



UMDONI MUNICIPALITY

SUPPLEMENTARY VALUATION ROLL 7

PERIOD OF VALUATION ROLL: 01 JULY 2008 – 30 JUNE 2012

DATE OF VALUATION: 01 JULY 2007

REGISTERED SECTIONAL TITLE PROPERTIES

UMDONI MUNICIPALITY - PROPERTY CATEGORIES			
Full Use Description	UseCode	Full UseCategory - 1	Rating Category
Dwelling	A01	Residential	1
Rowhouse/Semi detached	A03	Residential	1
Residential & Commercial (mostly residential)	A04	Residential	1
Detached structures only	A05	Residential	1
Parsonage	A06	Residential	1
Block of flats	D01	Residential	1
Boarding/Lodging house	D02	Residential	1
Flats and offices	D03	Residential	1
Flats and retail	D04	Residential	1
Guest house/B&B	D05	Residential	1
Hostel/Barracks	D06	Residential	1
Old age home/Nursing home	D07	Residential	1
Terraced/Multi dwelling (more than 3 units)	D08	Residential	1
Three family residential	D09	Residential	1
Retirement Village	D10	Residential	1
ST - Residential	E01	Residential	1
ST - Maisonettes/Rowhouses	E05	Residential	1
SB - Dwellings	E07	Residential	1
SB - Flats	E08	Residential	1
SB - Maisonettes/Rowhouses	E11	Residential	1
Building Clause	J10	Residential	1
Mobile Homes	J12	Residential	1
Full Use Description	UseCode	Full UseCategory - 2	Rating Category
Bank	B01	Commercial	2
Bar/Lounge	B02	Commercial	2
Car sales/Showroom	B03	Commercial	2
Car wash	B04	Commercial	2
Club (Sports club)	B05	Commercial	2
Commercial & Residential (mostly commercial)	B06	Commercial	2

Convenience store	B07	Commercial	2
Creche	B08	Commercial	2
Department/Discount store	B09	Commercial	2
Fast food	B10	Commercial	2
Film studio	B11	Commercial	2
Funeral parlour/Undertaker	B12	Commercial	2
Health club	B13	Commercial	2
Hotels/Resorts	B14	Commercial	2
Medical centre (Office)	B15	Commercial	2
Medical clinic	B16	Commercial	2
Office	B17	Commercial	2
Office - dwelling conversion	B18	Commercial	2
Office and retail	B19	Commercial	2
Parking garage	B20	Commercial	2
Petrol station/Convenience store	B21	Commercial	2
Restaurant	B22	Commercial	2
Retail - dwelling conversion	B23	Commercial	2
Retail shop	B24	Commercial	2
Shopping center-neighbourhood	B25	Commercial	2
Shopping centre-regional	B26	Commercial	2
Shopping mall	B27	Commercial	2
Supermarket	B28	Commercial	2
Theatre/Cinema	B29	Commercial	2
Bakery	B30	Commercial	2
Caravan Parks/Holiday Camps	B31	Commercial	2
Nurseries	B32	Commercial	2
Stables/Kennels	B33	Commercial	2
Abattoirs/Butchery	B34	Commercial	2
Post Office/Telephone Exchange	B35	Commercial	2
ST - Commercial	E02	Commercial	2
ST - Hotel	E04	Commercial	2
ST - Offices and/or Retail	E06	Commercial	2
SB - Flats & commercial	E09	Commercial	2
SB - Industrial	E10	Commercial	2
SB - Offices and/or Retail	E12	Commercial	2
College/University/Technikon (Tertiary)-private	F01	Commercial	2

