

RAY NKONYENI LOCAL MUNICIPALITY

General Valuation Roll 2017

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2017

DATE OF VALUATION: 01 JULY 2016

**SUPPLEMENTARY VALUATION ROLL 7
REGISTERED FULL TITLE PROPERTIES**

Category of Property and Use Code (Page 1 of 3)

Category : Residential (1)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Single family	A01
Two family	A02
Rowhouse	A03
Detached structures only	A05
Block of flats	D01
B&B - Up to 4 rooms	D02
Flats and Business (mostly Flats - 66% and more residential)	D03
Retirement Village	D04
Hostel/Barracks	D06
Old age home/Nursing home	D07
Terraced/Multi dwelling (3+ units)	D08
Three family residential	D09
Doctors/Nurses Quarter	D10
ST Parent Property	E00
ST - Dwellings	E01
ST - Flats	E02
ST - Flats & Business (mostly residential - 66% and more residential)	E03
ST - Maisonettes/Rowhouses	E05
SB - Dwellings	E07
SB - Flats	E08
SB - Flats & Business (mostly residential - 66% and more residential)	E09
SB - Maisonettes/Rowhouses	E11
ST - Residential Granny Flat	E15
ST - Retirement Village	E22
Farms: Residential only > 1 Ha	G01
Smallholdings: Residential Only = < 1 Ha	G06
Investigate	L01
Category : Business and Commercial (2)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Bank	B01
Bar/Lounge	B02
Car sales/Showroom	B03

Category : Business and Commercial (2)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Car wash	B04
Club (Sports club)	B05
Convenience store	B07
Creche	B08
Department/Discount store	B09
Fast food	B10
Film studio	B11
Funeral parlour/Undertaker	B12
Health club	B13
Hotel	B14
Medical centre (Office)	B15
Medical clinic	B16
Office	B17
Office - dwelling conversion	B18
Office and retail	B19
Parking garage	B20
Petrol station/Convenience store	B21
Restaurant	B22
Retail - dwelling conversion	B23
Retail shop	B24
Shopping center-neighbourhood	B25
Shopping centre-regional	B26
Shopping mall	B27
Supermarket	B28
Theatre/Cinema	B29
Casino	B30
Abattoir	B31
Drive-in Cinema	B32
Nursery	B33
Open Parking	B34
Cold storage - Business & Commercial	B35
Industrial park - Business & Commercial	B36

Category : Business and Commercial (2)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Light industrial - Business & Commercial	B37
Storage - Business & Commercial	B38
Research facility - Business & Commercial	B39
Warehouse - Business & Commercial	B40
Workshop - Business & Commercial	B41
Guest house/B&B	D05
ST - Offices and/or Retail	E06
SB - Offices and/or Retail	E12
ST - Non Residential Garages	E17
ST - Non Residential Carports	E18
ST - Non Residential Granny Flat	E19
ST - Non Residential Storage	E20
ST - Hotel	E21
College/University/Technikon (Tertiary)	F01
Exhibition/Conference centre	F02
Private Hospital	F03
Private Medical Clinic	F05
Private School/Organisation Centre	F10
Farms: Comm/Ind/Bus (brick fact, game, eco tourism) > 1 Ha	G03
Farms: Other > 1 Ha	G05
Smallholdings: Comm/Ind/Bus = < 1 Ha	G08
Smallholdings: Other = 1 Ha	G10
Amusement park	H01
Sewerage/Water treatment(UGU)	H08
Caravan Park	H14
Mortuary	H16
WaterReserv/TrtmtWks/PumpHse(UGU)	K09

Category of Property and Use Code (Page 2 of 3)

Category : Industrial (3)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Cold storage	C01
Container storage	C02
Heavy industrial	C03
Industrial park	C04
Light industrial	C05
Storage	C06
Research facility	C07
Storage tank facility	C08
Bus/Truck depot	C09
Warehouse	C10
Workshop	C11
Oil refinery	C12
Special Manufacturing	C13
ST - Industrial	E04
SB - Industrial	E10
Category : Mining and Quarries (4)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Mining	H06
Quarries	H11
Category : Agriculture - Bona Fida Use (6)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Farms: Agriculture > 1 Ha	G02
Farms: Vacant Land > 1 Ha	G04
Smallholdings : Agriculture = < 1 Ha	G07
Smallholdings: Vacant Land = < 1 Ha	G09
Category : Special purposes (8)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Golf course	H05
Fire/Traffic control	H07
Sports/Country club	H09
Stadium/Sports facility	H10
Protected areas/Wild life reserve	H13

Category : Special purposes (8)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Crematorium	H15
Nature reserve	J01
Private open space	J02
Private road	J03
Parking	J10
Road Reserve	J12
Category : Public Service Infrastructure (9)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Airport element	I01
Harbour element	I02
National Roads Corridor	I03
Provincial Roads Corridor	I04
Railway Corridor	I05
Railway other property (transnet)	I06
Transmission corridor	I07
Transmission element (substation)	I08
Water Pipeline corridor	I09
Electrical Power Stations	I10
Telecommunication Corridor	I11
Telecommunication other property	I12
Gas/Liquid fuel Corridor	I13
Run Ways and Aprons	I14
Water reservoirs/treatment works/Pump House	I15
Dam	I16
Category : Municipal Properties (10)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Airport	H02
Bus/Taxi terminal	H03
Cemetery	H04
Land Fill sites (Municipal)	H12
Public open space	J04
Public park	J05

