

EMNAMBITHI/LADYSMITH MUNICIPALITY

SUPPLEMENTARY VALUATION ROLL

FOR IMPLEMENTATION 1ST JULY 2015

PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE
LOCAL GOVERNMENT:-
MUNICIPAL PROPERTY RATES ACT, 2004 (ACT 6 of 2004)



SUPPLEMENTARY VALUATION ROLL NO: 60 – EMNAMBITHI/LADYSMITH MUNICIPALITY

This valuation roll in respect of the Emnambithi/Ladysmith Municipality (KZ 232) was compiled in terms of the Municipal Property Rates Act (Act 6 of 2004) and is effective for the period 1 July 2013 to 30 June 2017. The basis of valuation is market value as at the date of valuation, which in this instance is 1 July 2012. Properties are categorized in terms of Section 8 of the Act. The categories as indicated in the valuation roll are defined below:

USE CATEGORY	CODE
RESIDENTIAL	11
INDUSTRIAL/COMMERCIAL/BUSINESS/MINING	12
AGRICULTURAL	13
PUBLIC SERVICE INFRASTRUCTURE	14
RELIGIOUS	15
VACANT LAND	16
RURAL RESIDENTIAL	17
GAME HUNTING AND/OR ECO-TOURISM	18
SPECIAL PURPOSES	19
OWNER CATERGORY	CODE
MUNICIPAL DOMESTIC	20
STATE OWNED	21
LAND REFORM BENEFICIARIES WITH TENTURE<10 YEARS	22
LAND REFORM BENEFICIARIES WITH TENTURE>10 YEARS	23
PUBLIC BENEFIT/NON PROFIT ORGANISATIONS	24
RELIGION	25
INDUSTRIAL WITHIN AN ESTATE AND SERVICED BY AGENT	26
INDUSTRIAL WITHIN AN ESTATE AND SERVICED BY OWNER VIA AGENT	27
INGONYAMA TRUST	28
MUNICIPAL VACANT LAND	29
PUBLIC OPEN SPACE	30
UNREGISTERED/VALUED WITH OTHER PROPERTY	31
PENDING SUPPLEMENTARY VALUATION	32
PROPOSED SUBDIVISION	33
DELETION	99

S 78 Reason

78 (1) (b) Included in the municipality after the last GV
 78 (1) (c) Subdivided or Consolidated after the last GV
 78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV
 78 (1) (e) Substantially incorrectly valued during the last general valuation.

78 (1) (f) That must be revalued for any other exceptional reason
 78 (1) (g) Change of rates category
 79 Administrative corrections.

