

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 SECTIONAL 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 SECTIONAL TITLE PROPERTIES

Account Number	SG Code	Property Description	Address	Extent	Use Code	Category	Market Value	Effective Date
0020010766	NOET0000000141470000500041	Section 40 of SS GOLDEN LAND ESTATE	GOLDEN LAND ESTATE, HIBBERDENE	91	E01	Residential Properties	515 000	2021/09/20
0027011731	NOET0183000012990000100001	Section 1 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/07/05
0027011701	NOET0183000012990000100002	Section 2 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011702	NOET0183000012990000100003	Section 3 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/06/15
0002701103	NOET0183000012990000100004	Section 4 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/07/27
0027011704	NOET0183000012990000100005	Section 5 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011705	NOET0183000012990000100006	Section 6 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011706	NOET0183000012990000100007	Section 7 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011707	NOET0183000012990000100008	Section 8 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011732	NOET0183000012990000100009	Section 9 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/07/13
0027011709	NOET0183000012990000100010	Section 10 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011710	NOET0183000012990000100011	Section 11 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027012744	NOET0183000012990000100012	Section 12 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011712	NOET0183000012990000100013	Section 13 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011708	NOET0183000012990000100014	Section 14 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/05/13
0027011714	NOET0183000012990000100015	Section 15 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/06/17
0027011715	NOET0183000012990000100016	Section 16 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/05/13
0027011717	NOET0183000012990000100017	Section 17 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/06/14
0027011716	NOET0183000012990000100018	Section 18 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/05/13
0027011718	NOET0183000012990000100019	Section 19 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011719	NOET0183000012990000100020	Section 20 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/05/13
0027011720	NOET0183000012990000100021	Section 21 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011722	NOET0183000012990000100023	Section 23 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011723	NOET0183000012990000100024	Section 24 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011724	NOET0183000012990000100025	Section 25 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011725	NOET0183000012990000100026	Section 26 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011726	NOET0183000012990000100027	Section 27 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	114	E05	Residential Properties	604 000	2022/03/01
0027011727	NOET0183000012990000100028	Section 28 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	158	E05	Residential Properties	790 000	2022/03/01
0027011728	NOET0183000012990000100029	Section 29 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01
0027011729	NOET0183000012990000100030	Section 30 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	89	E05	Residential Properties	490 000	2022/03/01

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 7
PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2023
REGISTERED SECTIONAL TITLE PROPERTIES

Account Number	SG Code	Property Description	Address	Extent	Use Code	Category	Market Value	Effective Date
0027012742	NOET0183000012990000100031	Section 31 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	25	E05	Residential Properties	150 000	2021/11/19
0027012743	NOET0183000012990000100032	Section 32 of SS LEISURE BAY VILLAS	1299 LEISURE BAY, LEISURE BAY	25	E05	Residential Properties	150 000	2021/11/19
0023020100	NOET0199000030690000000001	Section 1 of SS SUNTIDE CABANAS	5 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/03/07
0023020101	NOET0199000030690000000002	Section 2 of SS SUNTIDE CABANAS	2 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/03/07
0023021001	NOET0199000030690000000003	Section 3 of SS SUNTIDE CABANAS	3 SUNTIDE CABANAS, MARGATE	37	E02	Residential Properties	370 000	2022/03/07
0023020103	NOET0199000030690000000004	Section 4 of SS SUNTIDE CABANAS	4 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/03/07
0023020104	NOET0199000030690000000005	Section 5 of SS SUNTIDE CABANAS	5 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/03/07
0023020105	NOET0199000030690000000006	Section 6 of SS SUNTIDE CABANAS	6 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/05/23
0023020106	NOET0199000030690000000007	Section 7 of SS SUNTIDE CABANAS	7 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/07/04
0023021000	NOET0199000030690000000008	Section 8 of SS SUNTIDE CABANAS	8 SUNTIDE CABANAS, MARGATE	37	E02	Residential Properties	370 000	2022/07/04
0023020116	NOET0199000030690000000009	Section 9 of SS SUNTIDE CABANAS	9 SUNTIDECABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/05/23
0023021003	NOET0199000030690000000010	Section 10 of SS SUNTIDE CABANAS	10 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/06/13
0023020110	NOET0199000030690000000011	Section 11 of SS SUNTIDE CABANAS	11 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/03/07
0023020118	NOET0199000030690000000012	Section 12 of SS SUNTIDE CABANAS	12 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/05/25
0023021002	NOET0199000030690000000013	Section 13 of SS SUNTIDE CABANAS	13 SUNTIDE CABANAS, MARGATE	37	E02	Residential Properties	370 000	2022/03/07
0023020113	NOET0199000030690000000014	Section 14 of SS SUNTIDE CABANAS	14 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/03/07
0023020121	NOET0199000030690000000015	Section 15 of SS SUNTIDE CABANAS	15 SUNTIDE CABANAS, MARGATE	66	E02	Residential Properties	530 000	2022/06/06
0023010771	NOET0199000034500000000045	Section 45 Of SS KINGS VIEW FLATS		80	E06	Business and Commercial	435 000	2022/03/09
0023010772	NOET0199000034500000000046	Section 46 Of SS KINGS VIEW FLATS		53	E06	Business and Commercial	319 000	2022/03/09
0023021004	NOET0199000034520000000037	Section 37 of SS WHALE ROCK	125 MARINE DRIVE, MARGATE	625	E06	Business and Commercial	1 750 000	2020/08/13
0027011686	NOET0247000000750000000010	Section 10 of SS FOREST HOMES	UNKNOWN, PALM BEACH	208	E02	Residential Properties	1 250 000	2021/08/27
0021010971	NOET0403000008270000000001	Section 1 Of SS THE CHAMBERS		259	J07	Vacant Land	322 000	2021/11/30
0021010972	NOET0403000008270000000002	Section 2 Of SS THE CHAMBERS		99	J07	Vacant Land	123 000	2021/11/30
0021010973	NOET0403000008270000000003	Section 3 Of SS THE CHAMBERS		160	J07	Vacant Land	199 000	2021/11/30
0021010974	NOET0403000008270000000004	Section 4 Of SS THE CHAMBERS		144	J07	Vacant Land	178 000	2021/11/30
0021011845	NOET0295000005550000000017	Section 17 of SS MILKWOOD LIFESTYLE VILLAGE	17 UNKNOWN, SEA PARK	75	E05	Residential Properties	675 000	2022/08/15
0021012044	NOET0313000006470000000044	Section 44 of SS BETHANY PARK VILLAGE	44 BETHANY PARK VILLAGE, SOUTHPORT	135	E01	Residential Properties	783 000	2021/09/20
0026010870	NOET0338000007770000000019	Section 19 of SS WENONAH	UNKNOWN, TRAFALGAR	150	E01	Residential Properties	900 000	2022/07/19
0021011162	NOET0358000001680000000004	Section 4 Of SS PARKLANDS		202	E01	Residential Properties	838 000	2022/11/08
0021012039	NOET0358000004210002700001	Section 1 of SS KIEPERSOL	30 MDONI ROAD, UMTENTWENI	89	E01	Residential Properties	250 000	2022/01/26