Category : Municipal Properties (10)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Municipal Public Buildings (Offices, Library, Museum, Courts , Clinics etc)	K01
Municipal Depot	K02
Residential Land	K03
Other Land	K04
Parks	K05
Roads other property	K06
Road	K07
Transmission element (substation)	K08
Municipal Parking	K10
Vested Properties (S/Be)	K15
Invalid Entry	L02
Category : Vacant land (11)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Vacant land	J06
Vacant land	J07
Vacant land	J08
Worship land	J09
Category : ST Garages/Carport/Storage (12)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
ST - Garages	E13
ST - Carports	E14
ST - Storage	E16
Category : Communal Settlements (13)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Communal land	J11
Category : Public Benefit Organisations (15)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Worship Centre	F12
Category : Multipurpose Properties (16)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Multiple Purpose : Residential	A99
Multiple Purpose : Business	B99
Multiple Purpose : Agriculture	G99

Category of Property and Use Code (Page 3 of 3)

Category : State Public Service Purpose (17)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Public Hospital	F04
Public Medical Clinic	F06
Military installation	F07
Prison	F08
Public Buildings (Library/Museum, Courts etc)	F09
Public School	F11
National Monument	F13
Police	H17
Weighbridge	H18

Category Of Property

Rating Category
<i>Description</i>
Residential Properties
Business and Commercial
Industrial
Mining and Quarries
Agricultural
Special purposes
Public Service Infrastructure
Municipal Properties
Vacant land
S.T. Garages/Carport/Storage
Communal Settlements
Public Benefit Organisations
Multipurpose Properties
State Public Service Purpose (SPSP)

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

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 7
PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2023
Registered Full Title Properties

Account Number	SG Code	Property Description	Address	Extent	Use Code	Category	Market Value	Effective Date
0001067676	N0ET00040000011300000	ERF 113 of ANERLEY		1047	A01	Residential Properties	800 000	2022/12/01
0055012304	N0ET00000001143500012	Portion 12 of ERF 11435 of CRAGADOUR		190344	H13	Protected Areas	381 000	2017/07/01
0055012046	N0ET00000001741800000	ERF 17418 of ET		50470	G01	Public Benefit Organisations	6 497 000	2022/07/01
0003029372	N0ET00000006923000266	Portion 266 of ERF 6923 of ET	SEASLOPES 4240, ET	363917	H13	Protected Areas	350 000	2021/07/15
0004028568	N0ET05060000053800000	ERF 538 of GAMALAKHE		1402	K01	Public Benefit Organisations	680 000	2022/07/01
0004029033	N0ET05060000078900000	ERF 789 of GAMALAKHE		425,98	A01	Municipal Properties	250 000	2022/07/01
0000402934	N0ET05060000079000000	ERF 790 of GAMALAKHE		528,78	A01	Municipal Properties	250 000	2022/07/01
0004012119	N0ET05060000114100000	ERF 1141 of GAMALAKHE		4062	K09	Municipal Properties	150 000	2022/07/01
0004015921	N0ET05060000152600000	ERF 1526 of GAMALAKHE		524	A01	Residential Properties	320 000	2022/05/24
0004022091	N0ET05060000215500000	ERF 2155 of GAMALAKHE		382	A01	Municipal Properties	160 000	2022/07/01
0004022101	N0ET05060000215600000	ERF 2156 of GAMALAKHE		339	A01	Municipal Properties	260 000	2022/07/01
0004022118	N0ET05060000215700000	ERF 2157 of GAMALAKHE		341	A01	Municipal Properties	210 000	2022/07/01
0004022125	N0ET05060000215800000	ERF 2158 of GAMALAKHE		341	A01	Municipal Properties	210 000	2022/07/01
0004022132	N0ET05060000215900000	ERF 2159 of GAMALAKHE		426	A01	Municipal Properties	170 000	2022/07/01
0004022140	N0ET05060000216000000	ERF 2160 of GAMALAKHE		300	K03	Municipal Properties	60 000	2022/07/01
0004022157	N0ET05060000216100000	ERF 2161 of GAMALAKHE		300	K03	Municipal Properties	60 000	2022/07/01
0004022164	N0ET05060000216200000	ERF 2162 of GAMALAKHE		300	K03	Municipal Properties	60 000	2022/07/01
0004022171	N0ET05060000216300000	ERF 2163 of GAMALAKHE		300	K03	Municipal Properties	60 000	2022/07/01
0004022189	N0ET05060000216400000	ERF 2164 of GAMALAKHE		300	A01	Municipal Properties	190 000	2022/07/01
0004022213	N0ET05060000217000000	ERF 2170 of GAMALAKHE		300	A01	Municipal Properties	230 000	2022/07/01
0004022220	N0ET05060000217100000	ERF 2171 of GAMALAKHE		300	A01	Municipal Properties	230 000	2022/07/01
0004022237	N0ET05060000217200000	ERF 2172 of GAMALAKHE		300	A01	Municipal Properties	190 000	2022/07/01
0004022245	N0ET05060000217300000	ERF 2173 of GAMALAKHE		300	A01	Municipal Properties	210 000	2022/07/01
0004022252	N0ET05060000217400000	ERF 2174 of GAMALAKHE		401	A01	Municipal Properties	200 000	2022/07/01
0004022269	N0ET05060000217500000	ERF 2175 of GAMALAKHE		436	A01	Municipal Properties	290 000	2022/07/01
0004022276	N0ET05060000217600000	ERF 2176 of GAMALAKHE		339	K03	Municipal Properties	70 000	2022/07/01
0004022284	N0ET05060000217700000	ERF 2177 of GAMALAKHE		337	K03	Municipal Properties	70 000	2022/07/01
0004022291	N0ET05060000217800000	ERF 2178 of GAMALAKHE		339	A01	Municipal Properties	160 000	2022/07/01
0004022302	N0ET05060000217900000	ERF 2179 of GAMALAKHE		382	A01	Municipal Properties	200 000	2022/07/01
0004022319	N0ET05060000218000000	ERF 2180 of GAMALAKHE		335	K03	Municipal Properties	1 000	2022/07/01
0004022326	N0ET05060000218100000	ERF 2181 of GAMALAKHE		301	A01	Municipal Properties	250 000	2022/07/01
0004022333	N0ET05060000218200000	ERF 2182 of GAMALAKHE		299	K03	Municipal Properties	1 000	2022/07/01