Erf Number	Portion	Allotment Township	Surburb	Owner	Account Number	Street No	Street Name	Deeds Extent	Rates Category	Effective Date	Market Value	Short comment	S 78 Reason
200		COLENSO	COLENSO	FULL GOSPEL CHURCH	2026031	23	BULLER RD	1521	RELIGIOUS	01/07/2013	310,000	CHANGE OF RATES CATEGORY	78 (1) (g)
97		EZAKHENI A	EZAKHENI A	ZULU SN	80041430	60	NTENESHE ST	301	RESIDENTIAL	01/07/2013	110,000	CHANGE OF RATES CATEGORY	78 (1) (g)
329		EZAKHENI A	EZAKHENI A	PHUNGULA DMN	70041662	32	MZIKI ST	399	RESIDENTIAL	01/07/2013	110,000	CHANGE OF RATES CATEGORY	78 (1) (g)
362		EZAKHENI A	EZAKHENI A	NGWENYA NM	10904510	43	MZIKI ST	329	RESIDENTIAL	01/12/2014	110,000	CHANGE OF RATES CATEGORY	78 (1) (g)
1120		EZAKHENI A	EZAKHENI A	HADEBE JD	30042445	131	INGONYAMA ST	560	VACANT LAND	01/07/2013	14,000	CHANGE OF RATES CATEGORY	78 (1) (g)
1724		EZAKHENI A	EZAKHENI A	NTSELE SE	90043042	102	SHAKA RD	1987	BUSINESS	11/03/2015	590,000	CORRECTION	79
1895		EZAKHENI B	EZAKHENI B	RADEBE DJ	10043233	2	IGUMA ST	382	RESIDENTIAL	01/07/2013	80,000	CHANGE OF RATES CATEGORY	78 (1) (g)
5415		LADYSMITH	ACACIAVALE	BALSARANG T&A	80011332	1	JASMINE AVE	579	RESIDENTIAL	01/04/2015	350,000	CHANGE OF RATES CATEGORY	78 (1) (g)
7161		LADYSMITH	ACACIAVALE	MBATHA Z2&SR	90020708	77	DIANTHUS RD	658	RESIDENTIAL	23/12/2014	650,000	CHANGE OF RATES CATEGORY	78 (1) (g)
7290		LADYSMITH	ACACIAVALE	MWANDLA BW	90020603	1	LOTUS DR	856	RESIDENTIAL	18/12/2014	360,000	ADDITIONS TO BUILDING	79
9008		LADYSMITH	ACACIAVALE	BAIJNATH RC	50032242	70	MAPLE CRESC	351	RESIDENTIAL	05/01/2015	300,000	ADDITIONS TO BUILDING	79
9074		LADYSMITH	ACACIAVALE	AS ASMAL FAMILY TRUST-TRUSTEES	11187512	192	MARULA DR	479	RESIDENTIAL	01/04/2015	480,000	CHANGE OF RATES CATEGORY	78 (1) (g)
3311		LADYSMITH	ALOE PARK	DWARIKA P&D	10702985	34	KHWAJA ST	527	RESIDENTIAL	30/01/2015	350,000	ADDITIONS TO BUILDING	79
7690		LADYSMITH	ALOE PARK	SINGH A	80040387	92	AJANTA CRESC	143	RESIDENTIAL	02/03/2015	150,000	ADDITIONS TO BUILDING	79
928	1	LADYSMITH	CENTRAL	JANORA TRADING PTY LTD	11017811	22	LYELL ST	1228	BUSINESS	04/06/2015	2,600,000	CHANGE OF RATES CATEGORY	78 (1) (g)
9574		LADYSMITH	CENTRAL	JANORA TRADING PTY LTD	10923098	24/16	LYELL ST	4844	BUSINESS	04/06/2015	2,300,000	CHANGE OF RATES CATEGORY	78 (1) (g)
414	13	LADYSMITH	EGERTON	VILJOEN A	10692783	12	LANCASHIRE RD	1119	RESIDENTIAL	01/07/2013	220,000	CHANGE OF RATES CATEGORY	78 (1) (g)
7102		LADYSMITH	EGERTON	HUMAN BJE	20012812	25	BEREA RD	6709	DELETIONS	01/07/2013	0	CORRECTIONS AFTER SUBDIVISION	79
9576		LADYSMITH	EGERTON	SANTHASHI TRUST- TRUSTEES	10816260	8A	DICK CUNNINGHAM RD	2949	RESIDENTIAL	10/02/2015	2,500,000	CHANGE OF RATES CATEGORY	78 (1) (g)
11797		LADYSMITH	EGERTON	VENTER CJ	10321654	21	OSWALD RAPSON RD	1244	RESIDENTIAL	01/07/2013	220,000	CHANGE OF RATES CATEGORY	78 (1) (g)
11884		LADYSMITH	EGERTON	MKHIZE NP	11172082	4	END LANE	635	RESIDENTIAL	29/05/2014	326,000	CORRECTIONS	79
