



Msunduzi Local Municipality

General Valuation 2019

EFFECTIVE DATE OF VALUATION ROLL:
01 JULY 2019

MULTIPLE-PURPOSE PROPERTIES

1 JULY 2019 - 30 JUNE 2024

www.msunduzi.gov.za

DATE OF VALUATION: 01 JULY 2018



MSUNDUZI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL 2019

PERIOD OF VALUATION: 01 JULY 2018 – 30 JUNE 2024

Property Description	Owner Name	Category	Physical Address	Extent	Market Value
PIETERMARITZBURG					
PTN 13 OF ERF 1203 OF PIETERMARITZBURG	NAIDOO NITHIANANTHAN	Multiple Purpose	64 BANGLORE ROAD	376	R1 450 000
1 Business & Commercial	R665 509				
2 Residential	R784 491				
PTN 3 OF ERF 2249 OF PIETERMARITZBURG	MISTY GLEN INV CC	Multiple Purpose	497 HOOSEN HAFJEJEE STREET	443	R3 350 000
1 Business & Commercial	R834 025				
2 Residential	R2 515 975				
PTN 5 OF ERF 2345 OF PIETERMARITZBURG	THE ASHWOOD TRUST	Multiple Purpose	457 PIETERMARITZ STREET	468	R3 150 000
1 Business & Commercial	R1 868 644				
2 Residential	R1 281 356				
PTN 1 OF ERF 2346 OF PIETERMARITZBURG	MAHEMOOD KAJEE FAMILY TRUST-TRUSTEES	Multiple Purpose	91 RETIEF STREET	1048	R6 050 000
1 Business & Commercial	R2 352 778				
2 Residential	R3 697 222				
PTN 3 OF ERF 2349 OF PIETERMARITZBURG	ISMAIL GOOLAM FAMILY TRUST-TRUSTEES	Multiple Purpose	497 PIETERMARITZ STREET	1935	R7 450 000
1 Industrial	R1 619 565				
2 Residential	R3 886 957				
3 Business & Commercial	R1 943 478				

MSUNDUZI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL 2019

PERIOD OF VALUATION: 01 JULY 2018 – 30 JUNE 2024

Property Description	Owner Name	Category	Physical Address	Extent	Market Value
PIETERMARITZBURG					
PTN 15 OF ERF 2355 OF PIETERMARITZBURG	EDD-ZUL CENTRE CC	Multiple Purpose	555 PIETERMARITZ STREET	1815	R9 100 000
1 Business & Commercial	R1 542 373				
2 Residential	R7 557 627				
PTN 5 OF ERF 2427 OF PIETERMARITZBURG	283 CHURCH STREET CC	Multiple Purpose	283 CHURCH STREET	493	R5 350 000
1 Business & Commercial	R2 078 857				
2 Residential	R2 904 286				
3 Business & Commercial	R366 857				
PTN 8 OF ERF 2448 OF PIETERMARITZBURG	SAMBORA PROPRIETARY LIMITED	Multiple Purpose	480 PIETERMARITZ STREET	636	R3 850 000
1 Business & Commercial	R2 076 250				
2 Residential	R1 773 750				
PTN 1 OF ERF 2450 OF PIETERMARITZBURG	SOLEPROPS 145 CC	Multiple Purpose	501 CHURCH STREET	1218	R5 000 000
1 Business & Commercial	R1 956 522				
2 Residential	R3 043 478				
PTN 2 OF ERF 2450 OF PIETERMARITZBURG	AMOD GANI FAMILY TRUST	Multiple Purpose	509 CHURCH STREET	2654	R18 600 000
1 Business & Commercial	R3 179 487				
2 Residential	R15 420 513				

MSUNDUZI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL 2019

PERIOD OF VALUATION: 01 JULY 2018 – 30 JUNE 2024

Property Description	Owner Name	Category	Physical Address	Extent	Market Value
PIETERMARITZBURG					
PTN 2 OF ERF 2451 OF PIETERMARITZBURG	MILLIONGEM PROPERTIES PTY LTD	Multiple Purpose	516 PIETERMARITZ STREET	1345	R14 300 000
1 Business & Commercial	R3 575 000				
2 Residential	R10 725 000				
PTN 7 OF ERF 2451 OF PIETERMARITZBURG	MILLIONGEM PROPERTIES PTY LTD	Multiple Purpose	511 CHURCH STREET	2876	R29 000 000
1 Business & Commercial	R8 120 000				
2 Residential	R19 575 000				
3 Business & Commercial	R1 305 000				
ERF 2455 OF PIETERMARITZBURG	YUCCA INV CC	Multiple Purpose	555 CHURCH STREET	834	R2 700 000
1 Residential	R1 593 000				
2 Business & Commercial	R691 615				
3 Business & Commercial	R415 385				
PTN 6 OF ERF 2456 OF PIETERMARITZBURG	NOSHRINGO PROPRIETARY LIMITED	Multiple Purpose	560 PIETERMARITZ STREET	660	R2 000 000
1 Business & Commercial	R1 499 409				
2 Business & Commercial	R500 591				
PTN 7 OF ERF 2456 OF PIETERMARITZBURG	S A MATHER LADYSMITH PTY LTD	Multiple Purpose	138 MASUKWANA STREET	586	R5 350 000
1 Business & Commercial	R4 536 930				
2 Residential	R813 070				

