394 of LEISURE BAY		1,105	Vacant Land	R111,000	
N0ET01830000039500000	ERF 395 of LEISURE BAY		1,092	Vacant Land	R110,000	
N0ET01830000039600000	ERF 396 of LEISURE BAY		1,095	Residential	R967,000	
N0ET01830000039700000	ERF 397 of LEISURE BAY		1,152	Vacant Land	R109,000	
N0ET01830000039800000	ERF 398 of LEISURE BAY		1,068	Residential	R720,000	
N0ET01830000039900000	ERF 399 of LEISURE BAY		1,063	Residential	R1,059,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000004000000	ERF 400 of LEISURE BAY		1,060	Residential	R865,000	
N0ET01830000040100000	ERF 401 of LEISURE BAY		1,078	Residential	R759,000	
N0ET01830000040200000	ERF 402 of LEISURE BAY		1,016	Vacant Land	R140,000	
N0ET01830000040500000	ERF 405 of LEISURE BAY		1,015	Vacant Land	R135,000	
N0ET01830000040600000	ERF 406 of LEISURE BAY	NOT SUPPLIED 1709	1,015	Vacant Land	R140,000	
N0ET01830000040700000	ERF 407 of LEISURE BAY		1,015	Vacant Land	R140,000	
N0ET01830000040800000	ERF 408 of LEISURE BAY		1,015	Vacant Land	R270,000	
N0ET01830000040900000	ERF 409 of LEISURE BAY		1,015	Vacant Land	R140,000	
N0ET01830000041000000	ERF 410 of LEISURE BAY		1,014	Residential	R976,000	
N0ET01830000041100000	ERF 411 of LEISURE BAY		1,014	Residential	R940,000	
N0ET01830000042200000	ERF 411 of LEISURE BAY		1,076	Residential	R841,000	
N0ET01830000041200000	ERF 412 of LEISURE BAY		1,102	Residential	R1,363,000	
N0ET01830000041300000	ERF 413 of LEISURE BAY		1,065	Residential	R940,000	
N0ET01830000041400000	ERF 414 of LEISURE BAY		1,288	Vacant Land	R103,000	
N0ET01830000041500000	ERF 415 of LEISURE BAY		1,033	Residential	R760,000	
N0ET01830000041600000	ERF 416 of LEISURE BAY		1,041	Vacant Land	R140,000	
N0ET01830000041900000	ERF 419 of LEISURE BAY		1,097	Vacant Land	R145,000	
N0ET01830000042000000	ERF 420 of LEISURE BAY		1,274	Vacant Land	R165,000	
N0ET01830000042100000	ERF 421 of LEISURE BAY		1,093	Residential	R704,000	
N0ET01830000042300000	ERF 423 of LEISURE BAY		1,263	Vacant Land	R160,000	
N0ET01830000042400000	ERF 424 of LEISURE BAY	PORTOBELLO AVENUE	1,131	Residential	R891,000	
N0ET01830000042500000	ERF 425 of LEISURE BAY	PORTOBELLO AVENUE	501	Vacant Land	R50,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000042600000	ERF 426 of LEISURE BAY	MAIN ROAD 426	541	Municipal	R172,000	
N0ET01830000042700000	ERF 427 of LEISURE BAY		1,176	Vacant Land	R155,000	
N0ET01830000042800000	ERF 428 of LEISURE BAY	MAIN ROAD 428	1,118	Municipal	R150,000	
N0ET01830000042900000	ERF 429 of LEISURE BAY		1,146	Vacant Land	R150,000	
N0ET01830000043000000	ERF 430 of LEISURE BAY		1,047	Vacant Land	R140,000	
N0ET01830000043100000	ERF 431 of LEISURE BAY		1,256	Vacant Land	R160,000	
N0ET01830000043200000	ERF 432 of LEISURE BAY		1,120	Residential	R1,135,000	
N0ET01830000043300000	ERF 433 of LEISURE BAY		1,021	Vacant Land	R140,000	
N0ET01830000043400000	ERF 434 of LEISURE BAY	MAIN ROAD 434	11,272	Municipal	R375,000	
N0ET01830000043500000	ERF 435 of LEISURE BAY		479	Vacant Land	R80,000	
N0ET01830000043600000	ERF 436 of LEISURE BAY		485	Vacant Land	R80,000	
N0ET01830000043700000	ERF 437 of LEISURE BAY		485	Vacant Land	R80,000	
N0ET01830000043800000	ERF 438 of LEISURE BAY		485	Residential	R696,000	
N0ET01830000043900000	ERF 439 of LEISURE BAY		485	Residential	R453,000	
N0ET01830000044000000	ERF 440 of LEISURE BAY		532	Residential	R760,000	
N0ET01830000044100000	ERF 441 of LEISURE BAY		21,654	Municipal	R503,000	
N0ET01830000044200000	ERF 442 of LEISURE BAY		1,026	Vacant Land	R140,000	
N0ET01830000044300000	ERF 443 of LEISURE BAY		1,053	Residential	R909,000	
N0ET01830000044400000	ERF 444 of LEISURE BAY		1,199	Residential	R517,000	
N0ET01830000044500000	ERF 445 of LEISURE BAY		1,097	Residential	R869,000	
N0ET01830000044600000	ERF 446 of LEISURE BAY		1,055	Residential	R741,000	
N0ET01830000044700000	ERF 447 of LEISURE BAY		1,101	Residential	R970,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000044800000	ERF 448 of LEISURE BAY		2,181	Residential	R785,000	
N0ET01830000044900000	ERF 449 of LEISURE BAY	Erf 449 of LEISURE BAY	1,196	Municipal	R105,000	
N0ET01830000045000000	ERF 450 of LEISURE BAY	HOVE CRESCENT	1,634	Residential	R900,000	
N0ET01830000045100000	ERF 451 of LEISURE BAY	PLYMOUTH AVENUE	1,372	Residential	R700,000	
N0ET01830000045200000	ERF 452 of LEISURE BAY	HOVE CRESCENT	1,553	Vacant Land	R190,000	
N0ET01830000045300000	ERF 453 of LEISURE BAY	WORTHING AVENUE	1,521	Vacant Land	R185,000	
N0ET01830000045400000	ERF 454 of LEISURE BAY	WORTHING AVENUE	2,341	Residential	R1,026,000	
N0ET01830000045500000	ERF 455 of LEISURE BAY	WORTHING AVENUE	2,340	Vacant Land	R255,000	
N0ET01830000045600000	ERF 456 of LEISURE BAY	WORTHING AVENUE	2,418	Vacant Land	R265,000	
N0ET01830000045700000	ERF 457 of LEISURE BAY	Erf 457 of LEISURE BAY	3,036	Municipal	R135,000	
N0ET01830000045800000	ERF 458 of LEISURE BAY	HOVE CRESCENT	1,750	Vacant Land	R205,000	
N0ET01830000045900000	ERF 459 of LEISURE BAY	HOVE CRESCENT	1,174	Vacant Land	R155,000	
N0ET01830000046000000	ERF 460 of LEISURE BAY		1,188	Residential	R838,000	
N0ET01830000046200000	ERF 462 of LEISURE BAY	HOVE CRESCENT 462	1,080	Residential	R963,000	
N0ET01830000046300000	ERF 463 of LEISURE BAY		1,126	Vacant Land	R150,000	
N0ET01830000046400000	ERF 464 of LEISURE BAY		1,015	Residential	R899,000	
N0ET01830000046500000	ERF 465 of LEISURE BAY		1,012	Vacant Land	R135,000	
N0ET01830000046600000	ERF 466 of LEISURE BAY		1,012	Vacant Land	R135,000	
N0ET01830000046700000	ERF 467 of LEISURE BAY		1,012	Vacant Land	R135,000	
N0ET01830000046800000	ERF 468 of LEISURE BAY		1,012	Residential	R991,000	
N0ET01830000046900000	ERF 469 of LEISURE BAY	HOVE CRESCENT 469	1,012	Residential	R887,000	
N0ET01830000047000000	ERF 470 of LEISURE BAY		1,012	Residential	R1,034,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000047100000	ERF 471 of LEISURE BAY	HOVE CRESENT 471	1,013	Residential	R1,156,000	
N0ET01830000047200000	ERF 472 of LEISURE BAY	HOVE CRESCENT 472	1,012	Residential	R1,287,000	
N0ET01830000047300000	ERF 473 of LEISURE BAY	HOVE CRESCENT	1,019	Residential	R1,113,000	
N0ET01830000047400000	ERF 474 of LEISURE BAY		1,010	Residential	R1,150,000	
N0ET01830000047500000	ERF 475 of LEISURE BAY	HOVE CRESCENT 475	1,019	Residential	R1,320,000	
N0ET01830000047600000	ERF 476 of LEISURE BAY		1,017	Residential	R1,560,000	
N0ET01830000047700000	ERF 477 of LEISURE BAY		1,029	Residential	R1,629,000	
N0ET01830000047800000	ERF 478 of LEISURE BAY		1,207	Vacant Land	R155,000	
N0ET01830000048100000	ERF 481 of LEISURE BAY		1,081	Residential	R1,090,000	
N0ET01830000048200000	ERF 482 of LEISURE BAY		1,059	Vacant Land	R140,000	
N0ET01830000048300000	ERF 483 of LEISURE BAY		1,189	Residential	R1,034,000	
N0ET01830000048400000	ERF 484 of LEISURE BAY		1,292	Residential	R882,000	
N0ET01830000048500000	ERF 485 of LEISURE BAY		1,253	Residential	R920,000	
N0ET01830000048600000	ERF 486 of LEISURE BAY		1,231	Residential	R920,000	
N0ET01830000048700000	ERF 487 of LEISURE BAY	PLYMOUTH 487	1,076	Residential	R936,000	
N0ET01830000048800000	ERF 488 of LEISURE BAY		1,166	Vacant Land	R150,000	
N0ET01830000048900000	ERF 489 of LEISURE BAY	SHERINGHAM CRESCENT 489	1,269	Residential	R935,000	
N0ET01830000049000000	ERF 490 of LEISURE BAY		1,272	Residential	R792,000	
N0ET01830000049100000	ERF 491 of LEISURE BAY		1,602	Residential	R1,257,000	
N0ET01830000049200000	ERF 492 of LEISURE BAY	SHERRINGHAM CRESCENT	2,119	Vacant Land	R240,000	
N0ET01830000049300000	ERF 493 of LEISURE BAY		1,295	Vacant Land	R165,000	
N0ET01830000049400000	ERF 494 of LEISURE BAY		1,286	Residential	R850,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000049500000	ERF 495 of LEISURE BAY		1,233	Residential	R1,024,000	
N0ET01830000049600000	ERF 496 of LEISURE BAY		1,075	Residential	R1,048,000	
N0ET01830000049700000	ERF 497 of LEISURE BAY		1,166	Vacant Land	R155,000	
N0ET01830000049800000	ERF 498 of LEISURE BAY		2,356	Residential	R2,196,000	
N0ET01830000049900000	ERF 499 of LEISURE BAY		1,047	Residential	R1,386,000	
N0ET01830000050000000	ERF 500 of LEISURE BAY		1,055	Residential	R1,467,000	
N0ET01830000050100000	ERF 501 of LEISURE BAY		1,023	Residential	R1,490,000	
N0ET01830000050200000	ERF 502 of LEISURE BAY		1,118	Residential	R1,330,000	
N0ET01830000050300000	ERF 503 of LEISURE BAY		1,154	Residential	R1,383,000	
N0ET01830000050600000	ERF 506 of LEISURE BAY		1,015	Residential	R2,016,000	
N0ET01830000050700000	ERF 507 of LEISURE BAY		1,023	Residential	R1,409,000	
N0ET01830000050800000	ERF 508 of LEISURE BAY		922	Residential	R1,118,000	
N0ET01830000050900000	ERF 509 of LEISURE BAY		1,062	Vacant Land	R145,000	
N0ET01830000051000000	ERF 510 of LEISURE BAY		1,046	Residential	R950,000	
N0ET01830000051100000	ERF 511 of LEISURE BAY	SEATON AVENUE 511	1,020	Residential	R1,180,000	
N0ET01830000051200000	ERF 512 of LEISURE BAY		1,037	Residential	R1,096,000	
N0ET01830000051300000	ERF 513 of LEISURE BAY		1,096	Residential	R895,000	
N0ET01830000051400000	ERF 514 of LEISURE BAY	SEATON AVENUE	1,055	Residential	R928,000	
N0ET01830000051500000	ERF 515 of LEISURE BAY		1,357	Residential	R1,463,000	
N0ET01830000051600000	ERF 516 of LEISURE BAY		11,842	Municipal	R579,000	
N0ET01830000051700000	ERF 517 of LEISURE BAY		1,089	Residential	R1,087,000	
N0ET01830000051800000	ERF 518 of LEISURE BAY		1,114	Vacant Land	R145,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000051900000	ERF 519 of LEISURE BAY		1,046	Residential	R1,480,000	
N0ET01830000052000000	ERF 520 of LEISURE BAY		1,023	Residential	R1,163,000	
N0ET01830000052100000	ERF 521 of LEISURE BAY		1,014	Vacant Land	R140,000	
N0ET01830000052200000	ERF 522 of LEISURE BAY		1,013	Residential	R1,249,000	
N0ET01830000052300000	ERF 523 of LEISURE BAY		1,019	Residential	R1,029,000	
N0ET01830000052400000	ERF 524 of LEISURE BAY		1,011	Residential	R932,000	
N0ET01830000052500000	ERF 525 of LEISURE BAY		1,029	Residential	R1,098,000	
N0ET01830000052600000	ERF 526 of LEISURE BAY		1,109	Residential	R1,199,000	
N0ET01830000052700000	ERF 527 of LEISURE BAY	527 SHERINGHEM CRESCENT	1,114	Residential	R1,382,000	
N0ET01830000052800000	ERF 528 of LEISURE BAY		1,116	Vacant Land	R150,000	
N0ET01830000052900000	ERF 529 of LEISURE BAY		1,194	Residential	R840,000	
N0ET01830000053000000	ERF 530 of LEISURE BAY		1,129	Residential	R860,000	
N0ET01830000053100000	ERF 531 of LEISURE BAY		1,104	Residential	R860,000	
N0ET01830000053200000	ERF 532 of LEISURE BAY		1,248	Vacant Land	R160,000	
N0ET01830000053300000	ERF 533 of LEISURE BAY		11,963	Residential	R0	Now SS PETER PAN PLACE
N0ET01830000053400000	ERF 534 of LEISURE BAY		519	Residential	R981,000	
N0ET01830000053500000	ERF 535 of LEISURE BAY		494	Vacant Land	R80,000	
N0ET01830000053600000	ERF 536 of LEISURE BAY	SHERRINGHAM CRESCENT	1,016	Residential	R1,216,000	
N0ET01830000053700000	ERF 537 of LEISURE BAY		1,015	Residential	R970,000	
N0ET01830000053800000	ERF 538 of LEISURE BAY		1,016	Vacant Land	R135,000	
N0ET01830000053900000	ERF 539 of LEISURE BAY		1,015	Vacant Land	R140,000	
N0ET01830000054000000	ERF 540 of LEISURE BAY	SHERRINGHAM CRESCENT	1,089	Vacant Land	R140,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000054100000	ERF 541 of LEISURE BAY		1,017	Vacant Land	R140,000	
N0ET01830000054200000	ERF 542 of LEISURE BAY		1,046	Residential	R1,265,000	
N0ET01830000054300000	ERF 543 of LEISURE BAY		1,148	Residential	R840,000	
N0ET01830000054400000	ERF 544 of LEISURE BAY		1,110	Residential	R1,089,000	
N0ET01830000054500000	ERF 545 of LEISURE BAY		1,123	Residential	R980,000	
N0ET01830000054800000	ERF 548 of LEISURE BAY		1,079	Residential	R741,000	
N0ET01830000054900000	ERF 549 of LEISURE BAY		1,014	Residential	R1,160,000	
N0ET01830000055000000	ERF 550 of LEISURE BAY		1,012	Residential	R1,107,000	
N0ET01830000055100000	ERF 551 of LEISURE BAY		1,034	Residential	R950,000	
N0ET01830000055200000	ERF 552 of LEISURE BAY		1,051	Residential	R1,395,000	
N0ET01830000055300000	ERF 553 of LEISURE BAY		1,018	Vacant Land	R140,000	
N0ET01830000055400000	ERF 554 of LEISURE BAY		1,025	Residential	R913,000	
N0ET01830000055500000	ERF 555 of LEISURE BAY		1,056	Residential	R1,030,000	
N0ET01830000055600000	ERF 556 of LEISURE BAY		1,009	Residential	R1,690,000	
N0ET01830000055700000	ERF 557 of LEISURE BAY		1,051	Business and Commercial	R1,177,000	
N0ET01830000055800000	ERF 558 of LEISURE BAY		1,066	Vacant Land	R145,000	
N0ET01830000055900000	ERF 559 of LEISURE BAY		1,033	Residential	R904,000	
N0ET01830000056100000	ERF 561 of LEISURE BAY		1,010	Residential	R1,000,000	
N0ET01830000056200000	ERF 562 of LEISURE BAY		1,028	Residential	R1,133,000	
N0ET01830000056300000	ERF 563 of LEISURE BAY		1,042	Residential	R910,000	
N0ET01830000056400000	ERF 564 of LEISURE BAY	ST IVES AVENUE	1,077	Residential	R820,000	
N0ET01830000056500000	ERF 565 of LEISURE BAY		1,054	Vacant Land	R140,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000056600000	ERF 566 of LEISURE BAY		1,130	Vacant Land	R150,000	
N0ET01830000056700000	ERF 567 of LEISURE BAY		1,017	Residential	R970,000	
N0ET01830000056800000	ERF 568 of LEISURE BAY		1,008	Residential	R684,000	
N0ET01830000056900000	ERF 569 of LEISURE BAY	SHERRINGHAM CRESCENT 569	1,012	Residential	R900,000	
N0ET01830000057000000	ERF 570 of LEISURE BAY	570 SHERINGHAM CIRCLE	1,088	Residential	R940,000	
N0ET01830000057100000	ERF 571 of LEISURE BAY		1,098	Residential	R1,034,000	
N0ET01830000057200000	ERF 572 of LEISURE BAY		1,059	Vacant Land	R145,000	
N0ET01830000057300000	ERF 573 of LEISURE BAY		1,047	Vacant Land	R140,000	
N0ET01830000057400000	ERF 574 of LEISURE BAY		1,073	Residential	R653,000	
N0ET01830000057500000	ERF 575 of LEISURE BAY	SHERRINGHAM CRESCENT	1,096	Residential	R850,000	
N0ET01830000057600000	ERF 576 of LEISURE BAY		504	Vacant Land	R170,000	
N0ET01830000057700000	ERF 577 of LEISURE BAY		494	Business and Commercial	R895,000	
N0ET01830000057800000	ERF 578 of LEISURE BAY		1,146	Residential	R711,000	
N0ET01830000057900000	ERF 579 of LEISURE BAY	SHERRINGHAM CRESCENT	1,092	Residential	R1,060,000	
N0ET01830000058000000	ERF 580 of LEISURE BAY		1,082	Residential	R1,519,000	
N0ET01830000058100000	ERF 581 of LEISURE BAY	SHERRINGHAM CRESCENT	1,098	Vacant Land	R145,000	
N0ET01830000058200000	ERF 582 of LEISURE BAY		1,094	Residential	R1,058,000	
N0ET01830000058300000	ERF 583 of LEISURE BAY		1,061	Vacant Land	R140,000	
N0ET01830000058400000	ERF 584 of LEISURE BAY		1,053	Residential	R900,000	
N0ET01830000058500000	ERF 585 of LEISURE BAY		1,022	Residential	R1,375,000	
N0ET01830000058800000	ERF 588 of LEISURE BAY		1,047	Vacant Land	R140,000	
N0ET01830000058900000	ERF 589 of LEISURE BAY		1,127	Residential	R1,110,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000059000000	ERF 590 of LEISURE BAY	SEATON AQVENUE	1,244	Residential	R1,250,000	
N0ET01830000059100000	ERF 591 of LEISURE BAY		1,199	Vacant Land	R155,000	
N0ET01830000059200000	ERF 592 of LEISURE BAY		1,082	Vacant Land	R145,000	
N0ET01830000059300000	ERF 593 of LEISURE BAY		1,082	Residential	R960,000	
N0ET01830000059400000	ERF 594 of LEISURE BAY		1,038	Residential	R1,232,000	
N0ET01830000059500000	ERF 595 of LEISURE BAY		1,102	Residential	R990,000	
N0ET01830000059600000	ERF 596 of LEISURE BAY	HASTINGS AVENUE	1,064	Residential	R954,000	
N0ET01830000059700000	ERF 597 of LEISURE BAY	SHERRINGHAM CRESCENT	1,343	Residential	R818,000	
N0ET01830000059800000	ERF 598 of LEISURE BAY		1,046	Vacant Land	R140,000	
N0ET01830000059900000	ERF 599 of LEISURE BAY		1,134	Vacant Land	R150,000	
N0ET01830000060000000	ERF 600 of LEISURE BAY		1,056	Vacant Land	R110,000	
N0ET01830000060100000	ERF 601 of LEISURE BAY		1,106	Residential	R910,000	
N0ET01830000060200000	ERF 602 of LEISURE BAY		1,079	Residential	R1,060,000	
N0ET01830000060300000	ERF 603 of LEISURE BAY		1,062	Residential	R981,000	
N0ET01830000060400000	ERF 604 of LEISURE BAY		1,095	Residential	R910,000	
N0ET01830000060500000	ERF 605 of LEISURE BAY		1,163	Vacant Land	R155,000	
N0ET01830000060600000	ERF 606 of LEISURE BAY	SEATON AVENUE	1,156	Vacant Land	R150,000	
N0ET01830000060700000	ERF 607 of LEISURE BAY		1,166	Residential	R788,000	
N0ET01830000060800000	ERF 608 of LEISURE BAY	PENZANCE AVENUE	1,065	Residential	R1,149,000	
N0ET01830000060900000	ERF 609 of LEISURE BAY	PENZANCE AVENUE	1,046	Vacant Land	R140,000	
N0ET01830000061000000	ERF 610 of LEISURE BAY	PENZANCE AVENUE	1,046	Vacant Land	R140,000	
N0ET01830000061100000	ERF 611 of LEISURE BAY		1,105	Vacant Land	R145,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

