



RAY NKONYENI MUNICIPALITY

General Valuation Roll 2023

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2023

DATE OF VALUATION: 01 JULY 2022

MULTIPURPOSE PROPERTIES

RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028

Property Description		Rating Category	Physical Address	Extent	Market Value	
ANERLEY						
ERF 187 of ANERLEY		PM VETERINARY SOLUTIONS CC	Multiple Purpose : Business	HIBISCUS ROAD 11	1,543	R2,285,000
1	Residential				R 945,000	
2	Business and Commercial				R 1,340,000	
BANNERS REST						
ERF 215 of BANNERS REST		BANNERS REST STORE CC	Multiple Purpose : Business	IZINGOLWENI ROAD	16,290	R2,535,000
1	Residential				R 1,170,000	
2	Business and Commercial				R 1,365,000	
BELLEVUE						
Portion 13 of ERF 7201 of BELLEVUE		BELLEVUE LODGE PTY LTD	Multiple Purpose : Business		116,446	R3,479,000
1	Business and Commercial				R 1,500,000	
2	Agricultural				R 1,979,000	
ET						
16987 of ET		EVANGELISCH LUTHERISCHE KREUZK	Multiple Purpose : Residential	Rem of FARM No 16987	1,997	R2,905,000
1	Residential				R 581,000	
2	Agricultural				R 145,000	
3	Public Benefit Organization				R 2,179,000	
GAMALAKHE						

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Property Description		Rating Category	Physical Address	Extent	Market Value	
ERF 1133 of GAMALAKHE		ELROSE INV PTY LTD	Multiple Purpose : Residential	SR 4240	7,400	R1,230,000

1	Business and Commercial	R 615,000
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2	Residential	R 615,000
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GOLDEN LAND

Portion 3 of ERF 7082 of GOLDEN LAND		LILIE MARC VERNON	Multiple Purpose : Business	FARM GOLDEN LANDS 7082/3	13,183	R2,000,000
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1	Business and Commercial	R 1,000,000
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2	Residential	R 1,000,000
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HIBBERDENE

Portion 3 of ERF 699 of HIBBERDENE		FIVE PTRUST	Multiple Purpose : Business	MARLIN DRIVE 3/ 699	616	R2,253,000
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1	Residential	R 933,000
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2	Business and Commercial	R 1,320,000
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Portion 8 of ERF 699 of HIBBERDENE		VENGIO EIGHTEEN PTY LTD	Multiple Purpose : Business	MARLIN DRIVE 8/ 699	2,053	R2,968,000
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1	Residential	R 431,000
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2	Business and Commercial	R 2,537,000
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LOT 11 UMTAMVUMA

Portion 14 of ERF 12843 of LOT 11 UMTAMVUMA		NICHOLAS T	Multiple Purpose : Agriculture		225,018	R6,623,000
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1	Agricultural	R 6,066,000
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Property Description		Rating Category	Physical Address	Extent	Market Value
2	Business and Commercial	R 557,000			
Portion 6 of ERF 12843 of LOT 11 UMTAMVUMA		MAGNOLIA FARM TRUST-TRUSTEES	Multiple Purpose : Agriculture	161,357	R6,848,000
1	Agricultural	R 2,324,000			
2	Business and Commercial	R 4,524,000			

MARBURG

ERF 2096 of MARBURG	SUGUDHAV S&L	Multiple Purpose : Business	MOORE ROAD 17	1,000	R3,164,000
1	Residential	R 1,266,000			
2	Business and Commercial	R 1,898,000			
ERF 2308 of MARBURG	MAKBA TRUST	Multiple Purpose : Business	SUNNYSIDE FARM (MAIN HRDG RD) .	16,359	R2,791,000
1	Business and Commercial	R 1,291,000			
2	Residential	R 1,500,000			
ERF 2687 of MARBURG	MOOSA EA	Multiple Purpose : Business	DAISY ROAD	2,404	R6,205,000
1	Residential	R 3,606,000			
2	Business and Commercial	R 2,599,000			
Portion 3 of ERF 2235 of MARBURG	MOOSA FAMILY PROPERTIES 786 C	Multiple Purpose : Business	TORRWOOD CRESCENT 1	2,075	R3,699,000
2	Business and Commercial	R 2,034,000			
1	Residential	R 1,665,000			

