

Okhahlamba Municipality
Supplementary Roll 1
Prepared in terms of the
Municipal Property Rates Act No. 6 of 2004



Undertaken For: Okhahlamba Municipality
Po Box 71
Bergville
3350

Fixed Date of Valuation: 01 July 2012

Date of Compilation: 03 February 2014

Prepared By: _____



Categories:

STATE OWNED	(AR050)
PRIVATELY DEVELOPED ESTATE	(AR103)
COMMUNAL LAND	(AR501)
AGRICULTURE	(AR604)
RESIDENTIAL	(AR607)
PUBLIC BENEFIT ORGANISATION	(AR614)
AGRICULTURAL SMALLHOLDING	(AR621)
RESIDENTIAL SMALLHOLDING	(AR624)
RURAL RESIDENTIAL	(AR627)
TOURISM AND HOSPITALITY - RURAL	(AR629)

Unity-of-Use Valuations

On the Valuation Roll, the value of the Farm Unit is displayed against a designated Master Property. The Master Property is usually listed first with the remaining units that make up the Farm Unit listed directly below. A reference number has been created using the Erf and Portion of the Master Property, and is used to easily identify the individual properties that make up the Unity-of-Use property. This is displayed in the Unit Column on the Valuation Roll. An asterisk (*) at the end of this reference number denotes the Master Property. (Please note that the displayed Extent is the extent of the Master Property and not the Combined Extent.)

In the example below, the 3 properties highlighted in blue have been valued in Unity-of-Use. The Combined Market Value for all 3 properties is R475,000. This value is displayed against the Master Property highlighted in the red box. The other two properties have an asterisk (*) under Market Value, as their value is included in the value displayed against the Master Property.

This principal has also been applied in some cases to other categories of properties such as Commercial and Industrial properties, where similar dependencies exist between adjoining properties.

Main Property				Unity-of-Use (Combined) Value				
Erf No.	Ptn	Rem	Farm Name	Owner	Category	Extent	Market Value	Unit
205	11		Farm No.205		Agricultural Smallholding	25.6489 Ha	R 300,000	
162	0	R	Farm No.162		Agriculture	394.4216 Ha	R 564,000	
177	1		Farm No. 777	177 Farms CC	Agriculture	115.1500 Ha	R 475,000	u177-1*
177	2		Farm No. 777	177 Farms CC	Agriculture	21.7770 Ha	*	u177-1
177	3		Farm No. 777	177 Farms CC	Agriculture	52.6143 Ha	*	u177-1
194	6	R	Farm No.194		Agriculture	105.9244 Ha	R 350,000	u194-6R*
194	27	R	Farm No.194		Agriculture	2.2072 Ha	*	u194-6R
180	13	R	Farm No.180		Agricultural Smallholding	6.7049 Ha	R 45,000	
180	6		Farm No.180		Agricultural Smallholding	22.6485 Ha	R 110,000	

Ref No. (Erf-Portion of Main Property) that links the Unity-Of-Use properties

STATE OWNED

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
1206	0		KHETHANI	KZN EDUCATION DEPARTMENT	AR050	CELIMFUNDO PRIMARY SCHOOL	39,995 m ²	R 8,737,000	
15184	0	R	RETIEF	THE NATIONAL GOVERNMENT OF THE RSA	AR050	RETIEF NO. 15184	318.6382 Ha	R 1,275,000	
4128	29		SCOTSTON	R S A	AR050	PTN 29 SCOTSTON NO. 4128	0.6126 Ha		
1134	25		ZAND SPRUIT	THE NATIONAL GOVERNMENT OF RSA	AR050	PTN 25 ZAND SPRUIT NO. 1134	146.7420 Ha	R 735,000	