MSUNDUZI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL 2019

PERIOD OF VALUATION: 01 JULY 2018 – 30 JUNE 2024

Property Description	Owner Name	Category	Physical Address	Extent	Market Value
PIETERMARITZBURG					
PTN 3 OF ERF 2462 OF PIETERMARITZBURG	WILD BREAK 1114 CC	Multiple Purpose	539 CHURCH STREET	723	R3 700 000
1 Residential	R2 437 067				
2 Business & Commercial	R1 262 933				
PTN 1 OF ERF 2483 OF PIETERMARITZBURG	KZN RETAIL PROPERTY INVESTMENTS PROPRIETARY LIMITE	Multiple Purpose	361 CHURCH STREET	3668	R135 500 000
1 Residential	R54 977 459				
2 Business & Commercial	R61 086 066				
3 Business & Commercial	R19 436 475				
PTN 5 OF ERF 2548 OF PIETERMARITZBURG	ESSA SULEMAN	Multiple Purpose	480 CHURCH STREET	938	R5 150 000
1 Residential	R2 317 500				
2 Business & Commercial	R2 832 500				
PTN 7 OF ERF 2549 OF PIETERMARITZBURG	ABOOBAKER GANI FAMILY TRUST	Multiple Purpose	493 LANGALIBALELE STREET	2298	R12 100 000
1 Residential	R5 022 642				
2 Business & Commercial	R3 835 472				
3 Industrial	R3 241 887				

MSUNDUZI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL 2019

PERIOD OF VALUATION: 01 JULY 2018 – 30 JUNE 2024

Property Description	Owner Name	Category	Physical Address	Extent	Market Value
PIETERMARITZBURG					
PTN 12 OF ERF 2554 OF PIETERMARITZBURG	H C H MOOSA & SONS PTY LTD	Multiple Purpose	540 CHURCH STREET	1107	R5 300 000
1 Residential	R3 577 500				
2 Business & Commercial	R1 722 500				
PTN 5 OF ERF 2556 OF PIETERMARITZBURG	OSMAN BROTHERS FAMILY TRUST-TRUSTEES	Multiple Purpose	152 MASUKWANA STREET	1292	R15 500 000
1 Business & Commercial	R3 565 000				
2 Residential	R11 935 000				
PTN 1 OF ERF 3105 OF PIETERMARITZBURG	AMEER KAMALADEVI SHEIK	Multiple Purpose	31 MAYORS WALK	839	R1 650 000
1 Residential	R541 093				
2 Business & Commercial	R1 108 907				
ERF 3127 OF PIETERMARITZBURG	R S A	Multiple Purpose	0 MAYORS WALK	2200671	R562 000 000
1 Business & Commercial	R185 000 000				
2 Public Service Purpose	R377 000 000				

MSUNDUZI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL 2019**PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024****SUMMARY BY CATEGORY**

No	Category Description	Property Count	Market Value
1	Agricultural	147	R 433,483,000
2	Business & Commercial	3,707	R 21,651,739,000
3	Impermissible Rates	548	R 992,481,000
4	Industrial	1,179	R 6,582,832,000
5	Mining	3	R 5,470,000
6	Multiple Purpose	23	R 857,600,000
7	Public Benefit Organisations	128	R 856,912,000
8	Public Service Infrastructure	2,782	R 209,579,000
9	Public Service Purpose	117	R 965,740,000
10	Residential	71,173	R 48,975,729,000
11	Rural Communal	59	R 104,606,000
12	Sectional Title Garages	508	R 23,654,000
13	Specific Use	10	R 21,614,000
14	Unauthorised Use	25	R 30,958,000
15	Vacant Land	5,927	R 2,207,366,000
	Total	86,336	R 83,919,763,000

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

I, Abubaker Rahim, Identity Number 6108075229083, do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act , 2004 (Act No. 6 of 2004), as amended, 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 the Msunduzi Local 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.

No	PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
1	Sectional Title Properties	10,656	R 8,583,552,000
2	PSI	2,783	R 212,079,000
3	Full Title Properties	72,897	R 75,124,132,000
	Total	86,336	R83,919,763,000

Certified at Pietermaritzburg this 14th day of February 2019

Professional Registration Number with the South African Council for the Property Valuers Profession : 3576

Category of Professional Registration: Professional Valuer



Signature of Municipal Valuer