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Property Description		Rating Category	Physical Address	Extent	Market Value	
MARBURG COMMONAGE NO 2						
Portion 23 of ERF 12224 of MARBURG COMMONAGE NO 2		NYMAN TB & IO	Multiple Purpose : Agriculture	51,980	R2,780,000	
1	Agricultural	R 580,000				
2	Business and Commercial	R 2,200,000				
Portion 24 of ERF 12224 of MARBURG COMMONAGE NO 2		HLABATHI TRANS CC	Multiple Purpose : Agriculture	197,025	R2,764,000	
1	Agricultural	R 788,000				
2	Business and Commercial	R 1,976,000				
MARGATE						
ERF 124 of MARGATE		BREAK EVEN 1246 CC	Multiple Purpose : Business	2 BEATTY RD 2	490	R1,950,000
1	Residential	R 867,000				
2	Business and Commercial	R 1,083,000				
ERF 1518 of MARGATE		WONDERTRADE 1045 CC	Multiple Purpose : Business	20 JAN SMUTS DR 20	520	R1,308,000
1	Residential	R 213,000				
2	Business and Commercial	R 1,095,000				
ERF 1519 of MARGATE		SEASLOPES BOTTLE STORE CC	Multiple Purpose : Residential	18 JAN SMUTS DR 18	502	R480,000
1	Business and Commercial	R 120,000				
2	Residential	R 360,000				

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Property Description		Rating Category	Physical Address	Extent	Market Value	
ERF 2964 of MARGATE		TENGOLD CC	Multiple Purpose : Residential	7 MARINE DR 7	887	R1,050,000
1	Business and Commercial	R 420,000				
2	Residential	R 630,000				
ERF 3049 of MARGATE		REES PGD & EM	Multiple Purpose : Business	47 MARINE DR 47	801	R3,803,000
1	Residential	R 1,342,000				
2	Business and Commercial	R 2,461,000				
ERF 3052 of MARGATE		SS DORANN CENTRE	Multiple Purpose : Residential		1,483	R5,341,000
1	Residential	R 2,261,000				
2	Business and Commercial	R 3,080,000				
ERF 3147 of MARGATE		CONTINENTAL COURT TRUST	Multiple Purpose : Business	85 MARINE DR 85	1,273	R8,141,000
1	Residential	R 4,183,000				
2	Business and Commercial	R 3,958,000				
ERF 3216 of MARGATE		FOTOZ (PTY) LTD	Multiple Purpose : Business	4 RIDGE RD 0	2,057	R3,542,000
1	Residential	R 1,858,000				
2	Business and Commercial	R 1,684,000				
ERF 3234 of MARGATE		COMINOS BROS (PTY) LTD	Multiple Purpose : Business	109 MARINE DR 109	2,174	R3,981,000
1	Residential	R 1,970,000				

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Property Description		Rating Category	Physical Address	Extent	Market Value
2	Residential	R 2,011,000			
ERF 3250 of MARGATE	WILDEKUS ONTW PTY C/O	Multiple Purpose : Residential	106 MARINE DR 106	2,148	R5,975,000
1	Business and Commercial	R 477,000			
2	Residential	R 5,498,000			
ERF 425 of MARGATE	FREYS PROPERTIES CC	Multiple Purpose : Business	38 MARINE DR 38	1,981	R2,191,000
1	Residential	R 769,000			
2	Business and Commercial	R 1,422,000			

