



**Abaqulusi Local Municipality  
Supplementary Valuation Roll (SV05)**

**2017 / 2018**

**Date of Valuation 01 July 2012**

## Certification by Municipal Valuer

(Section 34 (c) of Act 6 of 2004)

I, **Tinus Nel**, Identity number 550129 5112 082 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 **Supplementary Valuation Roll 05 for the period 2017/2018** for the Abaqulusi Local 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

Certified at Pretoria this **03 April 2018**

Professional Registration Number with the South African Council for the Property Valuers Profession: **2046/2**

Category of Professional Registration: **Professional Valuer**

A handwritten signature in black ink, appearing to read 'Tinus Nel', is positioned above a horizontal line.

Signature of Municipal Valuer

Company: DDP Values (Pty) Ltd | Reg No 2003/007650/07 | VAT No 4660270564

Directors: J.S. Xulu (Chairman) | T. Geyser (CEO) | T. Nel (MD) | J. Voges | N. Banda | M.J. De Beer | V. Riba

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# ABAQULUSI LOCAL MUNICIPALITY



## Supplementary Valuation Roll 05 for the period 2017/2018

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY				FULL NAMES OF OWNER(S)	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY (m <sup>2</sup> )	MARKET VALUE OF THE PROPERTY	REMARKS	SEC 78 REASON
SUBURB	ERFNR	PORTION	UNIT							
BHEKUZULU	00000521	00000	0000	ABAQULUSI MUNICIPALITY	CROSS REFERENCE		0.0589	-	-	SECT 78(1)(e)
BHEKUZULU	00002070	00000	0000	DLAMINI NTOMBIZODWA JOYCE	RESIDENTIAL	I D T PHASE 2	0.0308	250,000	-	SECT 78(1)(e)
ROOIKOP 43 GT	00000043	00005	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	ROOIKOP 43 GT	133.1733	560,000	-	SECT 78(1)(g)
ROOIKOP 43 GT	00000043	00006	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	ROOIKOP 43 GT	599.5724	2,520,000	-	SECT 78(1)(g)
BEDROG 47 GT	00000047	00000	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	BEDROG 47 GT	788.1364	3,320,000	-	SECT 78(1)(g)
BEDROG 47 GT	00000047	00002	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	BEDROG 47 GT	196.4884	830,000	-	SECT 78(1)(g)
BEDROG 47 GT	00000047	00003	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	BEDROG 47 GT	128.4798	540,000	-	SECT 78(1)(g)
BEDROG 47 GT	00000047	00004	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	BEDROG 47 GT	264.4928	1,120,000	-	SECT 78(1)(g)
ONRUST 120 GT	00000120	00000	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	ONRUST 120 GT	454.3273	1,920,000	-	SECT 78(1)(g)
ONRUST 120 GT	00000120	00001	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	ONRUST 120 GT	909.9655	3,820,000	-	SECT 78(1)(g)
ONRUST 120 GT	00000120	00002	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	ONRUST 120 GT	454.3246	1,920,000	-	SECT 78(1)(g)
GOED HOOP 431 HT	00000431	00003	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	GOED HOOP 431 HT	384.6314	2,170,000	-	SECT 78(1)(g)
GOED HOOP 431 HT	00000431	00006	0000	THE NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	GOED HOOP 431 HT	192.2075	930,000	-	SECT 78(1)(g)
WATERVAL 337 HU	00000337	00002	0000	NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	WATERVAL 337 HU	157.8130	670,000	-	SECT 78(1)(g)
REDDERSDAL 339 HU	00000339	00005	0000	NATIONAL GOVERNMENT OF REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	REDDERSDAL 339 HU	22.6277	100,000	-	SECT 78(1)(g)
GELUK 377 HU	00000377	00004	0000	NATIONAL GOVERNMENT OF REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	GELUK 377 HU	483.2903	2,700,000	-	SECT 78(1)(g)
WATERVAL 553 HU	00000553	00000	0000	NATIONAL GOVERNMENT OF REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	WATERVAL 553 HU	361.0532	1,700,000	-	SECT 78(1)(g)
WATERVAL 553 HU	00000553	00003	0000	NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGRICULTURAL	WATERVAL 553 HU	128.4798	770,000	-	SECT 78(1)(g)
LOUWSBURG	00000707	00000	0000	ABAQULUSI MUNICIPALITY	MUNICIPAL	707 LOUWSBURG	0.0424	25,000	-	SECT 78(1)(g)
LOUWSBURG	00000965	00000	0000	ABAQULUSI MUNICIPALITY	MUNICIPAL	965 LOUWSBURG	0.0389	25,000	-	SECT 78(1)(g)
MONDLO A	00000598	00000	0000	GABELA MLOMIZAYONKE ESON	BUSINESS	A598 DUMA STREET	0.2049	320,000	-	SECT 78(1)(e)
MONDLO B	00000173	00000	0000	MAZIBUKO ALFRED	RESIDENTIAL	STAND NO 173 MONDLO B	0.0492	60,000	-	SECT 78(1)(d)
MONDLO B	00001739	00000	0000	KHUMALO WISIWE ASLINA	RESIDENTIAL	STAND NO 1739	0.0464	60,000	-	SECT 78(1)(d)
MONDLO B	00002170	00000	0000	ABAQULUSI MUNICIPALITY	MUNICIPAL	STAND NO 2170 MONDLO B	2.0056	750,000	-	SECT 78(1)(g)
MONDLO B	00002262	00000	0000	NENE BUSISIWE HILDA	RESIDENTIAL	MONDLO B	0.0464	45,000	-	SECT 78(1)(a)
MONDLO B	00002294	00000	0000	MBATHA BUYI BUSISIWE	RESIDENTIAL	MONDLO B	0.0566	60,000	-	SECT 78(1)(c)
MONDLO B	00002296	00000	0000	MDLALOSE BUSISIWE MARGARET	RESIDENTIAL	MONDLO B	0.0464	35,000	-	SECT 78(1)(c)
VRYHEID	00000179	00007	0000	EVANGELIES-GEREFORMEERDE KERK VAN SUID-AFRIKA	PLACES OF PUBLIC WORSHIP	REPUBLIEKSTRAAT	0.1418	640,000	-	SECT 78(1)(g)
VRYHEID	00000299	00001	0000	HOOGSTRAAT TRUST	RESIDENTIAL	UTRECHT STREET	0.2994	2,450,000	-	SECT 78(1)(d)
VRYHEID	00000358	00005	0000	DLAMINI MARTHA THABISILE & DLAMINI ELSENI MBONGISENI	RESIDENTIAL	AFRIKANER STREET	0.1630	350,000	-	SECT 78(1)(d)



