

Okhahlamba Municipality
Supplementary Roll 3
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: 30 June 2016

Prepared By: _____



Categories:

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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 CombinedExtent.)

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

BUSINESS AND COMMERCIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
21	23		BERGVILLE	FAMLEE TRADING CC	AR102	PTN 23 ERF 21 BERGVILLE	6,213 m ²	R 4,435,000	

PRIVATELY DEVELOPED ESTATE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
17591		R	CATHKIN ESTATE	CATHKIN ESTATES HOMEOWNERS ASSOCIATION	AR103	CATHKIN ESTATE NO. 17591	857.6709 Ha	R 6,035,000	
94			CATHKIN ESTATES	ENTABENI DEV CO PTY LTD	AR103	ERF 94 CATHKIN ESTATES	6,229 m ²	R 1,110,000	
100			CATHKIN ESTATES	SCHEFERMANN ANTHONY VERNON	AR103	ERF 100 CATHKIN ESTATES	917 m ²	R 390,000	
111			CATHKIN ESTATES	JHB 101 GROUP PROPRIETARY LIMITED	AR103	ERF 111 CATHKIN ESTATES	845 m ²	R 360,000	
152			CATHKIN ESTATES	ENTABENI DEV CO PTY LTD	AR103	PTN ERF 152 CATHKIN ESTATES	575,912 m ²	R 9,585,000	
170	0		CATHKIN ESTATES	CARTER GUY RICHARD	AR103	ERF 170 CATHKIN ESTATES	1,122 m ²	R 450,000	
17886	2		HIGHLANDS	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	PTN 2 HIGHLANDS NO. 17886	0.4002 Ha	R 350,000	
17886	3		HIGHLANDS	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	PTN 3 HIGHLANDS NO. 17886	0.4002 Ha	R 350,000	
17886	26		HIGHLANDS	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	PTN 26 HIGHLANDS NO. 17886	0.3998 Ha	R 350,000	
17886	28		HIGHLANDS	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	PTN 28 HIGHLANDS NO. 17886	0.3999 Ha	R 350,000	
17886	30		HIGHLANDS	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	PTN 30 HIGHLANDS NO. 17886	0.4003 Ha	R 350,000	
17886	31		HIGHLANDS	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	PTN 31 HIGHLANDS NO. 17886	0.4001 Ha	R 350,000	
2	0		HIGHLANDS COUNTRY ESTATE	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	ERF 2 HIGHLANDS COUNTRY ESTATE	738 m ²	R 150,000	
3	0		HIGHLANDS COUNTRY ESTATE	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	ERF 3 HIGHLANDS COUNTRY ESTATE	741 m ²	R 150,000	
4	0		HIGHLANDS COUNTRY ESTATE	NAIDOO FRANCK	AR103	ERF 4 HIGHLANDS COUNTRY ESTATE	745 m ²	R 150,000	
5	0		HIGHLANDS COUNTRY ESTATE	NAIDOO FRANCK	AR103	ERF 5 HIGHLANDS COUNTRY ESTATE	743 m ²	R 150,000	
6	0		HIGHLANDS COUNTRY ESTATE	HARRIS MARIA MAUREEN JOAN	AR103	ERF 6 HIGHLANDS COUNTRY ESTATE	746 m ²	R 150,000	
7	0		HIGHLANDS COUNTRY ESTATE	HARRIS LLEWELLYN WILLIAM	AR103	ERF 7 HIGHLANDS COUNTRY ESTATE	751 m ²	R 150,000	
8	0		HIGHLANDS COUNTRY ESTATE	MBELA HANIFFAH BUSISIWE	AR103	ERF 8 HIGHLANDS COUNTRY ESTATE	751 m ²	R 150,000	
9	0		HIGHLANDS COUNTRY ESTATE	PEREIRA ARLINDO	AR103	ERF 9 HIGHLANDS COUNTRY ESTATE	751 m ²	R 150,000	
10	0		HIGHLANDS COUNTRY ESTATE	WORKEL PAUL JOHANNES	AR103	ERF 10 HIGHLANDS COUNTRY ESTATE	751 m ²	R 150,000	

