



MSUNDUZI LOCAL MUNICIPALITY

SUPPLEMENTARY VALUATION ROLL 1

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

DATE OF VALUATION: 01 JULY 2018

SECTIONAL TITLE PROPERTIES

Website: www.msunduzi.gov.za

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019**PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024**

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Sectional Title Properties	Scheme Name ALEX PARK MANSIONS	Scheme No. 96	Scheme Year 1986	Registered Description PTN 5 OF ERF 422 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1017250	154 ALEXANDRA ROAD	NICHOLSON HEATHER MARY	1	94	Residential	R 530,000	
1017251	154 ALEXANDRA ROAD	NTSHINGILA THABILE PRUDENCE	2	78	Residential	R 460,000	
1017253	154 ALEXANDRA ROAD	NKONTWANA SINDISWA PRETTY-GIRL	4	78	Residential	R 460,000	
1017254	154 ALEXANDRA ROAD	CAMPBELL GRAEME KEITH	5	78	Residential	R 460,000	
1017256	154 ALEXANDRA ROAD	ZIGANIRA MATABARO	7	94	Residential	R 530,000	
1017258	154 ALEXANDRA ROAD	WINFIELD CHARLES FRANK	9	79	Residential	R 470,000	
1017259	154 ALEXANDRA ROAD	WICHMANN WARREN ALEC	10	78	Residential	R 460,000	
1017260	154 ALEXANDRA ROAD	JACOBITE PROPERTY TRUST-TRUSTEES	11	78	Residential	R 460,000	
1017262	154 ALEXANDRA ROAD	DAS SORIYA	13	81	Residential	R 480,000	
1017265	154 ALEXANDRA ROAD	PASADENA FAMILY TRUST-TRUSTEES	16	81	Residential	R 480,000	

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Sectional Title Properties

Scheme Name
ALL SAINT'S COURT

Scheme No.
539

Scheme Year
1994

Registered Description
PTN 8 OF ERF 382 OF PIETERMARITZBURG

Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1016550	53 ROBERTS ROAD	DAY LAUREN	24	72	Impermissible Rates	R 700,000	

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Sectional Title Properties**Scheme Name
BEACON PARK****Scheme No.
490****Scheme Year
2018****Registered Description
ERF 1657 OF BISHOPSTOWE**

Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201070		ALLIED CABLE TRENCHING PROPRIETARY LIMITED	5	74	Residential	R 820,000	
1201071		NOLWAZI ZANDILE DUBE	7	70	Residential	R 780,000	
1201072		LEBOGANG CHARMAINE NTOMBIZETHU NGCOBO	8	79	Residential	R 870,000	
1201073		THABANI EUGENE NGUBANE	10	89	Residential	R 950,000	
1201074		CELE WANDILE	11	89	Residential	R 950,000	

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Sectional Title Properties	Scheme Name BERKELEY SQUARE	Scheme No. 213	Scheme Year 1996	Registered Description PTN 7 OF ERF 321 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1015712	1 GEORGE MAC FARLANE LANE	FORDE FAMILY TRUST-TRUSTEES	7	19	Sectional Title Garages	R 45,000	
1015713	1 GEORGE MAC FARLANE LANE	FORDE FAMILY TRUST-TRUSTEES	8	19	Sectional Title Garages	R 45,000	
1015714	1 GEORGE MAC FARLANE LANE	AIRELY PROPERTIES PTY LTD	9	20	Sectional Title Garages	R 48,000	
1015715	1 GEORGE MAC FARLANE LANE	YEATS JOHN RAYMOND	10	19	Sectional Title Garages	R 45,000	
1015716	1 GEORGE MAC FARLANE LANE	YEATS JOHN RAYMOND	11	19	Sectional Title Garages	R 45,000	
1015717	1 GEORGE MAC FARLANE LANE	V & R YEATS FAMILY TRUST-TRUSTEES	12	22	Sectional Title Garages	R 50,000	
1015718	1 GEORGE MAC FARLANE LANE	YEATS ROSELLE MARGARET	13	19	Sectional Title Garages	R 45,000	
1015719	1 GEORGE MAC FARLANE LANE	FORDE FAMILY TRUST-TRUSTEES	14	19	Sectional Title Garages	R 45,000	
1015720	1 GEORGE MAC FARLANE LANE	ALSACE TRUST	15	19	Sectional Title Garages	R 45,000	
1015721	1 GEORGE MAC FARLANE LANE	YEATS JOHN RAYMOND	16	19	Sectional Title Garages	R 45,000	

