



MSUNDUZI LOCAL MUNICIPALITY
SUPPLEMENTARY VALUATION ROLL 1

PERIOD OF VALUATION ROLL: 01 JULY 2019 - 30 JUNE 2024

DATE OF VALUATION: 01 JULY 2018

PUBLIC SERVICE INFRASTRUCTURE (PSI)

Website: www.msunduzi.gov.za

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019

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PSI Deeds Town ASHBURTON

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1201037	ERF 74 OF ASHBURTON	DIANE SLATER-KINGHORN PROPERTY TRUST-TRUSTEE	48	Roads and Road Reserve	PSI	R0	

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PSI Deeds Town DUNVERIA

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1201029	PTN 64 OF THE FARM DUNVERIA No. 14079-FT	THE MSUNDUZI MUNICIPALITY	1,861	Roads and Road Reserve	PSI	R0	
1201030	PTN 65 OF THE FARM DUNVERIA No. 14079-FT	THE MSUNDUZI MUNICIPALITY	9,891	Roads and Road Reserve	PSI	R0	
1201031	PTN 66 OF THE FARM DUNVERIA No. 14079-FT	THE MSUNDUZI MUNICIPALITY	1,990	Roads and Road Reserve	PSI	R0	

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PSI Deeds Town EDENDALE AA

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1201512	ERF 1662 OF EDENDALE AA	MSUNDUZI MUNICIPALITY	28,225	Roads and Road Reserve	PSI	R0	
1077329	ERF 1669 OF EDENDALE AA	MSUNDUZI MUNICIPALITY	666	Roads and Road Reserve	PSI	R0	
1077330	ERF 1670 OF EDENDALE AA	MSUNDUZI MUNICIPALITY	2,239	Roads and Road Reserve	PSI	R0	
1077331	ERF 1671 OF EDENDALE AA	MSUNDUZI MUNICIPALITY	1,643	Roads and Road Reserve	PSI	R0	
1077332	ERF 1672 OF EDENDALE AA	MSUNDUZI MUNICIPALITY	3,135	Roads and Road Reserve	PSI	R0	
1077334	ERF 1674 OF EDENDALE AA	MSUNDUZI MUNICIPALITY	5,730	Roads and Road Reserve	PSI	R0	

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PSI Deeds Town GLENWOOD TWO

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1201513	PTN 3 OF ERF 1 OF GLENWOOD TWO	THE MSUNDUZI MUNICIPALITY	202,588	Roads and Road Reserve	PSI	R0	
1201514	PTN 4 OF ERF 1 OF GLENWOOD TWO	THE MSUNDUZI MUNICIPALITY	184,861	Roads and Road Reserve	PSI	R0	
1201515	PTN 6 OF ERF 1 OF GLENWOOD TWO	THE MSUNDUZI MUNICIPALITY	172,143	Roads and Road Reserve	PSI	R0	

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PSI Deeds Town HOLLINGWOOD

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1007642	ERF 49 OF HOLLINGWOOD	THE MSUNDUZI MUNICIPALITY	4,047	Roads and Road Reserve	PSI	R0	

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PSI Deeds Town LELIE FONTEIN

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1000452	PTN 8 OF THE FARM LELIE FONTEIN No. 1175-FT	ESKOM FINANCE CO (PTY) LTD	702,479	Electrical Power Stations	PSI	R1,400,000	
1000453	PTN 9 OF THE FARM LELIE FONTEIN No. 1175-FT	ESKOM FINANCE CO (PTY) LTD	698,660	Electrical Power Stations	PSI	R1,400,000	
1000455	PTN 22 OF THE FARM LELIE FONTEIN No. 1175-FT	ESKOM FINANCE CO (PTY) LTD	518,407	Electrical Power Stations	PSI	R1,050,000	

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PSI Deeds Town LYNNFIELD PARK

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1201062	ERF 327 OF LYNNFIELD PARK	AFRO PROP NATAL PROPRIETARY LIMITED	1,893	Roads and Road Reserve	PSI	R0	
1201063	ERF 328 OF LYNNFIELD PARK	AFRO PROP NATAL PROPRIETARY LIMITED	3,805	Roads and Road Reserve	PSI	R0	

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PSI Deeds Town NEW ENGLAND

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1201504	ERF 115 OF NEW ENGLAND	SCHORN JAMES JOHN CHRISTIAN	3,965	Roads and Road Reserve	PSI	R0	

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PSI Deeds Town PIETERMARITZBURG

