

**Kwasani Municipality**  
**Supplementary Valuation Roll 3**  
Prepared in terms of the  
**Municipal Property Rates Act No. 6 of 2004**



**Undertaken For:** Kwasani Municipality

**Fixed Date of Valuation:** 01 July 2011

**Date of Compilation:** 13 June 2014

**Prepared By:**

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**Categories:**

RESIDENTIAL	( 1 )
RESIDENTIAL SMALLHOLDING	( 10 )
AGRICULTURE	( 3 )

## 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

**RESIDENTIAL**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
99			HIMEVILLE	THE SANI TRUST	1	20 SUTTON STREET, Himeville	4,047 m <sup>2</sup>	R 800,000	
151		R	UNDERBERG	PIPER JENNIFER MARGARET	1	5 WOODFORD ROAD, Underberg	2,834 m <sup>2</sup>	R 1,480,000	
172		13	UNDERBERG	CRAWFORD JUSTIN IAN	1	9 STONEY WAY, Underberg	4,083 m <sup>2</sup>	R 1,500,000	
204		86	UNDERBERG	RAMALINGAM MARK	1	PTN 86 ERF 204 UNDERBERG	10,153 m <sup>2</sup>	R 1,600,000	
337		2	UNDERBERG	COLES CARYN CHANTELL	1	DRAKENSBERG ROAD Underberg	2,028 m <sup>2</sup>	R 650,000	
633			UNDERBERG	MINGAY DEBORAH EVELYN	1	633 FAIRWAY AVENUE, Himeville	899 m <sup>2</sup>	R 1,700,000	

**RESIDENTIAL SMALLHOLDING**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
10664	9		LOT F P 341	THE LYNDHURST TRUST-TRUSTEES	10	PTN 9 LOT F P 341 NO. 10664	23.0125 Ha	R 4,000,000	
14346	15		SCOTTSTON NO. 14346	LONDOLOZA TRUST-TRUSTEES	10	PTN 15 SCOTTSTON NO. 14346	6.3990 Ha	R 1,100,000	
173	R		UNDERBERG	JAARVELD JUDITH LOUISE VAN	10	54 SANI ROAD	75,204 m <sup>2</sup>	R 1,250,000	

**AGRICULTURE**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
24			LOT FP 164	COMBRINCK WILLEM LUDWIG	3	PTN LOT FP 164 NO. 24	60.1569 Ha	R 1,600,000	
8491	14	R	LOT FP164	HORNER GUY CLEMENT	3	PTN 14 LOT FP164 NO. 8491	182.5652 Ha	R 2,000,000	
8414	0		LOT FP96	BHOPBHOP MILKO (PTY) LTD	3	LOT FP96 NO. 8414	596.0447 Ha	R 14,000,000	
8414	3		LOT FP96	GLENLEA FARMS CC	3	PTN 3 LOT FP96 NO. 8414	188.5986 Ha	R 2,800,000	

**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 Kwasani 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 13 June 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