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019**PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024**

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Sectional Title Properties**Scheme Name****BROOKSIDE OFFICE SUITES****Scheme No.****212****Scheme Year****2013****Registered Description****ERF 9647 OF PIETERMARITZBURG**

Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1049621	8 MONTROSE PARK BOULEVARD	P N BRISCOE FAMILY TRUST-TRUSTEES	1	91	Business & Commercial	R 1,500,000	
1049622	8 MONTROSE PARK BOULEVARD	JOHN BRONNER INCORPORATED	2	216	Business & Commercial	R 2,950,000	
1049623	8 MONTROSE PARK BOULEVARD	VICTORIA OFFICE PARK 2 PROPRIETARY LIMITED	3	146	Business & Commercial	R 2,250,000	
1049624	8 MONTROSE PARK BOULEVARD	EYETHU MIDLANDS PROPERTIES (PTY) LTD	4	298	Business & Commercial	R 3,900,000	
1049626	8 MONTROSE PARK BOULEVARD	VICTORIA OFFICE PARK 2 PROPRIETARY LIMITED	6	408	Business & Commercial	R 4,450,000	

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Sectional Title Properties	Scheme Name FOURIESHOF	Scheme No. 321	Scheme Year 1993	Registered Description PTN 1 OF ERF 2112 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1036053	126 GREYLING STREET	RIYADH TRUST-TRUSTEES	1	125	Business & Commercial	R 900,000	
1036054	126 GREYLING STREET	RIYADH TRUST-TRUSTEES	2	111	Business & Commercial	R 820,000	

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Sectional Title Properties	Scheme Name HANDSWOOD LODGE	Scheme No. 581	Scheme Year 1998	Registered Description PTN 1 OF ERF 3381 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1046366	406 CHASE VALLEY ROAD	ROUX MICHELLE LE	14	33	Sectional Title Garages	R 75,000	

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019**PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024**

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Sectional Title Properties	Scheme Name INGLISIDE	Scheme No. 83	Scheme Year 2012	Registered Description PTN 1 OF ERF 564 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1018675	29 HOWICK ROAD	MAHAI CC	1	100	Business & Commercial	R 980,000	
1018676	29 HOWICK ROAD	MAHAI CC	2	92	Business & Commercial	R 900,000	
1018677	29 HOWICK ROAD	MAHAI CC	3	59	Business & Commercial	R 580,000	
1018678	29 HOWICK ROAD	MAHAI CC	4	59	Business & Commercial	R 580,000	
1018679	29 HOWICK ROAD	MAHAI CC	5	64	Business & Commercial	R 620,000	
1018680	29 HOWICK ROAD	MAHAI CC	6	100	Business & Commercial	R 980,000	
1018681	29 HOWICK ROAD	MAHAI CC	7	92	Business & Commercial	R 900,000	
1018682	29 HOWICK ROAD	MAHAI CC	8	59	Business & Commercial	R 580,000	
1018683	29 HOWICK ROAD	MAHAI CC	9	59	Business & Commercial	R 580,000	
1018684	29 HOWICK ROAD	MAHAI CC	10	64	Business & Commercial	R 620,000	
1018685	29 HOWICK ROAD	MAHAI CC	11	31	Business & Commercial	R 360,000	
1018686	29 HOWICK ROAD	MAHAI CC	12	30	Business & Commercial	R 350,000	
1018687	29 HOWICK ROAD	MAHAI CC	13	30	Business & Commercial	R 350,000	
1018688	29 HOWICK ROAD	MAHAI CC	14	30	Business & Commercial	R 350,000	
1018689	29 HOWICK ROAD	MAHAI CC	15	30	Business & Commercial	R 350,000	
1018690	29 HOWICK ROAD	MAHAI CC	16	33	Business & Commercial	R 380,000	

