

Kwasani Municipality
Supplementary Valuation Roll
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: 04 February 2013

Prepared By:



Categories:

| | |
|-----------------------------|---------|
| RESIDENTIAL | (1) |
| RESIDENTIAL SMALLHOLDING | (10) |
| COMMERCIAL | (2) |
| AGRICULTURE | (3) |
| STATE OWNED | (4) |
| PUBLIC BENEFIT ORGANISATION | (6) |
| TOURISM & HOSPITALITY RURAL | (8 A) |
| OTHER | (9) |

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

RESIDENTIAL

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|-----|-----|-----|----------------------|---|----------|-----------------------------------|-----------------------|--------------|------|
| 5 | | | HIMEVILLE | SUNTER RICHARD JOHN | 1 | 65 ARBUCKLE STREET, HIMEVILLE | 4,047 m ² | R 950,000 | |
| 125 | 1 | | HIMEVILLE | FETTERCAIRN FARM LAND TRUST | 1 | 7 ARBUCKLE STREET, HIMEVILLE | 2,002 m ² | R 675,000 | |
| 143 | | | HIMEVILLE | LEENHOUWERS HELENA | 1 | 29 THOMAS STREET, HIMEVILLE | 4,047 m ² | R 1,450,000 | |
| | | | MOUNTAINAIRS VILLAGE | TREVOR WILLIAM EMANUEL TRUST | 1 | UNIT 35 OF MOUNTAINAIRS VILLAGE | 184 m ² | R 1,250,000 | 35 |
| | | | MOUNTAINAIRS VILLAGE | BRITEPAK PROPERTIES PTY LIMITED | 1 | UNIT 37 OF MOUNTAINAIRS VILLAGE | 185 m ² | R 1,250,000 | 37 |
| | | | MOUNTAINAIRS VILLAGE | STEVENS DAVID JOHN | 1 | UNIT 39 OF MOUNTAINAIRS VILLAGE | 221 m ² | R 1,350,000 | 39 |
| 162 | R | | UNDERBERG | GOATLEY ALAN TREFFRY- | 1 | 2 SALIGNA AVENUE, UNDERBERG | 3,529 m ² | R 350,000 | |
| 173 | 1 | | UNDERBERG | MOLLER MALCOLM HARRY | 1 | 34 SANI ROAD, UNDERBERG | 66,618 m ² | R 1,850,000 | |
| 180 | 1 | | ABIDE-A-WEE | KARIN GOSS FAMILY TRUST | 1 | UNIT 1 OF ABIDE-A-WEE | 49 m ² | R 90,000 | 1 |
| 193 | | | UNDERBERG | MINGAY TREVOR MARK | 1 | 3 LINKS ROAD, UNDERBERG | 3,174 m ² | R 250,000 | |
| 207 | 15 | | UNDERBERG | DEWRANCE DENNIS MICHAEL ARTHUR | 1 | PTN 15 ERF 207 UNDERBERG | 2,270 m ² | R 270,000 | |
| 295 | | | UNDERBERG | WILKINS GERALDINE MARGARET MARY PATRICIA | 1 | 3 BOWLING CLUB LANE, UNDERBERG | 4,109 m ² | R 800,000 | |
| 369 | | | UNDERBERG | ALEXANDER DAVID GUY | 1 | ERF 369 UNDERBERG | 2,876 m ² | R 350,000 | |
| 644 | | | UNDERBERG | VARRIER MARGARET EWART | 1 | 644 FAIRWAY AVENUE, HIMEVILLE | 899 m ² | R 2,000,000 | |

RESIDENTIAL SMALLHOLDING

| Erf | Ptn Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|----------------|---------------------|---------------------|-----------------|----------------------------|-----------------------|---------------------|-------------|
| 14346 | 17 | SCOTTSTON NO. 14346 | WRIGHT PETER GORDON | 10 | PTN 17 SCOTTSTON NO. 14346 | 5.9993 Ha | R 1,200,000 | |
| 204 | 18 | UNDERBERG | MORRISON BRIDGET | 10 | PTN 18 ERF 204 UNDERBERG | 40,001 m ² | R 1,250,000 | |

COMMERCIAL

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|------------|------------|------------------|------------------------|-----------------|-----------------------------|----------------------|---------------------|-------------|
| 100 | | | UNDERBERG | STAVCOM TRUST-TRUSTEES | 2 | 4 UMZIMKULU ROAD, UNDERBERG | 3,968 m ² | R 250,000 | |