PAGE NUMBER 27

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000061200000	ERF 612 of LEISURE BAY		1,357	Vacant Land	R170,000	
N0ET01830000061300000	ERF 613 of LEISURE BAY		1,225	Vacant Land	R160,000	
N0ET01830000061400000	ERF 614 of LEISURE BAY		1,029	Residential	R1,518,000	
N0ET01830000061500000	ERF 615 of LEISURE BAY		1,052	Residential	R780,000	
N0ET01830000061800000	ERF 618 of LEISURE BAY	PENZANCE 618	1,030	Vacant Land	R140,000	
N0ET01830000061900000	ERF 619 of LEISURE BAY	PENZANCE AVENUE	1,030	Residential	R910,000	
N0ET01830000062000000	ERF 620 of LEISURE BAY		1,030	Vacant Land	R358,000	
N0ET01830000062100000	ERF 621 of LEISURE BAY		1,030	Vacant Land	R140,000	
N0ET01830000062200000	ERF 622 of LEISURE BAY		1,030	Vacant Land	R140,000	
N0ET01830000062300000	ERF 623 of LEISURE BAY		1,029	Residential	R790,000	
N0ET01830000062400000	ERF 624 of LEISURE BAY		1,030	Vacant Land	R140,000	
N0ET01830000062500000	ERF 625 of LEISURE BAY		1,030	Residential	R1,243,000	
N0ET01830000062600000	ERF 626 of LEISURE BAY	HASTINGS AVENUE	1,095	Residential	R1,400,000	
N0ET01830000062700000	ERF 627 of LEISURE BAY		1,185	Residential	R1,200,000	
N0ET01830000062800000	ERF 628 of LEISURE BAY		1,159	Residential	R2,072,000	
N0ET01830000062900000	ERF 629 of LEISURE BAY		1,389	Residential	R931,000	
N0ET01830000063000000	ERF 630 of LEISURE BAY		1,050	Residential	R1,120,000	
N0ET01830000063100000	ERF 631 of LEISURE BAY		1,020	Residential	R960,000	
N0ET01830000063200000	ERF 632 of LEISURE BAY		1,054	Residential	R1,000,000	
N0ET01830000063300000	ERF 633 of LEISURE BAY		1,058	Residential	R1,010,000	
N0ET01830000063400000	ERF 634 of LEISURE BAY		1,028	Residential	R1,300,000	
N0ET01830000063500000	ERF 635 of LEISURE BAY		1,053	Residential	R1,130,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000063600000	ERF 636 of LEISURE BAY		1,077	Residential	R1,085,000	
N0ET0183000063700000	ERF 637 of LEISURE BAY		1,098	Vacant Land	R160,000	
N0ET0183000063800000	ERF 638 of LEISURE BAY		1,061	Residential	R1,561,000	
N0ET0183000063900000	ERF 639 of LEISURE BAY		1,237	Residential	R1,419,000	
N0ET0183000064000000	ERF 640 of LEISURE BAY		1,042	Residential	R847,000	
N0ET0183000064100000	ERF 641 of LEISURE BAY		1,023	Residential	R995,000	
N0ET0183000064200000	ERF 642 of LEISURE BAY		1,046	Residential	R1,140,000	
N0ET0183000064300000	ERF 643 of LEISURE BAY		1,130	Residential	R1,180,000	
N0ET0183000064400000	ERF 644 of LEISURE BAY		1,223	Residential	R1,200,000	
N0ET0183000064500000	ERF 645 of LEISURE BAY		1,071	Residential	R843,000	
N0ET0183000064600000	ERF 646 of LEISURE BAY	HASTINGS AVENUE	1,019	Residential	R1,364,000	
N0ET0183000064700000	ERF 647 of LEISURE BAY	HASTING AVENUE 647	1,070	Residential	R1,442,000	
N0ET0183000064800000	ERF 648 of LEISURE BAY		1,018	Residential	R964,000	
N0ET0183000064900000	ERF 649 of LEISURE BAY		1,045	Residential	R1,057,000	
N0ET0183000065000000	ERF 650 of LEISURE BAY		1,071	Vacant Land	R170,000	
N0ET0183000065100000	ERF 651 of LEISURE BAY		1,074	Residential	R1,430,000	
N0ET0183000066300000	ERF 653 of LEISURE BAY		1,084	Residential	R940,000	
N0ET0183000098200000	ERF 653 of LEISURE BAY		1,012	Residential	R1,420,000	
N0ET0183000065400000	ERF 654 of LEISURE BAY		1,013	Vacant Land	R350,000	
N0ET0183000065500000	ERF 655 of LEISURE BAY		1,008	Residential	R1,662,000	
N0ET0183000065600000	ERF 656 of LEISURE BAY	BOURNEMOUTH AVENUE 656	1,009	Residential	R1,261,000	
N0ET0183000065700000	ERF 657 of LEISURE BAY		1,091	Residential	R1,002,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000065800000	ERF 658 of LEISURE BAY		1,171	Residential	R1,265,000	
N0ET0183000065900000	ERF 659 of LEISURE BAY		1,184	Residential	R1,023,000	
N0ET0183000066000000	ERF 660 of LEISURE BAY		1,125	Vacant Land	R180,000	
N0ET0183000066100000	ERF 661 of LEISURE BAY		1,119	Residential	R1,830,000	
N0ET0183000066200000	ERF 662 of LEISURE BAY		1,115	Vacant Land	R175,000	
N0ET0183000066400000	ERF 664 of LEISURE BAY		1,059	Residential	R896,000	
N0ET0183000066500000	ERF 665 of LEISURE BAY		1,089	Vacant Land	R175,000	
N0ET0183000066600000	ERF 666 of LEISURE BAY		1,114	Residential	R1,862,000	
N0ET0183000066700000	ERF 667 of LEISURE BAY		1,054	Residential	R851,000	
N0ET0183000066800000	ERF 668 of LEISURE BAY		1,103	Residential	R1,067,000	
N0ET0183000066900000	ERF 669 of LEISURE BAY		1,105	Residential	R800,000	
N0ET0183000067000000	ERF 670 of LEISURE BAY		1,137	Vacant Land	R180,000	
N0ET0183000067100000	ERF 671 of LEISURE BAY		1,259	Residential	R1,247,000	
N0ET0183000067200000	ERF 672 of LEISURE BAY		1,450	Residential	R1,338,000	
N0ET0183000067300000	ERF 673 of LEISURE BAY		1,460	Residential	R1,656,000	
N0ET0183000067400000	ERF 674 of LEISURE BAY		1,047	Vacant Land	R170,000	
N0ET0183000067500000	ERF 675 of LEISURE BAY		982	Residential	R1,465,000	
N0ET0183000067600000	ERF 676 of LEISURE BAY		1,033	Residential	R1,153,000	
N0ET0183000067700000	ERF 677 of LEISURE BAY		1,034	Residential	R1,413,000	
N0ET0183000067800000	ERF 678 of LEISURE BAY		1,057	Residential	R1,303,000	
N0ET0183000067900000	ERF 679 of LEISURE BAY		2,184	Residential	R0	Now SS SAND PEBBLES
N0ET0183000068000000	ERF 680 of LEISURE BAY		1,138	Vacant Land	R450,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000068000001	Portion 1 of ERF 680 of LEISURE BAY	MAIN ROAD 680/1	1,140	Vacant Land	R450,000	
N0ET0183000068100000	ERF 681 of LEISURE BAY		1,228	Residential	R1,962,000	
N0ET0183000068200000	ERF 682 of LEISURE BAY		1,108	Residential	R1,352,000	
N0ET0183000068300000	ERF 683 of LEISURE BAY		1,040	Residential	R1,584,000	
N0ET0183000068400000	ERF 684 of LEISURE BAY		1,024	Residential	R1,791,000	
N0ET0183000068500000	ERF 685 of LEISURE BAY	BRIGHTON AVENUE	1,240	Residential	R2,337,000	
N0ET0183000068600000	ERF 686 of LEISURE BAY	BRIGHTON AVENUE	1,012	Residential	R1,746,000	
N0ET0183000068700000	ERF 687 of LEISURE BAY		1,012	Residential	R1,875,000	
N0ET0183000068800000	ERF 688 of LEISURE BAY		1,080	Residential	R1,948,000	
N0ET0183000068900000	ERF 689 of LEISURE BAY		1,028	Vacant Land	R450,000	
N0ET0183000069000000	ERF 690 of LEISURE BAY		1,011	Residential	R1,000,000	
N0ET0183000069300000	ERF 693 of LEISURE BAY		1,012	Vacant Land	R250,000	
N0ET0183000069400000	ERF 694 of LEISURE BAY		1,011	Residential	R1,062,000	
N0ET0183000069500000	ERF 695 of LEISURE BAY		1,012	Residential	R1,269,000	
N0ET0183000069600000	ERF 696 of LEISURE BAY		1,014	Residential	R970,000	
N0ET0183000069700000	ERF 697 of LEISURE BAY	DOVER CRESCENT 697	1,303	Residential	R1,588,000	
N0ET0183000069800000	ERF 698 of LEISURE BAY		1,127	Residential	R1,101,000	
N0ET0183000069900000	ERF 699 of LEISURE BAY	DOVER CRESCENT	1,047	Residential	R1,265,000	
N0ET0183000070000000	ERF 700 of LEISURE BAY		1,071	Residential	R1,010,000	
N0ET0183000070100000	ERF 701 of LEISURE BAY		1,030	Residential	R1,210,000	
N0ET0183000070200000	ERF 702 of LEISURE BAY		1,014	Residential	R1,370,000	
N0ET0183000070300000	ERF 703 of LEISURE BAY		1,045	Residential	R1,177,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000070400000	ERF 704 of LEISURE BAY		1,016	Residential	R1,468,000	
N0ET01830000070500000	ERF 705 of LEISURE BAY	BOURNEMOUTH AVENUE 705	2,023	Residential	R1,444,000	
N0ET01830000070600000	ERF 706 of LEISURE BAY		1,019	Residential	R992,000	
N0ET01830000070700000	ERF 707 of LEISURE BAY		1,026	Vacant Land	R150,000	
N0ET01830000070800000	ERF 708 of LEISURE BAY		1,017	Residential	R1,140,000	
N0ET01830000070900000	ERF 709 of LEISURE BAY		1,013	Vacant Land	R150,000	
N0ET01830000071000000	ERF 710 of LEISURE BAY	DOVER STREET 710	1,056	Residential	R1,012,000	
N0ET01830000071300000	ERF 713 of LEISURE BAY		1,107	Residential	R944,000	
N0ET01830000071400000	ERF 714 of LEISURE BAY		1,228	Residential	R880,000	
N0ET01830000071600000	ERF 716 of LEISURE BAY		1,246	Residential	R1,390,000	
N0ET01830000071700000	ERF 717 of LEISURE BAY	BEXHILL AVENUE 717	1,074	Residential	R1,760,000	
N0ET01830000071800000	ERF 718 of LEISURE BAY		1,056	Residential	R2,398,000	
N0ET01830000071900000	ERF 719 of LEISURE BAY		1,080	Residential	R1,079,000	
N0ET01830000072200000	ERF 722 of LEISURE BAY		1,100	Residential	R1,500,000	
N0ET01830000072300000	ERF 723 of LEISURE BAY	Erf 723 of LEISURE BAY	16,802	Municipal	R678,000	
N0ET01830000072400000	ERF 724 of LEISURE BAY		1,125	Residential	R1,257,000	
N0ET01830000072500000	ERF 725 of LEISURE BAY		1,038	Vacant Land	R450,000	
N0ET01830000072600000	ERF 726 of LEISURE BAY		1,080	Residential	R1,351,000	
N0ET01830000072700000	ERF 727 of LEISURE BAY		1,118	Residential	R1,378,000	
N0ET01830000072800000	ERF 728 of LEISURE BAY		1,235	Residential	R1,310,000	
N0ET01830000072900000	ERF 729 of LEISURE BAY		2,246	Vacant Land	R0	
N0ET01830000073000000	ERF 730 of LEISURE BAY		2,054	Business and Commercial	R2,663,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000073100000	ERF 731 of LEISURE BAY		2,234	Residential	R2,507,000	
N0ET01830000073200000	ERF 732 of LEISURE BAY		1,630	Residential	R1,929,000	
N0ET01830000073300000	ERF 733 of LEISURE BAY	BOURNEMOUTH AVENUE	1,863	Residential	R1,737,000	
N0ET01830000073400000	ERF 734 of LEISURE BAY		2,174	Residential	R1,509,000	
N0ET01830000073500000	ERF 735 of LEISURE BAY	735 BOURNEMOUTH AVE	2,666	Residential	R2,025,000	
N0ET01830000073600000	ERF 736 of LEISURE BAY	BOURNEMOUTH AVENUE	2,307	Residential	R2,168,000	
N0ET01830000073700000	ERF 737 of LEISURE BAY	BOURNEMOUTH AVENUE	2,152	Vacant Land	R739,000	
N0ET01830000073800000	ERF 738 of LEISURE BAY		2,593	Residential	R1,908,000	
N0ET01830000073900000	ERF 739 of LEISURE BAY	BOURNEMOUTH AVENUE	2,501	Residential	R1,985,000	
N0ET01830000074000000	ERF 740 of LEISURE BAY		2,438	Vacant Land	R860,000	
N0ET01830000074100000	ERF 741 of LEISURE BAY		2,350	Residential	R2,288,000	
N0ET01830000074200000	ERF 742 of LEISURE BAY		2,070	Vacant Land	R760,000	
N0ET01830000074300000	ERF 743 of LEISURE BAY	BOURNEMOUTH AVENUE	1,738	Residential	R2,144,000	
N0ET01830000074400000	ERF 744 of LEISURE BAY		1,832	Residential	R2,051,000	
N0ET01830000074500000	ERF 745 of LEISURE BAY		7,159	Residential	R0	Now SS BRONZE PARADISE
N0ET01830000074600000	ERF 746 of LEISURE BAY	Erf 746 of LEISURE BAY	6,344	Municipal	R590,000	
N0ET01830000074700000	ERF 747 of LEISURE BAY		1,008	Residential	R1,012,000	
N0ET01830000074800000	ERF 748 of LEISURE BAY	MAIN ROAD 748	1,037	Vacant Land	R340,000	
N0ET01830000074900000	ERF 749 of LEISURE BAY		1,129	Residential	R1,012,000	
N0ET01830000075000000	ERF 750 of LEISURE BAY		493	Municipal	R199,000	
N0ET01830000075100000	ERF 751 of LEISURE BAY	HASSTINGS 751	1,105	Residential	R806,000	