15249		LADYSMITH	EGERTON	SOMAI RH&S	10709621	95	LYELL ST	4047	BUSINESS	01/04/2015	6,500,000	BUILDING ERRECTED	78 (1) (g)
15289		LADYSMITH	EGERTON	BLUE SANDS TRADING 790 CC	11010089	13	SPINNER RD	851	RESIDENTIAL	23/04/2014	1,100,000	CHANGE OF RATES CATEGORY	78 (1) (g)
15291		LADYSMITH	EGERTON	BLUE SANDS TRADING 790 CC	10996544	17	SPINNER RD	1002	RESIDENTIAL	05/02/2013	1,100,000	BUILDING ERRECTED	79
15307		LADYSMITH	EGERTON	DLAMINI SS	11199362	4	SPINNER RD	1103	RESIDENTIAL	19/01/2015	980,000	CHANGE OF RATES CATEGORY	78 (1) (g)
1311		LADYSMITH	HILLSIDE	BEHARI AS&V	11178514	57	BENGAL RD	1022	RESIDENTIAL	22/05/2015	800,000	ADDITIONS TO BUILDING	79
1376		LADYSMITH	HILLSIDE	MUN SOMARU R	50018150	68	SURAT RD	511	VACANT LAND	01/07/2014	52,000	CHANGE OF RATES CATEGORY	78 (1) (g)
1452		LADYSMITH	HILLSIDE	NTSHINGILA NP	10582237	55	LUCKNOW RD	511	RESIDENTIAL	08/12/2014	411,000	ADDITIONS TO BUILDING	79
9706	15	LADYSMITH	HYDE PARK	MUN	11173399	103	RUBY GAILEY DR	443	DELETIONS	01/07/2013	0	ERF NUMBER DOES NOT EXIST	79
14646		LADYSMITH	HYDE PARK	NTSHINGILA TE	10262355	40	UMYEZANE WAY	359	RESIDENTIAL	14/04/2015	630,000	ADDITIONS TO BUILDING	79
14660		LADYSMITH	HYDE PARK	CHONCO SB	10761634	4	UMSENGE RD	360	RESIDENTIAL	10/02/2015	500,000	BUILDING ADDITIONS	79
17013		LADYSMITH	HYDE PARK	DLADLA BM	11195887	13	SAKABULA STR	444	RESIDENTIAL	02/03/2015	400,000	CHANGE OF RATES CATEGORY	78 (1) (g)
17015		LADYSMITH	HYDE PARK	MASONDO NT	11196943	17	SAKABULA STR	444	RESIDENTIAL	13/03/2015	430,000	CHANGE OF RATES CATEGORY	78 (1) (g)
17019		LADYSMITH	HYDE PARK	MKHIZE SL	11191546	25	SAKABULA STR	618	RESIDENTIAL	19/03/2015	600,000	CHANGE OF RATES CATEGORY	78 (1) (g)
17049		LADYSMITH	HYDE PARK	MTHETHWA TP	11196950	2	IPIKOKO ST	320	RESIDENTIAL	13/03/2015	470,000	CHANGE OF RATES CATEGORY	78 (1) (g)
17051		LADYSMITH	HYDE PARK	KWELE MM	11196053	8	SAKABULA STR	307	RESIDENTIAL	23/02/2015	410,000	CHANGE OF RATES CATEGORY	78 (1) (g)
17054		LADYSMITH	HYDE PARK	HADEBE TH	11196060	14	SAKABULA STR	320	RESIDENTIAL	23/02/2015	410,000	CHANGE OF RATES CATEGORY	78 (1) (g)
17071		LADYSMITH	HYDE PARK	TSHILATE LM	11196936	11	INKONJANI ST	450	RESIDENTIAL	13/03/2015	470,000	CHANGE OF RATES CATEGORY	78 (1) (g)
17074		LADYSMITH	HYDE PARK	NGWANE PN	11196077	8	INKONJANI ST	450	RESIDENTIAL	26/02/2015	550,000	CHANGE RATES CATEGORY	78 (1) (g)
17096		LADYSMITH	HYDE PARK	MTHABELA NS	11190143	4	SAKABULA STR	456	RESIDENTIAL	20/02/2015	720,000	CORRECTIONS	79
17098		LADYSMITH	HYDE PARK	DUBAZANE SG	11172642	61	LEICESTER STR	519	RESIDENTIAL	14/05/2015	630,000	AMENDED STRUCTURE	79
17138		LADYSMITH	HYDE PARK	MTHABELA IN	11188568	43	LEICESTER STR	672	RESIDENTIAL	29/05/2014	700,000	CORRECTIONS	79
17139		LADYSMITH	HYDE PARK	KHUMALO MB&TC	11196929	41	LEICESTER STR	544	RESIDENTIAL	13/03/2015	700,000	CORRECTION OF SV5	79
672	1	LADYSMITH	ILLINGS	TANDBANTU TRADING PTY LTD	11195265	31/33	ILLING RD	2023	BUSINESS	29/09/2014	750,000	CORRECTIONS	79