PRIVATELY DEVELOPED ESTATE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
11	0		HIGHLANDS COUNTRY ESTATE	NDABENI NOMANDLA	AR103	ERF 11 HIGHLANDS COUNTRY ESTATE	757 m ²	R 150,000	
12	0		HIGHLANDS COUNTRY ESTATE	NDABENI NOMANDLA	AR103	ERF 12 HIGHLANDS COUNTRY ESTATE	752 m ²	R 150,000	
17	0		HIGHLANDS COUNTRY ESTATE	RENSBURG ELLEN JANSE VAN	AR103	ERF 17 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
18	0		HIGHLANDS COUNTRY ESTATE	POTGIETER JAN JOACHIM	AR103	ERF 18 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
19	0		HIGHLANDS COUNTRY ESTATE	POTGIETER JAN JOACHIM	AR103	ERF 19 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
20	0		HIGHLANDS COUNTRY ESTATE	WORKEL PAUL JOHANNES	AR103	ERF 20 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
21	0		HIGHLANDS COUNTRY ESTATE	WORKEL PAUL JOHANNES	AR103	ERF 21 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
22	0		HIGHLANDS COUNTRY ESTATE	HARRIS BRIAN WILLIAM	AR103	ERF 22 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
24	0		HIGHLANDS COUNTRY ESTATE	DRUMMOND IAN MALCOLM MCKAY	AR103	ERF 24 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
26	0		HIGHLANDS COUNTRY ESTATE	PEREIRA ARLINDO	AR103	ERF 26 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
28	0		HIGHLANDS COUNTRY ESTATE	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	ERF 28 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
29	0		HIGHLANDS COUNTRY ESTATE	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	ERF 29 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
32	0		HIGHLANDS COUNTRY ESTATE	BOOYSEN QUINTIN	AR103	ERF 32 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
34	0		HIGHLANDS COUNTRY ESTATE	FIRST FRESH FARMING PROPRIETARY LIMITED	AR103	ERF 34 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
35	0		HIGHLANDS COUNTRY ESTATE	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	ERF 35 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
37	0		HIGHLANDS COUNTRY ESTATE	HUMAN PETRUS GERHARDUS	AR103	ERF 37 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
38	0		HIGHLANDS COUNTRY ESTATE	FIRST FRESH FARMING PROPRIETARY LIMITED	AR103	ERF 38 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
39	0		HIGHLANDS COUNTRY ESTATE	FIRST FRESH FARMING PROPRIETARY LIMITED	AR103	ERF 39 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
40	0		HIGHLANDS COUNTRY ESTATE	BOOYSEN QUINTIN	AR103	ERF 40 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
43	0		HIGHLANDS COUNTRY ESTATE	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	ERF 43 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	

PRIVATELY DEVELOPED ESTATE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
44	0		HIGHLANDS COUNTRY ESTATE	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	ERF 44 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
45	0		HIGHLANDS COUNTRY ESTATE	RENSBURG LOUISE JANSEN VAN	AR103	ERF 45 HIGHLANDS COUNTRY ESTATE	750 m ²	R 150,000	
48	0		HIGHLANDS COUNTRY ESTATE	EXCESS PROPERTIES PROPRIETARY LIMITED	AR103	ERF 48 HIGHLANDS COUNTRY ESTATE	3,411 m ²	R 150,000	

AGRICULTURE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
18630	0		BERGVIEW	CORONA FARM TRUST	AR604	ERF 18630 BERGVIEW	786.9501 Ha	R 18,680,000	
1187	13		BOSCHMANS KLIP	BERWIN TRUST-TRUSTEES	AR604	PTN 13 BOSCHMANS KLIP NO. 1187	13.1464 Ha	R 5,500,000	
2064	4		BRAEMAR	GREEN RANCHES CC	AR604	PTN 4 BRAEMAR NO. 2064	76.5438 Ha	R 615,000	
17591	6		CATHKIN ESTATES	ENTABENI DEV CO PTY LTD	AR604	PTN 6 ERF 17591 CATHKIN ESTATES	10.8994 Ha	R 1,200,000	
1265	2		KERK PLAATS	DRIEMEYER IVAN HERMANN LYNNVIE	AR604	PTN 2 KERK PLAATS NO. 1265	400.8389 Ha	R 8,250,000	
1033	0	R	KROMME DRAAI	VALENCIA BOERDERY CC	AR604	KROMME DRAAI NO. 1033	246.5380 Ha	R 5,435,000	
1033	13		KROMME DRAAI	VALENCIA SAAIBOERDERY BK	AR604	PTN 13 KROMME DRAAI NO. 1033	232.4994 Ha	R 14,025,000	u1033-13*
12164	3	R	NINEVEH	VALENCIA SAAIBOERDERY BK	AR604	PTN 3 NINEVEH NO. 12164	202.3430 Ha		* u1033-13
12164	4		NINEVEH	VALENCIA SAAIBOERDERY BK	AR604	PTN 4 NINEVEH NO. 12164	202.3430 Ha		* u1033-13
14540	2		LONE TREE	SCOTT PETER TERENCE	AR604	PTN 2 LONE TREE NO. 14540	20.2343 Ha	R 595,000	
1329	2		RIET FONTEIN	VENTER WILLEM LODEWICUS DANIEL MATTHYS	AR604	PTN 2 RIET FONTEIN NO. 1329	330.8838 Ha	R 2,050,000	u1329-2*
1329	5	R	RIET FONTEIN	VENTER WILLEM LODEWICUS DANIEL MATTHYS	AR604	PTN 5 RIET FONTEIN NO. 1329	10.0476 Ha		* u1329-2
1329	7		RIET FONTEIN	GREEN RANCHES CC	AR604	PTN 7 RIET FONTEIN NO. 1329	47.2698 Ha	R 1,040,000	
1329	14		RIET FONTEIN	GREEN RANCHES CC	AR604	PTN 14 RIET FONTEIN NO. 1329	575.4730 Ha	R 4,110,000	
1136	13		STRYD POORT	ZENCO FARMING BROTHERS CC	AR604	PTN 13 STRYD POORT NO. 1136	155.8041 Ha	R 935,000	
1136	14		STRYD POORT	REIMAR TRATSCHLER FAMILY TRUST -TRUSTEES	AR604	PTN 14 STRYD POORT NO. 1136	80.9372 Ha	R 590,000	
12117	6		WINTERTON IRRIGATION BOARD	DRIEMEYER IVAN HERMANN LYNNVIE	AR604	PTN 6 WINTERTON IRRIGATION BOARD NO. 12117	102.6558 Ha	R 720,000	