N0ET01830000075200000	ERF 752 of LEISURE BAY		1,061	Residential	R1,090,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000075300000	ERF 753 of LEISURE BAY		1,020	Residential	R1,211,000	
N0ET01830000075600000	ERF 756 of LEISURE BAY		1,105	Residential	R1,508,000	
N0ET01830000075700000	ERF 757 of LEISURE BAY		1,035	Vacant Land	R155,000	
N0ET01830000075800000	ERF 758 of LEISURE BAY		1,015	Residential	R1,289,000	
N0ET01830000075900000	ERF 759 of LEISURE BAY		1,070	Residential	R983,000	
N0ET01830000076000000	ERF 760 of LEISURE BAY		1,348	Residential	R843,000	
N0ET01830000076100000	ERF 761 of LEISURE BAY		1,064	Residential	R913,000	
N0ET01830000076200000	ERF 762 of LEISURE BAY		1,107	Vacant Land	R160,000	
N0ET01830000076300000	ERF 763 of LEISURE BAY	BOURNEMOUTH AVENUE	1,062	Vacant Land	R140,000	
N0ET01830000076400000	ERF 764 of LEISURE BAY		2,103	Residential	R2,031,000	
N0ET01830000076500000	ERF 765 of LEISURE BAY		1,121	Vacant Land	R165,000	
N0ET01830000076600000	ERF 766 of LEISURE BAY		1,079	Residential	R1,353,000	
N0ET01830000076700000	ERF 767 of LEISURE BAY		1,064	Residential	R1,309,000	
N0ET01830000076800000	ERF 768 of LEISURE BAY	BOURNEMOUTH AVENUE	1,020	Residential	R1,122,000	
N0ET01830000077100000	ERF 771 of LEISURE BAY		1,018	Residential	R1,111,000	
N0ET01830000077200000	ERF 772 of LEISURE BAY		1,023	Residential	R1,514,000	
N0ET01830000077300000	ERF 773 of LEISURE BAY		1,012	Vacant Land	R200,000	
N0ET01830000077400000	ERF 774 of LEISURE BAY		1,013	Residential	R1,196,000	
N0ET01830000077500000	ERF 775 of LEISURE BAY		2,058	Vacant Land	R500,000	
N0ET01830000077600000	ERF 776 of LEISURE BAY		1,012	Vacant Land	R350,000	
N0ET01830000077700000	ERF 777 of LEISURE BAY		1,012	Residential	R1,385,000	
N0ET01830000077800000	ERF 778 of LEISURE BAY		1,009	Residential	R1,123,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000077900000	ERF 779 of LEISURE BAY		1,014	Residential	R1,040,000	
N0ET01830000078000000	ERF 780 of LEISURE BAY		1,029	Residential	R1,206,000	
N0ET01830000078100000	ERF 781 of LEISURE BAY		1,071	Residential	R1,395,000	
N0ET01830000078200000	ERF 782 of LEISURE BAY		1,045	Residential	R1,222,000	
N0ET01830000078300000	ERF 783 of LEISURE BAY		1,020	Residential	R1,115,000	
N0ET01830000078400000	ERF 784 of LEISURE BAY	HASTINGS AVENUE	1,012	Residential	R1,333,000	
N0ET01830000078500000	ERF 785 of LEISURE BAY		1,018	Residential	R1,376,000	
N0ET01830000078600000	ERF 786 of LEISURE BAY		1,033	Residential	R1,403,000	
N0ET01830000078700000	ERF 787 of LEISURE BAY		1,079	Residential	R910,000	
N0ET01830000078800000	ERF 788 of LEISURE BAY		1,015	Residential	R1,078,000	
N0ET01830000078900000	ERF 789 of LEISURE BAY		1,014	Vacant Land	R140,000	
N0ET01830000079000000	ERF 790 of LEISURE BAY		1,085	Vacant Land	R145,000	
N0ET01830000079100000	ERF 791 of LEISURE BAY		1,044	Vacant Land	R140,000	
N0ET01830000079200000	ERF 792 of LEISURE BAY		1,261	Residential	R930,000	
N0ET01830000079300000	ERF 793 of LEISURE BAY		1,238	Residential	R964,000	
N0ET01830000079400000	ERF 794 of LEISURE BAY		1,047	Residential	R1,000,000	
N0ET01830000079500000	ERF 795 of LEISURE BAY		1,037	Vacant Land	R140,000	
N0ET01830000079600000	ERF 796 of LEISURE BAY	HASTING AVENUE 796	1,024	Residential	R949,000	
N0ET01830000079700000	ERF 797 of LEISURE BAY		1,020	Vacant Land	R140,000	
N0ET01830000079800000	ERF 798 of LEISURE BAY		1,038	Residential	R1,287,000	
N0ET01830000079900000	ERF 799 of LEISURE BAY		1,012	Residential	R820,000	
N0ET01830000080000000	ERF 800 of LEISURE BAY		1,012	Residential	R1,385,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000080100000	ERF 801 of LEISURE BAY		1,156	Residential	R1,156,000	
N0ET01830000080200000	ERF 802 of LEISURE BAY		1,146	Residential	R945,000	
N0ET01830000080300000	ERF 803 of LEISURE BAY		1,060	Residential	R1,554,000	
N0ET01830000080400000	ERF 804 of LEISURE BAY	AYR AVENUE	1,024	Residential	R794,000	
N0ET01830000080500000	ERF 805 of LEISURE BAY		1,075	Residential	R880,000	
N0ET01830000080600000	ERF 806 of LEISURE BAY	CLACTON CRESCENT	1,014	Residential	R1,097,000	
N0ET01830000080700000	ERF 807 of LEISURE BAY		1,012	Vacant Land	R140,000	
N0ET01830000080800000	ERF 808 of LEISURE BAY		1,072	Vacant Land	R140,000	
N0ET01830000080900000	ERF 809 of LEISURE BAY		1,062	Residential	R840,000	
N0ET01830000081000000	ERF 810 of LEISURE BAY	CLACTON CRESCENT	1,015	Residential	R1,026,000	
N0ET01830000081100000	ERF 811 of LEISURE BAY		1,014	Vacant Land	R140,000	
N0ET01830000081200000	ERF 812 of LEISURE BAY		1,021	Residential	R1,028,000	
N0ET01830000081300000	ERF 813 of LEISURE BAY		1,020	Residential	R1,210,000	
N0ET01830000081400000	ERF 814 of LEISURE BAY		478	Residential	R693,000	
N0ET01830000081500000	ERF 815 of LEISURE BAY		478	Residential	R745,000	
N0ET01830000081600000	ERF 816 of LEISURE BAY		493	Residential	R831,000	
N0ET01830000081700000	ERF 817 of LEISURE BAY		1,015	Vacant Land	R140,000	
N0ET01830000081800000	ERF 818 of LEISURE BAY		1,037	Residential	R1,627,000	
N0ET01830000081900000	ERF 819 of LEISURE BAY		1,078	Vacant Land	R140,000	
N0ET01830000082000000	ERF 820 of LEISURE BAY		1,043	Vacant Land	R200,000	
N0ET01830000082100000	ERF 821 of LEISURE BAY		1,333	Residential	R1,584,000	
N0ET01830000082200000	ERF 822 of LEISURE BAY		1,158	Residential	R1,227,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000082300000	ERF 823 of LEISURE BAY		1,025	Residential	R1,191,000	
N0ET01830000082400000	ERF 824 of LEISURE BAY		1,131	Vacant Land	R200,000	
N0ET01830000082500000	ERF 825 of LEISURE BAY		9,358	Municipal	R484,000	
N0ET01830000082600000	ERF 826 of LEISURE BAY		11,393	Municipal	R500,000	
N0ET01830000082700000	ERF 827 of LEISURE BAY		8,096	Municipal	R400,000	
N0ET01830000082800000	ERF 828 of LEISURE BAY		1,375	Vacant Land	R170,000	
N0ET01830000082900000	ERF 829 of LEISURE BAY		1,404	Residential	R777,000	
N0ET01830000083000000	ERF 830 of LEISURE BAY	Erf 830 of LEISURE BAY	5,459	Municipal	R360,000	
N0ET01830000083100000	ERF 831 of LEISURE BAY		486	Vacant Land	R80,000	
N0ET01830000083200000	ERF 832 of LEISURE BAY	BLACKPOOL 832	493	Residential	R650,000	
N0ET01830000083300000	ERF 833 of LEISURE BAY		585	Vacant Land	R90,000	
N0ET01830000083400000	ERF 834 of LEISURE BAY		1,014	Residential	R890,000	
N0ET01830000083500000	ERF 835 of LEISURE BAY		1,020	Vacant Land	R140,000	
N0ET01830000083600000	ERF 836 of LEISURE BAY	CLACTON CRESCENT	1,015	Vacant Land	R135,000	
N0ET01830000083800000	ERF 838 of LEISURE BAY	CLACTON CRESCENT	1,072	Vacant Land	R145,000	
N0ET01830000083900000	ERF 839 of LEISURE BAY		1,019	Vacant Land	R140,000	
N0ET01830000084000000	ERF 840 of LEISURE BAY		1,014	Vacant Land	R140,000	
N0ET01830000084100000	ERF 841 of LEISURE BAY		1,189	Vacant Land	R155,000	
N0ET01830000084200000	ERF 842 of LEISURE BAY		1,060	Vacant Land	R140,000	
N0ET01830000084300000	ERF 843 of LEISURE BAY		1,017	Vacant Land	R140,000	
N0ET01830000084400000	ERF 844 of LEISURE BAY		1,067	Vacant Land	R145,000	
N0ET01830000084500000	ERF 845 of LEISURE BAY		1,066	Vacant Land	R145,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000084700000	ERF 847 of LEISURE BAY	CARDIFF AVENUE	1,027	Residential	R990,000	
N0ET01830000084800000	ERF 848 of LEISURE BAY	1338 SARDINE ROAD	1,077	Residential	R958,000	
N0ET01830000084900000	ERF 849 of LEISURE BAY		1,084	Residential	R828,000	
N0ET01830000085000000	ERF 850 of LEISURE BAY	BLACKPOOL AVENUE 850	1,094	Residential	R1,040,000	
N0ET01830000085100000	ERF 851 of LEISURE BAY		466	Vacant Land	R75,000	
N0ET01830000085200000	ERF 852 of LEISURE BAY		468	Residential	R990,000	
N0ET01830000085300000	ERF 853 of LEISURE BAY	BLACKPOOL AVENUE	1,015	Vacant Land	R140,000	
N0ET01830000085400000	ERF 854 of LEISURE BAY	BLACKPOOL AVENUE	1,068	Residential	R1,036,000	
N0ET01830000085700000	ERF 857 of LEISURE BAY		1,015	Vacant Land	R140,000	
N0ET01830000085800000	ERF 858 of LEISURE BAY		1,163	Vacant Land	R155,000	
N0ET01830000085900000	ERF 859 of LEISURE BAY		1,014	Residential	R891,000	
N0ET01830000086000000	ERF 860 of LEISURE BAY		1,101	Vacant Land	R145,000	
N0ET01830000086100000	ERF 861 of LEISURE BAY	HYTHE CRESCENT 861	1,127	Residential	R1,090,000	
N0ET01830000086200000	ERF 862 of LEISURE BAY		1,195	Vacant Land	R155,000	
N0ET01830000086300000	ERF 863 of LEISURE BAY		1,016	Vacant Land	R140,000	
N0ET01830000086400000	ERF 864 of LEISURE BAY		1,038	Vacant Land	R140,000	
N0ET01830000086500000	ERF 865 of LEISURE BAY		1,029	Vacant Land	R140,000	
N0ET01830000086600000	ERF 866 of LEISURE BAY		1,040	Vacant Land	R140,000	
N0ET01830000086700000	ERF 867 of LEISURE BAY		1,133	Vacant Land	R150,000	
N0ET01830000086800000	ERF 868 of LEISURE BAY		1,125	Vacant Land	R150,000	
N0ET01830000086900000	ERF 869 of LEISURE BAY		1,080	Vacant Land	R145,000	
N0ET01830000087000000	ERF 870 of LEISURE BAY		1,043	Residential	R723,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000087100000	ERF 871 of LEISURE BAY		1,014	Vacant Land	R140,000	
N0ET01830000087200000	ERF 872 of LEISURE BAY		1,014	Vacant Land	R140,000	
N0ET01830000087300000	ERF 873 of LEISURE BAY		1,012	Residential	R1,060,000	
N0ET01830000087400000	ERF 874 of LEISURE BAY	DAWLISH AVENUE	1,012	Vacant Land	R135,000	
N0ET01830000087500000	ERF 875 of LEISURE BAY		1,012	Residential	R970,000	
N0ET01830000087600000	ERF 876 of LEISURE BAY		1,015	Vacant Land	R140,000	
N0ET01830000087700000	ERF 877 of LEISURE BAY		1,022	Residential	R660,000	
N0ET01830000087800000	ERF 878 of LEISURE BAY		1,015	Vacant Land	R140,000	
N0ET01830000087900000	ERF 879 of LEISURE BAY	AYR ROAD	1,064	Vacant Land	R125,000	
N0ET01830000088000000	ERF 880 of LEISURE BAY		1,022	Vacant Land	R279,000	
N0ET01830000088100000	ERF 881 of LEISURE BAY		1,012	Vacant Land	R140,000	
N0ET01830000088500000	ERF 885 of LEISURE BAY		1,020	Residential	R1,279,000	
N0ET01830000088600000	ERF 886 of LEISURE BAY		1,135	Residential	R773,000	
N0ET01830000088700000	ERF 887 of LEISURE BAY		1,068	Vacant Land	R145,000	
N0ET01830000088800000	ERF 888 of LEISURE BAY		1,035	Vacant Land	R140,000	
N0ET01830000088900000	ERF 889 of LEISURE BAY		1,058	Vacant Land	R140,000	
N0ET01830000089000000	ERF 890 of LEISURE BAY		1,032	Residential	R927,000	
N0ET01830000089100000	ERF 891 of LEISURE BAY		1,169	Residential	R903,000	
N0ET01830000089200000	ERF 892 of LEISURE BAY		1,122	Vacant Land	R150,000	
N0ET01830000089300000	ERF 893 of LEISURE BAY		1,133	Residential	R850,000	
N0ET01830000089400000	ERF 894 of LEISURE BAY		1,246	Residential	R675,000	
N0ET01830000089500000	ERF 895 of LEISURE BAY		1,023	Vacant Land	R140,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

