



**UMDONI MUNICIPALITY**

**SUPPLEMENTARY VALUATION ROLL 4**

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

**DATE OF VALUATION: 01 JULY 2007**

**REGISTERED FULL TITLE PROPERTIES**

<b>UMDONI MUNICIPALITY - PROPERTY CATEGORIES</b>			
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory - 1</b>	<b>Rating Category</b>
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
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory - 2</b>	<b>Rating Category</b>
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
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory -3</b>	<b>Rating Category</b>
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
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory - 4</b>	<b>Rating Category</b>
Mining/Quarries	C15	Mining	4
Mining	H07	Mining	4
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory - 5</b>	<b>Rating Category</b>
Agricultural - bona fide activity	G01	Agricultural	5

Forests- nona fide activity	G05	Agricultural	5
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory - 6</b>	<b>Rating Category</b>
Agricultural with Residential	G02	Agricultural	6
Industrial/Commercial	G03	Agricultural	6
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory - 7</b>	<b>Rating Category</b>
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
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory - 8</b>	<b>Rating Category</b>
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
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory - 9</b>	<b>Rating Category</b>
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
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory - 10</b>	<b>Rating Category</b>
<b>MUNICIPAL PROPERTIES</b>			
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
<b>Full Use Description</b>	<b>UseCode</b>	<b>Full UseCategory - 11</b>	<b>Rating Category</b>
<b>VACANT LAND</b>			
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

