



RAY NKONYENI MUNICIPALITY

# General Valuation Roll 2023

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2023

DATE OF VALUATION: 01 JULY 2022

SUPPLEMENTARY VALUATION ROLL 1

SECTIONAL TITLE PROPERTIES

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 - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name**  
HIBBERDENE RIVER RESORT

**Scheme No.**  
241

**Scheme Year**  
2022

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0134000007040000000103	103		165	Residential	R800,000	

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

**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

PAGE NUMBER

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**Sectional Title Properties**

**Scheme Name**  
**LEISURE BAY VILLAS**

**Scheme No.**  
**300**

**Scheme Year**  
**2021**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0183000012990000100022	22		89	Residential	R605,000	
N0ET0183000012990000100031	31	1299 LEISURE BAY	25	Residential	R375,000	
N0ET0183000012990000100032	32	1299 LEISURE BAY	25	Residential	R0	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
SS MBANGO PARK**

**Scheme No.  
52**

**Scheme Year  
1989**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0403000016420000000001	1	Unknown	108	Residential	R0	
N0ET0403000016420000000010	10	Unknown	91	Residential	R0	
N0ET0403000016420000000011	11	Unknown	106	Residential	R0	
N0ET0403000016420000000012	12	Unknown	102	Residential	R0	
N0ET0403000016420000000013	13	Unknown	100	Residential	R0	
N0ET0403000016420000000014	14	Unknown	99	Residential	R0	
N0ET0403000016420000000015	15	Unknown	99	Residential	R0	
N0ET0403000016420000000016	16	Unknown	99	Residential	R0	
N0ET0403000016420000000017	17	Unknown	98	Residential	R0	
N0ET0403000016420000000018	18	Unknown	99	Residential	R0	
N0ET0403000016420000000019	19	Unknown	50	Residential	R0	
N0ET0403000016420000000002	2	Unknown	96	Residential	R0	
N0ET0403000016420000000020	20	Unknown	67	Residential	R0	
N0ET0403000016420000000021	21	Unknown	67	Residential	R0	
N0ET0403000016420000000022	22	Unknown	68	Residential	R0	
N0ET0403000016420000000023	23	Unknown	67	Residential	R0	
N0ET0403000016420000000024	24	Unknown	100	Residential	R0	
N0ET0403000016420000000025	25	Unknown	99	Residential	R0	
N0ET0403000016420000000026	26	Unknown	97	Residential	R0	
N0ET0403000016420000000027	27	Unknown	98	Residential	R0	
N0ET0403000016420000000028	28	Unknown	74	Residential	R0	
N0ET0403000016420000000029	29	Unknown	74	Residential	R0	

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

**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
SS MBANGO PARK**

**Scheme No.  
52**

**Scheme Year  
1989**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0403000016420000000003	3	Unknown	100	Residential	R0	
N0ET0403000016420000000030	30	Unknown	75	Residential	R0	
N0ET0403000016420000000031	31	Unknown	75	Residential	R0	
N0ET0403000016420000000032	32	Unknown	75	Residential	R0	
N0ET0403000016420000000033	33	Unknown	75	Residential	R0	
N0ET0403000016420000000034	34	Unknown	50	Residential	R0	
N0ET0403000016420000000035	35	Unknown	50	Residential	R0	
N0ET0403000016420000000036	36	Unknown	50	Residential	R0	
N0ET0403000016420000000037	37	Unknown	89	Residential	R0	
N0ET0403000016420000000038	38	Unknown	96	Residential	R0	
N0ET0403000016420000000039	39	Unknown	65	Residential	R0	
N0ET0403000016420000000004	4	Unknown	97	Residential	R0	
N0ET0403000016420000000040	40	Unknown	79	Residential	R0	
N0ET0403000016420000000041	41	Unknown	80	Residential	R0	
N0ET0403000016420000000042	42	Unknown	79	Residential	R0	
N0ET0403000016420000000043	43	Unknown	79	Residential	R0	
N0ET0403000016420000000044	44	Unknown	87	Residential	R0	
N0ET0403000016420000000045	45	Unknown	95	Residential	R0	
N0ET0403000016420000000046	46	Unknown	55	Residential	R0	
N0ET0403000016420000000047	47	Unknown	81	Residential	R0	
N0ET0403000016420000000048	48	Unknown	80	Residential	R0	
N0ET0403000016420000000049	49	Unknown	81	Residential	R0	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
SS MBANGO PARK**