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Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000089600000	ERF 896 of LEISURE BAY	AYR AVENUE	1,023	Vacant Land	R140,000	
N0ET01830000089700000	ERF 897 of LEISURE BAY	AYR ROAD	1,036	Residential	R724,000	
N0ET01830000089800000	ERF 898 of LEISURE BAY		1,010	Residential	R828,000	
N0ET01830000089900000	ERF 899 of LEISURE BAY		1,016	Vacant Land	R140,000	
N0ET01830000090000000	ERF 900 of LEISURE BAY		1,013	Vacant Land	R135,000	
N0ET01830000090100000	ERF 901 of LEISURE BAY		1,012	Vacant Land	R135,000	
N0ET01830000090200000	ERF 902 of LEISURE BAY	AYR ROAD	1,013	Vacant Land	R135,000	
N0ET01830000090300000	ERF 903 of LEISURE BAY		1,061	Vacant Land	R140,000	
N0ET01830000090400000	ERF 904 of LEISURE BAY		1,017	Residential	R857,000	
N0ET01830000090500000	ERF 905 of LEISURE BAY		1,012	Vacant Land	R135,000	
N0ET01830000090600000	ERF 906 of LEISURE BAY		464	Residential	R891,000	
N0ET01830000090700000	ERF 907 of LEISURE BAY		465	Vacant Land	R75,000	
N0ET01830000090800000	ERF 908 of LEISURE BAY		1,034	Vacant Land	R140,000	
N0ET01830000090900000	ERF 909 of LEISURE BAY		1,019	Vacant Land	R140,000	
N0ET01830000091200000	ERF 912 of LEISURE BAY		1,045	Vacant Land	R140,000	
N0ET01830000091300000	ERF 913 of LEISURE BAY		1,066	Vacant Land	R145,000	
N0ET01830000091400000	ERF 914 of LEISURE BAY		1,034	Residential	R1,413,000	
N0ET01830000091500000	ERF 915 of LEISURE BAY		1,010	Residential	R1,078,000	
N0ET01830000091600000	ERF 916 of LEISURE BAY		1,020	Vacant Land	R140,000	
N0ET01830000091700000	ERF 917 of LEISURE BAY		1,038	Residential	R1,090,000	
N0ET01830000091800000	ERF 918 of LEISURE BAY		1,106	Residential	R1,309,000	
N0ET01830000091900000	ERF 919 of LEISURE BAY		1,018	Vacant Land	R104,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000009200000	ERF 920 of LEISURE BAY		1,057	Residential	R1,221,000	
N0ET01830000092100000	ERF 921 of LEISURE BAY		1,171	Vacant Land	R134,000	
N0ET01830000092200000	ERF 922 of LEISURE BAY		1,025	Residential	R1,262,000	
N0ET01830000092300000	ERF 923 of LEISURE BAY		1,028	Residential	R1,149,000	
N0ET01830000092400000	ERF 924 of LEISURE BAY		1,076	Vacant Land	R109,000	
N0ET01830000092500000	ERF 925 of LEISURE BAY		1,170	Residential	R1,483,000	
N0ET01830000092600000	ERF 926 of LEISURE BAY		1,069	Residential	R1,089,000	
N0ET01830000092700000	ERF 927 of LEISURE BAY		1,026	Residential	R791,000	
N0ET01830000092800000	ERF 928 of LEISURE BAY		1,028	Residential	R755,000	
N0ET01830000092900000	ERF 929 of LEISURE BAY		1,013	Residential	R1,459,000	
N0ET01830000093000000	ERF 930 of LEISURE BAY	MAIN ROAD 930	1,067	Vacant Land	R108,000	
N0ET01830000093100000	ERF 931 of LEISURE BAY		1,069	Vacant Land	R108,000	
N0ET01830000093200000	ERF 932 of LEISURE BAY		1,051	Vacant Land	R107,000	
N0ET01830000093300000	ERF 933 of LEISURE BAY		1,013	Residential	R1,008,000	
N0ET01830000093400000	ERF 934 of LEISURE BAY		1,329	Vacant Land	R127,000	
N0ET01830000093500000	ERF 935 of LEISURE BAY		1,684	Municipal	R99,000	
N0ET01830000093600000	ERF 936 of LEISURE BAY		1,069	Vacant Land	R108,000	
N0ET01830000093700000	ERF 937 of LEISURE BAY		1,289	Vacant Land	R125,000	
N0ET01830000093800000	ERF 938 of LEISURE BAY		1,264	Vacant Land	R122,000	
N0ET01830000093900000	ERF 939 of LEISURE BAY		1,237	Residential	R794,000	
N0ET01830000094000000	ERF 940 of LEISURE BAY		1,214	Vacant Land	R118,000	
N0ET01830000094100000	ERF 941 of LEISURE BAY		1,032	Vacant Land	R105,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY

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**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000094200000	ERF 942 of LEISURE BAY	TENBY AVE 942	1,120	Residential	R916,000	
N0ET01830000094300000	ERF 943 of LEISURE BAY	TENBY AVENUE	1,121	Residential	R916,000	
N0ET01830000094400000	ERF 944 of LEISURE BAY		1,101	Vacant Land	R110,000	
N0ET01830000094500000	ERF 945 of LEISURE BAY		1,104	Vacant Land	R111,000	
N0ET01830000094600000	ERF 946 of LEISURE BAY	TENBY AVENUE	1,126	Vacant Land	R112,000	
N0ET01830000094700000	ERF 947 of LEISURE BAY	TENBY AVENUE	1,266	Vacant Land	R123,000	
N0ET01830000094800000	ERF 948 of LEISURE BAY		1,047	Residential	R784,000	
N0ET01830000094900000	ERF 949 of LEISURE BAY		1,145	Residential	R1,099,000	
N0ET01830000095000000	ERF 950 of LEISURE BAY		1,156	Residential	R1,570,000	
N0ET01830000095100000	ERF 951 of LEISURE BAY		1,034	Residential	R819,000	
N0ET01830000095200000	ERF 952 of LEISURE BAY		1,056	Vacant Land	R107,000	
N0ET01830000095300000	ERF 953 of LEISURE BAY		1,018	Residential	R715,000	
N0ET01830000095400000	ERF 954 of LEISURE BAY		1,059	Residential	R828,000	
N0ET01830000095500000	ERF 955 of LEISURE BAY		1,046	Residential	R682,000	
N0ET01830000095600000	ERF 956 of LEISURE BAY		1,078	Vacant Land	R109,000	
N0ET01830000095700000	ERF 957 of LEISURE BAY		1,082	Residential	R781,000	
N0ET01830000095800000	ERF 958 of LEISURE BAY		1,013	Vacant Land	R104,000	
N0ET01830000095900000	ERF 959 of LEISURE BAY		1,020	Vacant Land	R104,000	
N0ET01830000096000000	ERF 960 of LEISURE BAY	AYR ROAD	1,240	Residential	R715,000	
N0ET01830000096100000	ERF 961 of LEISURE BAY		1,346	Residential	R936,000	
N0ET01830000096200000	ERF 962 of LEISURE BAY		1,259	Vacant Land	R122,000	
N0ET01830000096300000	ERF 963 of LEISURE BAY	AYR ROAD	1,032	Residential	R880,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000096400000	ERF 964 of LEISURE BAY	AYR ROAD	1,031	Vacant Land	R105,000	
N0ET01830000096500000	ERF 965 of LEISURE BAY		1,024	Residential	R1,038,000	
N0ET01830000096600000	ERF 966 of LEISURE BAY	AYR ROAD	1,158	Residential	R696,000	
N0ET01830000096900000	ERF 969 of LEISURE BAY		1,418	Vacant Land	R134,000	
N0ET01830000097000000	ERF 970 of LEISURE BAY		1,304	Vacant Land	R125,000	
N0ET01830000097100000	ERF 971 of LEISURE BAY		1,105	Vacant Land	R111,000	
N0ET01830000097200000	ERF 972 of LEISURE BAY	NEW HAVEN AVENUE	1,025	Residential	R767,000	
N0ET01830000097300000	ERF 973 of LEISURE BAY		1,026	Residential	R1,269,000	
N0ET01830000097400000	ERF 974 of LEISURE BAY	NEW HAVEN AVENUE	1,334	Vacant Land	R128,000	
N0ET01830000097500000	ERF 975 of LEISURE BAY		1,514	Vacant Land	R134,000	
N0ET01830000097600000	ERF 976 of LEISURE BAY		1,193	Residential	R898,000	
N0ET01830000097700000	ERF 977 of LEISURE BAY	NEW HAVEN 977	1,136	Residential	R1,084,000	
N0ET01830000097800000	ERF 978 of LEISURE BAY		1,085	Vacant Land	R109,000	
N0ET01830000097900000	ERF 979 of LEISURE BAY		1,281	Vacant Land	R124,000	
N0ET01830000098000000	ERF 980 of LEISURE BAY		1,286	Municipal	R77,000	
N0ET01830000098100000	ERF 981 of LEISURE BAY		1,233	Vacant Land	R120,000	
N0ET01830000098300000	ERF 983 of LEISURE BAY		1,022	Vacant Land	R140,000	
N0ET01830000098300001	Portion 1 of ERF 983 of LEISURE BAY		1,054	Vacant Land	R140,000	
N0ET01830000098400000	ERF 984 of LEISURE BAY		1,066	Residential	R910,000	
N0ET01830000098500000	ERF 985 of LEISURE BAY		8,731	Municipal	R0	
N0ET01830000098600000	ERF 986 of LEISURE BAY		73,470	Municipal	R1,400,000	
N0ET01830000100100000	ERF 1001 of LEISURE BAY		4,068	Residential	R1,976,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000100200000	ERF 1002 of LEISURE BAY		1,701	Residential	R2,049,000	
N0ET01830000100300000	ERF 1003 of LEISURE BAY		1,338	Residential	R1,127,000	
N0ET01830000100400000	ERF 1004 of LEISURE BAY		1,081	Vacant Land	R155,000	
N0ET01830000100500000	ERF 1005 of LEISURE BAY		1,228	Vacant Land	R185,000	
N0ET01830000100600000	ERF 1006 of LEISURE BAY		1,262	Vacant Land	R180,000	
N0ET01830000100700000	ERF 1007 of LEISURE BAY		1,236	Vacant Land	R175,000	
N0ET01830000100800000	ERF 1008 of LEISURE BAY		1,326	Vacant Land	R185,000	
N0ET01830000100900000	ERF 1009 of LEISURE BAY		1,137	Residential	R1,040,000	
N0ET01830000101000000	ERF 1010 of LEISURE BAY		1,436	Vacant Land	R195,000	
N0ET01830000101100000	ERF 1011 of LEISURE BAY		2,183	Vacant Land	R270,000	
N0ET01830000101200000	ERF 1012 of LEISURE BAY		3,975	Vacant Land	R445,000	
N0ET01830000101300000	ERF 1013 of LEISURE BAY	SARDINE ROAD 1031	2,099	Residential	R1,192,000	
N0ET01830000101400000	ERF 1014 of LEISURE BAY		1,457	Vacant Land	R190,000	
N0ET01830000101500000	ERF 1015 of LEISURE BAY	SARDINE ROAD	1,211	Vacant Land	R100,000	
N0ET01830000101600000	ERF 1016 of LEISURE BAY		1,235	Vacant Land	R170,000	
N0ET01830000101700000	ERF 1017 of LEISURE BAY		1,330	Residential	R872,000	
N0ET01830000101800000	ERF 1018 of LEISURE BAY		1,178	Vacant Land	R100,000	
N0ET01830000101900000	ERF 1019 of LEISURE BAY		1,235	Vacant Land	R175,000	
N0ET01830000102000000	ERF 1020 of LEISURE BAY		1,157	Residential	R1,005,000	
N0ET01830000102100000	ERF 1021 of LEISURE BAY		1,283	Residential	R860,000	
N0ET01830000102200000	ERF 1022 of LEISURE BAY		1,255	Residential	R1,302,000	
N0ET01830000102300000	ERF 1023 of LEISURE BAY		1,335	Residential	R1,106,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000102400000	ERF 1024 of LEISURE BAY		1,461	Residential	R790,000	
N0ET01830000102500000	ERF 1025 of LEISURE BAY	BREAM DRIVE 1025	1,470	Residential	R1,008,000	
N0ET01830000102600000	ERF 1026 of LEISURE BAY	BREAM DRIVE	1,230	Residential	R954,000	
N0ET01830000102700000	ERF 1027 of LEISURE BAY		1,642	Vacant Land	R195,000	
N0ET01830000102800000	ERF 1028 of LEISURE BAY		1,688	Vacant Land	R200,000	
N0ET01830000102900000	ERF 1029 of LEISURE BAY		1,340	Residential	R880,000	
N0ET01830000103000000	ERF 1030 of LEISURE BAY		1,452	Residential	R1,270,000	
N0ET01830000103100000	ERF 1031 of LEISURE BAY		1,281	Residential	R940,000	
N0ET01830000103200000	ERF 1032 of LEISURE BAY	BREAM DRIVE 1032	1,377	Residential	R842,000	
N0ET01830000103300000	ERF 1033 of LEISURE BAY		1,194	Vacant Land	R155,000	
N0ET01830000103400000	ERF 1034 of LEISURE BAY		1,087	Vacant Land	R150,000	
N0ET01830000103500000	ERF 1035 of LEISURE BAY		1,121	Residential	R790,000	
N0ET01830000103600000	ERF 1036 of LEISURE BAY		1,140	Residential	R900,000	
N0ET01830000103700000	ERF 1037 of LEISURE BAY		1,285	Residential	R1,228,000	
N0ET01830000103800000	ERF 1038 of LEISURE BAY		1,283	Vacant Land	R490,000	
N0ET01830000103900000	ERF 1039 of LEISURE BAY		1,199	Residential	R842,000	
N0ET01830000104000000	ERF 1040 of LEISURE BAY		1,070	Residential	R1,199,000	
N0ET01830000104100000	ERF 1041 of LEISURE BAY		1,015	Residential	R740,000	
N0ET01830000104200000	ERF 1042 of LEISURE BAY	FISHERMANS DRIVE	1,038	Residential	R1,030,000	
N0ET01830000104300000	ERF 1043 of LEISURE BAY		1,126	Residential	R1,122,000	
N0ET01830000104400000	ERF 1044 of LEISURE BAY		1,088	Vacant Land	R150,000	
N0ET01830000104500000	ERF 1045 of LEISURE BAY		1,190	Residential	R1,243,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