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Sectional Title Properties	Scheme Name MARWICK MANOR	Scheme No. 269	Scheme Year 2017	Registered Description PTN 21 OF ERF 33 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201078		MEMORY MAKUVATSINE TASIYANA MAKUVATSINE	1	292	Residential	R 1,000,000	
1201079		JOB MBONDOYA SIBIYA JULIA SIBIYA	2	292	Residential	R 1,000,000	

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Sectional Title Properties	Scheme Name MAXIM COURT	Scheme No. 49	Scheme Year 2019	Registered Description PTN 85 OF ERF 281 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201607		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	51	72	Residential	R 550,000	
1201608		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	52	72	Residential	R 550,000	
1201609		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	53	71	Residential	R 550,000	
1201610		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	54	72	Residential	R 550,000	
1201611		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	55	71	Residential	R 550,000	
1201612		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	56	71	Residential	R 550,000	
1201613		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	57	71	Residential	R 550,000	
1201614		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	58	71	Residential	R 550,000	
1201615		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	59	72	Residential	R 550,000	
1201616		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	60	71	Residential	R 550,000	
1201617		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	61	71	Residential	R 550,000	
1201618		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	62	71	Residential	R 550,000	
1201619		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	63	71	Residential	R 550,000	
1201620		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	64	71	Residential	R 550,000	
1201621		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	65	72	Residential	R 550,000	
1201622		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	66	72	Residential	R 550,000	
1201623		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	67	72	Residential	R 550,000	
1201624		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	68	72	Residential	R 550,000	

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Sectional Title Properties	Scheme Name MAXIM COURT	Scheme No. 49	Scheme Year 2019	Registered Description PTN 85 OF ERF 281 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201625		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	69	71	Residential	R 550,000	
1201626		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	70	71	Residential	R 550,000	
1201627		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	71	71	Residential	R 550,000	
1201628		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	72	71	Residential	R 550,000	
1201629		CHILENYE NWANKWO WENDY THEMBEKA CHARITY NWANKWO	73	143	Residential	R 850,000	

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Sectional Title Properties	Scheme Name NATALIE PLACE	Scheme No. 204	Scheme Year 1987	Registered Description PTN 19 OF ERF 1852 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1032993	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	1	127	Residential	R 950,000	
1032994	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	2	127	Residential	R 950,000	
1032995	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	3	127	Residential	R 950,000	
1032996	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	4	127	Residential	R 950,000	
1032997	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	5	127	Residential	R 950,000	
1032998	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	6	127	Residential	R 950,000	
1032999	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	7	127	Residential	R 950,000	
1033000	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	8	127	Residential	R 950,000	
1033001	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	9	127	Residential	R 950,000	
1033002	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	10	112	Residential	R 900,000	
1033003	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	11	127	Residential	R 950,000	
1033004	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	12	112	Residential	R 900,000	
1033005	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	13	127	Residential	R 950,000	
1033006	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	14	112	Residential	R 900,000	
1033007	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	15	127	Residential	R 950,000	
1033008	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	16	112	Residential	R 900,000	
1033009	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	17	127	Residential	R 950,000	
1033010	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	18	127	Residential	R 950,000	
1033011	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	19	127	Residential	R 950,000	
1033012	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	20	127	Residential	R 950,000	