SECTIONAL TITLE - RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
356	13		BERGVILLE	SCHMIDT LOUIS CARL	AR605	PTN 13 ERF 356 BERGVILLE	34,853 m ²	R 1,900,000	
17973			SS CAYLEY	CAYLEY MOUNTAIN RESORT PRIVATE RESIDENCE SHARE BLOCK (PTY) LTD	AR605	UNIT 1 OF SS CAYLEY	209 m ²	R 3,830,000	1
1389	38		DRIEFONTEIN (SS DRAGONVIEW)	BODY CORPORATE OF SS DRAGONVIEW	AR605	PTN 38 DRIEFONTEIN NO. 1389	22.5282 Ha		
			SS DRAGONVIEW	TONDER VAN P	AR605	SK 2046/2012	6,337 m ²	R 250,000	RR 1
			SS DRAGONVIEW	BURNS FAMILY TRUST	AR605	SK2752/2012	5,914 m ²	R 250,000	RR 3
			SS DRAGONVIEW	J.J.S. CONSTRUCTION CC	AR605	SK2753/2012	4,785 m ²	R 250,000	RR 6
			SS DRAGONVIEW	J.J.S. CONSTRUCTION CC	AR605	SK2754/2012	8,545 m ²	R 500,000	RR14
			SS DRAGONVIEW	ROBINSON	AR605	SK2048/2012	4,837 m ²	R 250,000	RR 10
			SS DRAGONVIEW	DRAGONVIEW PTY LTD	AR605	UNIT RR EXT SK2045/2012 OF SS DRAGONVIEW	22,049 m ²	R 1,000,000	RR Ext

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
21	3		BERGVILLE	HYETT BEEF PROPRIETARY LIMITED	AR607	PTN 3 ERF 21 BERGVILLE	3,494 m ²	R 1,150,000	
356	0		BERGVILLE	G J SCHMIDT TRUST-TRUSTEES	AR607	ERF 356 BERGVILLE	143,061 m ²	R 1,960,000	
31	1		WINTERTON	WARDEN SUSANNA MARIA	AR607	PTN 1 ERF 31 WINTERTON	1,496 m ²	R 195,000	
73	8		WINTERTON EXT 1	ROUX THEUNS JAKOBUS LE	AR607	PTN 8 WINTERTON EXT 1 NO. 73	0.2100 Ha	R 250,000	

MUNICIPAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
457	0		KHETHANI	OKHAHLAMBA MUNICIPALITY	AR611	ERF 457 KHETHANI	1,345 m ²	R 290,000	
542	0		KHETHANI	OKHAHLAMBA MUNICIPALITY	AR611	ERF 542 KHETHANI	3,892 m ²	R 150,000	
652	0		KHETHANI	OKHAHLAMBA MUNICIPALITY	AR611	ERF 652 KHETHANI	7,662 m ²	R 250,000	

AGRICULTURAL SMALLHOLDING

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
1050	47		ERASMUS DAM	ATKINSON HAROLD OSWALD	AR621	PTN 47 ERASMUS DAM NO. 1050	2.1501 Ha	R 400,000	

RESIDENTIAL SMALLHOLDING

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
11775	0	A OF 5 WINTERTON SETTLEMENT	OFFERMAN PIERRE	AR624	A OF 5 WINTERTON SETTLEMENT NO. 11775	4.2770 Ha	R 500,000	
1050	45	ERASMUS DAM	COOKE PENNY-JANE	AR624	PTN 45 ERASMUS DAM NO. 1050	0.4088 Ha	R 1,400,000	
1050	46	ERASMUS DAM	ATKINSON HAROLD OSWALD	AR624	PTN 46 ERASMUS DAM NO. 1050	5.7410 Ha	R 2,250,000	
11774	0	LOT A 5 A WINTERTON SETTLEMENT	OFFERMAN PIERRE	AR624	LOT A 5 A WINTERTON SETTLEMENT NO. 11774	21.1246 Ha	R 1,800,000	

RURAL BUSINESS AND COMMERCIAL

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
1050	44	ERASMUS DAM	KWAZULU WEAVERS MANUFACTURING CC	AR625	PTN 44 ERASMUS DAM NO. 1050	17,177 m ²	R 3,600,000	

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

I, Alan Robert Stephenson, Identity Number 6103095029084 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 30 June 2016

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