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1201328	PTN 1 OF ERF 54 OF PIETERMARITZBURG	RISLEY JOSEPH	893	Roads and Road Reserve	PSI	R0	
1201329	PTN 4 OF ERF 54 OF PIETERMARITZBURG	RISLEY JOSEPH	1,491	Roads and Road Reserve	PSI	R0	
1090163	PTN 121 OF ERF 75 OF PIETERMARITZBURG	MSUNDUZI MUNICIPALITY	1,563	Roads and Road Reserve	PSI	R0	
1013701	PTN 2 OF ERF 202 OF PIETERMARITZBURG	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	625	Roads and Road Reserve	PSI	R0	
1201331	PTN 5 OF ERF 299 OF PIETERMARITZBURG	ASTRAL OPERATIONS LTD	6,811	Roads and Road Reserve	PSI	R0	
1201332	PTN 79 OF ERF 299 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	6,507	Roads and Road Reserve	PSI	R0	
1201333	PTN 32 OF ERF 407 OF PIETERMARITZBURG	LAELIA LTD	5,829	Roads and Road Reserve	PSI	R0	
1019576	PTN 1 OF ERF 730 OF PIETERMARITZBURG	RUTLAND ESTATES PTY LTD	1,675	Roads and Road Reserve	PSI	R0	
1019613	PTN 91 OF ERF 730 OF PIETERMARITZBURG	KEN COLLINS CHARITY TRUST-TRUSTEES	1,437	Roads and Road Reserve	PSI	R0	
1021272	ERF 1041 OF PIETERMARITZBURG	POOLE NORA GRACE	11,684	Roads and Road Reserve	PSI	R0	

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PSI Deeds Town PIETERMARITZBURG

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1021919	ERF 1130 OF PIETERMARITZBURG	GREEN HARRY MERVYN	1,945	Roads and Road Reserve	PSI	R0	
1022533	PTN 11 OF ERF 1186 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	8,501	Roads and Road Reserve	PSI	R0	
1201084	PTN 28 OF ERF 1637 OF PIETERMARITZBURG	FRANKISH TREVOR CLIFFORD	1,561	Roads and Road Reserve	PSI	R0	
1201085	PTN 29 OF ERF 1637 OF PIETERMARITZBURG	FRANKISH TREVOR CLIFFORD	329	Roads and Road Reserve	PSI	R0	
1201086	PTN 30 OF ERF 1637 OF PIETERMARITZBURG	FRANKISH TREVOR CLIFFORD	3,930	Roads and Road Reserve	PSI	R0	
1201087	PTN 31 OF ERF 1637 OF PIETERMARITZBURG	FRANKISH TREVOR CLIFFORD	3,910	Roads and Road Reserve	PSI	R0	
1031032	ERF 1752 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	4,401	Roads and Road Reserve	PSI	R0	
1032991	ERF 1852 OF PIETERMARITZBURG	PIETERMARITZBURG/MSUNDUZI TRANSITIONAL LOCAL COUNCIL	241,107	Roads and Road Reserve	PSI	R0	
1037117	ERF 2261 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	550	Roads and Road Reserve	PSI	R0	
1038244	PTN 13 OF ERF 2422 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	1	Roads and Road Reserve	PSI	R0	

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PSI Deeds Town PIETERMARITZBURG

Reference Number	Property Description	Owner Name	Extent (Sqm)	PSI Type	Rating Category Code	Market Value	Any Other Prescribed Particulars
1039673	PTN 1 OF ERF 2631 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	28	Roads and Road Reserve	PSI	R0	
1040692	PTN 9 OF ERF 2773 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	3	Roads and Road Reserve	PSI	R0	
1040703	PTN 1 OF ERF 2776 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	1,171	Roads and Road Reserve	PSI	R0	
1041756	PTN 183 OF ERF 3005 OF PIETERMARITZBURG	BRIARCLIFFE HOMEOWNERS ASSOCIATION	103	Transmission element (substation)	PSI	R58,000	
1201341	ERF 3185 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	19,216	Roads and Road Reserve	PSI	R0	
1201342	ERF 3955 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	110,847	Roads and Road Reserve	PSI	R0	
1201101	ERF 5695 OF PIETERMARITZBURG	THE MSUNDUZI MUNICIPALITY	23,026	Roads and Road Reserve	PSI	R0	
1201033	PTN 59 OF THE FARM PIETERMARITZBURG No. 14167-FT	DALKEITH PROP TRUST	316,423	Roads and Road Reserve	PSI	R0	

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SUMMARY BY CATEGORY

No	Category Description	Property Count	Market Value
1	Agricultural	3	R 9,810,000
2	Business & Commercial	171	R 456,890,000
3	Impermissible Rates	2,407	R 75,583,000
4	Industrial	12	R 90,450,000
5	Public Benefit Organisations	1	R 14,700,000
6	Public Service Infrastructure	48	R 3,908,000
7	Public Service Purpose	341	R 3,488,570,000
8	Residential	706	R 388,838,000
9	Rural Communal	4	R 74,800,000
10	Sectional Title Garages	12	R 584,000
11	Specific Use	3	R 25,000
12	Unauthorised Use	65	R 62,914,000
13	Vacant Land	218	R 278,203,000
	Total	3,991	R 4,945,275,000

INDEX TO PSI TYPE

Cluster: Msunduzi Local Municipality
Registered Public Service Infrastructure Properties

PSI Type	Page Numbers
Roads and Road Reserve	1; 2; 3; 4; 5; 7; 8; 9; 10; 11
Electrical Power Stations	6
Transmission element (substation)	11

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

I, Chazile Ndhlovu, Identity Number 8304071013088, 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	229	R 245,464,000
2	PSI	48	R 3,908,000
3	Full Title Properties	3,714	R 4,695,903,000
	Total	3,991	R4,945,275,000

Certified at Pietermaritzburg this 28th day of June 2019

Professional Registration Number with the South African Council for the Property Valuers Profession : 6095

Category of Professional Registration: Professional Valuer



Signature of Municipal Valuer