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Sectional Title Properties	Scheme Name NATALIE PLACE	Scheme No. 204	Scheme Year 1987	Registered Description PTN 19 OF ERF 1852 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1033013	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	21	127	Residential	R 950,000	
1033014	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	22	127	Residential	R 950,000	
1033015	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	23	127	Residential	R 950,000	
1033016	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	24	127	Residential	R 950,000	
1033017	2 KAY ROAD	THE MSUNDUZI MUNICIPALITY	25	127	Residential	R 950,000	

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Sectional Title Properties**Scheme Name
NURAE****Scheme No.
214****Scheme Year
2016****Registered Description
PTN 26 OF ERF 1147 OF PIETERMARITZBURG**

Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1091801	Not Available	SHANBAR PROPERTY DEVELOPMENT CC	12	49	Residential	R 450,000	
1091802	Not Available	SHANBAR PROPERTY DEVELOPMENT CC	13	40	Residential	R 400,000	
1022199	201 ALEXANDRA ROAD	SHANBAR PROPERTY DEVELOPMENT CC	14	47	Residential	R 440,000	
1022200	201 ALEXANDRA ROAD	SHANBAR PROPERTY DEVELOPMENT CC	15	47	Residential	R 440,000	
1091803	Not Available	SHANBAR PROPERTY DEVELOPMENT CC	16	49	Residential	R 450,000	
1091804	Not Available	SHANBAR PROPERTY DEVELOPMENT CC	17	29	Residential	R 340,000	
1091805	Not Available	SHANBAR PROPERTY DEVELOPMENT CC	18	26	Residential	R 320,000	

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Sectional Title Properties	Scheme Name REGENTS LODGE	Scheme No. 347	Scheme Year 1996	Registered Description PTN 9 OF ERF 321 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1015736	1 GEORGE MAC FARLANE LANE	REDLANDS DEV PROJECTS PTY LTD	5	17	Sectional Title Garages	R 51,000	

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Sectional Title Properties

Scheme Name

RIVERSEND RESIDENTIAL ESTATE

Scheme No.

203

Scheme Year

2018

Registered Description

ERF 3164 OF PIETERMARITZBURG

Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201530		SABELO MJAJA	97	35	Residential	R 460,000	
1201531		SERESHNI NAICKER JARED NARAINSAMY	98	35	Residential	R 460,000	
1201532		OMESH DHAYARAM PANNALALL	99	68	Residential	R 660,000	
1201533		CASHMERE TRADE 39 PROPRIETARY LIMITED	100	68	Residential	R 660,000	
1201534		CASHMERE TRADE 39 PROPRIETARY LIMITED	101	35	Residential	R 460,000	
1201535		CASHMERE TRADE 39 PROPRIETARY LIMITED	102	35	Residential	R 460,000	
1201536		WAYNE CRAIG MAYER	103	35	Residential	R 460,000	
1201537		CASHMERE TRADE 39 PROPRIETARY LIMITED	104	35	Residential	R 460,000	
1201538		CASHMERE TRADE 39 PROPRIETARY LIMITED	105	68	Residential	R 660,000	
1201539		GENGA DEVI NAIDOO MORGAN RAJAVELU NAIDOO	106	68	Residential	R 660,000	
1201540		LADY OF THE WATERS TRADING TRUST	107	35	Residential	R 460,000	
1201541		LITTLE OR NOTHING WATERS TRADING TRUST	108	35	Residential	R 460,000	
1201542		CASHMERE TRADE 39 PROPRIETARY LIMITED	129	33	Residential	R 450,000	
1201543		NOMKHOSI GLENROSE CELE	130	39	Residential	R 480,000	
1201544		CASHMERE TRADE 39 PROPRIETARY LIMITED	131	54	Residential	R 560,000	
1201545		ASHVEER RAMSUNDER BRONSON SINGH	132	70	Residential	R 690,000	
1201546		KIRSTEN JOAN COLE	133	65	Residential	R 640,000	
1201547		AVEERA SINGH DHEERAN SOOKDHOO	134	35	Residential	R 460,000	
1201548		NONTUTHUKO SIGNORIA MGABHI	135	33	Residential	R 450,000	

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Sectional Title Properties

Scheme Name

RIVERSEND RESIDENTIAL ESTATE

Scheme No.