MARINA BEACH

ERF 486 of MARINA BEACH	BUSHWOOD TRUST-TRUSTEES	Multiple Purpose : Business	GRANWELL ROAD 486	26,866	R3,433,000
1	Residential	R 1,222,000			
2	Business and Commercial	R 2,211,000			

MARYLAND B

REM of 9025 of MARYLAND B	LAKE ELAND GAME RESERVE CC	Multiple Purpose : Agriculture	REM OF PORTION 0 OF MARYLAND B NO. 9025 MARY	2,248,268	R17,745,000
1	Residential	R 1,490,000			
2	Business and Commercial	R 3,065,000			
3	Business and Commercial	R 10,700,000			
4	Agricultural	R 2,490,000			

MERLEWOOD

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Property Description	Rating Category	Physical Address	Extent	Market Value	
ERF 235 of MERLEWOOD	HUFFT N&JIH/06	Multiple Purpose : Residential	YELLOWWOOD PLACE	1,505	R1,146,000

1	Residential	R 573,000
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2	Business and Commercial	R 573,000
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ORANGE GROVE

Portion 14 of ERF 3669 of ORANGE GROVE	SUGUDHAV R	Multiple Purpose : Business	WINDSOR DRIVE	10,120	R1,900,000
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1	Residential	R 972,000
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2	Business and Commercial	R 928,000
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Portion 2 of ERF 3669 of ORANGE GROVE	SUGUDHAV S&L	Multiple Purpose : Business	WATTERSON STREET	1,064	R1,724,000
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1	Residential	R 930,000
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2	Business and Commercial	R 794,000
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Portion 9 of ERF 3669 of ORANGE GROVE	VIJAY NAIDOO FAMILY TRUST	Multiple Purpose : Business	WILLOW PARK AVENUE 2-5	1,792	R4,320,000
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1	Residential	R 1,716,000
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2	Business and Commercial	R 2,604,000
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PADDOCK PLACE

Rem of the Farm PADDOCK PLACE No 15527	PADDOCK MOTORS PTY LTD	Multiple Purpose : Residential	PADDOCK PLACE 15527	224,508	R10,500,000
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1	Industrial	R 2,000,000
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2	Residential	R 3,000,000
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Property Description		Rating Category	Physical Address	Extent	Market Value
3	Agricultural	R 5,500,000			
PORT SHEPSTONE					
ERF 1170 of PORT SHEPSTONE	PORTSTON CENTRE PTY LTD	Multiple Purpose : Business	AIKEN STREET 42-44	2,021	R14,224,000
1	Residential	R 5,930,000			
2	Business and Commercial	R 8,294,000			
ERF 140 of PORT SHEPSTONE	JONKER GP	Multiple Purpose : Business	PRINCESS ELIZABETH DRIVE 29	4,655	R3,263,000
1	Residential	R 1,296,000			
2	Business and Commercial	R 1,967,000			
ERF 1443 of PORT SHEPSTONE	COWRIE INVESTMENTS	Multiple Purpose : Residential	BISSET STREET 12	816	R6,844,000
1	Business and Commercial	R 1,014,000			
2	Residential	R 5,830,000			
ERF 1787 of PORT SHEPSTONE	ASTRAL COURT PTY LTD	Multiple Purpose : Business	AIKEN STREET 30	627	R4,838,000
1	Business and Commercial	R 3,050,000			
2	Residential	R 1,788,000			
ERF 247 of PORT SHEPSTONE	EL GLADYS CC	Multiple Purpose : Business	PRICE STREET 20	1,012	R1,900,000
1	Business and Commercial	R 760,000			
2	Residential	R 1,140,000			