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Property Descr	Owner Name	Address	UseCode	Category	Extent	Part A	Part B			
						MARKET VALUE	EXEMPTIONS	REBATES	PHASING IN	EXCLUSIONS
ERF 6 BAZLEY	LUNDIN NILS THORE		A01	1	1049	1,850,000				Y
PORTION 1 OF ERF 80 BAZLEY	BOWLEY TRACEY ANNE		A01	1	1201	890,000				Y
REM ERF 98 BAZLEY	JOUBERT FAMILY TRUST-TRUSTEES		J09	11	2492	825,000				Y
PORTION 4 OF ERF 98 BAZLEY	LIEBENBERG MARTHINUS JOHANNES FRANCOIS		J09	11	1212	550,000				Y
ERF 103 BAZLEY	ILLOVO SUGAR LTD		J06	10	117688	30,000				
ERF 135 ELYSIUM	ILLOVO SUGAR LTD		J06	10	336580	30,000				
REM ERF 186 ELYSIUM	H & L TRUCK & PLANT CC	33 COWRY DR.	J09	11	2664	580,000				Y
PORTION 4 OF ERF 186 ELYSIUM	MKHIMPI FAMILY TRUST-TRUSTEES		J09	11	2710	600,000				Y
THE FARM ET NO 17462	ILLOVO SUGAR LTD		G01	5	1812340	2,715,000				
REM OF THE FARM BENEVA NO 17466	ILLOVO SUGAR LTD		G01	5	1879400	5,818,000				
THE FARM SEZELA NO 17643	ILLOVO SUGAR LTD		G01	5	13038544	18,340,000				
ERF 2 IFAFA	TRANSNET LTD		J09	11	315	1,000				Y
PORTION 1 OF ERF 1 KELSO	SIMPKINS & ASSOCIATES INTERNATIONAL CC		J09	11	106444	13,902,000				Y
ERF 77 KELSO	BUTHELEZI BONGANI PHINEAS		J09	11	1100	290,000				Y
ERF 373 MTWALUMI	MARGATE-BENONI ENTERPRISES PTY LTD		J09	11	96821	150,000				Y
PORTION 1 OF ERF 373 MTWALUMI	MTWALUMI HOLIDAY RESORTS SHAREBLOCK PTY LTD		B14	2	26682	6,700,000				
PORTION 14 OF ERF 9 PARK RYNIE	LEISEGANG PROPERTY TRUST - TRUSTEES		B24	2	9059	1,800,000				
PORTION 2 OF ERF 376 PARK RYNIE	RAMSUGIT RAMJIT	FIRST AVENUE 2;4;	A01	1	926	650,000				Y
ERF 102 PENNINGTON	PARGETER AGNES GRIFFIN	21 PIENAAR RD.	A01	1	1067	790,000				Y
ERF 170 PENNINGTON	PENNINGTON TRANSITIONAL LOCAL COUNCIL		J04	10	4976	850,000				
ERF 201 PENNINGTON	PENNINGTON TRANSITIONAL LOCAL COUNCIL		J04	10	2920	600,000				
ERF 233 PENNINGTON	CARTY ROY LESLIE JOHN	7 DAVID AVE	A01	1	1031	1,000,000				Y
ERF 451 PENNINGTON	PENNINGTON TRANSITIONAL LOCAL COUNCIL		J04	10	15325	2,100,000				
ERF 460 PENNINGTON	AFRICA EVANGELISTIC BAND		A01	1	12134	1,750,000				Y
PORTION 1 OF ERF 511 PENNINGTON	COOPER ALLAN GRAHAM		A01	1	1856	1,150,000				Y
PORTION 3 OF ERF 569 PENNINGTON	JABATTA MNF PTY LTD		A01	1	1706	2,650,000				Y
PORTION 1 OF ERF 599 PENNINGTON	EUROSPACE TRADING CC		A01	1	2024	750,000				Y
ERF 703 PENNINGTON	B J VAN RENSBURG FAMILIE TRUST-TRUSTEES	5 WHALE RD.	A01	1	1100	1,050,000				Y
ERF 715 PENNINGTON	MELOUNEY CHRISTOPHER RAYMOND	17 OYSTER DRIVE	A01	1	1068	1,750,000				Y
ERF 923 PENNINGTON	VEALE LESLEY MARGARET		A01	1	1012	1,070,000				Y
ERF 1160 PENNINGTON	PENNINGTON TRANSITIONAL LOCAL COUNCIL		J04	10	61537	5,500,000				
ERF 1181 PENNINGTON	DEPT OF WORKS/ESTATES		B35	2	2024	660,000				
REM ERF 1198 PENNINGTON	LINDSAY DAPHNE LORRAINE	24/26 BARRACOUTA BEND	A01	1	1054	1,000,000				Y
PORTION 1 OF ERF 1198 PENNINGTON	O'HAGAN CLIVE VINCENT		J09	11	1057	350,000				Y
ERF 1368 PENNINGTON	HUGHES STEPHEN RICHMOND		A01	1	559	1,450,000				Y
ERF 1369 PENNINGTON	MEYER JOHANNES THEUNIS		A01	1	568	1,300,000				Y
ERF 1382 PENNINGTON	SHEP 47 CC		A01	1	592	1,200,000				Y
ERF 1413 PENNINGTON	MEYER AMANDA DOROTHEA		A01	1	603	1,600,000				Y
ERF 1443 PENNINGTON	PARSONS LEANNE VIOLET		A01	1	1035	2,250,000				Y
ERF 1446 PENNINGTON	WADDINGTON JENNIFER VERONICA		A01	1	1050	2,100,000				Y
ERF 1452 PENNINGTON	WIESSNER HANS-ULRIC		A01	1	1118	2,050,000				Y
ERF 1477 PENNINGTON	MOUSSOURIS THEODORE		A01	1	1014	2,450,000				Y
ERF 1615 PENNINGTON	CLORPIQUE 108 PTY LTD		J09	11	2107	1,250,000				Y
THE FARM RENISHAW NO. 17465	ILLOVO SUGAR LTD		G01	5	4544672	7,715,000				
ERF 239 SCOTTBURGH	CLARKE TANYA ANN	DAVALLEN ROAD	A01	1	1046	1,130,000				Y