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0004022341	N0ET05060000218300000	ERF 2183 of GAMALAKHE		297	A01	Municipal Properties	170 000	2022/07/01
0004022358	N0ET05060000218400000	ERF 2184 of GAMALAKHE		298	A01	Municipal Properties	220 000	2022/07/01
0004022365	N0ET05060000218500000	ERF 2185 of GAMALAKHE		319	A01	Municipal Properties	250 000	2022/07/01
0004022372	N0ET05060000218600000	ERF 2186 of GAMALAKHE		300	K03	Municipal Properties	1 000	2022/07/01
0004022380	N0ET05060000218700000	ERF 2187 of GAMALAKHE		300	A01	Municipal Properties	270 000	2022/07/01
0004022397	N0ET05060000218800000	ERF 2188 of GAMALAKHE		300	A01	Municipal Properties	170 000	2022/07/01
0004022407	N0ET05060000218900000	ERF 2189 of GAMALAKHE		300	A01	Municipal Properties	210 000	2022/07/01
0004022421	N0ET05060000219100000	ERF 2191 of GAMALAKHE		300	K03	Municipal Properties	60 000	2022/07/01
0004022485	N0ET05060000219800000	ERF 2198 of GAMALAKHE		300	A01	Municipal Properties	240 000	2022/07/01
0004022492	N0ET05060000219900000	ERF 2199 of GAMALAKHE		300	A01	Municipal Properties	190 000	2022/07/01
0004022503	N0ET05060000220000000	ERF 2200 of GAMALAKHE		300	K03	Municipal Properties	60 000	2022/07/01
0004022510	N0ET05060000220100000	ERF 2201 of GAMALAKHE		300	A01	Municipal Properties	200 000	2022/07/01
0004022527	N0ET05060000220200000	ERF 2202 of GAMALAKHE		300	A01	Municipal Properties	240 000	2022/07/01
0004022534	N0ET05060000220300000	ERF 2203 of GAMALAKHE		427	A01	Municipal Properties	210 000	2022/07/01
0004022542	N0ET05060000220400000	ERF 2204 of GAMALAKHE		301	A01	Municipal Properties	190 000	2022/07/01
0004022559	N0ET05060000220500000	ERF 2205 of GAMALAKHE		301	A01	Municipal Properties	170 000	2022/07/01
0004022566	N0ET05060000220600000	ERF 2206 of GAMALAKHE		299	A01	Municipal Properties	170 000	2022/07/01
0004022573	N0ET05060000220700000	ERF 2207 of GAMALAKHE		297	A01	Municipal Properties	200 000	2022/07/01
0004022581	N0ET05060000220800000	ERF 2208 of GAMALAKHE		331	K03	Municipal Properties	70 000	2022/07/01
0007403991	N0ET01200000043600000	ERF 436 of GLENMORE		4050	A01	Residential Properties	1 800 000	2022/09/08
0007406078	N0ET01200000065600000	ERF 656 of GLENMORE		1360	A01	Residential Properties	1 000 000	2022/09/20
0000010819	N0ET01340000011600000	ERF 116 of HIBBERDENE	116 CATALINA DRIVE,	1888	D07	Public Benefit Organisations	1 553 000	2022/07/01
0000012438	N0ET01340000013700000	ERF 137 of HIBBERDENE	137 CATALINA DRIVE,	1245	A01	Residential Properties	1 000 000	2021/08/11
0000060557	N0ET01340000064800000	ERF 648 of HIBBERDENE	648 BARRACUDA BOULEVARD, HIBBERDE	8307	J08	Public Benefit Organisations	900 000	2022/07/01
0000060564	N0ET01340000064900000	ERF 649 of HIBBERDENE	649 BARRACUDA BOULEVARD, HIBBERDE	30444	F10	Public Benefit Organisations	4 829 000	2022/07/01
0007611443	N0ET01830000119900000	ERF 1199 of LEISURE BAY	SALMON DRIVE,	1531	J08	Vacant Land	180 000	2017/07/01
0007611933	N0ET01830000124900000	ERF 1249 of LEISURE BAY	FISHERMANS DRIVE,	3091	J08	Vacant Land	150 000	2022/02/03
0007611941	N0ET01830000125000000	ERF 1250 of LEISURE BAY	FISHERMANS DRIVE,	3885	J08	Vacant Land	150 000	2022/02/03
0055012923	N0ET00000001063000000	REM of ERF 10630 of LOT 2 UMTAMVUNA	UNKNOWN, UMTENTWENI	98870	H13	Protected Areas	1 400 000	2017/07/01
0055012924	N0ET00000001063000002	Portion 2 of ERF 10630 of LOT 2 UMTAMVUNA		116733	H13	Protected Areas	1 500 000	2017/07/01
0055012389	N0ET00000001063000005	Portion 5 of ERF 10630 of LOT 2 UMTAMVUNA		4348	H13	Protected Areas	500 000	2017/07/01
0055010659	N0ET00000001063000010	Portion 10 of ERF 10630 of LOT 2 UMTAMVUNA		390380	H13	Protected Areas	1 054 000	2017/07/01