Exhibition/Conference centre	F02	Commercial	2
Hospital - Private	F03	Commercial	2
Medical Clinic - Private	F04	Commercial	2
Hunting/Eco tourism	G04	Commercial	2
Amusement park	H01	Commercial	2
Aviation facility	H02	Commercial	2
Bus/Taxi terminal	H03	Commercial	2
Electricity substation	H05	Commercial	2
Railway facility-station & Storage	H12	Commercial	2
Sewerage/Water treatment	H13	Commercial	2
Transmission facility	H16	Commercial	2
Full Use Description	UseCode	Full UseCategory -3	Rating Category
Cold storage	C01	Industrial	3
Container storage	C02	Industrial	3
Heavy industrial	C03	Industrial	3
Industrial park	C04	Industrial	3
Light industrial	C05	Industrial	3
Mini-storage	C06	Industrial	3
Research facility	C07	Industrial	3
Storage tank facility	C08	Industrial	3
Truck depot	C09	Industrial	3
Utility building	C10	Industrial	3
Warehouse	C11	Industrial	3
Workshop (for repair)	C12	Industrial	3
Factories	C13	Industrial	3
ST - Industrial	E03	Industrial	3
Full Use Description	UseCode	Full UseCategory - 4	Rating Category
Mining/Quarries	C15	Mining	4
Mining	H07	Mining	4
Full Use Description	UseCode	Full UseCategory - 5	Rating Category
Agricultural - bona fide activity	G01	Agricultural	5

Forests- nona fide activity	G05	Agricultural	5
Full Use Description	UseCode	Full UseCategory - 6	Rating Category
Agricultural with Residential	G02	Agricultural	6
Industrial/Commercial	G03	Agricultural	6
Full Use Description	UseCode	Full UseCategory - 7	Rating Category
Military camp or installation	F05	Institutional	7
Prisons	F06	Institutional	7
Public Buildings (Library/Museum, Courts etc)	F07	Institutional	7
Schools	F08	Institutional	7
Churches,temples,mosques	F09	Institutional	7
Organisation Centres	F10	Institutional	7
Full Use Description	UseCode	Full UseCategory - 8	Rating Category
Golf course - private	H06	Special purposes	8
Police/Fire/Ambulance/Traffic control	H09	Special purposes	8
Power station	H10	Special purposes	8
Sports/Country club	H14	Special purposes	8
Stadium/Sports facility	H15	Special purposes	8
Monuments	H18	Special purposes	8
Full Use Description	UseCode	Full UseCategory - 9	Rating Category
Airport element	I01	Public Service Infrastructure	9
Harbour element	I02	Public Service Infrastructure	9
National/Provincial road	I03	Public Service Infrastructure	9
Railway (corridor)	I04	Public Service Infrastructure	9
Reservoir/Dam	I05	Public Service Infrastructure	9
Transmission corridor	I06	Public Service Infrastructure	9
Transmission element	I07	Public Service Infrastructure	9
Canals	I08	Public Service Infrastructure	9
Towers	I09	Public Service Infrastructure	9
Lighthouse	I10	Public Service Infrastructure	9
Pipelines	I11	Public Service Infrastructure	9

Pumphouse	I12	Public Service Infrastructure	9
Stations/Substations	I13	Public Service Infrastructure	9
Full Use Description	UseCode	Full UseCategory - 10	Rating Category
MUNICIPAL PROPERTIES			
Swimming Pools	F11	Institutional	10
Cemetery	H04	Special purposes	10
Municipal depot	H08	Special purposes	10
Leases	H17	Special purposes	10
Public Amenities	H19	Special purposes	10
Landfill/Dumps	H20	Special purposes	10
Nature reserve	J01	Vacant Land	10
Private road	J03	Vacant Land	10
Public open space	J04	Vacant Land	10
Public park	J05	Vacant Land	10
Public road (municipal)	J06	Vacant Land	10
Unknown	J11	Vacant Land	10
Halls	K01	Municipal	10
Municipal	K02	Municipal	10
Full Use Description	UseCode	Full UseCategory - 11	Rating Category
VACANT LAND			
Vacant residential land	J09	Residential	11
Vacant commercial land	J07	Commercial	11
Vacant industrial land	J08	Industrial	11
Private open space	J02	Vacant Land	11