**Scheme No.  
52**

**Scheme Year  
1989**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0403000016420000000005	5	Unknown	68	Residential	R0	
N0ET0403000016420000000050	50	Unknown	69	Residential	R0	
N0ET0403000016420000000051	51	Unknown	87	Residential	R0	
N0ET0403000016420000000052	52	Unknown	95	Residential	R0	
N0ET0403000016420000000053	53	Unknown	65	Residential	R0	
N0ET0403000016420000000054	54	Unknown	80	Residential	R0	
N0ET0403000016420000000055	55	Unknown	80	Residential	R0	
N0ET0403000016420000000056	56	Unknown	81	Residential	R0	
N0ET0403000016420000000057	57	Unknown	81	Residential	R0	
N0ET0403000016420000000058	58	unknown	23	Residential	R0	
N0ET0403000016420000000059	59	UNKNOWN	25	Residential	R0	
N0ET0403000016420000000060	60	Unknown	68	Residential	R0	
N0ET0403000016420000000060	60	UNKNOWN	24	Residential	R0	
N0ET0403000016420000000061	61	UNKNOWN	26	Residential	R0	
N0ET0403000016420000000062	62	UNKNOWN	25	Residential	R0	
N0ET0403000016420000000063	63	UNKNOWN	23	Residential	R0	
N0ET0403000016420000000064	64	UNKNOWN	24	Residential	R0	
N0ET0403000016420000000065	65	UNKNOWN	25	Residential	R0	
N0ET0403000016420000000066	66	UNKNOWN	24	Residential	R0	
N0ET0403000016420000000067	67	UNKNOWN	22	Residential	R0	
N0ET0403000016420000000068	68	UNKNOWN	22	Residential	R0	
N0ET0403000016420000000069	69	UNKNOWN	24	Residential	R0	

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

**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
SS MBANGO PARK**

**Scheme No.  
52**

**Scheme Year  
1989**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET040300001642000000007	7	Unknown	112	Residential	R0	
N0ET040300001642000000070	70	UNKNOWN	32	Residential	R0	
N0ET040300001642000000071	71	UNKNOWN	30	Residential	R0	
N0ET040300001642000000072	72	UNKNOWN	29	Residential	R0	
N0ET040300001642000000073	73	UNKNOWN	33	Residential	R0	
N0ET040300001642000000074	74	UNKNOWN	131	Residential	R0	
N0ET040300001642000000075	75	UNKNOWN	84	Residential	R0	
N0ET040300001642000000076	76	UNKNOWN	81	Residential	R0	
N0ET040300001642000000077	77	UNKNOWN	79	Residential	R0	
N0ET040300001642000000078	78	UNKNOWN	81	Residential	R0	
N0ET040300001642000000079	79	UNKNOWN	82	Residential	R0	
N0ET040300001642000000008	8	Unknown	94	Residential	R0	
N0ET040300001642000000080	80	unknown	79	Residential	R0	
N0ET040300001642000000081	81	UNKNOWN	24	Residential	R0	
N0ET040300001642000000082	82	UNKNOWN	22	Residential	R0	
N0ET040300001642000000083	83	UNKNOWN	23	Residential	R0	
N0ET040300001642000000084	84	UNKNOWN	24	Residential	R0	
N0ET040300001642000000085	85	UNKNOWN	36	Residential	R0	
N0ET040300001642000000086	86	UNKNOWN	34	Residential	R0	
N0ET040300001642000000087	87	UNKNOWN	34	Residential	R0	
N0ET040300001642000000088	88	UNKNOWN	36	Residential	R0	
N0ET040300001642000000089	89	UNKNOWN	79	Residential	R0	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
SS MBANGO PARK**

**Scheme No.  
52**

**Scheme Year  
1989**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0403000016420000000009	9	Unknown	93	Residential	R0	
N0ET0403000016420000000090	90	UNKNOWN	81	Residential	R0	
N0ET0403000016420000000091	91	UNKNOWN	81	Residential	R0	
N0ET0403000016420000000092	92	UNKNOWN	79	Residential	R0	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
SS MBANGO RIDGE**