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SUBURB	ERFNR	PORTION	UNIT							
VRYHEID	00000499	00000	0000	CONSOLIDATED INTO ERF 6040	CROSS REFERENCE	251 MARK STREET	0.5710	-	-	SECT 78(1)(c)
VRYHEID	00000500	00000	0000	CONSOLIDATED INTO ERF 6040	CROSS REFERENCE	259 C/O MASON & MARK STREET	0.5710	-	-	SECT 78(1)(c)
VRYHEID	00000564	00000	0000	NOW CONSOLIDATED INTO ERF 6032	CROSS REFERENCE	STRETCH CRESCENT	0.3905	-	-	SECT 78(1)(c)
VRYHEID	00000564	00001	0000	FALCODOR 145 CC	BUSINESS	STRETCH CRESCENT	0.1635	400,000	-	SECT 78(1)(c)
VRYHEID	00000564	00002	0000	FALCODOR 145 CC	BUSINESS	STRETCH CRESCENT	0.2158	500,000	-	SECT 78(1)(c)
VRYHEID	00000565	00000	0000	TEBA PROP TRUST-TRUSTEES	BUSINESS	STRETCH CRESCENT	0.2102	250,000	-	SECT 78(1)(c)
VRYHEID	00000587	00006	0000	NEL HENRY STEPHAN	CROSS REFERENCE	BOEREN STREET	0.1665	-	-	SECT 78(1)(c)
VRYHEID	00000587	00014	0000	ALLY AKBAR AHMED	RESIDENTIAL	BOEREN STREET	0.2383	950,000	-	SECT 78(1)(c)
VRYHEID	00000682	00000	0000	STEP DEEP INVESTMENTS (PTY) LTD	BUSINESS	3 INDUSTRIA STREET	0.4558	520,000	-	SECT 78(1)(c)
VRYHEID	00000682	00001	0000	VRYHEID LANDBOU CHEMIKALIEE BK	BUSINESS		0.3549	400,000	-	SECT 78(1)(c)
VRYHEID	00001648	00000	0000	DLAMINI THOKOZANE THEMBELIHLE & MBATHA LINDOKUHLE SINEGUGU	RESIDENTIAL	PINE STREET	0.1125	630,000	-	SECT 78(1)(e)
VRYHEID	00001778	00000	0000	SADDLE PATH PROPS 69 PROPRIETARY LIMITED	BUSINESS	15 STRETCH CRESCENT	0.4414	1,160,000	-	SECT 78(1)(c)
VRYHEID	00001779	00000	0000	CONSOLIDATED INTO ERF 6039	CROSS REFERENCE	13 STRETCH CRESCENT (HOOF INGANG	0.4142	-	-	SECT 78(1)(c)
VRYHEID	00001780	00000	0000	CONSOLIDATED INTO ERF 6039	CROSS REFERENCE	11 MYNBOU16/LANDBOU24/STRETCH	0.2055	-	-	SECT 78(1)(c)
VRYHEID	00001780	00001	0000	ROZ REN PROPERTIES CC	BUSINESS	11 MYNBOU16/LANDBOU24/STRETCH	0.2141	550,000	-	SECT 78(1)(c)
VRYHEID	00002316	00000	0000	NKABINDE PRINCESS THEMBI	RESIDENTIAL	SAFFIER	0.0936	750,000	-	SECT 78(1)(d)
VRYHEID	00006032	00000	0000	FALCODOR 145 CC	BUSINESS		0.5528	3,000,000	-	SECT 78(1)(c)
VRYHEID	00006039	00000	0000	OPUS BELEGGINGS TRUST	BUSINESS		0.6197	2,420,000	-	SECT 78(1)(c)
VRYHEID	00006040	00000	0000	WILD DEVELOPMENTS PROPRIETARY LIMITED	BUSINESS	259 C/O MASON & MARK STREET	1.1420	11,300,000	-	SECT 78(1)(c)