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Property Description		Rating Category	Physical Address	Extent	Market Value	
ERF 275 of PORT SHEPSTONE		SOUTH COAST TRACTORS	Multiple Purpose : Business	BAZLEY STREET 44	1,012	R7,479,000
1	Residential				R 1,953,000	
2	Business and Commercial				R 5,526,000	
ERF 452 of PORT SHEPSTONE		VHB PROJECTS CC	Multiple Purpose : Business	BISSET STREET 50	3,035	R3,164,000
1	Residential				R 1,182,000	
2	Business and Commercial				R 1,982,000	
ERF 460 of PORT SHEPSTONE		RAJ LAKRAJ &ASSOCIATE	Multiple Purpose : Business	NELSON MANDELA DRIVE 7	839	R3,518,000
1	Residential				R 568,000	
2	Business and Commercial				R 2,950,000	
ERF 517 of PORT SHEPSTONE		GERDAIS TRADING PTY LTD	Multiple Purpose : Business	RESERVOIR ROAD 5	1,159	R1,794,000
1	Residential				R 518,000	
2	Business and Commercial				R 1,276,000	
ERF 884 of PORT SHEPSTONE		E EBRAHIM	Multiple Purpose : Residential	FLAMINGO AVENUE 2	4,297	R2,600,000
1	Business and Commercial				R 1,300,000	
2	Residential				R 1,300,000	
Portion 1 of ERF 1827 of PORT SHEPSTONE		TREE	Multiple Purpose : Residential	ALBERSVILLE ROAD 9	1,403	R961,000
1	Business and Commercial				R 481,000	

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Property Description		Rating Category	Physical Address	Extent	Market Value
2	Residential	R 480,000			
Portion 3 of ERF 885 of PORT SHEPSTONE	HAFFEJEE AM	Multiple Purpose : Business	FLAMINGO AVENUE 12	927	R1,648,000
1	Residential	R 700,000			
2	Business and Commercial	R 948,000			
Portion 7 of ERF 151 of PORT SHEPSTONE	RAVINA INVESTMENTS CC CK 89/2	Multiple Purpose : Residential	DENIS SHEPSTONE STREET 15	492	R2,706,000
1	Business and Commercial	R 1,245,000			
2	Residential	R 1,461,000			

RAMSGATE

ERF 202 of RAMSGATE	PETLOFF SERVICE STATION	Multiple Purpose : Residential	MARINE DRIVE 202	1,364	R3,918,000
1	Business and Commercial	R 784,000			
2	Residential	R 3,134,000			
ERF 64 of RAMSGATE	TAMMANN WA	Multiple Purpose : Residential	MARINE DRIVE 64	3,807	R2,089,000
1	Business and Commercial	R 209,000			
2	Residential	R 1,880,000			
ERF 72 of RAMSGATE	GALESWAY DEVELOPMENT CC	Multiple Purpose : Residential	MARINE DRIVE 72	1,008	R950,000
1	Business and Commercial	R 238,000			
2	Residential	R 712,000			

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Property Description	Rating Category	Physical Address	Extent	Market Value	
ERF 957 of RAMSGATE	CRAYFISH BOTTLE STORE (P)	Multiple Purpose : Residential	MARINE DRIVE 957	2,044	R3,542,000

1	Business and Commercial	R 1,240,000
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2	Residential	R 2,302,000
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ERF 976 of RAMSGATE	THE WESTRAY FAMILY TRUST IT 642/1996	Multiple Purpose : Business	MARINE DRIVE3 976	913	R3,469,000
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1	Residential	R 661,000
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2	Business and Commercial	R 2,808,000
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SANDERSTEAD

Portion 25 of ERF 15566 of SANDERSTEAD	FAIZNIRO TRUST	Multiple Purpose : Agriculture	FARM SANDERSTEAD 15566/25	56,776	R4,240,000
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1	Agricultural	R 2,000,000
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2	Industrial	R 2,240,000
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SEA PARK

ERF 154 of SEA PARK	ROSS JM & CURNOW MAC	Multiple Purpose : Business	FIRST AVENUE 5	1,484	R1,353,000
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1	Residential	R 834,000
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2	Business and Commercial	R 519,000
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ERF 238 of SEA PARK	RHEEDER GJ&CW	Multiple Purpose : Residential	BEACH FRONT 12	2,832	R2,000,000
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1	Business and Commercial	R 800,000
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2	Residential	R 1,200,000
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Property Description	Rating Category	Physical Address	Extent	Market Value	
ERF 240 of SEA PARK	LOT 237 SEA PARK TRUST	Multiple Purpose : Residential	CASUARINA ROAD 38	2,646	R1,600,000