**Scheme No.  
36**

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET040300001640000000001	1		150	Residential	R0	
N0ET040300001640000000010	10		172	Residential	R0	
N0ET040300001640000000011	11		160	Residential	R0	
N0ET040300001640000000012	12		172	Residential	R0	
N0ET040300001640000000013	13		123	Residential	R0	
N0ET040300001640000000014	14		139	Residential	R0	
N0ET040300001640000000015	15		127	Residential	R0	
N0ET040300001640000000016	16		139	Residential	R0	
N0ET040300001640000000017	17		156	Residential	R0	
N0ET040300001640000000018	18		187	Residential	R0	
N0ET040300001640000000019	19		158	Residential	R0	
N0ET040300001640000000002	2		119	Residential	R0	
N0ET040300001640000000020	20		95	Residential	R0	
N0ET040300001640000000021	21		131	Residential	R0	
N0ET040300001640000000022	22		151	Residential	R0	
N0ET040300001640000000023	23		118	Residential	R0	
N0ET040300001640000000024	24		161	Residential	R0	
N0ET040300001640000000025	25		94	Residential	R0	
N0ET040300001640000000026	26		94	Residential	R0	
N0ET040300001640000000027	27		125	Residential	R0	
N0ET040300001640000000028	28		101	Residential	R0	
N0ET040300001640000000029	29		138	Residential	R0	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
SS MBANGO RIDGE**

**Scheme No.  
36**

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET040300001640000000003	3		151	Residential	R0	
N0ET040300001640000000030	30		126	Residential	R0	
N0ET040300001640000000031	31		152	Residential	R0	
N0ET040300001640000000032	32		152	Residential	R0	
N0ET040300001640000000033	33		126	Residential	R0	
N0ET040300001640000000034	34		169	Residential	R0	
N0ET040300001640000000035	35		122	Residential	R0	
N0ET040300001640000000036	36		132	Residential	R0	
N0ET040300001640000000037	37		165	Residential	R0	
N0ET040300001640000000038	38		145	Residential	R0	
N0ET040300001640000000039	39		148	Residential	R0	
N0ET040300001640000000004	4		130	Residential	R0	
N0ET040300001640000000040	40		132	Residential	R0	
N0ET040300001640000000041	41		172	Residential	R0	
N0ET040300001640000000042	42		150	Residential	R0	
N0ET040300001640000000043	43		124	Residential	R0	
N0ET040300001640000000044	44		124	Residential	R0	
N0ET040300001640000000045	45		152	Residential	R0	
N0ET040300001640000000046	46		127	Residential	R0	
N0ET040300001640000000047	47		125	Residential	R0	
N0ET040300001640000000048	48		152	Residential	R0	
N0ET040300001640000000049	49		143	Residential	R0	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
SS MBANGO RIDGE**

**Scheme No.  
36**

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET040300001640000000005	5		131	Residential	R0	
N0ET040300001640000000050	50		130	Residential	R0	
N0ET040300001640000000051	51		264	Residential	R0	
N0ET040300001640000000052	52		163	Residential	R0	
N0ET040300001640000000053	53		136	Residential	R0	
N0ET040300001640000000054	54		129	Residential	R0	
N0ET040300001640000000055	55		299	Residential	R0	
N0ET040300001640000000056	56		170	Residential	R0	
N0ET040300001640000000057	57		128	Residential	R0	
N0ET040300001640000000058	58		222	Residential	R0	
N0ET040300001640000000059	59		190	Residential	R0	
N0ET04030000164000000006	6		144	Residential	R0	
N0ET040300001640000000060	60		146	Residential	R0	
N0ET040300001640000000061	61		134	Residential	R0	
N0ET040300001640000000062	62		182	Residential	R0	
N0ET040300001640000000063	63		167	Residential	R0	
N0ET040300001640000000064	64		225	Residential	R0	
N0ET040300001640000000065	65		180	Residential	R0	
N0ET040300001640000000066	66		171	Residential	R0	
N0ET040300001640000000067	67		274	Residential	R0	
N0ET040300001640000000068	68		192	Residential	R0	
N0ET040300001640000000069	69		142	Residential	R0	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
SS MBANGO RIDGE**

**Scheme No.  
36**

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET040300001640000000007	7		97	Residential	R0	
N0ET040300001640000000070	70		142	Residential	R0	
N0ET040300001640000000071	71		172	Residential	R0	
N0ET040300001640000000072	72		128	Residential	R0	
N0ET040300001640000000073	73		135	Residential	R0	
N0ET040300001640000000074	74		173	Residential	R0	
N0ET040300001640000000075	75		173	Residential	R0	
N0ET040300001640000000076	76		158	Residential	R0	
N0ET040300001640000000077	77		203	Residential	R0	
N0ET040300001640000000078	78		138	Residential	R0	
N0ET040300001640000000079	79		135	Residential	R0	
N0ET040300001640000000008	8		106	Residential	R0	
N0ET040300001640000000080	80		132	Residential	R0	
N0ET040300001640000000081	81		209	Residential	R0	
N0ET040300001640000000082	82		115	Residential	R0	
N0ET040300001640000000083	83		110	Residential	R0	
N0ET040300001640000000084	84		110	Residential	R0	
N0ET040300001640000000085	85		110	Residential	R0	
N0ET040300001640000000086	86		110	Residential	R0	
N0ET040300001640000000087	87		152	Residential	R0	
N0ET040300001640000000088	88		173	Residential	R0	
N0ET040300001640000000089	89		166	Residential	R0	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name**  
**SS MBANGO RIDGE**