145

Scheme Year

2018

Registered Description

ERF 3164 OF PIETERMARITZBURG

Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201549		CASHMERE TRADE 39 PROPRIETARY LIMITED	136	39	Residential	R 480,000	
1201550		ZUZIWE NDOKWENI	137	54	Residential	R 560,000	
1201551		CHELISSA CHARLOTTE MOODLEY EMILIAN NOLAN NAIDOO	138	70	Residential	R 690,000	
1201552		WENDIL GOVENDER	139	65	Residential	R 640,000	
1201553		YANADAYALAN GOVENDER	140	35	Residential	R 460,000	
1201554		NONTUTHUKO SIGNORIA MGABHI	141	33	Residential	R 450,000	
1201555		ADDILAH ARBEE	142	39	Residential	R 480,000	
1201556		LINDELWA COMFORT MAGUBANE PHELELANI MALINGA	143	54	Residential	R 560,000	
1201557		VERUSHKA SINGH	144	70	Residential	R 690,000	
1201558		ADHIR NIRMUL	145	65	Residential	R 640,000	
1201559		PHILA MFUNDO MSIMANG	146	35	Residential	R 460,000	
1201560		CASHMERE TRADE 39 PROPRIETARY LIMITED	147	35	Residential	R 460,000	
1201561		CASHMERE TRADE 39 PROPRIETARY LIMITED	148	35	Residential	R 460,000	
1201562		CASHMERE TRADE 39 PROPRIETARY LIMITED	149	71	Residential	R 690,000	
1201563		CASHMERE TRADE 39 PROPRIETARY LIMITED	150	79	Residential	R 750,000	
1201564		AMY NICOLE DOUGLAS JONATHON MICHAEL SHOLTO DOUGLAS	151	71	Residential	R 690,000	
1201565		CASHMERE TRADE 39 PROPRIETARY LIMITED	152	35	Residential	R 460,000	
1201566		CASHMERE TRADE 39 PROPRIETARY LIMITED	153	35	Residential	R 460,000	
1201567		CASHMERE TRADE 39 PROPRIETARY LIMITED	154	35	Residential	R 460,000	

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Sectional Title Properties

Scheme Name

RIVERSEND RESIDENTIAL ESTATE

Scheme No.

469

Scheme Year

2018

Registered Description

ERF 3164 OF PIETERMARITZBURG

Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201568		CASHMERE TRADE 39 PROPRIETARY LIMITED	155	35	Residential	R 460,000	
1201569		CASHMERE TRADE 39 PROPRIETARY LIMITED	156	71	Residential	R 690,000	
1201570		CASHMERE TRADE 39 PROPRIETARY LIMITED	157	79	Residential	R 750,000	
1201571		CASHMERE TRADE 39 PROPRIETARY LIMITED	158	71	Residential	R 690,000	
1201572		CASHMERE TRADE 39 PROPRIETARY LIMITED	159	35	Residential	R 460,000	
1201573		CASHMERE TRADE 39 PROPRIETARY LIMITED	160	35	Residential	R 460,000	
1201574		JEAN STOREY LAWRENCE STOREY	161	35	Residential	R 460,000	
1201575		CASHMERE TRADE 39 PROPRIETARY LIMITED	162	35	Residential	R 460,000	
1201576		CASHMERE TRADE 39 PROPRIETARY LIMITED	163	71	Residential	R 690,000	
1201577		CASHMERE TRADE 39 PROPRIETARY LIMITED	164	71	Residential	R 690,000	
1201578		CASHMERE TRADE 39 PROPRIETARY LIMITED	165	35	Residential	R 460,000	
1201579		CASHMERE TRADE 39 PROPRIETARY LIMITED	166	35	Residential	R 460,000	
1201580		CASHMERE TRADE 39 PROPRIETARY LIMITED	167	35	Residential	R 460,000	
1201581		CASHMERE TRADE 39 PROPRIETARY LIMITED	168	35	Residential	R 460,000	
1201582		CASHMERE TRADE 39 PROPRIETARY LIMITED	169	71	Residential	R 690,000	
1201583		SIVUYILE PATRICK STEMELA ZALULEKO IMMACULATE NOMPUMELELO STEMELA	170	71	Residential	R 690,000	
1201584		CASHMERE TRADE 39 PROPRIETARY LIMITED	171	35	Residential	R 460,000	
1201585		CASHMERE TRADE 39 PROPRIETARY LIMITED	172	35	Residential	R 460,000	