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Registered Full Title Properties

Account Number	SG Code	Property Description	Address	Extent	Use Code	Category	Market Value	Effective Date
0001240686	NOET00000000552200005	Portion 5 of ERF 5522 of LOT 25 MARBURG SETTLEMENT		18218	G02	Agriculture - bona fida use	2 170 000	2021/10/20
0055013190	NOET000000001268900000	ERF 12689 of LOT 3 UMTAMVUNA		39016	H13	Protected Areas	195 000	2017/07/01
0055012657	NOET00000000542800000	ERF 5428 of LOT 36 MARBURG SETTLEMENT		5289	K15	Municipal Properties	0	2022/03/20
0001240704	NOET00000000542800121	Portion 121 of ERF 5428 of LOT 36 MARBURG SETTLEMENT		711	F12	Public Benefit Organisations	120 000	2022/03/20
0055012117	NOET000000001009300003	Portion 3 of ERF 10093 of LOT 6 UMTAMVUMA		39461	G01	Public Benefit Organisations	2 171 000	2022/07/01
0055012187	NOET000000000752000004	Portion 4 of ERF 7520 of LOT F L		67402	G02	Agricultural	1 456 000	2017/07/01
0055012524	NOET000000000323900030	Portion 30 of ERF 3239 of LOUISIANA		48459	A03	Municipal Properties	1 620 000	2022/07/01
0055011398	NOET000000000323900154	Portion 154 of ERF 3239 of LOUISIANA	UNKNOWN, LOUISIANA	20050	K03	Municipal Properties	45 000	2022/07/01
0001097480	NOET01980000027600000	ERF 276 of MARBURG	CHESTNUT DRIVE,	8668	A01	Residential Properties	500 000	2022/03/31
0012401261	NOET01980000027600006	Portion 6 of ERF 276 of MARBURG	276 PORT SHEPSTONE, MARBURG	1470	A01	Residential Properties	550 000	2022/03/31
0012401262	NOET01980000027600007	Portion 7 of ERF 276 of MARBURG	276, MARBURG	1261	J08	Vacant Land	110 000	2022/03/31
0001230229	NOET01980000038000000	ERF 380 of MARBURG		4735	J08	Vacant Land	1 989 000	2022/07/01
	NOET01980000215500009	Portion 9 of ERF 2155 of MARBURG	9 ROBIN ROAD, MARBURG	856	J08	Vacant Land	100 000	2020/11/23
	NOET01980000215500010	Portion 10 of ERF 2155 of MARBURG	2155/10 MARBURG, MARBURG	917	J08	Vacant Land	100 000	2020/11/23
	NOET01980000215500012	Portion 12 of ERF 2155 of MARBURG	2155 marburg, MARBURG	906	J08	Vacant Land	100 000	2021/10/19
	NOET01980000215500013	Portion 13 of ERF 2155 of MARBURG	2155 marburg, MARBURG	1038	J08	Vacant Land	100 000	2023/03/29
0001240729	NOET01980000224100001	Portion 1 of ERF 2241 of MARBURG	2241 MARBURG, MARBURG	700	A01	Residential Properties	400 000	2021/07/05
0001055670	NOET01980000237700000	ERF 2377 of MARBURG	2377 FRIESLAND DRIVE,	15522	J08	Vacant Land	250 000	2017/07/01
0001145326	NOET01980000238700000	ERF 2387 of MARBURG	23 VICTORY ROAD,	12141	A01	Residential Properties	320 000	2021/05/11
0001054613	NOET01980000241700000	ERF 2417 of MARBURG	INDIRA ROAD,	11200	J08	Vacant Land	277 000	2022/07/01
0001061466	NOET01980000255400000	ERF 2554 of MARBURG	88 DEEPPVALE ROAD,	10897	J08	Vacant Land	271 000	2022/07/01
0003000189	NOET01990000003200000	ERF 32 of MARGATE	9 9 ALEXANDER AVE,	20544	D07	Public Benefit Organisations	6 763 000	2022/07/01
0003002242	NOET01990000033800000	ERF 338 of MARGATE	7 7 MITCHELL RD,	929	A01	Municipal Properties	570 000	2022/07/01
0003003220	NOET01990000044700000	ERF 447 of MARGATE	33 ERADSMUS, MARGATE	16187	B27	Municipal Properties	53 000 000	2022/07/01
0003004337	NOET01990000056200000	ERF 562 of MARGATE	18 18 UPLANDS RD,	1054	A01	Residential Properties	1 109 000	2022/10/07
0003032175	NOET01990000106700000	ERF 1067 of MARGATE	28 28 JOHNNY RALPH CRES,	2290	A01	Public Benefit Organisations	1 260 000	2022/07/01
	NOET01990000305200000	ERF 3052 of MARGATE		1483	A99	Multipurpose Properties	0	2022/01/25
	NOET01990000305200000	ERF 3052 of MARGATE		1483	E01	Residential Properties	2 260 000	2022/01/25
	NOET01990000305200000	ERF 3052 of MARGATE		1483	E06	Business and Commercial	2 160 000	2022/01/25
0003026519	NOET01990000323600000	ERF 3236 of MARGATE		2019	B24	Business and Commercial	2 200 000	2020/11/25
0003026526	NOET01990000323700000	ERF 3237 of MARGATE		2016	D01	Residential Properties	10 000 000	2020/11/25
0003027216	NOET01990000332800000	ERF 3328 of MARGATE	17 17 RIDGE RD,	2023	A01	Residential Properties	500 000	2022/01/03