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 7
PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2023
REGISTERED SECTIONAL TITLE PROPERTIES

Account Number	SG Code	Property Description	Address	Extent	Use Code	Category	Market Value	Effective Date
0021012040	N0ET0358000004210002700002	Section 2 of SS KIEPERSOL	30 MDONI ROAD, UMTENTWENI	155	E01	Residential Properties	650 000	2022/01/26
0021012041	N0ET0358000004210002700003	Section 3 of SS KIEPERSOL	30 MDONI ROAD, UMTENTWENI	169	E01	Residential Properties	675 000	2022/01/26
0021012042	N0ET0358000004210002700004	Section 4 of SS KIEPERSOL	MDONI ROAD, UMTENTWENI	176	E01	Residential Properties	725 000	2022/01/26
0021012043	N0ET0358000004210002700005	Section 5 of SS KIEPERSOL	30 MDONI ROAD, UMTENTWENI	133	E01	Residential Properties	650 000	2022/01/26
0021011174	N0ET0358000009270000000001	Section 1 Of SS WINDSOR GARDENS		1	E01	Residential Properties	1 000	2017/07/01
0021011175	N0ET0358000009270000000002	Section 2 Of SS WINDSOR GARDENS		1	E01	Residential Properties	1 000	2017/07/01
0024013078	N0ET0363000000270000000001	Section 1 of SS SS PEBBLE BEACH	27 UVONGO BEACH, UVONGO	65	E02	Residential Properties	585 000	2022/05/03
0024013079	N0ET0363000000270000000002	Section 2 of SS SS PEBBLE BEACH	2 UVONGO BEACH, UVONGO	65	E02	Residential Properties	585 000	2022/05/03
0024013080	N0ET0363000000270000000003	Section 3 of SS SS PEBBLE BEACH	3 UVONGO BEACH, UVONGO	65	E02	Residential Properties	585 000	2022/05/03
0024013082	N0ET0363000000270000000004	Section 4 of SS SS PEBBLE BEACH	4 UVONGO BEACH, UVONGO	69	E02	Residential Properties	621 000	2022/05/03
0024013069	N0ET0363000000270000000005	Section 5 of SS SS PEBBLE BEACH	5 UVONGO BEACH, UVONGO	61	E02	Residential Properties	549 000	2022/05/03
0024013070	N0ET0363000000270000000006	Section 6 of SS SS PEBBLE BEACH	6 PEBBLE BEACH, UVONGO	66	E02	Residential Properties	594 000	2022/05/03
0024013071	N0ET0363000000270000000007	Section 7 of SS SS PEBBLE BEACH	7 PEBBLE BEACH, UVONGO	65	E02	Residential Properties	585 000	2022/05/03
0024013072	N0ET0363000000270000000008	Section 8 of SS SS PEBBLE BEACH	8 PEBBLE BEACH, UVONGO	65	E02	Residential Properties	585 000	2022/05/03
0024013073	N0ET0363000000270000000009	Section 9 of SS SS PEBBLE BEACH	9 PEBBLE BEACH, UVONGO	65	E02	Residential Properties	585 000	2022/05/03
0024013081	N0ET0363000000270000000010	Section 10 of SS SS PEBBLE BEACH	10 PEBBLE BEACH, UVONGO	92	E02	Residential Properties	782 000	2022/05/03
0024013083	N0ET0363000000270000000011	Section 11 of SS SS PEBBLE BEACH	11 PEBBLE BEACH, UVONGO	61	E02	Residential Properties	549 000	2022/05/03
0024013076	N0ET0363000000270000000012	Section 12 of SS SS PEBBLE BEACH	12 PEBBLE BEACH, UVONGO	70	E02	Residential Properties	630 000	2022/05/03
0024013077	N0ET0363000000270000000013	Section 13 of SS SS PEBBLE BEACH	13 PEBBLE BEACH, UVONGO	70	E02	Residential Properties	630 000	2022/05/03

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 7
PERIOD OF VALUATION: 01 JULY 2017 - 30 JUNE 2023
REGISTERED SECTIONAL TITLE PROPERTIES

CATEGORY	PROPERTY COUNT	MARKET VALUE
Business and Commercial	3	2 504 000
Residential Properties	72	38 172 000
Vacant Land	4	822 000
Total	79	41 498 000

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**