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019

PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024

PAGE NUMBER 19

Sectional Title Properties

Scheme Name

RIVERSEND RESIDENTIAL ESTATE

Scheme No.

26

Scheme Year

2018

Registered Description

ERF 3164 OF PIETERMARITZBURG

Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201586		DILLIN NUNDKUMAR KALISHA RAMKISSOON	387	54	Residential	R 560,000	
1201587		CASHMERE TRADE 39 PROPRIETARY LIMITED	388	36	Residential	R 470,000	
1201588		CASHMERE TRADE 39 PROPRIETARY LIMITED	389	90	Residential	R 800,000	
1201589		CASHMERE TRADE 39 PROPRIETARY LIMITED	390	90	Residential	R 800,000	
1201590		DANIEL WILSON DURRUTY KATINA GONZALEZ HERMIDA	391	90	Residential	R 800,000	
1201591		SARAH ANN VAUGHAN DAVIS	392	65	Residential	R 640,000	
1201592		BONEY TRADING PROPRIETARY LIMITED	393	49	Residential	R 530,000	
1201593		MIGHTY NWABISA GUMEDE PHUMLANI SIBUSISO GUMEDE	394	90	Residential	R 800,000	
1201594		NTOMBENHLE PRUDENCE TSABO THOLANG WILLIAM TSABO	395	90	Residential	R 800,000	
1201595		LVJ PROPERTY INVESTMENT CC	396	90	Residential	R 800,000	
1201596		LVJ PROPERTY INVESTMENT CC	397	90	Residential	R 800,000	
1201597		LAETITIA HAUPTFLEISCH	398	90	Residential	R 800,000	
1201598		SIYABONGA MARVIN BUTHELEZI	399	65	Residential	R 640,000	
1201599		CASHMERE TRADE 39 PROPRIETARY LIMITED	400	92	Residential	R 810,000	
1201600		CASHMERE TRADE 39 PROPRIETARY LIMITED	401	26	Residential	R 370,000	
1201601		CASHMERE TRADE 39 PROPRIETARY LIMITED	402	193	Residential	R 1,250,000	

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019**PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024**

PAGE NUMBER 20

Sectional Title Properties	Scheme Name SS CYGNET	Scheme No. 8	Scheme Year 2019	Registered Description PTN 14 OF ERF 2402 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201630		MOLISO BERHANU HAKENSO	1	113	Residential	R 600,000	
1201253		MAJOLA ANGEL NELISIWE	2	110	Residential	R 580,000	
1201631		PIETERSE BARTEL WILHELM PETRUS	3	114	Residential	R 600,000	
1201632		HLONGWANE BONGIMUSA	4	331	Business & Commercial	R 870,000	

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019**PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024**

PAGE NUMBER 21

Sectional Title Properties	Scheme Name STEINER MEWS	Scheme No. 111	Scheme Year 2018	Registered Description PTN 21 OF ERF 1916 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201092		YOLANDE BOSHOFF	1	500	Residential	R 3,780,000	
1201094		GRAHAME BRIAN REIMERS	2	393	Residential	R 2,950,000	

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019**PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024**