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0003027344	N0ET01990000334300000	ERF 3343 of MARGATE	14 RIDGE RD,	2049	A01	Residential Properties	790 000	2022/01/01
0003034827	N0ET01990000346100001	Portion 1 of ERF 3461 of MARGATE	13 WINDSOR STREET, MARGATE	450	A01	Residential Properties	890 000	2018/10/24
0003033997	N0ET01990000385900003	Portion 3 of ERF 3859 of MARGATE	10 10 PINE ST,	843	A01	Residential Properties	950 000	2022/03/10
0006011676	N0ET0200000037000001	Portion 1 of ERF 370 of MARINA BEACH		2222	A01	Residential Properties	1 700 000	2022/02/21
0001240728	N0ET02420000038100003	Portion 3 of ERF 381 of OSLO BEACH	UNKNOWN, OSLO BEACH	213	K03	Municipal Properties	100 000	2022/07/01
0007806141	N0ET02470000073300000	ERF 733 of PALM BEACH	LOUIS BOTHA AVENUE,	1761	K03	Municipal Properties	180 000	2022/07/01
0007902442	N0ET02470000087700000	ERF 877 of PALM BEACH		336263	H13	Protected Areas	7 500 000	2017/07/01
0007011778	N0ET02640000030100001	Portion 1 of ERF 301 of PORT EDWARD	6 FIFTHTEENTH AVE,	941	A01	Residential Properties	700 000	2022/07/22
0007009049	N0ET02640000094300000	ERF 943 of PORT EDWARD	GOLF COURSE ROAD,	267078	H05	Municipal Properties	8 179 000	2022/07/01
0007010736	N0ET02640000114800000	ERF 1148 of PORT EDWARD	NATIONAL ROAD CARRIBEAN ESTATES,	400	A01	Residential Properties	1 120 000	2022/09/19
0001006069	N0ET04030000021900000	ERF 219 of PORT SHEPSTONE	5 SCOTT STREET,	1012	A01	Public Benefit Organisations	984 000	2022/07/01
0001026853	N0ET04030000070100000	ERF 701 of PORT SHEPSTONE	27 MITCHELL DRIVE,	1283	B18	Public Benefit Organisations	660 000	2022/07/01
0001087481	N0ET04030000096800000	ERF 968 of PORT SHEPSTONE	29 SNIPE STREET,	1867	A01	Residential Properties	380 000	2017/07/01
0001088069	N0ET04030000099100000	ERF 991 of PORT SHEPSTONE	4 NIGHTINGALE ROAD,	1554	A01	Public Benefit Organisations	750 000	2022/07/01
0005601926	N0ET02720000026800000	ERF 268 of RAMSGATE	268 MONTROSE DRIVE,	1035	J08	Vacant Land	160 000	2019/01/05
0005615824	N0ET02720000191700000	ERF 1917 of RAMSGATE	1917 PIET RETIEF CIRCLE,	1349	A01	Residential Properties	450 000	2022/11/02
0005619196	N0ET02720000244700002	Portion 2 of ERF 2447 of RAMSGATE	2447/ GLENMARKIE DRIVE,	2783	A01	Municipal Properties	850 000	2022/07/01
0001078535	N0ET02950000014400000	ERF 144 of SEA PARK	4 SECOND AVENUE,	2013	A01	Public Benefit Organisations	676 000	2022/07/01
0004503870	N0ET03940000053500001	Portion 1 of ERF 535 of SHELLY BEACH	535/1 UMDONI ROAD,	1217	A01	Municipal Properties	850 000	2022/07/01
0004504723	N0ET03940000062200000	ERF 622 of SHELLY BEACH	622 PALM ROAD,	1159	A01	Residential Properties	2 650 000	2022/03/14
0004532360	N0ET03940000064100000	ERF 641 of SHELLY BEACH	DOVE RD. REFUSE SITE,	8185	K03	Municipal Properties	607 000	2022/07/01
0004539920	N0ET03940000156100001	Portion 1 of ERF 1561 of SHELLY BEACH	UNKNOWN, SHELLY BEACH	164690	J08	Vacant Land	7 300 000	2022/12/12
0004539921	N0ET03940000156100002	Portion 2 of ERF 1561 of SHELLY BEACH	UNKNOWN, SHELLY BEACH	156162	J08	Vacant Land	12 600 000	2022/12/12
0004539922	N0ET03940000156100003	Portion 3 of ERF 1561 of SHELLY BEACH	UNKNOWN, SHELLY BEACH	254747	J08	Vacant Land	5 100 000	2022/12/12
0004540001	N0ET03940000157400000	ERF 1574 of SHELLY BEACH	SHELLY BEACH, SHELLY BEACH	847	J08	Vacant Land	500 000	2022/12/12
0004540013	N0ET03940000157700000	ERF 1577 of SHELLY BEACH	1577 SHELLY BEACH, SHELLY BEACH	801	J08	Vacant Land	500 000	2022/12/12
0004600003	N0ET03940000158000000	ERF 1580 of SHELLY BEACH	1580 SHELLY BEACH, SHELLY BEACH	809	J08	Vacant Land	500 000	2022/12/12
0004540015	N0ET03940000158800000	ERF 1588 of SHELLY BEACH	1588 SHELLY BEACH, SHELLY BEACH	851	J08	Vacant Land	500 000	2022/12/12
0004540016	N0ET03940000158900000	ERF 1589 of SHELLY BEACH	1589 SHELLY BEACH, SHELLY BEACH	824	J08	Vacant Land	500 000	2022/12/12
0004600006	N0ET03940000159000000	ERF 1590 of SHELLY BEACH	1590 SHELLY BEACH, SHELLY BEACH	802	J08	Vacant Land	500 000	2022/12/12
0004540017	N0ET03940000159900000	ERF 1599 of SHELLY BEACH	1599 SHELLY BEACH, SHELLY BEACH	517	J08	Vacant Land	500 000	2022/12/12
0004540019	N0ET03940000162500000	ERF 1625 of SHELLY BEACH	1625 SHELLY BEACH, SHELLY BEACH	832	J08	Vacant Land	500 000	2022/12/12