PRIVATELY DEVELOPED ESTATE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
71	0		BERGVIEW	FULTON RODNEY DOUGLAS	AR103	ERF 71 BERGVIEW	2,084 m ²	R 2,500,000	
99	0		CATHKIN ESTATES	TOBIAS ELIZABETH ANN	AR103	ERF 99 CATHKIN ESTATES	858 m ²	R 1,170,000	
152			CATHKIN ESTATES	ENTABENI DEV CO PTY LTD	AR103	PTN ERF 152 CATHKIN ESTATES	535,461 m ²	R 10,800,000	
173	0		CATHKIN ESTATES	CARTER HEATHER GAY	AR103	ERF 173 CATHKIN ESTATES	1,278 m ²	R 600,000	
8473	0		DINGAAN	FERNWOOD SHARE BLOCK LTD	AR103	DINGAAN NO. 8473	184.8915 Ha	R 34,000,000	
8473	2		DINGAAN	FERNWOOD SHARE BLOCK LTD	AR103	PTN 2 DINGAAN NO. 8473	23.8533 Ha	R 7,000,000	
1389	24	R	DRIEFONTEIN	DINGAAN'S RETREAT SHARE BLOCK PTY LTD	AR103	PTN 24 DRIEFONTEIN NO. 1389	27.2674 Ha	R 17,000,000	
15			NONDELA	NONDELA DRAKENSBERG MOUNTAIN ESTATE LAND OWNERS ASSOC	AR103	ERF 15 NONDELA	6,649 m ²	R 698,000	
259			NONDELA	STANDARD BANK OF SOUTH AFRICA LIMITED	AR103	ERF 259 NONDELA	10,455 m ²	R 1,110,000	
260			NONDELA	STANDARD BANK OF SOUTH AFRICA LTD	AR103	ERF 260 NONDELA	11,584 m ²	R 1,220,000	
10981	3		WOSTIJJN (SS PUMULENI)	SS PUMULENI	AR103	PTN 3 OF WOSTIJJN NO 10981	10.8209 Ha		
			SS PUMULENI	STILLER JUDITH SUSANNA	AR103	UNIT 2 OF SS PUMULENI	126 m ²	R 900,000	2

COMMUNAL LAND

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
5882	0	R	SECOND	INGONYAMA TRUST - TRUSTEES	AR501	SECOND NO. 5882	538.8688 Ha	R 4,042,000	