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Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000104800000	ERF 1048 of LEISURE BAY		1,213	Residential	R1,235,000	
N0ET01830000104900000	ERF 1049 of LEISURE BAY	TUNNY ROAD	2,090	Residential	R1,388,000	
N0ET01830000105000000	ERF 1050 of LEISURE BAY		1,347	Residential	R2,800,000	
N0ET01830000105200000	ERF 1052 of LEISURE BAY		1,134	Residential	R1,530,000	
N0ET01830000105400000	ERF 1054 of LEISURE BAY	FISHERMANS DRIVE	1,012	Residential	R1,408,000	
N0ET01830000105500000	ERF 1055 of LEISURE BAY		1,012	Residential	R1,450,000	
N0ET01830000105600000	ERF 1056 of LEISURE BAY		1,012	Residential	R1,842,000	
N0ET01830000105700000	ERF 1057 of LEISURE BAY		1,054	Residential	R1,730,000	
N0ET01830000105800000	ERF 1058 of LEISURE BAY		1,072	Residential	R1,922,000	
N0ET01830000105900000	ERF 1059 of LEISURE BAY	FISHERMANS DRIVE	1,034	Residential	R1,550,000	
N0ET01830000106000000	ERF 1060 of LEISURE BAY		1,106	Residential	R1,198,000	
N0ET01830000106100000	ERF 1061 of LEISURE BAY		1,075	Residential	R1,704,000	
N0ET01830000106200000	ERF 1062 of LEISURE BAY		1,032	Residential	R1,045,000	
N0ET01830000106300000	ERF 1063 of LEISURE BAY		1,092	Residential	R1,500,000	
N0ET01830000106400000	ERF 1064 of LEISURE BAY		1,167	Residential	R1,400,000	
N0ET01830000106500000	ERF 1065 of LEISURE BAY		1,089	Residential	R1,705,000	
N0ET01830000106600000	ERF 1066 of LEISURE BAY		1,094	Residential	R1,377,000	
N0ET01830000106700000	ERF 1067 of LEISURE BAY		1,081	Vacant Land	R160,000	
N0ET01830000106800000	ERF 1068 of LEISURE BAY		1,143	Residential	R1,000,000	
N0ET01830000106900000	ERF 1069 of LEISURE BAY		1,159	Vacant Land	R170,000	
N0ET01830000107000000	ERF 1070 of LEISURE BAY		1,159	Residential	R900,000	
N0ET01830000107100000	ERF 1071 of LEISURE BAY		16,186	Municipal	R325,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000107200000	ERF 1072 of LEISURE BAY	MAIN ROAD 1072	1,454	Municipal	R190,000	
N0ET01830000107300000	ERF 1073 of LEISURE BAY	DOLPHIN DRIVE	1,711	Vacant Land	R215,000	
N0ET01830000107400000	ERF 1074 of LEISURE BAY	DOLPHIN DRIVE 1074	1,350	Residential	R700,000	
N0ET01830000107500000	ERF 1075 of LEISURE BAY		1,351	Residential	R905,000	
N0ET01830000107600000	ERF 1076 of LEISURE BAY		1,107	Residential	R800,000	
N0ET01830000107700000	ERF 1077 of LEISURE BAY		1,349	Vacant Land	R180,000	
N0ET01830000107800000	ERF 1078 of LEISURE BAY		1,504	Residential	R1,220,000	
N0ET01830000107900000	ERF 1079 of LEISURE BAY		1,833	Residential	R993,000	
N0ET01830000108000000	ERF 1080 of LEISURE BAY		1,094	Residential	R882,000	
N0ET01830000108100000	ERF 1081 of LEISURE BAY	FISHERMANS DRIVE	1,113	Residential	R1,236,000	
N0ET01830000108200000	ERF 1082 of LEISURE BAY		1,012	Residential	R638,000	
N0ET01830000108300000	ERF 1083 of LEISURE BAY		1,012	Vacant Land	R145,000	
N0ET01830000108400000	ERF 1084 of LEISURE BAY		1,012	Residential	R1,171,000	
N0ET01830000108500000	ERF 1085 of LEISURE BAY		1,012	Vacant Land	R145,000	
N0ET01830000108600000	ERF 1086 of LEISURE BAY	FISHERMANS DRIVE	1,015	Residential	R1,080,000	
N0ET01830000108700000	ERF 1087 of LEISURE BAY		1,012	Residential	R960,000	
N0ET01830000108800000	ERF 1088 of LEISURE BAY		1,076	Vacant Land	R145,000	
N0ET01830000108900000	ERF 1089 of LEISURE BAY		1,527	Vacant Land	R185,000	
N0ET01830000109000000	ERF 1090 of LEISURE BAY		1,640	Vacant Land	R195,000	
N0ET01830000109100000	ERF 1091 of LEISURE BAY	1091 SARDINE ROAD	1,601	Residential	R857,000	
N0ET01830000109200000	ERF 1092 of LEISURE BAY		1,410	Vacant Land	R175,000	
N0ET01830000109300000	ERF 1093 of LEISURE BAY		1,560	Vacant Land	R190,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000109400000	ERF 1094 of LEISURE BAY		1,682	Residential	R1,431,000	
N0ET01830000109500000	ERF 1095 of LEISURE BAY		1,302	Vacant Land	R165,000	
N0ET01830000109600000	ERF 1096 of LEISURE BAY		1,470	Residential	R1,076,000	
N0ET01830000109700000	ERF 1097 of LEISURE BAY		1,446	Residential	R1,551,000	
N0ET01830000110000000	ERF 1100 of LEISURE BAY	DOLPHIN DRIVE	1,656	Residential	R1,206,000	
N0ET01830000110100000	ERF 1101 of LEISURE BAY		1,306	Residential	R1,753,000	
N0ET01830000110100001	Portion 1 of ERF 1101 of LEISURE BAY		1,285	Vacant Land	R145,000	
N0ET01830000110100002	Portion 2 of ERF 1101 of LEISURE BAY		1,106	Residential	R1,450,000	
N0ET01830000110200000	ERF 1102 of LEISURE BAY		1,169	Residential	R1,311,000	
N0ET01830000110500000	ERF 1105 of LEISURE BAY		1,105	Residential	R1,383,000	
N0ET01830000110600000	ERF 1106 of LEISURE BAY		1,091	Residential	R1,117,000	
N0ET01830000110700000	ERF 1107 of LEISURE BAY	BARRACUDA AVENUE	1,071	Residential	R1,144,000	
N0ET01830000110800000	ERF 1108 of LEISURE BAY		1,174	Vacant Land	R155,000	
N0ET01830000110900000	ERF 1109 of LEISURE BAY		1,061	Residential	R1,135,000	
N0ET01830000111000000	ERF 1110 of LEISURE BAY		1,099	Residential	R834,000	
N0ET01830000111100000	ERF 1111 of LEISURE BAY	BARRACUDA AVENUE 1111	1,048	Residential	R980,000	
N0ET01830000111200000	ERF 1112 of LEISURE BAY	BARRACUDA AVENUE	1,445	Vacant Land	R195,000	
N0ET01830000111300000	ERF 1113 of LEISURE BAY	BARRACUDA AVENUE	1,491	Vacant Land	R200,000	
N0ET01830000111400000	ERF 1114 of LEISURE BAY	BARRACUDA AVENUE	1,488	Residential	R1,059,000	
N0ET01830000111500000	ERF 1115 of LEISURE BAY	BARRACUDA AVENUE	1,392	Vacant Land	R190,000	
N0ET01830000111600000	ERF 1116 of LEISURE BAY	BARRACUDA AVENUE	1,335	Residential	R1,125,000	
N0ET01830000111700000	ERF 1117 of LEISURE BAY	BARRACUDA AVENUE	1,310	Vacant Land	R185,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000111800000	ERF 1118 of LEISURE BAY	BARRACUDA AVENUE	1,440	Residential	R1,760,000	
N0ET01830000111900000	ERF 1119 of LEISURE BAY	BARRACUDA AVENUE	1,261	Residential	R1,738,000	
N0ET01830000112000000	ERF 1120 of LEISURE BAY	SALMON DRIVE	1,869	Residential	R1,873,000	
N0ET01830000112100000	ERF 1121 of LEISURE BAY	SALMON DRIVE	1,297	Vacant Land	R180,000	
N0ET01830000112200000	ERF 1122 of LEISURE BAY	SALMON DRIVE	1,320	Vacant Land	R185,000	
N0ET01830000112300000	ERF 1123 of LEISURE BAY	SALMON DRIVE	1,389	Vacant Land	R190,000	
N0ET01830000112400000	ERF 1124 of LEISURE BAY	SALMON DRIVE	1,570	Vacant Land	R150,000	
N0ET01830000112500000	ERF 1125 of LEISURE BAY	SALMON DRIVE	1,417	Vacant Land	R195,000	
N0ET01830000112700000	ERF 1127 of LEISURE BAY	SALMON DRIVE	1,022	Vacant Land	R150,000	
N0ET01830000112800000	ERF 1128 of LEISURE BAY	SALMON DRIVE	1,168	Residential	R1,415,000	
N0ET01830000112900000	ERF 1129 of LEISURE BAY	GRUNTER ROAD	1,270	Vacant Land	R180,000	
N0ET01830000113000000	ERF 1130 of LEISURE BAY	GRUNTER ROAD	1,147	Residential	R1,280,000	
N0ET01830000113100000	ERF 1131 of LEISURE BAY	GRUNTER ROAD	1,126	Residential	R1,381,000	
N0ET01830000113200000	ERF 1132 of LEISURE BAY	GRUNTER ROAD	1,425	Vacant Land	R195,000	
N0ET01830000113300000	ERF 1133 of LEISURE BAY	GRUNTER ROAD	1,137	Residential	R1,340,000	
N0ET01830000113400000	ERF 1134 of LEISURE BAY	MARLIN DRIVE	1,111	Residential	R1,110,000	
N0ET01830000113500000	ERF 1135 of LEISURE BAY	MARLIN DRIVE	1,123	Residential	R1,170,000	
N0ET01830000113600000	ERF 1136 of LEISURE BAY	KINGFISH ROAD	1,115	Vacant Land	R165,000	
N0ET01830000113700000	ERF 1137 of LEISURE BAY	KINGFISH ROAD	1,114	Residential	R968,000	
N0ET01830000113800000	ERF 1138 of LEISURE BAY	KINGFISH ROAD	1,115	Vacant Land	R160,000	
N0ET01830000113900000	ERF 1139 of LEISURE BAY	KINGFISH ROAD	1,112	Residential	R1,523,000	
N0ET01830000114000000	ERF 1140 of LEISURE BAY	KINGFISH ROAD	1,624	Vacant Land	R215,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000114100000	ERF 1141 of LEISURE BAY	KINGFISH ROAD	1,162	Residential	R1,232,000	
N0ET01830000114200000	ERF 1142 of LEISURE BAY	KINGFISH ROAD	1,087	Residential	R1,265,000	
N0ET01830000114300000	ERF 1143 of LEISURE BAY	KINGFISH ROAD	1,087	Residential	R1,164,000	
N0ET01830000114600000	ERF 1146 of LEISURE BAY	KINGFISH ROAD	1,038	Residential	R1,180,000	
N0ET01830000114700000	ERF 1147 of LEISURE BAY	KINGFISH ROAD	1,036	Residential	R1,881,000	
N0ET01830000114800000	ERF 1148 of LEISURE BAY	KINGFISH ROAD	1,028	Residential	R1,000,000	
N0ET01830000114900000	ERF 1149 of LEISURE BAY	KINGFISH ROAD	1,010	Residential	R1,034,000	
N0ET01830000115000000	ERF 1150 of LEISURE BAY	KINGFISH ROAD	1,548	Residential	R1,537,000	
N0ET01830000115100000	ERF 1151 of LEISURE BAY	FISHERMANS DRIVE	1,222	Residential	R1,689,000	
N0ET01830000115200000	ERF 1152 of LEISURE BAY	FISHERMANS DRIVE	1,302	Residential	R1,622,000	
N0ET01830000115300000	ERF 1153 of LEISURE BAY	FISHERMANS DRIVE	1,009	Residential	R1,690,000	
N0ET01830000115400000	ERF 1154 of LEISURE BAY	FISHERMANS DRIVE	1,012	Residential	R1,399,000	
N0ET01830000115500000	ERF 1155 of LEISURE BAY	FISHERMANS DRIVE	1,012	Residential	R1,256,000	
N0ET01830000115600000	ERF 1156 of LEISURE BAY	FISHERMANS DRIVE	1,151	Residential	R1,606,000	
N0ET01830000115700000	ERF 1157 of LEISURE BAY	FISHERMANS DRIVE 1157	1,026	Residential	R1,577,000	
N0ET01830000115800000	ERF 1158 of LEISURE BAY	FISHERMANS DRIVE	1,021	Residential	R1,416,000	
N0ET01830000115900000	ERF 1159 of LEISURE BAY	FISHERMANS DRIVE	1,012	Residential	R1,729,000	
N0ET01830000116000000	ERF 1160 of LEISURE BAY	FISHERMANS DRIVE	1,050	Residential	R1,492,000	
N0ET01830000116100000	ERF 1161 of LEISURE BAY	MARLIN DRIVE	1,232	Residential	R1,521,000	
N0ET01830000116200000	ERF 1162 of LEISURE BAY	MARLIN DRIVE	1,009	Residential	R2,094,000	
N0ET01830000116300000	ERF 1163 of LEISURE BAY	MARLIN DRIVE	1,012	Vacant Land	R440,000	
N0ET01830000116400000	ERF 1164 of LEISURE BAY	MARLIN DRIVE	1,016	Residential	R1,254,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY

PAGE NUMBER 50

**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000116500000	ERF 1165 of LEISURE BAY	MARLIN DRIVE	1,012	Residential	R1,257,000	
N0ET01830000116600000	ERF 1166 of LEISURE BAY	MARLIN DRIVE	1,012	Residential	R1,353,000	
N0ET01830000116900000	ERF 1169 of LEISURE BAY	1169 ANGLERS LANE	1,340	Residential	R1,265,000	
N0ET01830000117000000	ERF 1170 of LEISURE BAY	ANGLERS LANE	1,290	Residential	R1,349,000	
N0ET01830000117100000	ERF 1171 of LEISURE BAY	ANGLERS LANE	1,120	Residential	R1,331,000	
N0ET01830000117200000	ERF 1172 of LEISURE BAY	ANGLERS LANE	1,069	Residential	R1,589,000	
N0ET01830000117300000	ERF 1173 of LEISURE BAY	ANGLERS LANE	1,526	Vacant Land	R600,000	
N0ET01830000117400000	ERF 1174 of LEISURE BAY	ANGLERS LANE	2,063	Residential	R3,247,000	
N0ET01830000117500000	ERF 1175 of LEISURE BAY	GRUNTER ROAD	1,711	Residential	R1,390,000	
N0ET01830000117600000	ERF 1176 of LEISURE BAY	GRUNTER ROAD	1,260	Residential	R1,107,000	
N0ET01830000117700000	ERF 1177 of LEISURE BAY	GRUNTER ROAD	1,228	Residential	R2,115,000	
N0ET01830000117800000	ERF 1178 of LEISURE BAY	GRUNTER ROAD	1,128	Vacant Land	R165,000	
N0ET01830000117900000	ERF 1179 of LEISURE BAY	GRUNTER ROAD	1,110	Residential	R970,000	
N0ET01830000118000000	ERF 1180 of LEISURE BAY	GRUNTER ROAD	1,101	Residential	R1,500,000	
N0ET01830000118100000	ERF 1181 of LEISURE BAY	GRUNTER ROAD	1,307	Residential	R1,100,000	
N0ET01830000118200000	ERF 1182 of LEISURE BAY	GRUNTER ROAD	1,969	Vacant Land	R270,000	
N0ET01830000118300000	ERF 1183 of LEISURE BAY	GRUNTER ROAD	1,667	Residential	R1,400,000	
N0ET01830000118400000	ERF 1184 of LEISURE BAY	GRUNTER ROAD	1,501	Residential	R1,838,000	
N0ET01830000118500000	ERF 1185 of LEISURE BAY	GRUNTER ROAD	1,007	Residential	R1,360,000	
N0ET01830000118600000	ERF 1186 of LEISURE BAY	GRUNTER ROAD	1,008	Residential	R1,310,000	
N0ET01830000118700000	ERF 1187 of LEISURE BAY	GRUNTER ROAD	1,012	Vacant Land	R165,000	
N0ET01830000118800000	ERF 1188 of LEISURE BAY	GRUNTER ROAD	1,012	Residential	R1,199,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000118900000	ERF 1189 of LEISURE BAY	GRUNTER ROAD	1,140	Vacant Land	R180,000	
N0ET01830000119000000	ERF 1190 of LEISURE BAY	GRUNTER ROAD	1,159	Residential	R1,334,000	
N0ET01830000119100000	ERF 1191 of LEISURE BAY	GRUNTER ROAD	1,406	Vacant Land	R210,000	
N0ET01830000119200000	ERF 1192 of LEISURE BAY	SALMON DRIVE	1,115	Vacant Land	R175,000	
N0ET01830000119300000	ERF 1193 of LEISURE BAY	SALMON DRIVE	1,115	Vacant Land	R125,000	
N0ET01830000119400000	ERF 1194 of LEISURE BAY	SALMON DRIVE	1,117	Residential	R1,320,000	
N0ET01830000119500000	ERF 1195 of LEISURE BAY	SALMON DRIVE	1,115	Residential	R1,160,000	
N0ET01830000119600000	ERF 1196 of LEISURE BAY	SALMON DRIVE	1,072	Vacant Land	R170,000	
N0ET01830000119700000	ERF 1197 of LEISURE BAY	SALMON DRIVE	1,817	Residential	R895,000	
N0ET01830000119800000	ERF 1198 of LEISURE BAY	NOT SUPPLIED SALMON DRIVE	1,487	Vacant Land	R369,000	
N0ET01830000119900000	ERF 1199 of LEISURE BAY	SALMON DRIVE	1,531	Vacant Land	R180,000	
N0ET01830000120000000	ERF 1200 of LEISURE BAY	SALMON DRIVE	1,363	Vacant Land	R164,000	
N0ET01830000120100000	ERF 1201 of LEISURE BAY	SALMON DRIVE	1,379	Residential	R470,000	
N0ET01830000120200000	ERF 1202 of LEISURE BAY	SALMON DRIVE	1,482	Vacant Land	R176,000	
N0ET01830000120300000	ERF 1203 of LEISURE BAY	SALMON DRIVE	1,868	Vacant Land	R208,000	
N0ET01830000120400000	ERF 1204 of LEISURE BAY	SALMON DRIVE	1,764	Residential	R1,089,000	
N0ET01830000120500000	ERF 1205 of LEISURE BAY	BARRACUDA AVENUE	1,619	Vacant Land	R188,000	
N0ET01830000120600000	ERF 1206 of LEISURE BAY	BARRACUDA AVENUE	1,565	Vacant Land	R184,000	
N0ET01830000120700000	ERF 1207 of LEISURE BAY	BARRACUDA AVENUE	1,538	Residential	R1,029,000	
N0ET01830000120800000	ERF 1208 of LEISURE BAY	BARRACUDA AVENUE	1,468	Vacant Land	R176,000	
N0ET01830000120900000	ERF 1209 of LEISURE BAY	BARRACUDA AVENUE	1,491	Vacant Land	R176,000	
N0ET01830000121000000	ERF 1210 of LEISURE BAY	BARRACUDA AVENUE	1,453	Vacant Land	R172,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000121100000	ERF 1211 of LEISURE BAY	BARRACUDA AVENUE	1,639	Vacant Land	R188,000	
N0ET01830000121200000	ERF 1212 of LEISURE BAY	BARRACUDA AVENUE	1,497	Vacant Land	R176,000	
N0ET01830000121300000	ERF 1213 of LEISURE BAY	BARRACUDA AVENUE	1,466	Vacant Land	R172,000	
N0ET01830000121400000	ERF 1214 of LEISURE BAY	BARRACUDA AVENUE	1,633	Vacant Land	R188,000	
N0ET01830000121500000	ERF 1215 of LEISURE BAY	BARRACUDA AVENUE	1,407	Vacant Land	R54,000	
N0ET01830000121600000	ERF 1216 of LEISURE BAY	BARRACUDA AVENUE	1,342	Residential	R810,000	
N0ET01830000121700000	ERF 1217 of LEISURE BAY	BARRACUDA AVENUE	1,394	Residential	R955,000	
N0ET01830000121800000	ERF 1218 of LEISURE BAY	BARRACUDA AVENUE	1,360	Vacant Land	R164,000	
N0ET01830000121900000	ERF 1219 of LEISURE BAY	BARRACUDA AVENUE	1,296	Vacant Land	R160,000	
N0ET01830000122000000	ERF 1220 of LEISURE BAY	BARRACUDA AVENUE	1,296	Vacant Land	R160,000	
N0ET01830000122100000	ERF 1221 of LEISURE BAY	1221 SALMON DRIVE	1,296	Residential	R908,000	
N0ET01830000122200000	ERF 1222 of LEISURE BAY	BARRACUDA AVENUE	1,379	Residential	R1,004,000	
N0ET01830000122300000	ERF 1223 of LEISURE BAY	SALMON DRIVE	1,348	Residential	R1,090,000	
N0ET01830000122400000	ERF 1224 of LEISURE BAY	SALMON ST 1224	1,669	Residential	R1,214,000	
N0ET01830000122500000	ERF 1225 of LEISURE BAY	Grunter avenue 1225	1,934	Residential	R1,300,000	
N0ET01830000122600000	ERF 1226 of LEISURE BAY	SALMON DRIVE	1,516	Vacant Land	R100,000	
N0ET01830000122700000	ERF 1227 of LEISURE BAY	SALMON DRIVE	1,449	Vacant Land	R135,000	
N0ET01830000122800000	ERF 1228 of LEISURE BAY	SALMON ROAD 1228	1,401	Vacant Land	R168,000	
N0ET01830000122900000	ERF 1229 of LEISURE BAY	BARRACUDA AVENUE	1,348	Residential	R1,482,000	
N0ET01830000123000000	ERF 1230 of LEISURE BAY	BARRACUDA AVENUE	1,347	Vacant Land	R164,000	
N0ET01830000123100000	ERF 1231 of LEISURE BAY	BARRACOUDA AVENUE	1,347	Vacant Land	R164,000	
N0ET01830000123200000	ERF 1232 of LEISURE BAY	BARRACUDA AVENUE	1,346	Residential	R1,110,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