**UMDONI MUNICIPALITY
SUPPLEMENTARY VALUATION ROLL 7
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Section Number	Scheme Name	Scheme Number	Property Description	Owner Name	Use Code	Category	Extent	Part A	Part B			
								Market Value	Exemptions	Rebates	Phasing In	Exclusions
1	SS KOELBRANDERS	574	REM OF ERF 112 MTWALUMI	STRAUSS JACO	E01	1	108	340 000				Y
3	SS KOELBRANDERS	574	REM OF ERF 112 MTWALUMI	VAN DER BANK RAYMOND CHRISTOPHER	E01	1	96	320 000				Y
4	SS KOELBRANDERS	574	REM OF ERF 112 MTWALUMI	DU TOIT ANTONIE	E01	1	96	320 000				Y
91	SS LAKEVIEW	56	ERF 1478 SCOTTBURGH	ENGLAND JOHN KENNETH	E01	1	158	840 000				Y
92	SS LAKEVIEW	56	ERF 1478 SCOTTBURGH	BUTTON JACQUELYN SUZANNE	E01	1	158	840 000				Y
93	SS LAKEVIEW	56	ERF 1478 SCOTTBURGH	SIMPKINS & ASSOCIATES INTERNATIONAL CC	E01	1	165	860 000				Y
94	SS LAKEVIEW	56	ERF 1478 SCOTTBURGH	NAGEL AVIS JOYCE	E01	1	165	860 000				Y
95	SS LAKEVIEW	56	ERF 1478 SCOTTBURGH	TEUBES DELWYNE MYRIAM	E01	1	165	860 000				Y
96	SS LAKEVIEW	56	ERF 1478 SCOTTBURGH	TEUBES THEODORE KENNETH	E01	1	165	860 000				Y
99	SS LAKEVIEW	171	ERF 1478 SCOTTBURGH	SIMPKINS & ASSOCIATES INTERNATIONAL CC	E01	1	157	835 000				Y
100	SS LAKEVIEW	171	ERF 1478 SCOTTBURGH	SIMPKINS & ASSOCIATES INTERNATIONAL CC	E01	1	157	835 000				Y
101	SS LAKEVIEW	171	ERF 1478 SCOTTBURGH	SIMPKINS & ASSOCIATES INTERNATIONAL CC	E01	1	159	845 000				Y
102	SS LAKEVIEW	171	ERF 1478 SCOTTBURGH	TANNER ALEXANDER PETER ALAN	E01	1	158	840 000				Y
103	SS LAKEVIEW	171	ERF 1478 SCOTTBURGH	DAWN STEVEN FRANK	E01	1	156	830 000				Y
104	SS LAKEVIEW	171	ERF 1478 SCOTTBURGH	SIMPKINS & ASSOCIATES INTERNATIONAL CC	E01	1	156	830 000				Y
4	SS OCEAN EDEN	278	ERF 636 PENNINGTON	HATTON BRYCE LEONARD	E01	1	34	50 000				Y
5	SS OCEAN EDEN	278	ERF 636 PENNINGTON	PARRY CRAIG	E01	1	508	3 600 000				Y
3	SS VILLA DA VINIA	41	ERF 349 ELYSIUM	SCHAMREL DANIEL	E01	1	220	2 060 000				Y
4	SS VILLA DA VINIA	41	ERF 349 ELYSIUM	SCHAMREL DANIEL	E01	1	221	2 070 000				Y
5	SS VILLA DA VINIA	48	ERF 349 ELYSIUM	SCHAMREL DANIEL	E01	1	218	2 050 000				Y
6	SS VILLA DA VINIA	41	ERF 349 ELYSIUM	RAMOS LUIS TEIXEIRA DOS	E01	1	300	2 400 000				Y
7	SS VILLA DA VINIA	49	ERF 349 ELYSIUM	SCHAMREL LAVINIA ANNE	E01	1	221	2 070 000				Y

SUMMARY

CATEGORY CODE	TOTAL
E01	R 25 415 000
TOTAL	R 25 415 000

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

I, Abubaker Rahim, Identity Number 610807 5229 083, 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 7 for Umdoni 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 Durban this 30th day of November 2011



Signature of Municipal Valuer

Professional Registration Number with the South African Council for the Property

Valuers Profession: 3576

Category of Professional Registration: Professional Associated Valuer