AGRICULTURE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
10684	2		KILHAM	CHRIS MUMBY FAMILY TRUST-TRUSTEES	AR604	PTN 2 KILHAM NO. 10684	503.6898 Ha	R 3,000,000	
14207	0		LOT 3 WINTERTON SETTLEMENT	WARDEN EDWIN WILHELM	AR604	LOT 3 WINTERTON SETTLEMENT NO. 14207	32.8029 Ha	R 2,000,000	
11186	0	R	LOT A 4 A WINTERTON SETTLEMENT	BOSHOFF WILLEM HENDRIK	AR604	LOT A 4 A WINTERTON SETTLEMENT NO. 11186	46.3248 Ha	R 4,500,000	u11186-0R*
11184	0		LOT A 4 B WINTERTON SETTLEMENT	BOSHOFF WILLEM HENDRIK	AR604	LOT A 4 B WINTERTON SETTLEMENT NO. 11184	21.0229 Ha		* u11186-0R
11083	0		LOT A 5D WINTERTON SETTLEMENT	BOSHOFF WILLEM HENDRIK	AR604	LOT A 5D WINTERTON SETTLEMENT NO. 11083	28.0042 Ha		* u11186-0R
12031	0		LOT A5BC WINTERTON SETTLEMENT	BOSHOFF WILLEM HENDRIK	AR604	LOT A5BC WINTERTON SETTLEMENT NO. 12031	44.5931 Ha		* u11186-0R
14089	1		LOT B 3 WINTERTON SETTLEMENT	BOSHOFF WILLEM HENDRIK	AR604	PTN 1 LOT B 3 WINTERTON SETTLEMENT NO. 14089	27.3556 Ha		* u11186-0R
11084	0		LOT D OF 5 WINTERTON SETTLEMENT	BOSHOFF WILLEM HENDRIK	AR604	LOT D OF 5 WINTERTON SETTLEMENT NO. 11084	6.7936 Ha		* u11186-0R
11186	1		LOT A 4 A WINTERTON SETTLEMENT	WARDEN JANETTE	AR604	PTN 1 LOT A 4 A WINTERTON SETTLEMENT NO. 11186	26.0937 Ha	R 2,000,000	u11186-1*
14090	0		LOT A3 WINTERTON SETTLEMENT	WARDEN JANETTE	AR604	LOT A3 WINTERTON SETTLEMENT NO. 14090	12.0849 Ha		* u11186-1
14089	0	R	LOT B 3 WINTERTON SETTLEMENT	WARDEN JANETTE	AR604	LOT B 3 WINTERTON SETTLEMENT NO. 14089	24.7065 Ha		* u11186-1
14392	0		LOT C14 WINTERTON SETTLEMENT	ATKINSON ALISTER JOHN	AR604	LOT C14 WINTERTON SETTLEMENT NO. 14392	16.0710 Ha	R 350,000	
11337	0		SCHEEPERS HOEK A	SALOMON PRINSLOO TRUST-TRUSTEES	AR604	SCHEEPERS HOEK A NO. 11337	412.1572 Ha	R 5,450,000	u11337-0*
11110	0		NEXT	SALOMON PRINSLOO TRUST-TRUSTEES	AR604	NEXT NO. 11110	412.9238 Ha		* u11337-0
1278	0	R	WAN HOOP	PICCIONE VAUGHN ESMOND	AR604	WAN HOOP NO. 1278	409.6377 Ha	R 5,250,000	u1278-0R*
1278	7		WAN HOOP	PICCIONE VAUGHN ESMOND	AR604	PTN 7 WAN HOOP NO. 1278	104.2047 Ha		* u1278-0R
1278	3	R	WAN HOOP	SOMERSVLAKTE TRUST-TRUSTEES	AR604	PTN 3 WAN HOOP NO. 1278	435.8738 Ha	R 18,250,000	u1278-3R*
1278	13		WAN HOOP	SOMERSVLAKTE TRUST-TRUSTEES	AR604	PTN 13 WAN HOOP NO. 1278	783.6669 Ha		* u1278-3R
15599	6	R	WATERLOO	F C L FARMING CC	AR604	PTN 6 WATERLOO NO. 15599	180.5194 Ha	R 5,550,000	u15599-6R*
2192	3		HARTEBEESTFONTEIN	F C L FARMING CC	AR604	PTN 3 HARTEBEESTFONTEIN NO. 2192	386.5636 Ha		* u15599-6R
1134	1	R	ZAND SPRUIT	CAMPHER GERHARDUS CORNELIS FREDERIK	AR604	PTN 1 ZAND SPRUIT NO. 1134	582.6076 Ha	R 8,000,000	
1134	3	R	ZAND SPRUIT	C J RETIEF TRUST-TRUSTEES	AR604	PTN 3 ZAND SPRUIT NO. 1134	540.5050 Ha	R 4,850,000	

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
23	0		BERGVILLE	SIZWE MILLS CC	AR607	ERF 23 BERGVILLE	2,306 m ²	R 975,000	
366	4		BERGVILLE	NKOSI BENEDICT LUNGILE	AR607	PTN 4 ERF 366 BERGVILLE	1,837 m ²	R 600,000	
30	1		WINTERTON	BESTER BAREND CHRISTOFFEL	AR607	PTN 1 ERF 30 WINTERTON	2,024 m ²	R 950,000	
56	1		WINTERTON	PLENNEGY PROPRIETARY LIMITED	AR607	PTN 1 ERF 56 WINTERTON	2,181 m ²	R 870,000	
56	3		WINTERTON	FROST MICHAEL PAUL	AR607	PTN 3 ERF 56 WINTERTON	2,139 m ²	R 795,000	
73	7		WINTERTON	NIEKERK IRMA CELESTE VAN	AR607	PTN 7 ERF 73 WINTERTON	1,683 m ²	R 650,000	