3887		LADYSMITH	MODELKLOOF	ZWANE BA	10015131	21	LONG TOM RD	1092	RESIDENTIAL	03/03/2015	620,000	ADDITION TO THE BUILDING	79
2574		LADYSMITH	OBSERVATION HILL	LOTZ J	60016403	16	KUDU ST	1469	RESIDENTIAL	20/01/2015	950,000	ADDITIONS TO BUILDING	79
6448		LADYSMITH	RESERVOIR HILL	RAHMAN ML	11192468	49	KINGS POST RD	1736	VACANT LAND	20/01/2015	350,000	CHANGE OF RATES CATEGORY	78 (1) (g)
6553		LADYSMITH	RESERVOIR HILL	XULU PH	11199317	16	BERG ST	1669	VACANT LAND	16/02/2015	340,000	CHANGE OF RATES CATEGORY	78 (1) (g)
6583		LADYSMITH	ROSE PARK	MUNOWAR ALI SHAH INV PTY LTD	40034344	41	CHISTY PLACE	1183	VACANT LAND	01/07/2015	170,000	CORRECTIONS	79
6614		LADYSMITH	ROSE PARK	SIHLE LILITHA TRUST	11193720	10	VALABHAI PLACE	918	VACANT LAND	18/11/2014	90,000	CHANGE OF RATES CATEGORY	78 (1) (g)
6615		LADYSMITH	ROSE PARK	PHUPHU NSIKA INVESTMENT HOLDINGS PTY LTD	11196163	11	VALABHAI PLACE	917	VACANT LAND	23/01/2015	90,000	CHANGE OF RATES CATEGORY	78 (1) (g)
6616		LADYSMITH	ROSE PARK	PHUPHU NSIKA INVESTMENT HOLDINGS PTY LTD	11196156	12	VALABHAI PLACE	916	VACANT LAND	23/01/2015	100,000	CHANGE OF RATES CATEGORY	78 (1) (g)
1176	18	LADYSMITH	TOWNLANDS	SURAI PAL S	20018241		MAIN RD (OFF)	62957	RESIDENTIAL	01/07/2015	280,000	CHANGE OF RATES CATEGORY	78 (1) (g)
4622		LADYSMITH	VAN RIEBEECK PARK	MOTALA Y	11094078	15	VAN DER STEL RD	1549	RESIDENTIAL	12/12/2014	2,250,000	CHANGE OF RATES CATEGORY	78 (1) (g)
6228	2	LADYSMITH	VAN RIEBEECK PARK	MOTAUNG BT	10982125	30	DROMEDARIS ST	1676	RESIDENTIAL	20/05/2014	900,000	PARTIALLY COMPLETE	79
1181	35	REGISTRATION DIVISION GS	RURAL SOUTH	MUN	11195478	N11	LADYSMITH-SUNDAYS RIVER	1037458	MUNICIPAL VACANT LAND	10/10/2014	350,000	CHANGE OF RATES CATEGORY	78 (1) (g)
3312		STEADVILLE	770 SIYAMUKA	MUN	20059336	5	SOLOMON MBANGU ST	325	MUNICIPAL VACANT LAND	01/07/2013	10,000	CHANGE OF RATES CATEGORY	78 (1) (g)
2286		STEADVILLE	TSAKANE	MAVUNDLA A	70058321	16	KHOZA RD	300	RESIDENTIAL	01/07/2013	50,000	CHANGE OF RATES CATEGORY	78 (1) (g)
118		STEADVILLE	WHITE CITY	SHEZI HAG	11190363	13	MOROBI RD	297	RESIDENTIAL	10/04/2015	315,000	ADDITIONS TO BUILDING	79

	No of properties	
Freehold	59	38,308,000
All Properties	59	38,308,000

SUPPLEMENTARY VALUATION ROLL NO. 6

CERTIFICATE BY MUNICIPAL VALUER IN TERMS SECTION OF 34(C) OF THE PROPERTY RATES ACT NO: 6 OF 2004

I, **Elijah Ganja**, Identity number **BN497318** do hereby 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 valuation roll for **Emnambithi/Ladysmith Municipality** which is effective from **01/07/2013** 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.

Total number of properties: **59** Total value of properties: **R 38 308 000**

Certified at **Ladysmith** this **11** day of **June 2015**.

South African Council for the Property Valuers Profession Registration No: **6934/2**
Category of Registration: **PROFESSIONAL VALUER**.

E GANJA
PROFESSIONAL VALUER
SOUTH AFRICAN COUNCIL FOR THE PROPERTY VALUERS PROFESSION REGISTRATION NO: 6834/2