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Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000123300000	ERF 1233 of LEISURE BAY	BARRACUDA AVENUE	1,383	Vacant Land	R168,000	
N0ET01830000123400000	ERF 1234 of LEISURE BAY	Erf 1234 of LEISURE BAY	1,293	Vacant Land	R160,000	
N0ET01830000123500000	ERF 1235 of LEISURE BAY	BARRACUDA AVENUE	1,672	Vacant Land	R192,000	
N0ET01830000123600000	ERF 1236 of LEISURE BAY	BARRACUDA AVENUE	1,765	Vacant Land	R200,000	
N0ET01830000123700000	ERF 1237 of LEISURE BAY	BARRACUDA AVENUE	1,858	Residential	R944,000	
N0ET01830000123800000	ERF 1238 of LEISURE BAY	BARRACUDA AVENUE	1,301	Vacant Land	R160,000	
N0ET01830000123900000	ERF 1239 of LEISURE BAY	BARRACUDA AVENUE	1,299	Residential	R1,320,000	
N0ET01830000124000000	ERF 1240 of LEISURE BAY	BARRACUDA AVENUE	1,410	Vacant Land	R168,000	
N0ET01830000124100000	ERF 1241 of LEISURE BAY	BARRACUDA AVE 1241	5,048	Residential	R1,528,000	
N0ET01830000124200000	ERF 1242 of LEISURE BAY	BARRACUDA AVENUE	3,092	Vacant Land	R188,000	
N0ET01830000124300000	ERF 1243 of LEISURE BAY	BARRACUDA AVENUE	2,225	Vacant Land	R150,000	
N0ET01830000124400000	ERF 1244 of LEISURE BAY	BARRACUDA AVENUE	1,935	Residential	R962,000	
N0ET01830000124500000	ERF 1245 of LEISURE BAY	BARRACUDA AVENUE	1,505	Vacant Land	R150,000	
N0ET01830000124600000	ERF 1246 of LEISURE BAY	BARRACUDA AVENUE	1,685	Vacant Land	R168,000	
N0ET01830000124700000	ERF 1247 of LEISURE BAY	FISHERMANS DRIVE	1,735	Vacant Land	R168,000	
N0ET01830000124800000	ERF 1248 of LEISURE BAY	FISHERMANS DRIVE	2,002	Residential	R1,131,000	
N0ET01830000124900000	ERF 1249 of LEISURE BAY	FISHERMANS DRIVE	3,091	Vacant Land	R200,000	
N0ET01830000125000000	ERF 1250 of LEISURE BAY	FISHERMANS DRIVE	3,885	Vacant Land	R200,000	
N0ET01830000125100000	ERF 1251 of LEISURE BAY	FISHERMANS DRIVE	2,543	Vacant Land	R180,000	
N0ET01830000125200000	ERF 1252 of LEISURE BAY	FISHERMANS DRIVE	3,069	Residential	R1,579,000	
N0ET01830000125300000	ERF 1253 of LEISURE BAY	FISHERMANS DRIVE	1,929	Vacant Land	R100,000	
N0ET01830000125300001	Portion 1 of ERF 1253 of LEISURE BAY	FISHERMANS DRIVE	1,374	Residential	R855,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY

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**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000125400000	ERF 1254 of LEISURE BAY	DOLPHIN DRIVE	3,008	Vacant Land	R200,000	
N0ET01830000125500000	ERF 1255 of LEISURE BAY	DOLPHIN DRIVE	1,456	Residential	R962,000	
N0ET01830000125500001	Portion 1 of ERF 1255 of LEISURE BAY	DOLPHIN DRIVE	1,207	Vacant Land	R165,000	
N0ET01830000125600000	ERF 1256 of LEISURE BAY	DOLPHIN DRIVE	2,803	Vacant Land	R220,000	
N0ET01830000125700000	ERF 1257 of LEISURE BAY	DOLPHIN DRIVE	2,400	Vacant Land	R200,000	
N0ET01830000125800000	ERF 1258 of LEISURE BAY	BARRACUDA AVENUE	1,407	Vacant Land	R175,000	
N0ET01830000125900000	ERF 1259 of LEISURE BAY	BARRACUDA AVENUE	1,396	Residential	R890,000	
N0ET01830000126000000	ERF 1260 of LEISURE BAY	BARRACUDA AVENUE	1,578	Vacant Land	R190,000	
N0ET01830000126100000	ERF 1261 of LEISURE BAY	BARRACUDA AVENUE	1,559	Residential	R955,000	
N0ET01830000126200000	ERF 1262 of LEISURE BAY	BARRACUDA AVENUE	1,567	Residential	R801,000	
N0ET01830000126300000	ERF 1263 of LEISURE BAY	BARRACUDA AVENUE	1,563	Vacant Land	R190,000	
N0ET01830000126400000	ERF 1264 of LEISURE BAY	BARRACUDA AVENUE	1,562	Residential	R882,000	
N0ET01830000126500000	ERF 1265 of LEISURE BAY	BARRACUDA AVENUE	1,939	Residential	R1,502,000	
N0ET01830000126600000	ERF 1266 of LEISURE BAY	BARRACUDA AVENUE	1,950	Vacant Land	R150,000	
N0ET01830000126700000	ERF 1267 of LEISURE BAY		1,994	Residential	R1,450,000	
N0ET01830000126800000	ERF 1268 of LEISURE BAY		1,919	Vacant Land	R170,000	
N0ET01830000126900000	ERF 1269 of LEISURE BAY		2,665	Residential	R1,230,000	
N0ET01830000127000000	ERF 1270 of LEISURE BAY		2,128	Residential	R990,000	
N0ET01830000127100000	ERF 1271 of LEISURE BAY	SARDINE ROAD	2,137	Residential	R1,083,000	
N0ET01830000127200000	ERF 1272 of LEISURE BAY		2,134	Vacant Land	R180,000	
N0ET01830000127300000	ERF 1273 of LEISURE BAY		2,134	Vacant Land	R180,000	
N0ET01830000127400000	ERF 1274 of LEISURE BAY	SARDINE ROAD	2,134	Residential	R1,563,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000127500000	ERF 1275 of LEISURE BAY	SARDINE ROAD	2,138	Residential	R1,038,000	
N0ET01830000127800000	ERF 1278 of LEISURE BAY		1,919	Residential	R957,000	
N0ET01830000127900000	ERF 1279 of LEISURE BAY		2,252	Vacant Land	R200,000	
N0ET01830000128000000	ERF 1280 of LEISURE BAY		1,187	Residential	R962,000	
N0ET01830000128000001	Portion 1 of ERF 1280 of LEISURE BAY		1,202	Vacant Land	R165,000	
N0ET01830000128100000	ERF 1281 of LEISURE BAY	MULLET ROAD	3,307	Residential	R1,081,000	
N0ET01830000128200000	ERF 1282 of LEISURE BAY		4,483	Vacant Land	R375,000	
N0ET01830000128300000	ERF 1283 of LEISURE BAY		6,039	Vacant Land	R175,000	
N0ET01830000128400000	ERF 1284 of LEISURE BAY		6,095	Vacant Land	R175,000	
N0ET01830000128500000	ERF 1285 of LEISURE BAY		5,876	Vacant Land	R175,000	
N0ET01830000128600000	ERF 1286 of LEISURE BAY	MULLET ROAD	1,258	Residential	R784,000	
N0ET01830000128700000	ERF 1287 of LEISURE BAY		1,567	Residential	R0	Valued With ERF 1286 of LEISURE BAY
N0ET01830000128800000	ERF 1288 of LEISURE BAY	MULLET ROAD	1,322	Vacant Land	R165,000	
N0ET01830000128900000	ERF 1289 of LEISURE BAY	MULLET ROAD	5,715	Vacant Land	R175,000	
N0ET01830000129000000	ERF 1290 of LEISURE BAY	MULLET ROAD	3,242	Vacant Land	R175,000	
N0ET01830000129100000	ERF 1291 of LEISURE BAY	SARDINE ROAD	2,640	Vacant Land	R280,000	
N0ET01830000129200000	ERF 1292 of LEISURE BAY		199,088	Municipal	R0	
N0ET01830000129300000	ERF 1293 of LEISURE BAY		1,269	Vacant Land	R195,000	
N0ET01830000129400000	ERF 1294 of LEISURE BAY		1,254	Vacant Land	R195,000	
N0ET01830000129500000	ERF 1295 of LEISURE BAY	SALMON DRIVE 1295	1,192	Residential	R1,969,000	
N0ET01830000129700000	ERF 1297 of LEISURE BAY		70,781	Agricultural	R1,690,000	
N0ET01830000129700002	Portion 2 of ERF 1297 of LEISURE BAY		16,408	Vacant Land	R0	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000129900000	ERF 1299 of LEISURE BAY		202,512	Business and Commercial	R14,718,000	
N0ET01830000130100000	ERF 1301 of LEISURE BAY		184,420	Residential	R0	Now SS ILALA CABANAS
N0ET01830000130400000	REM of ERF 1304 of LEISURE BAY	MAIN ROAD 1304	2,318	Industrial	R460,000	
N0ET01830000130400002	Portion 2 of ERF 1304 of LEISURE BAY	MAIN ROAD 1304/2	8,570	Vacant Land	R266,000	
N0ET01830000130400003	Portion 3 of ERF 1304 of LEISURE BAY	MAIN ROAD 1304/3	9,642	Vacant Land	R284,000	
N0ET01830000130400004	Portion 4 of ERF 1304 of LEISURE BAY		8,569	Vacant Land	R266,000	
N0ET01830000130400005	Portion 5 of ERF 1304 of LEISURE BAY	MAIN ROAD 1304/5	8,569	Vacant Land	R266,000	
N0ET01830000130400006	Portion 6 of ERF 1304 of LEISURE BAY	OLD NATIONAL ROAD 0	14,912	Residential	R1,338,000	
N0ET01830000130400007	Portion 7 of ERF 1304 of LEISURE BAY	OLD NATIONAL ROAD 0	10,686	Residential	R1,269,000	
N0ET01830000130600000	ERF 1306 of LEISURE BAY	BLACK POOL AVE 1306	23,330	Business and Commercial	R2,778,000	
N0ET01830000130700000	ERF 1307 of LEISURE BAY	BLACK POOL AVENUE 1307	4,959	Vacant Land	R226,000	
N0ET01830000130800000	ERF 1308 of LEISURE BAY	MAIN ROAD 1308	30,357	Municipal	R4,051,000	
N0ET01830000130800001	Portion 1 of ERF 1308 of LEISURE BAY	NATIONAL ROAD 1308/1	61,129	Agricultural	R2,682,000	
N0ET01830000130900000	ERF 1309 of LEISURE BAY		37,337	Agricultural	R859,000	
N0ET01830000130900001	Portion 1 of ERF 1309 of LEISURE BAY		7,822	Vacant Land	R0	
N0ET01830000131000000	ERF 1310 of LEISURE BAY	OLD NATIONAL ROAD	48,437	Agricultural	R969,000	
N0ET01830000131100000	ERF 1311 of LEISURE BAY	FISHERMANS DR	96,857	Business and Commercial	R2,588,000	
N0ET01830000131100001	Portion 1 of ERF 1311 of LEISURE BAY	FISHERMANS ROAD	2,200	Vacant Land	R185,000	
N0ET01830000131100002	Portion 2 of ERF 1311 of LEISURE BAY	FISHERMAN ROAD	2,200	Vacant Land	R197,000	
N0ET01830000131100003	Portion 3 of ERF 1311 of LEISURE BAY	FISHERMANS DRIVE 1311/3	7,863	Residential	R1,231,000	
N0ET01830000131100004	Portion 4 of ERF 1311 of LEISURE BAY		3,120	Vacant Land	R200,000	
N0ET01830000131100005	Portion 5 of ERF 1311 of LEISURE BAY		2,786	Vacant Land	R200,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

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Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000131400000	ERF 1314 of LEISURE BAY		103,869	Agricultural	R1,846,000	
N0ET01830000131500000	ERF 1315 of LEISURE BAY		2,180	Residential	R792,000	
N0ET01830000131600000	ERF 1316 of LEISURE BAY		2,043	Residential	R902,000	
N0ET01830000131700000	ERF 1317 of LEISURE BAY		1,651	Residential	R910,000	
N0ET01830000131800000	ERF 1318 of LEISURE BAY		1,987	Residential	R1,288,000	
N0ET01830000132000000	ERF 1320 of LEISURE BAY		2,443	Residential	R2,299,000	
N0ET01830000132200000	ERF 1322 of LEISURE BAY		2,086	Residential	R1,763,000	
N0ET01830000132300000	ERF 1323 of LEISURE BAY		2,831	Residential	R1,284,000	
N0ET01830000132800000	ERF 1328 of LEISURE BAY		2,074	Residential	R1,481,000	
N0ET01830000132900000	ERF 1329 of LEISURE BAY		46,049	Vacant Land	R2,000,000	
N0ET01830000133000000	ERF 1330 of LEISURE BAY	NATIONAL 1330	158,215	Agricultural	R2,660,000	
N0ET01830000133100000	ERF 1331 of LEISURE BAY	BOURNEMOUTH AVENUE	1,217	Residential	R810,000	
N0ET01830000133200000	ERF 1332 of LEISURE BAY		2,929	Residential	R1,056,000	
N0ET01830000133300000	ERF 1333 of LEISURE BAY		2,272	Residential	R1,089,000	
N0ET01830000133400000	ERF 1334 of LEISURE BAY	NOT SUPPLIED 1334	2,040	Residential	R1,180,000	
N0ET01830000133500000	ERF 1335 of LEISURE BAY	SALTCOATS CRESCENT -	1,015	Residential	R1,887,000	
N0ET01830000133600000	ERF 1336 of LEISURE BAY		2,178	Residential	R1,948,000	
N0ET01830000133700000	ERF 1337 of LEISURE BAY	BOURNEMOUTH AVENUE 0	2,115	Residential	R2,051,000	
N0ET01830000133800000	ERF 1338 of LEISURE BAY	SARDINE RD 1338	4,268	Residential	R1,502,000	
N0ET01830000133900000	ERF 1339 of LEISURE BAY	KIRKCALDY AVENUE 1339	4,067	Residential	R1,230,000	
N0ET01830000134100000	ERF 1341 of LEISURE BAY	MARLIN DR	2,170	Residential	R1,390,000	
N0ET01830000134200000	ERF 1342 of LEISURE BAY	O 1342	3,101	Residential	R930,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