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 7
PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2023
Registered Full Title Properties

Account Number	SG Code	Property Description	Address	Extent	Use Code	Category	Market Value	Effective Date
0004540020	NOET03940000162600000	ERF 1626 of SHELLY BEACH	1626 SHELLY BEACH, SHELLY BEACH	925	J08	Vacant Land	500 000	2022/12/12
0004540021	NOET03940000162700000	ERF 1627 of SHELLY BEACH	1627 SHELLY BEACH, SHELLY BEACH	917	J08	Vacant Land	500 000	2022/12/12
0004540022	NOET03940000164200000	ERF 1642 of SHELLY BEACH	1642 SHELLY BEACH, SHELLY BEACH	850	J08	Vacant Land	500 000	2022/12/12
0004540023	NOET03940000164300000	ERF 1643 of SHELLY BEACH	1643 SHELLY BEACH, SHELLY BEACH	840	J08	Vacant Land	500 000	2022/12/12
0004540024	NOET03940000164400000	ERF 1644 of SHELLY BEACH	1644 SHELLY BEACH, SHELLY BEACH	815	J08	Vacant Land	500 000	2022/12/12
0004540025	NOET03940000164500000	ERF 1645 of SHELLY BEACH	1645 SHELLY BEACH, SHELLY BEACH	824	J08	Vacant Land	500 000	2022/12/12
0004539924	NOET03940000165200000	ERF 1652 of SHELLY BEACH		928	J08	Vacant Land	0	2017/07/01
0004540012	NOET03940000169600000	ERF 1696 of SHELLY BEACH	1696 SHELLY BEACH, SHELLY BEACH	959	J08	Vacant Land	500 000	2022/12/12
	NOET03940000170100000	ERF 1701 of SHELLY BEACH	1701 SHELLY BEACH, SHELLY BEACH	808	J08	Vacant Land	500 000	2022/12/12
0004540026	NOET03940000183900000	ERF 1839 of SHELLY BEACH	1839 SHELLY BEACH, SHELLY BEACH	893	J08	Vacant Land	500 000	2022/12/12
0004540052	NOET03940000184500000	ERF 1845 of SHELLY BEACH	1845 SHELLY BEACH, SHELLY BEACH	908	J08	Vacant Land	500 000	2022/12/12
0004540027	NOET03940000184800000	ERF 1848 of SHELLY BEACH	1848 SHELLY BEACH, SHELLY BEACH	844	J08	Vacant Land	500 000	2022/12/12
0004540049	NOET03940000184900000	ERF 1849 of SHELLY BEACH	1849 SHELLY BEACH, SHELLY BEACH	844	J08	Vacant Land	500 000	2022/12/12
0004540050	NOET03940000185000000	ERF 1850 of SHELLY BEACH	1850 SHELLY BEACH, SHELLY BEACH	844	J08	Vacant Land	500 000	2022/12/12
0004540028	NOET03940000185100000	ERF 1851 of SHELLY BEACH	1851 SHELLY BEACH, SHELLY BEACH	1093	J08	Vacant Land	500 000	2022/12/12
0004540053	NOET03940000185200000	ERF 1852 of SHELLY BEACH	1852 SHELLY BEACH, SHELLY BEACH	1011	J08	Vacant Land	500 000	2022/12/12
0004540029	NOET03940000185300000	ERF 1853 of SHELLY BEACH	1853 SHELLY BEACH, SHELLY BEACH	913	J08	Vacant Land	500 000	2022/12/12
0004540030	NOET03940000185400000	ERF 1854 of SHELLY BEACH	1854 SHELLY BEACH, SHELLY BEACH	876	J08	Vacant Land	500 000	2022/12/12
0004540011	NOET03940000185500000	ERF 1855 of SHELLY BEACH	1855 SHELLY BEACH, SHELLY BEACH	923	J08	Vacant Land	500 000	2022/12/12
0004600002	NOET03940000185600000	ERF 1856 of SHELLY BEACH	1856 SHELLY BEACH, SHELLY BEACH	923	J08	Vacant Land	500 000	2022/12/12
0004600007	NOET03940000185900000	ERF 1859 of SHELLY BEACH	1859 SHELLY BEACH, SHELLY BEACH	896	J08	Vacant Land	500 000	2022/12/12
0004540031	NOET03940000186400000	ERF 1864 of SHELLY BEACH	1864 SHELLY BEACH, SHELLY BEACH	894	J08	Vacant Land	500 000	2022/12/12
0004600004	NOET03940000187900000	ERF 1879 of SHELLY BEACH	1879 SHELLY BEACH, SHELLY BEACH	1138	J08	Vacant Land	500 000	2022/12/12
0004540033	NOET03940000188000000	ERF 1880 of SHELLY BEACH	1880 SHELLY BEACH, SHELLY BEACH	1138	J08	Vacant Land	500 000	2022/12/12
0004600009	NOET03940000188100000	ERF 1881 of SHELLY BEACH	1881 SHELLY BEACH, SHELLY BEACH	1138	J08	Vacant Land	500 000	2022/12/12
0004540034	NOET03940000188200000	ERF 1882 of SHELLY BEACH	1882 SHELLY BEACH, SHELLY BEACH	1138	J08	Vacant Land	500 000	2022/12/12
0004540035	NOET03940000188300000	ERF 1883 of SHELLY BEACH	1883 SHELLY BEACH, SHELLY BEACH	1138	J08	Vacant Land	500 000	2022/12/12
0004600010	NOET03940000188400000	ERF 1884 of SHELLY BEACH	1884 SHELLY BEACH, SHELLY BEACH	1062	J08	Vacant Land	500 000	2022/12/12
0004540042	NOET03940000188500000	ERF 1885 of SHELLY BEACH	1885 SHELLY BEACH, SHELLY BEACH	865	J08	Vacant Land	500 000	2022/12/12
0004540043	NOET03940000188600000	ERF 1886 of SHELLY BEACH	1886 SHELLY BEACH, SHELLY BEACH	890	J08	Vacant Land	500 000	2022/12/12
0004540046	NOET03940000188700000	ERF 1887 of SHELLY BEACH	1887 SHELLY BEACH, SHELLY BEACH	833	J08	Vacant Land	500 000	2022/12/12
0004540047	NOET03940000188800000	ERF 1888 of SHELLY BEACH	1888 SHELLY BEACH, SHELLY BEACH	1282	J08	Vacant Land	500 000	2022/12/12