1	Business and Commercial	R 640,000
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2	Residential	R 960,000
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ERF 273 of SEA PARK	NAJIH INVESTMENTS CC	Multiple Purpose : Business	CASUARINA ROAD 82	1,683	R1,471,000
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1	Residential	R 541,000
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2	Business and Commercial	R 930,000
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SHELLY BEACH

ERF 52 of SHELLY BEACH	C. DRISCOLL CC T/A R PEREIRA	Multiple Purpose : Business	MARINE DRIVE LOT 52	1,023	R2,868,000
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1	Residential	R 778,000
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2	Business and Commercial	R 2,090,000
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Portion 3 of ERF 972 of SHELLY BEACH	CASWELL INDUSTRIES CC	Multiple Purpose : Business	MARINE DR 0	2,941	R8,482,000
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1	Residential	R 3,262,000
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2	Business and Commercial	R 5,220,000
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SOUTHBROOM

ERF 643 of SOUTHBROOM	CARMICHAEL R W G	Multiple Purpose : Residential	OUTLOOK ROAD 54	2,607	R2,729,000
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1	Business and Commercial	R 545,000
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2	Residential	R 2,184,000
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Property Description	Rating Category	Physical Address	Extent	Market Value
SOUTHPORT				
ERF 202 of SOUTHPORT	GROVES H&C	Multiple Purpose : Residential	FLAME TREE ROAD 1	1,495 R954,000
1	Business and Commercial	R 286,000		
2	Residential	R 668,000		
SUNWICH PORT				
ERF 123 of SUNWICH PORT	A RSINVESTME	Multiple Purpose : Business	ATHOLL AVENUE 1	925 R1,513,000
1	Residential	R 382,000		
2	Business and Commercial	R 1,131,000		
TRAFALGAR				
ERF 265 of TRAFALGAR	BESWETHERICK P&T	Multiple Purpose : Residential	NELSON DRIVE 46	1,268 R1,774,000
2	Residential	R 1,330,000		
1	Business and Commercial	R 444,000		
UMTENTWENI				
ERF 554 of UMTENTWENI	CHETTY V & P	Multiple Purpose : Residential	MGAZI AVENUE 3	5,296 R1,200,000
1	Public Benefit Organization	R 600,000		
2	Residential	R 600,000		
UMZIMKULU				

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PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028

Property Description		Rating Category	Physical Address	Extent	Market Value	
Portion 1 of 17452 of UMZIMKULU		ILLOVO SUGAR (SOUTH AFRICA) PROPRIETARY LIMITED	Multiple Purpose : Agriculture	Rem of FARM No 17475	3,455,726	R28,836,000
1	Agricultural				R 11,016,000	
2	Industrial				R 17,820,000	
UVONGO						
ERF 2304 of UVONGO		THANDI MANZI CC	Multiple Purpose : Business	MARINE DRIVE 19	522	R1,485,000
1	Residential				R 409,000	
2	Business and Commercial				R 1,076,000	
ERF 2427 of UVONGO		SUMESH INV CC	Multiple Purpose : Business	MARINE DRIVE 23	530	R2,552,000
1	Residential				R 1,144,000	
2	Business and Commercial				R 1,408,000	
ERF 9 of UVONGO		CRANBROOKE PLACE MARGATE	Multiple Purpose : Business	STAFFORD AVENUE 2	4,049	R18,600,000
1	Business and Commercial				R 2,100,000	
2	Residential				R 16,500,000	

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
Total	46,165	R 49,047,778,500

**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
	Total	46,165	R49,047,778,500

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



Signature of Municipal Valuer