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Property Descr	Owner Name	Address	UseCode	Category	Extent	Part A		Part B		
						MARKET VALUE	EXEMPTIONS	REBATES	PHASING IN	EXCLUSIONS
ERF 270 SCOTTBURGH	ORTON JOSEPH	ANN ARBOR ROAD	A01		1 1226	1,250,000				Y
ERF 293 SCOTTBURGH	ELS JACOMINA AGNES SMITH	ANN ARBOR ROAD	A01		1 1311	1,200,000				Y
ERF 456 SCOTTBURGH	BRUNO WATZEK FAMILY TRUST-TRUSTEES	ADRIENNE AVENUE	A01		1 1054	1,380,000				Y
ERF 644 SCOTTBURGH	LAING SHARON JENNIFER	WILLIAMSON STREET	A01		1 1012	1,200,000				Y
ERF 713 SCOTTBURGH	I S R V MAINTENANCE CC	CORDINER STREET	D08		1 1754	3,750,000				
ERF 1042 SCOTTBURGH	MATTHIESSEN BERND JOHANNES		A01		1 3142	1,350,000				Y
ERF 1058 SCOTTBURGH	HARDING THEA		A01		1 1988	1,700,000				Y
ERF 1107 SCOTTBURGH	HENSHALL FRANCES ELEANOR ROBERTA		A01		1 2026	1,430,000				Y
ERF 1424 PENNINGTON	SIMPKINS & ASSOCIATES INTERNATIONAL CC		J09		11 28933	1,900,000				Y
ERF 1431 SCOTTBURGH	BOFFA R; SLABBERT E F P		A01		1 1049	1,700,000				Y
ERF 1451 SCOTTBURGH	ARTHUR P G		A01		1 1236	1,590,000				Y
ERF 1459 SCOTTBURGH	RUGBEER R; D		A01		1 1130	600,000				Y
ERF 1520 PENNINGTON	SIMPKINS & ASSOCIATES INTERNATIONAL CC		J09		11 19479	950,000				Y
ERF 123 SEZELA	NAICKER MOONIAMAH	Hibiscus Dr	A01		1 290	350,000				Y
ERF 231 SEZELA	PILLAY LAZARUS MOONUSAMY	Mill Rd	A01		1 2023	400,000				Y
ERF 395 SEZELA	PILLAY BOMMIE	Acacia Av	A01		1 402	330,000				Y
ERF 261 SHAYAMOYA	THWALA THABANI		A01		1 309	76,000				Y
ERF 33 SOUTH ESPERANZA	REYNOLDS BROTHERS LTD		A01		1 916	76,000				Y
ERF 35 SOUTH ESPERANZA	REYNOLDS BROTHERS LTD		A01		1 918	84,000				Y
ERF 36 SOUTH ESPERANZA	REYNOLDS BROTHERS LTD		A01		1 951	84,000				Y
ERF 80 UMZINTO	ANGATH ?	PINE ROAD	J09		11 13904	180,000				Y
ERF 98 UMZINTO	ANJURA MOOTHUMMA	COURT ROAD 42	J09		11 21558	255,000				Y
REM OF ERF 160 UMZINTO	ILLOVO SUGAR LTD		G01		1 180066	394,000				
ERF 185 UMZINTO	ILLOVO SUGAR LTD		G01		1 8820	114,000				
REM OF ERF 357 UMZINTO	NARMATH INV CC	HIBISCUS ROAD	B06		2 68289	860,000				
PORTION 3 OF ERF 357 UMZINTO	GOVENDER SIVAKUMARAN RAMSAMY		C11		3 2000	540,000				
PORTION 4 OF ERF 357 UMZINTO	GOVENDER SIVAKUMARAN RAMSAMY		J09		11 3409	120,000				Y
PORTION 18 OF ERF 378 UMZINTO	UMZINTO CHRISTIAN MINISTRIES-TRUSTEES		F09		7 4746	750,000				
PORTION 19 OF ERF 378 UMZINTO	THEVAN VASSIE		J09		11 3695	98,000				Y
ERF 626 UMZINTO	RAMDAS RONNY		A01		1 1170	310,000				Y
ERF 1623 UMZINTO	VISSER JOHN ANTHONY KEITH		A01		1 1793	187,000				Y
ERF 1624 UMZINTO	VISSER JOHN ANTHONY KEITH		J09		11 1301	70,000				Y
ERF 1648 UMZINTO	YELLOWSTAR PROPERTIES 1048 PTY LTD		B21		2 3611	1,550,000				

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# **SUMMARY**

<b>CATEGORY CODE</b>	<b>TOTAL</b>
<b>1</b>	<b>R 51,435,000</b>
<b>2</b>	<b>R 11,570,000</b>
<b>3</b>	<b>R 540,000</b>
<b>5</b>	<b>R 34,588,000</b>
<b>7</b>	<b>R 750,000</b>
<b>10</b>	<b>R 9,110,000</b>
<b>11</b>	<b>R 22,071,000</b>
<b>TOTAL</b>	<b>R 130,064,000</b>

**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 4 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 24<sup>th</sup> day of MAY 2010



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