**Scheme No.**  
**36**

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0403000016400000000009	9		159	Residential	R0	
N0ET0403000016400000000090	90		166	Residential	R0	
N0ET0403000016400000000091	91		175	Residential	R0	
N0ET0403000016400000000092	92		143	Residential	R0	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name**  
**SS MONTEGO BAY**

**Scheme No.**  
**238**

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0DT0264000010150000300036	36		193	Residential	R1,200,000	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name**

**SS PORT SHEPSTONE INDUSTRIAL PARK**

**Scheme No.**

**161**

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0403000014800000000001	1		286	Business and Commercial	R0	
N0ET0403000014800000000002	2		428	Business and Commercial	R0	
N0ET0403000014800000000003	3		241	Business and Commercial	R0	
N0ET0403000014800000000004	4		237	Business and Commercial	R0	
N0ET0403000014800000000005	5		236	Business and Commercial	R0	
N0ET0403000014800000000006	6		215	Business and Commercial	R0	
N0ET0403000014800000000007	7		246	Business and Commercial	R0	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name**  
SS PRASLIN

**Scheme No.**  
418

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0272000024420000000022	22	unknown	53	Residential	R600,000	

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

**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name**  
SS THE FLYING FISH

**Scheme No.**  
69

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0134000007010000000009	9		151	Residential	R450,000	

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

**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
SS THE SHORES**

**Scheme No.  
140**

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0272000021170000000003	3		186	Residential	R1,700,000	

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

**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name**  
**SS WINDSOR GARDENS**

**Scheme No.**  
**550**

**Scheme Year**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000927000000001	1		98	Residential	R1,000	
N0ET03580000927000000002	2		98	Residential	R1,000	

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**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name**  
**THERFIELD**

**Scheme No.**  
**110**

**Scheme Year**  
**2022**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0363000020190000000010	10		117	Residential	R880,000	
N0ET0363000020190000000011	11		121	Residential	R890,000	
N0ET0363000020190000000012	12		120	Residential	R888,000	
N0ET0363000020190000000007	7		120	Residential	R888,000	
N0ET0363000020190000000008	8		120	Residential	R888,000	
N0ET0363000020190000000009	9		100	Residential	R800,000	

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

**RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL**

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

**Sectional Title Properties**

**Scheme Name  
UVONGO PARK**

**Scheme No.  
86**

**Scheme Year  
2018**

**Registered Description**

SG Code	Section Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0363000020020000000021	21		156	Industrial	R750,000	

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

RAY NKONYENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2023 - 30 JUNE 2028

**SUMMARY BY CATEGORY**

Category Description	Property Count	Market Value
Agricultural	27	R 42,530,000
Business and Commercial	33	R 153,958,000
Industrial	7	R 20,954,000
Multiple Purpose	3	R 10,898,000
Municipal	214	R 230,675,000
Protected Areas	10	R 4,485,000
Public Benefit Organization	11	R 123,441,000
Public Service Infrastructure	10	R 0
Public Service Purposes	1	R 5,002,000
Residential	355	R 272,584,000
Vacant Land	133	R 100,548,000
<b>Total</b>	<b>804</b>	<b>R 965,075,000</b>

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

**INDEX TO SCHEME NAME**Cluster: **RAY NKONYENI MUNICIPALITY**

Sectional Title Properties

<b>Scheme Name</b>	<b>Page Numbers</b>
HIBBERDENE RIVER RESORT	1
LEISURE BAY VILLAS	2
SS MBANGO PARK	3; 4; 5; 6; 7
SS MBANGO RIDGE	8; 9; 10; 11; 12
SS MONTEGO BAY	13
SS PORT SHEPSTONE INDUSTRIAL PARK	14
SS PRASLIN	15
SS THE FLYING FISH	16
SS THE SHORES	17
SS WINDSOR GARDENS	18
THERFIELD	19
UVONGO PARK	20



**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	208	R 11,716,000
2	PSI	0	R 0
3	Full Title Properties	596	R 953,359,000
	<b>Total</b>	<b>804</b>	<b>R 965,075,000</b>

Certified at Durban this 3rd day of April 2024

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