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 7
PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2023
Registered Full Title Properties

Account Number	SG Code	Property Description	Address	Extent	Use Code	Category	Market Value	Effective Date
0004600005	NOET00040000189100000	ERF 1891 of SHELLY BEACH	1891 SHELLY BEACH, SHELLY BEACH	1282	J08	Vacant Land	500 000	2022/12/12
0004540037	NOET00040000189200000	ERF 1892 of SHELLY BEACH	1892 SHELLY BEACH, SHELLY BEACH	1192	J08	Vacant Land	500 000	2022/12/12
0004540038	NOET00040000189300000	ERF 1893 of SHELLY BEACH	1893 SHELLY BEACH, SHELLY BEACH	1134	J08	Vacant Land	500 000	2022/12/12
0004540039	NOET00040000189400000	ERF 1894 of SHELLY BEACH	1894 SHELLY BEACH SHELLY BEACH, SHEL	1135	J08	Vacant Land	500 000	2022/12/12
0004600001	NOET03940000248500000	ERF 2485 of SHELLY BEACH	2485 SHELLY BEACH, SHELLY BEACH	10330	B03	Business and Commercial	14 500 000	2020/11/20
	NOET03940000250000000	ERF 2500 of SHELLY BEACH	2500 SHELLY BEACH, SHELLY BEACH	1213	A01	Residential Properties	4 000 000	2022/08/16
0004540051	NOET03940000250100000	ERF 2501 of SHELLY BEACH	2501 STOTT STREET, SHELLY BEACH	1373	J08	Vacant Land	500 000	2019/04/11
0004540044	NOET03940000250700000	ERF 2507 of SHELLY BEACH	2507 SHELLY BEACH, SHELLY BEACH	797	A01	Residential Properties	3 470 000	2022/01/14
0004540045	NOET03940000250800000	ERF 2508 of SHELLY BEACH	2508 SHELLY BEACH, SHELLY BEACH	1122	A01	Residential Properties	1 500 000	2022/01/14
0055012047	NOET00000001425600017	Portion 17 of ERF 14256 of SILVER STREAMS		84108	G03	Public Benefit Organisations	5 954 000	2022/07/01
0006000097	NOET03140000009000000	ERF 9 of SOUTHBROOM	17 IMBEZANE DRIVE,	1447	A01	Residential Properties	3 800 000	2022/06/09
0006000890	NOET03140000009400000	ERF 94 of SOUTHBROOM	4 SOUTH RIDGE ROAD,	1449	J08	Vacant Land	190 000	2022/07/01
0006003002	NOET03140000032800000	ERF 328 of SOUTHBROOM		242572	H05	Municipal Properties	8 318 000	2022/07/01
0006006636	NOET03140000071900000	ERF 719 of SOUTHBROOM	7 TAVISTOCK ROAD,	6388	J08	Vacant Land	300 000	2017/07/01
0006006651	NOET03140000072100000	ERF 721 of SOUTHBROOM	8 TAVISTOCK ROAD,	9602	J08	Vacant Land	335 000	2017/07/01
0006006668	NOET03140000072200000	ERF 722 of SOUTHBROOM	6 TAVISTOCK ROAD,	15790	J08	Vacant Land	200 000	2017/07/01
0006006675	NOET03140000072300000	ERF 723 of SOUTHBROOM	4 TAVISTOCK ROAD,	3628	J08	Vacant Land	120 000	2017/07/01
0006007381	NOET03140000079700000	ERF 797 of SOUTHBROOM	7 BARNSTABLE ROAD,	1692	A01	Residential Properties	0	2022/09/16
#N/A	NOET03140000100800000	ERF 1008 of SOUTHBROOM	1008 SOUTHBROOM, SOUTHBROOM	4647	A01	Residential Properties	1 700 000	2022/09/16
0001072340	NOET03130000065400000	ERF 654 of SOUTHPORT		4691	D04	Residential Properties	3 000 000	2023/04/01
0001321022	NOET03130000109200000	ERF 1092 of SOUTHPORT	1 CHESTNUT AVENUE, SOUTHPORT	5397	A01	Residential Properties	1 100 000	2017/07/01
0001065790	NOET03260000045400000	ERF 454 of SUNWICH PORT	1 GILLIA ROAD,	982	A01	Residential Properties	550 000	2022/08/16
0001321000	NOET03260000045400001	Portion 1 of ERF 454 of SUNWICH PORT	1 GILLIA ROAD, SUNWICH PORT	1041	A01	Residential Properties	850 000	2022/08/16
	NOET00000001882400000	ERF 18824 of THE FARM MAYO MACS KZN	18824 FARM MACS NO.18824, FARMS	410593	G99	Multipurpose Properties	0	2022/05/31
	NOET0000000188240000000	ERF 18824 of THE FARM MAYO MACS KZN	18824 FARM MACS NO.18824, FARMS	410593	G03	Business and Commercial	2 400 000	2022/05/31
	NOET0000000188240000000	ERF 18824 of THE FARM MAYO MACS KZN	18824 FARM MACS NO.18824, FARMS	410593	G02	Agriculture - bona fida use	2 100 000	2022/05/31
0055011430	NOET00000000856700007	Portion 7 of ERF 8567 of THE UPLANDS		698906	H13	Protected Areas	699 000	2021/07/15
0006013353	NOET03380000010800000	ERF 108 of TRAFALGAR	32 EFFINGHAM PARADE,	1321	A01	Residential Properties	1 100 000	2021/10/27
0006026624	NOET03380000082300000	ERF 823 of TRAFALGAR	292 TRAFALGAR, TRAFALGAR	2676	A01	Residential Properties	550 000	2021/09/22
0001240718	NOET05610000002500000	ERF 25 of UMBANGO	UNKNOWN, UMBANGO	4017	A01	Residential Properties	1 300 000	2017/07/01
0001180571	NOET03580000013000000	ERF 130 of UMTENTWENI	10 NORWOOD ROAD,	5149	A01	Residential Properties	1 470 000	2020/12/10
0001149369	NOET03580000042100027	Portion 27 of ERF 421 of UMTENTWENI	30 MDONI ROAD,	12983	A02	Residential Properties	0	2022/01/26