PAGE NUMBER 58

Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000134500000	ERF 1345 of LEISURE BAY		3,039	Vacant Land	R250,000	
N0ET01830000134600000	ERF 1346 of LEISURE BAY	0 0	3,343	Residential	R3,140,000	
N0ET01830000134700000	ERF 1347 of LEISURE BAY	0 0	2,803	Vacant Land	R250,000	
N0ET01830000134800000	ERF 1348 of LEISURE BAY	0 0	2,233	Vacant Land	R250,000	
N0ET01830000134900000	ERF 1349 of LEISURE BAY	0 0	2,068	Vacant Land	R250,000	
N0ET01830000135000000	ERF 1350 of LEISURE BAY	0 0	2,235	Vacant Land	R250,000	
N0ET01830000135100000	ERF 1351 of LEISURE BAY	0 0	2,248	Vacant Land	R250,000	
N0ET01830000135200000	ERF 1352 of LEISURE BAY	0 0	2,099	Vacant Land	R250,000	
N0ET01830000135300000	ERF 1353 of LEISURE BAY	0 0	1,646	Vacant Land	R250,000	
N0ET01830000135400000	ERF 1354 of LEISURE BAY	0 0	1,487	Residential	R3,886,000	
N0ET01830000135500000	ERF 1355 of LEISURE BAY	0 0	1,498	Residential	R4,351,000	
N0ET01830000135600000	ERF 1356 of LEISURE BAY	0 0	1,722	Residential	R3,250,000	
N0ET01830000136000000	ERF 1360 of LEISURE BAY	0 0	1,445	Vacant Land	R250,000	
N0ET01830000136100000	ERF 1361 of LEISURE BAY	0 0	1,411	Vacant Land	R250,000	
N0ET01830000136200000	ERF 1362 of LEISURE BAY	0 0	1,345	Residential	R3,192,000	
N0ET01830000136300000	ERF 1363 of LEISURE BAY	0 0	1,291	Vacant Land	R250,000	
N0ET01830000136400000	ERF 1364 of LEISURE BAY	0 0	12,629	Vacant Land	R250,000	
N0ET01830000136500000	ERF 1365 of LEISURE BAY	0 0	1,377	Vacant Land	R250,000	
N0ET01830000136600000	ERF 1366 of LEISURE BAY	0 0	1,350	Vacant Land	R250,000	
N0ET01830000136700000	ERF 1367 of LEISURE BAY	0 0	1,453	Vacant Land	R250,000	
N0ET01830000136800000	ERF 1368 of LEISURE BAY	0 0	1,467	Vacant Land	R250,000	
N0ET01830000136900000	ERF 1369 of LEISURE BAY	0 0	1,328	Vacant Land	R250,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000137000000	ERF 1370 of LEISURE BAY	EKUBO ESTATE	1,844	Vacant Land	R250,000	
N0ET01830000137100000	ERF 1371 of LEISURE BAY	0 0	1,432	Vacant Land	R250,000	
N0ET01830000137200000	ERF 1372 of LEISURE BAY	0 0	1,590	Vacant Land	R250,000	
N0ET01830000137300000	ERF 1373 of LEISURE BAY		3,182	Vacant Land	R250,000	
N0ET01830000137400000	ERF 1374 of LEISURE BAY	0 0	1,518	Vacant Land	R250,000	
N0ET01830000137500000	ERF 1375 of LEISURE BAY	0 0	1,698	Vacant Land	R250,000	
N0ET01830000137600000	ERF 1376 of LEISURE BAY	0 0	1,796	Vacant Land	R250,000	
N0ET01830000137700000	ERF 1377 of LEISURE BAY	0 0	1,630	Vacant Land	R250,000	
N0ET01830000137800000	ERF 1378 of LEISURE BAY	0 0	1,681	Vacant Land	R250,000	
N0ET01830000137900000	ERF 1379 of LEISURE BAY	0 0	1,528	Vacant Land	R250,000	
N0ET01830000138000000	ERF 1380 of LEISURE BAY	0 0	1,675	Vacant Land	R250,000	
N0ET01830000138100000	ERF 1381 of LEISURE BAY	0 0	1,615	Vacant Land	R250,000	
N0ET01830000138200000	ERF 1382 of LEISURE BAY	0 0	1,692	Vacant Land	R250,000	
N0ET01830000138300000	ERF 1383 of LEISURE BAY	0 0	1,482	Vacant Land	R250,000	
N0ET01830000138400000	ERF 1384 of LEISURE BAY	0 0	1,488	Vacant Land	R250,000	
N0ET01830000138500000	ERF 1385 of LEISURE BAY	0 0	1,766	Vacant Land	R250,000	
N0ET01830000138600000	ERF 1386 of LEISURE BAY		1,725	Vacant Land	R250,000	
N0ET01830000138700000	ERF 1387 of LEISURE BAY	PORT EDWARD	1,363	Vacant Land	R250,000	
N0ET01830000138800000	ERF 1388 of LEISURE BAY		1,653	Vacant Land	R250,000	
N0ET01830000138900000	ERF 1389 of LEISURE BAY	0 0	1,613	Vacant Land	R250,000	
N0ET01830000139000000	ERF 1390 of LEISURE BAY	0 0	1,588	Vacant Land	R250,000	
N0ET01830000139100000	ERF 1391 of LEISURE BAY	0 0	1,345	Vacant Land	R250,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000139200000	ERF 1392 of LEISURE BAY	0 0	1,414	Vacant Land	R250,000	
N0ET01830000139300000	ERF 1393 of LEISURE BAY	0 0	1,516	Vacant Land	R250,000	
N0ET01830000139400000	ERF 1394 of LEISURE BAY	EKUBO EST NAT RD 0	1,766	Vacant Land	R250,000	
N0ET01830000139500000	ERF 1395 of LEISURE BAY	EKUBO EST NAT ROAD 0	1,968	Vacant Land	R250,000	
N0ET01830000139600000	ERF 1396 of LEISURE BAY	EKUBO EST NAT RD 0	1,183	Vacant Land	R250,000	
N0ET01830000139700000	ERF 1397 of LEISURE BAY	MARINE DRIVE	1,251	Vacant Land	R250,000	
N0ET01830000139800000	ERF 1398 of LEISURE BAY	0 0	1,207	Vacant Land	R250,000	
N0ET01830000139900000	ERF 1399 of LEISURE BAY		1,619	Vacant Land	R250,000	
N0ET01830000140000000	ERF 1400 of LEISURE BAY	EKUBO EST NAT RD 0	1,404	Vacant Land	R250,000	
N0ET01830000140100000	ERF 1401 of LEISURE BAY		1,296	Vacant Land	R250,000	
N0ET01830000140200000	ERF 1402 of LEISURE BAY	PORT EDWARD	1,511	Vacant Land	R250,000	
N0ET01830000140300000	ERF 1403 of LEISURE BAY		1,599	Vacant Land	R250,000	
N0ET01830000140400000	ERF 1404 of LEISURE BAY		1,845	Vacant Land	R250,000	
N0ET01830000140500000	ERF 1405 of LEISURE BAY	0 0	1,926	Vacant Land	R250,000	
N0ET01830000140600000	ERF 1406 of LEISURE BAY	0 0	1,528	Vacant Land	R250,000	
N0ET01830000140700000	ERF 1407 of LEISURE BAY	0 0	1,398	Vacant Land	R250,000	
N0ET01830000140800000	ERF 1408 of LEISURE BAY	0 0	1,465	Vacant Land	R250,000	
N0ET01830000140900000	ERF 1409 of LEISURE BAY	0 0	1,259	Residential	R3,500,000	
N0ET01830000141000000	ERF 1410 of LEISURE BAY	0 0	1,453	Vacant Land	R620,000	
N0ET01830000141100000	ERF 1411 of LEISURE BAY	0 0	1,475	Vacant Land	R620,000	
N0ET01830000141200000	ERF 1412 of LEISURE BAY	0 0	1,630	Vacant Land	R620,000	
N0ET01830000141300000	ERF 1413 of LEISURE BAY	0 0	1,746	Vacant Land	R620,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

PAGE NUMBER 61

Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000141400000	ERF 1414 of LEISURE BAY		0 0	1,906	Vacant Land	R620,000
N0ET01830000141500000	ERF 1415 of LEISURE BAY		0 0	2,011	Vacant Land	R620,000
N0ET01830000141600000	ERF 1416 of LEISURE BAY		0 0	1,958	Vacant Land	R620,000
N0ET01830000141700000	ERF 1417 of LEISURE BAY		0 0	2,471	Vacant Land	R620,000
N0ET01830000141800000	ERF 1418 of LEISURE BAY		0 0	2,451	Vacant Land	R620,000
N0ET01830000141900000	ERF 1419 of LEISURE BAY		0 0	2,048	Vacant Land	R620,000
N0ET01830000142000000	ERF 1420 of LEISURE BAY		0 0	1,877	Vacant Land	R620,000
N0ET01830000142100000	ERF 1421 of LEISURE BAY			1,496	Vacant Land	R620,000
N0ET01830000142200000	ERF 1422 of LEISURE BAY	LEISURE BAY		1,474	Vacant Land	R620,000
N0ET01830000142300000	ERF 1423 of LEISURE BAY		0 0	1,361	Vacant Land	R300,000
N0ET01830000142400000	ERF 1424 of LEISURE BAY	EKUBO ESTATES 0		1,646	Vacant Land	R300,000
N0ET01830000142500000	ERF 1425 of LEISURE BAY	NOT SUPPLIED 1425		1,801	Vacant Land	R300,000
N0ET01830000142600000	ERF 1426 of LEISURE BAY		0 0	1,561	Vacant Land	R300,000
N0ET01830000142700000	ERF 1427 of LEISURE BAY		0 0	1,509	Vacant Land	R300,000
N0ET01830000142800000	ERF 1428 of LEISURE BAY		0 0	1,337	Vacant Land	R300,000
N0ET01830000142900000	ERF 1429 of LEISURE BAY		0 0	1,681	Vacant Land	R300,000
N0ET01830000143000000	ERF 1430 of LEISURE BAY		0 0	1,753	Vacant Land	R300,000
N0ET01830000143100000	ERF 1431 of LEISURE BAY		0 0	1,691	Vacant Land	R300,000
N0ET01830000143200000	ERF 1432 of LEISURE BAY		0 0	1,644	Vacant Land	R300,000
N0ET01830000143300000	ERF 1433 of LEISURE BAY		0 0	1,895	Vacant Land	R300,000
N0ET01830000143400000	ERF 1434 of LEISURE BAY		0 0	1,950	Vacant Land	R300,000
N0ET01830000143500000	ERF 1435 of LEISURE BAY		0 0	1,554	Residential	R3,353,000

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000143600000	ERF 1436 of LEISURE BAY		1,420	Vacant Land	R300,000	
N0ET01830000143700000	ERF 1437 of LEISURE BAY	0 0	1,743	Vacant Land	R400,000	
N0ET01830000143800000	ERF 1438 of LEISURE BAY	0 0	1,561	Vacant Land	R400,000	
N0ET01830000143900000	ERF 1439 of LEISURE BAY	0 0	1,189	Vacant Land	R400,000	
N0ET01830000144000000	ERF 1440 of LEISURE BAY	0 0	1,340	Vacant Land	R400,000	
N0ET01830000144100000	ERF 1441 of LEISURE BAY	0 0	1,587	Vacant Land	R400,000	
N0ET01830000144200000	ERF 1442 of LEISURE BAY	0 0	1,546	Vacant Land	R400,000	
N0ET01830000144300000	ERF 1443 of LEISURE BAY	0 0	1,623	Vacant Land	R400,000	
N0ET01830000144400000	ERF 1444 of LEISURE BAY	0 0	1,579	Vacant Land	R400,000	
N0ET01830000144500000	ERF 1445 of LEISURE BAY		1,629	Residential	R3,550,000	
N0ET01830000144600000	ERF 1446 of LEISURE BAY	1 1	1,572	Vacant Land	R400,000	
N0ET01830000144700000	ERF 1447 of LEISURE BAY	0 0	1,619	Vacant Land	R400,000	
N0ET01830000144800000	ERF 1448 of LEISURE BAY	0 0	1,448	Vacant Land	R400,000	
N0ET01830000144900000	ERF 1449 of LEISURE BAY	0 0	1,381	Vacant Land	R590,000	
N0ET01830000145000000	ERF 1450 of LEISURE BAY	0 0	1,434	Vacant Land	R610,000	
N0ET01830000145100000	ERF 1451 of LEISURE BAY		1,292	Residential	R3,360,000	
N0ET01830000145200000	ERF 1452 of LEISURE BAY	0 0	1,152	Vacant Land	R520,000	
N0ET01830000145300000	ERF 1453 of LEISURE BAY	0 0	1,211	Vacant Land	R540,000	
N0ET01830000145400000	ERF 1454 of LEISURE BAY	0 0	1,387	Vacant Land	R590,000	
N0ET01830000145500000	ERF 1455 of LEISURE BAY	0 0	1,607	Vacant Land	R660,000	
N0ET01830000145600000	ERF 1456 of LEISURE BAY	0 0	1,570	Vacant Land	R650,000	
N0ET01830000145700000	ERF 1457 of LEISURE BAY	0 0	1,448	Vacant Land	R610,000	

\* Due to the POPI Act, Ownership details has been removed for public display.



# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000145800000	ERF 1458 of LEISURE BAY	MAIN ROAD 1458	1,843	Residential	R3,179,000	
N0ET01830000145900000	ERF 1459 of LEISURE BAY	0 0	1,330	Vacant Land	R580,000	
N0ET01830000146000000	ERF 1460 of LEISURE BAY	0 0	1,521	Vacant Land	R640,000	
N0ET01830000146100000	ERF 1461 of LEISURE BAY	0 0	1,397	Vacant Land	R600,000	
N0ET01830000146200000	ERF 1462 of LEISURE BAY	0 0	1,479	Vacant Land	R620,000	
N0ET01830000146300000	ERF 1463 of LEISURE BAY	0 0	1,340	Residential	R4,090,000	
N0ET01830000146400000	ERF 1464 of LEISURE BAY	0 0	1,473	Vacant Land	R620,000	
N0ET01830000146500000	ERF 1465 of LEISURE BAY	0 0	1,509	Vacant Land	R400,000	
N0ET01830000146600000	ERF 1466 of LEISURE BAY	0 0	1,812	Vacant Land	R400,000	
N0ET01830000146700000	ERF 1467 of LEISURE BAY	EKUBO EST NAT RD 0	1,379	Vacant Land	R400,000	
N0ET01830000146800000	ERF 1468 of LEISURE BAY	EKUBO EST NAT RD 0	1,286	Vacant Land	R400,000	
N0ET01830000146900000	ERF 1469 of LEISURE BAY		1,663	Vacant Land	R300,000	
N0ET01830000147000000	ERF 1470 of LEISURE BAY	0 0	1,569	Vacant Land	R300,000	
N0ET01830000147100000	ERF 1471 of LEISURE BAY	EKUBO EST NAT RD 0	1,792	Vacant Land	R300,000	
N0ET01830000147200000	ERF 1472 of LEISURE BAY		1,592	Residential	R300,000	
N0ET01830000147300000	ERF 1473 of LEISURE BAY	0 0	1,757	Vacant Land	R300,000	
N0ET01830000147400000	ERF 1474 of LEISURE BAY	0 0	1,388	Vacant Land	R300,000	
N0ET01830000147500000	ERF 1475 of LEISURE BAY	0 0	1,240	Vacant Land	R300,000	
N0ET01830000147600000	ERF 1476 of LEISURE BAY	0 0	1,494	Vacant Land	R300,000	
N0ET01830000147700000	ERF 1477 of LEISURE BAY	EKUBO ESTATE 0	1,631	Vacant Land	R300,000	
N0ET01830000147800000	ERF 1478 of LEISURE BAY	0 0	1,380	Vacant Land	R300,000	
N0ET01830000147900000	ERF 1479 of LEISURE BAY	0 0	1,458	Vacant Land	R300,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