PUBLIC BENEFIT ORGANISATION

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
11337			SCHEEPERS HOEK A	NATIONAL MONUMENTS COUNCIL	AR614	MONUMENT KAALVOET VROU	1.9555 Ha	R 196,000	
87	1		WINTERTON	SUID-AFRIKAANSE VROUEFEDERASIE	AR614	PTN 1 ERF 87 WINTERTON	9,396 m ²	R 8,000,000	

AGRICULTURAL SMALLHOLDING

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
1934	14		BERG VLEI	STROH GILLIAN HERMIONE	AR621	PTN 14 BERG VLEI NO. 1934	20.4282 Ha	R 2,500,000	
16252	1		LOT 52 WINTERTON IRRIGATION SETTLEMENT	MAIN LOUISE ANN	AR621	PTN 1 LOT 52 WINTERTON IRRIGATION SETTLEMENT NO. 16252	1.8847 Ha	R 3,000,000	
12699	1		LOT A 9 WINTERTON SETTLEMENT	SCLANDERS TRANSPORT CC	AR621	PORTION 1 OF THE FARM LOT A 9 WINTERTON SETTLEMENT NO 12699	21,309 m ²	R 750,000	
12117	19		WINTERTON IRRIGATION BOARD	COCKEY COMPANY TRUST- TRUSTEES	AR621	PORTION 19 OF THE FARM WINTERTON IRRIGATION BOARD NO 12117	7,808 m ²	R 50,000	

RESIDENTIAL SMALLHOLDING

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
1389	34		DRIEFONTEIN	WIDDICOMBE ELAINE ANN	AR624	PTN 34 DRIEFONTEIN NO. 1389	20.8013 Ha	R 3,300,000	
11185	0	R	LOT 4 WINTERTON SETTLEMENT	WESTHUIZEN STEPHAN MARAIS VAN DER	AR624	LOT 4 WINTERTON SETTLEMENT NO. 11185	1.9526 Ha	R 1,500,000	
11185	8		LOT 4 WINTERTON SETTLEMENT NO 11185	LOUW ELSIE JOHANNA	AR624	PORTION 8 OF THE FARM LOT 4 WINTERTON SETTLEMENT NO 11185	3.4406 Ha	R 1,600,000	
12721	0		LOT A 25 WINTERTON SETTLEMENT	WEIDEMAN CHARLOTTE	AR624	LOT A 25 WINTERTON SETTLEMENT NO. 12721	9.7483 Ha	R 1,900,000	

RURAL RESIDENTIAL

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
193	0	GELUKSBURG	GAVIN PHILIP	AR627	ERF 193 GELUKSBURG	3,715 m ²	R 150,000	
5026	29	LOT 4 ZAND SPRUIT	MACU LAWRENCE	AR627	PTN 29 LOT 4 ZAND SPRUIT NO. 5026	3.3405 Ha	R 84,000	
5026	30	LOT 4 ZAND SPRUIT	MACU ALFRED	AR627	PTN 30 LOT 4 ZAND SPRUIT NO. 5026	3.1967 Ha	R 11,000	
5026	64	LOT 4 ZAND SPRUIT	MACU PATRICK INNOCENT	AR627	PTN 64 LOT 4 ZAND SPRUIT NO. 5026	2.7390 Ha	R 68,000	
5026	62	LOT 4 ZAND SRUIT	MACU PATRICK INNOCENT	AR627	PTN 62 LOT 4 ZAND SRUIT NO. 5026	1.5564 Ha	R 39,000	

TOURISM AND HOSPITALITY - RURAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
3291	16		HEARTSEASE	DUMAZULU KRAAL PROPRIETARY LTD	AR629	PTN 16 HEARTSEASE NO. 3291	20.2343 Ha	R 11,000,000	

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

I, Alan Robert Stephenson, Identity Number 6103065029084 do certify that I have, in accordance with the provisions of the Local Government: Municipal 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 Roll for Okhahlamba 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 Pietermaritzburg this 03 February 2014

Professional Registration number with the South African Council for The Property Valuers Profession: 3012

Professional Valuer by Category of Professional Registration

A handwritten signature in black ink, appearing to read 'A. R. Stephenson', written over a horizontal line.

Signature of Valuer of Municipality