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 7
PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2023
Registered Full Title Properties

Account Number	SG Code	Property Description	Address	Extent	Use Code	Category	Market Value	Effective Date
0001108169	NOET03580000048300004	Portion 4 of ERF 483 of UMTENTWENI	67 OLD ST FAITHS ROAD,	1999	D02	Residential Properties	1 290 000	2019/09/01
0001110561	NOET03580000069800000	ERF 698 of UMTENTWENI	19 DENNIS CIRCLE,	14773	A01	Residential Properties	1 000 000	2020/11/25
0000002768	NOET03600000001500000	ERF 15 of UMZUMBE	15 LADY MOORE PLACE,	2173	J08	Vacant Land	430 000	2022/07/01
0000006096	NOET03600000019800000	ERF 198 of UMZUMBE	198 RIDGE VIEW ROAD,	1494	A01	Residential Properties	2 000 000	2022/10/14
0000005921	NOET03600000024800007	Portion 7 of ERF 248 of UMZUMBE	248 MAIN ROAD,	1383	J08	Vacant Land	45 000	2017/07/01
0004517970	NOET036300000095700000	ERF 957 of UVONGO	10 SALMON ROAD,	1407	A01	Residential Properties	1 500 000	2020/02/04
0004537294	NOET03630000194400000	ERF 1944 of UVONGO	. SKYLINE ARBORETUM,	54625	H13	Protected Areas	1 700 000	2019/01/01
0004537545	NOET03630000200900000	ERF 2009 of UVONGO	. MARINE,	93925	H13	Protected Areas	2 393 000	2019/01/01
0004540054	NOET03630000264500000	ERF 2645 of UVONGO	223 MARINE DRIVE, UVONGO	6777	B40	Business and Commercial	7 720 000	2022/10/25
0008500108	NOET00000000672500000	REM of 6725 of ZUMMAT		1419612	G02	Agricultural	3 500 000	2021/12/01

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 7
PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2023
Registered Full Title Properties

CATEGORY	PROPERTY COUNT	MARKET VALUE
Agricultural	2	R4 956 000
Agriculture - bona fida use	2	R4 270 000
Business and Commercial	5	R28 980 000
Multipurpose Properties	2	R0
Municipal Properties	57	R81 802 000
Protected Areas	11	R17 672 000
Public Benefit Organisations	14	R33 797 000
Residential Properties	41	R60 369 000
Vacant Land	68	R52 557 000
Total	202	R284 403 000

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

I, Abubaker Rahim, Identity Number 6108075229083, do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), hereinafter referred to as the "Act", to the best of my skills and knowledge and without fear, favour or prejudice, prepared the valuation roll for Ray Nkonyeni Municipality in terms of provisions of the Act. In the discharge of my duties as Municipal Valuer, I have complied with sections 43 and 44 of the Act

The DATE OF VALUATION to which all valuations in the roll relate is: **01/07/2016**

PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
Full Title Properties	202	284,403,000
Sectional Title Properties	79	41,498,000
TOTAL	281	325,901,000

CERTIFIED AT DURBAN THIS 5th Day of May 2023



ABUBAKER RAHIM

MUNICIPAL VALUER: RAY NKONYENI MUNICIPALITY

Professional Registration Number with the South African Council for the

Property Valuers Profession: **3576**

Category of Professional Registration: **Professional Valuer**