PAGE NUMBER 64

Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)	
N0ET01830000148000000	ERF 1480 of LEISURE BAY		0 0	1,429	Vacant Land	R300,000	
N0ET01830000148100000	ERF 1481 of LEISURE BAY		0 0	1,412	Vacant Land	R300,000	
N0ET01830000148200000	ERF 1482 of LEISURE BAY		0 0	1,563	Vacant Land	R300,000	
N0ET01830000148300000	ERF 1483 of LEISURE BAY		0 0	1,393	Vacant Land	R300,000	
N0ET01830000148400000	ERF 1484 of LEISURE BAY		0 0	1,654	Vacant Land	R300,000	
N0ET01830000148500000	ERF 1485 of LEISURE BAY		0 0	1,608	Vacant Land	R300,000	
N0ET01830000148600000	ERF 1486 of LEISURE BAY		0 0	1,906	Vacant Land	R300,000	
N0ET01830000148700000	ERF 1487 of LEISURE BAY		0 0	2,580	Vacant Land	R300,000	
N0ET01830000148800000	ERF 1488 of LEISURE BAY		0 0	2,698	Vacant Land	R300,000	
N0ET01830000148900000	ERF 1489 of LEISURE BAY			1,912	Vacant Land	R300,000	
N0ET01830000149000000	ERF 1490 of LEISURE BAY		0 0	2,041	Residential	R2,926,000	
N0ET01830000149100000	ERF 1491 of LEISURE BAY		0 0	1,948	Vacant Land	R300,000	
N0ET01830000149200000	ERF 1492 of LEISURE BAY		0 0	1,836	Vacant Land	R300,000	
N0ET01830000149300000	ERF 1493 of LEISURE BAY		0 0	1,716	Vacant Land	R300,000	
N0ET01830000149400000	ERF 1494 of LEISURE BAY		0 0	1,525	Vacant Land	R300,000	
N0ET01830000149500000	ERF 1495 of LEISURE BAY		0 0	2,177	Vacant Land	R300,000	
N0ET01830000149600000	ERF 1496 of LEISURE BAY		0 0	2,225	Vacant Land	R300,000	
N0ET01830000149700000	ERF 1497 of LEISURE BAY			2,225	Vacant Land	R300,000	
N0ET01830000149800000	ERF 1498 of LEISURE BAY		0 0	1,443	Vacant Land	R300,000	
N0ET01830000149900000	ERF 1499 of LEISURE BAY		0 0	1,769	Vacant Land	R300,000	
N0ET01830000150000000	ERF 1500 of LEISURE BAY		0 0	1,824	Vacant Land	R300,000	
N0ET01830000150100000	ERF 1501 of LEISURE BAY		0 0	1,762	Vacant Land	R300,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000150200000	ERF 1502 of LEISURE BAY	NOT SUPPLIED 0	1,747	Residential	R3,500,000	
N0ET01830000150300000	ERF 1503 of LEISURE BAY	0 0	2,030	Vacant Land	R300,000	
N0ET01830000150400000	ERF 1504 of LEISURE BAY	0 0	1,525	Vacant Land	R300,000	
N0ET01830000150500000	ERF 1505 of LEISURE BAY	0 0	1,575	Residential	R3,000,000	
N0ET01830000150600000	ERF 1506 of LEISURE BAY	0 0	1,575	Vacant Land	R150,000	
N0ET01830000150700000	ERF 1507 of LEISURE BAY	0 0	1,405	Vacant Land	R150,000	
N0ET01830000150800000	ERF 1508 of LEISURE BAY	0 0	1,334	Vacant Land	R150,000	
N0ET01830000150900000	ERF 1509 of LEISURE BAY		1,626	Vacant Land	R150,000	
N0ET01830000151000000	ERF 1510 of LEISURE BAY	0 0	1,721	Vacant Land	R1,000	
N0ET01830000151100000	ERF 1511 of LEISURE BAY	0 0	22,488	Vacant Land	R1,000	
N0ET01830000151200000	ERF 1512 of LEISURE BAY	0 0	1,694	Vacant Land	R1,000	
N0ET01830000151300000	ERF 1513 of LEISURE BAY	0 0	139,570	Vacant Land	R1,000	
N0ET01830000151400000	ERF 1514 of LEISURE BAY	0 0	1,400	Vacant Land	R1,000	
N0ET01830000151500000	ERF 1515 of LEISURE BAY	0 0	1,065	Vacant Land	R1,000	
N0ET01830000151600000	ERF 1516 of LEISURE BAY	0 0	143,511	Vacant Land	R1,000	
N0ET01830000151700000	ERF 1517 of LEISURE BAY	0 0	73,259	Vacant Land	R1,000	
N0ET01830000151800000	ERF 1518 of LEISURE BAY	MAIN ROAD	39,952	Vacant Land	R0	
N0ET01830000151900000	ERF 1519 of LEISURE BAY	MAIN ROAD	22,995	Vacant Land	R0	
N0ET01830000152000000	ERF 1520 of LEISURE BAY	MAIN ROAD	5,401	Vacant Land	R0	
N0ET01830000152100000	ERF 1521 of LEISURE BAY	0 0	2,138	Vacant Land	R250,000	
N0ET01830000152200000	ERF 1522 of LEISURE BAY	PORT EDWARD	1,707	Vacant Land	R250,000	
N0ET01830000152300000	ERF 1523 of LEISURE BAY	0 0	1,894	Vacant Land	R250,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000152400000	ERF 1524 of LEISURE BAY	0 0	1,538	Vacant Land	R250,000	
N0ET01830000152500000	ERF 1525 of LEISURE BAY	0 0	1,888	Vacant Land	R250,000	
N0ET01830000152600000	ERF 1526 of LEISURE BAY	0 0	1,925	Vacant Land	R250,000	
N0ET01830000152700000	ERF 1527 of LEISURE BAY	PORT EDWARD	1,874	Vacant Land	R250,000	
N0ET01830000152800000	ERF 1528 of LEISURE BAY		1,438	Vacant Land	R250,000	
N0ET01830000152900000	ERF 1529 of LEISURE BAY		1,720	Vacant Land	R250,000	
N0ET01830000153000000	ERF 1530 of LEISURE BAY		1,635	Vacant Land	R250,000	
N0ET01830000153100000	ERF 1531 of LEISURE BAY		1,422	Vacant Land	R250,000	
N0ET01830000153200000	ERF 1532 of LEISURE BAY	NOT SUPPLIED 1532	34,945	Business and Commercial	R2,750,000	
N0ET01830000153200001	Portion 1 of ERF 1532 of LEISURE BAY		4,782	Business and Commercial	R0	
N0ET01830000153300000	ERF 1533 of LEISURE BAY		6,785	Business and Commercial	R0	
N0ET01830000153400000	ERF 1534 of LEISURE BAY	0 0	17,909	Vacant Land	R3,350,000	
N0ET01830000153500000	ERF 1535 of LEISURE BAY	0 0	1,724	Vacant Land	R250,000	
N0ET01830000153600000	ERF 1536 of LEISURE BAY	EKUBO ESTATES 0	1,723	Vacant Land	R250,000	
N0ET01830000153700000	ERF 1537 of LEISURE BAY	0 0	1,359	Vacant Land	R250,000	
N0ET01830000153800000	ERF 1538 of LEISURE BAY	0 0	1,452	Vacant Land	R250,000	
N0ET01830000153900000	ERF 1539 of LEISURE BAY	NOT SUPPLIED 1539	16,536	Vacant Land	R3,210,000	
N0ET01830000154000000	ERF 1540 of LEISURE BAY	EKUBO EST NAT RD 0	1,289	Vacant Land	R250,000	
N0ET01830000154100000	ERF 1541 of LEISURE BAY	0 0	1,480	Vacant Land	R250,000	
N0ET01830000154200000	ERF 1542 of LEISURE BAY	0 0	1,913	Vacant Land	R250,000	
N0ET01830000154300000	ERF 1543 of LEISURE BAY	0 0	1,778	Vacant Land	R250,000	
N0ET01830000154400000	ERF 1544 of LEISURE BAY	0 0	1,545	Vacant Land	R250,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000154500000	ERF 1545 of LEISURE BAY	EKUBO EST NAT RD 0	1,786	Vacant Land	R250,000	
N0ET01830000154600000	ERF 1546 of LEISURE BAY	0 0	1,941	Vacant Land	R250,000	
N0ET01830000154700000	ERF 1547 of LEISURE BAY	EKUBO EST NAT RD 0	1,865	Vacant Land	R250,000	
N0ET01830000154800000	ERF 1548 of LEISURE BAY	0 0	1,478	Vacant Land	R250,000	
N0ET01830000154900000	ERF 1549 of LEISURE BAY	0 0	1,963	Vacant Land	R250,000	
N0ET01830000155000000	ERF 1550 of LEISURE BAY	0 0	1,781	Vacant Land	R250,000	
N0ET01830000155100000	ERF 1551 of LEISURE BAY	0 0	1,962	Vacant Land	R250,000	
N0ET01830000155200000	ERF 1552 of LEISURE BAY	0 0	1,999	Vacant Land	R250,000	
N0ET01830000155300000	ERF 1553 of LEISURE BAY	0 0	2,268	Vacant Land	R250,000	
N0ET01830000155400000	ERF 1554 of LEISURE BAY	0 0	1,561	Vacant Land	R250,000	
N0ET01830000155500000	ERF 1555 of LEISURE BAY	0 0	1,822	Vacant Land	R250,000	
N0ET01830000155600000	ERF 1556 of LEISURE BAY	0 0	1,444	Vacant Land	R250,000	
N0ET01830000155700000	ERF 1557 of LEISURE BAY	0 0	1,510	Vacant Land	R250,000	
N0ET01830000155800000	ERF 1558 of LEISURE BAY	0 0	1,718	Vacant Land	R250,000	
N0ET01830000155900000	ERF 1559 of LEISURE BAY	0 0	1,671	Vacant Land	R250,000	
N0ET01830000156000000	ERF 1560 of LEISURE BAY	0 0	1,677	Vacant Land	R250,000	
N0ET01830000156100000	ERF 1561 of LEISURE BAY	0 0	1,638	Vacant Land	R250,000	
N0ET01830000156200000	ERF 1562 of LEISURE BAY	0 0	1,700	Vacant Land	R250,000	
N0ET01830000156300000	ERF 1563 of LEISURE BAY	0 0	1,684	Vacant Land	R250,000	
N0ET01830000156400000	ERF 1564 of LEISURE BAY	0 0	1,920	Vacant Land	R250,000	
N0ET01830000156500000	ERF 1565 of LEISURE BAY	0 0	2,004	Vacant Land	R250,000	
N0ET01830000156600000	ERF 1566 of LEISURE BAY	0 0	2,174	Vacant Land	R250,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 05 - LEISURE BAY  
**Allotment:** LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000156700000	ERF 1567 of LEISURE BAY	0 0	1,549	Vacant Land	R250,000	
N0ET01830000156800000	ERF 1568 of LEISURE BAY	EKUBO EST NAT RD 0	1,590	Vacant Land	R250,000	
N0ET01830000156900000	ERF 1569 of LEISURE BAY	EKUBO ESTATES LOT 1569	1,731	Vacant Land	R250,000	
N0ET01830000157000000	ERF 1570 of LEISURE BAY	EKUBO EST NAT RD 0	1,781	Vacant Land	R250,000	
N0ET01830000157100000	ERF 1571 of LEISURE BAY	0 0	1,994	Vacant Land	R250,000	
N0ET01830000157200000	ERF 1572 of LEISURE BAY	0 0	1,814	Vacant Land	R250,000	
N0ET01830000157300000	ERF 1573 of LEISURE BAY	0 0	2,189	Vacant Land	R250,000	
N0ET01830000157400000	ERF 1574 of LEISURE BAY	0 0	1,823	Vacant Land	R250,000	
N0ET01830000157500000	ERF 1575 of LEISURE BAY	0 0	1,918	Vacant Land	R250,000	
N0ET01830000157600000	ERF 1576 of LEISURE BAY	EKUBO EST NAT RD 0	1,440	Vacant Land	R250,000	
N0ET01830000157700000	ERF 1577 of LEISURE BAY	EKUBO EST NAT RD 0	1,323	Vacant Land	R250,000	
N0ET01830000157800000	ERF 1578 of LEISURE BAY	0 0	1,238	Vacant Land	R250,000	
N0ET01830000157900000	ERF 1579 of LEISURE BAY	0 0	1,811	Vacant Land	R250,000	
N0ET01830000158000000	ERF 1580 of LEISURE BAY	0 0	1,812	Vacant Land	R250,000	
N0ET01830000158100000	ERF 1581 of LEISURE BAY	0 0	1,678	Vacant Land	R250,000	
N0ET01830000158200000	ERF 1582 of LEISURE BAY	0 0	1,520	Vacant Land	R250,000	
N0ET01830000158300000	ERF 1583 of LEISURE BAY	0 0	1,401	Vacant Land	R250,000	
N0ET01830000158400000	ERF 1584 of LEISURE BAY	0 0	1,633	Vacant Land	R250,000	
N0ET01830000158500000	ERF 1585 of LEISURE BAY	0 0	1,790	Residential	R3,120,000	
N0ET01830000158600000	ERF 1586 of LEISURE BAY	0 0	162,325	Vacant Land	R1,000	
N0ET01830000158700000	ERF 1587 of LEISURE BAY	0 0	41,538	Vacant Land	R1,000	
N0ET01830000158800000	ERF 1588 of LEISURE BAY	0 0	18,499	Vacant Land	R1,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 05 - LEISURE BAY

PAGE NUMBER 69

Allotment: LEISURE BAY

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET01830000166800000	ERF 1668 of LEISURE BAY	0 0	2,062	Residential	R904,000	
N0ET01830000166900000	ERF 1669 of LEISURE BAY	1669 0	2,154	Residential	R1,243,000	
N0ET01830000167000000	ERF 1670 of LEISURE BAY	0 0	2,060	Residential	R1,250,000	
N0ET01830000167100000	ERF 1671 of LEISURE BAY	NOT SUPPLIED 0	1,198	Residential	R1,111,000	
N0ET01830000167200000	ERF 1672 of LEISURE BAY	BEXHILL AVE 0	1,105	Vacant Land	R375,000	
N0ET01830000167300000	ERF 1673 of LEISURE BAY	BEXHILL AVENUE 0	1,938	Residential	R1,543,000	
N0ET01830000167400000	ERF 1674 of LEISURE BAY	0 0	2,030	Residential	R1,551,000	
N0ET01830000176200000	ERF 1762 of LEISURE BAY	0 0	2,318	Residential	R1,307,000	
N0ET01830000176300000	ERF 1763 of LEISURE BAY		1,080	Residential	R1,361,000	
N0ET01830000176400000	ERF 1764 of LEISURE BAY		1,272	Residential	R1,303,000	
N0ET01830000176500000	ERF 1765 of LEISURE BAY	LEISURE BAY 1765	58,339	Residential	R11,700,000	Now SS ERF 1765 UNITS
N0ET01830000176700000	ERF 1767 of LEISURE BAY	NOT SUPPLIED	3,215	Residential	R1,758,000	
N0ET01830000176800000	ERF 1768 of LEISURE BAY	AYR ROAD 3	2,769	Residential	R910,000	
N0ET01830000176900000	ERF 1769 of LEISURE BAY	MAIN ROAD 1769	2,283	Residential	R2,287,000	
N0ET01830000177000000	ERF 1770 of LEISURE BAY	NOT SUPPLIED 1770	1,918	Residential	R1,239,000	
N0ET01830000177100000	ERF 1771 of LEISURE BAY	YARMOUTH AVENUE 1771	2,131	Residential	R1,459,000	
N0ET01830000177200000	ERF 1772 of LEISURE BAY	DOLPHIN DRIVE 1772	2,660	Residential	R1,120,000	
N0ET01830000177300000	ERF 1773 of LEISURE BAY		2,221	Residential	R970,000	
N0ET01830000177400000	ERF 1774 of LEISURE BAY	LEISURE BAY	1,378	Residential	R1,007,000	
N0ET01830000177500000	ERF 1775 of LEISURE BAY	MARINE DRIVE 1775	2,002	Residential	R2,026,000	
N0ET01830000177600000	ERF 1776 of LEISURE BAY	MAIN ROAD 1776	2,036	Residential	R1,968,000	
N0ET01830000177700000	ERF 1777 of LEISURE BAY		2,039	Residential	R1,678,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

RAY NKONYENI MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2023 - 30 JUNE 2028

**SUMMARY BY CATEGORY**

Category Description	Property Count	Market Value
Agricultural	1,913	R 6,120,280,000
Business and Commercial	1,511	R 5,932,380,000
Industrial	346	R 748,662,000
Mining	5	R 3,205,000
Multiple Purpose	81	R 283,623,000
Municipal	817	R 381,309,000
Public Benefit Organization	181	R 709,597,000
Public Service Infrastructure	1,672	R 48,037,000
Public Service Purposes	187	R 1,261,946,000
Residential	33,616	R 32,108,735,500
Residential Properties	4	R 33,948,000
Vacant Land	5,832	R 1,416,056,000
<b>Total</b>	<b>46,165</b>	<b>R 49,047,778,500</b>



**INDEX TO Allotment**

**Cluster: Leisure Bay**

**Registered Full Title Properties**

<b>Allotment</b>	<b>Page Numbers</b>
LEISURE BAY	2; 3; 4; 5; 6; 7; 8; 9; 10; 11; 12; 13; 14; 15; 16; 17; 18; 19; 20; 21; 22; 23; 24; 25; 26; 27; 28; 29; 30; 31; 32; 33; 34; 35; 36; 37; 38; 39; 40; 41; 42; 43; 44; 45; 46; 47; 48; 49; 50; 51; 52; 53; 54; 55; 56; 57; 58; 59; 60; 61; 62; 63; 64; 65; 66; 67; 68; 69; 70

**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), as amended, hereinafter referred to as the "Act", to the best of my skills and knowledge and without fear, favour or prejudice, prepared the valuation roll 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.

No	PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
1	Sectional Title Properties	14,015	R12,070,662,000
2	PSI	1,672	R48,037,000
3	Full Title Town Properties	28,186	R29,568,195,500
4	Full Title Farm Properties	2,292	R7,360,884,000
	<b>Total</b>	<b>46,165</b>	<b>R49,047,778,500</b>

Certified at Durban this 31st day of January 2023

Professional Registration Number with the South African Council for the Property Valuers Profession : 3576

Category of Professional Registration: Professional Valuer



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Signature of Municipal Valuer