AGRICULTURE

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|------------|------------|------------------|--------------------------------|-----------------|--------------------------------------|------------------------|---------------------|-------------|
| 8961 | 12 | | STONEY HALL NO2 | CLOSE PROP SHARE BLOCK PTY LTD | 3 | PTN 12 STONEY HALL NO2 NO. 8961 | 20.2343 Ha | R 1,630,000 | |
| 8961 | 13 | | STONEY HALL NO2 | JIKIJOLO PROPERTIES CC | 3 | PTN 13 STONEY HALL NO2 NO. 8961 | 21.8030 Ha | R 1,877,000 | |
| 205 | | | UNDERBERG | DWYER SUSAN MARY | 3 | 25 UPPER VALLEYVIEW RD, UNDERBERG | 314,129 m ² | R 3,800,000 | |

STATE OWNED

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|------------|------------|---------------------|-----------------------------|-----------------|-------------------------|------------------|---------------------|-------------|
| 9818 | 0 | | A OF FP 334 | KZN DEPARTMENT OF EDUCATION | 4 | KWAPITELA P | 0 m ² | R 1,056,000 | |
| 15591 | 51 | | CASTLE END | KZN DEPARTMENT OF EDUCATION | 4 | BERGVIEW P | 0 m ² | R 965,000 | |
| 16370 | 0 | | CLOVELLY | KZN DEPARTMENT OF EDUCATION | 4 | BHOP-BHOP P | 0 m ² | R 608,000 | |
| 15871 | 0 | | GOXHILL NO.15871 | KZN DEPARTMENT OF EDUCATION | 4 | GOXHILL P | 0 m ² | R 2,166,000 | |
| 7724 | 1 | | LOT F.P.13 | KZN DEPARTMENT OF EDUCATION | 4 | MKHOMAZANA | 0 m ² | R 419,000 | |
| 8490 | 0 | | LOT FP 163 | KZN DEPARTMENT OF EDUCATION | 4 | THUKEYANA P | 0 m ² | R 997,000 | |
| 9795 | 0 | | LOT FP 317 | KZN DEPARTMENT OF EDUCATION | 4 | ELTON P | 0 m ² | R 1,512,000 | |
| 7729 | 0 | | MAGUSWANA | KZN DEPARTMENT OF EDUCATION | 4 | SINEGUGU P | 0 m ² | R 1,149,000 | |
| 7729 | 0 | | MAGUSWANA | KZN DEPARTMENT OF EDUCATION | 4 | KWAMVIMBELA S | 0 m ² | R 2,364,000 | |
| 7729 | 0 | | MAGUSWANA | KZN DEPARTMENT OF EDUCATION | 4 | UMQATSHENI P | 0 m ² | R 1,624,000 | |
| 5798 | 0 | | REICHENAU | KZN DEPARTMENT OF EDUCATION | 4 | REICHENAU P | 0 m ² | R 4,929,000 | |
| 5797 | 0 | | REICHENAU B | KZN DEPARTMENT OF EDUCATION | 4 | ENHLANHLENI C | 0 m ² | R 5,390,000 | |
| 14346 | 1 | | SCOTTSTON NO. 14346 | KZN DEPARTMENT OF EDUCATION | 4 | CAMANGA P | 0 m ² | R 466,000 | |
| 11646 | 0 | | TUNIS | KZN DEPARTMENT OF EDUCATION | 4 | PHONSIMPI P | 0 m ² | R 1,531,000 | |
| 17507 | 0 | | WEST ILSLEY | KZN DEPARTMENT OF EDUCATION | 4 | EKHUBENI P | 0 m ² | R 1,605,000 | |

PUBLIC BENEFIT ORGANISATION

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|------------|------------|------------------|-------------------------------|-----------------|-----------------------------|----------------------|---------------------|-------------|
| 149 | | | HIMEVILLE | CENTRAL SPORTS CLUB-HIMEVILLE | 6 | 41 THOMAS STREET, HIMEVILLE | 4,047 m ² | R 825,000 | |

TOURISM & HOSPITALITY RURAL

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|------------|------------|------------------|---|-----------------|-------------------------|---------------|---------------------|-------------|
| 16095 | 1 | | CENTURY | GLENGARRY PROP TIMESHARE SHARE BLOCK LTD | 8 A | PTN 1 CENTURY NO. 16095 | 5.6187 Ha | R 27,200,000 | |

OTHER

| Erf | Ptn | Rem | Town Name | Owner | Category | Physical Address | Extent | Market Value | Unit |
|------------|------------|------------|------------------|------------------------------------|-----------------|-----------------------------|---------------|---------------------|-------------|
| 10664 | 1 | | LOT F P 341 | DURBAN MOUNTAIN HOMESTEAD ASSOC | 9 | PTN 1 LOT F P 341 NO. 10664 | 90.0412 Ha | R 5,000,000 | |

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 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 04 February 2013

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