PAGE NUMBER 22

Sectional Title Properties	Scheme Name THE ORCHARDS	Scheme No. 456	Scheme Year 2018	Registered Description PTN 16 OF ERF 3381 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1201602		THE HANDSWOOD PROPERTY TRUST	1	186	Residential	R 2,200,000	
1201603		THE HANDSWOOD PROPERTY TRUST	2	189	Residential	R 2,250,000	
1201604		SLINDILE NOLWAZI MHLONGO	3	185	Residential	R 2,200,000	
1201605		PETER KONRAD DICKS	4	191	Residential	R 2,250,000	
1201606		DEBRA ANN AMY WOODROFFE	5	186	Residential	R 2,200,000	

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019

PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024

PAGE NUMBER 23

Sectional Title Properties **Scheme Name**
TOWN BUSH OFFICE PARK **Scheme No.**
180 **Scheme Year**
2016 **Registered Description**
PTN 1 OF ERF 9662 OF PIETERMARITZBURG

Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1091978	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	1	1,346	Business & Commercial	R 12,600,000	
1091979	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	2	60	Business & Commercial	R 1,550,000	
1091980	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	3	153	Business & Commercial	R 2,900,000	
1091981	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	4	278	Business & Commercial	R 4,350,000	
1091982	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	5	206	Business & Commercial	R 3,550,000	
1091983	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	6	157	Business & Commercial	R 2,950,000	
1091984	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	7	1,604	Business & Commercial	R 14,200,000	
1091985	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	8	986	Business & Commercial	R 10,200,000	
1091986	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	9	1,605	Business & Commercial	R 14,200,000	
1091987	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	10	988	Business & Commercial	R 10,200,000	
1091988	Not Available	RANKIN GRANT BAILLIE	16	125	Business & Commercial	R 2,550,000	
1091989	Not Available	J V HART CC	22	13	Business & Commercial	R 550,000	
1091990	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	23	60	Business & Commercial	R 1,550,000	
1091991	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	24	63	Business & Commercial	R 1,600,000	
1091992	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	25	50	Business & Commercial	R 1,350,000	
1091993	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	26	8	Business & Commercial	R 400,000	
1091994	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	27	26	Business & Commercial	R 880,000	
1091995	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	28	29	Business & Commercial	R 950,000	

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019

PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024

PAGE NUMBER 24

Sectional Title Properties **Scheme Name**
TOWN BUSH OFFICE PARK **Scheme No.**
180 **Scheme Year**
2016 **Registered Description**
PTN 1 OF ERF 9662 OF PIETERMARITZBURG

Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1091996	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	29	29	Business & Commercial	R 950,000	
1091997	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	30	24	Business & Commercial	R 830,000	
1091998	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	31	8	Business & Commercial	R 400,000	
1091999	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	32	42	Business & Commercial	R 1,200,000	
1092000	Not Available	BERNEL PROPERTIES PROPRIETARY LIMITED	33	39	Business & Commercial	R 1,150,000	
1092001	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	34	17	Business & Commercial	R 660,000	
1092002	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	35	60	Business & Commercial	R 1,550,000	
1092003	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	36	30	Business & Commercial	R 970,000	
1092004	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	37	27	Business & Commercial	R 900,000	
1092005	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	38	8	Business & Commercial	R 400,000	
1092006	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	39	25	Business & Commercial	R 860,000	
1092007	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	40	29	Business & Commercial	R 950,000	
1092008	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	41	29	Business & Commercial	R 950,000	
1092009	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	42	24	Business & Commercial	R 830,000	
1092010	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	43	7	Business & Commercial	R 360,000	
1092011	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	44	35	Business & Commercial	R 1,050,000	
1092012	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	45	35	Business & Commercial	R 1,050,000	
1092013	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	46	47	Business & Commercial	R 1,300,000	

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019**PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024**

PAGE NUMBER 25

Sectional Title Properties	Scheme Name TOWN BUSH OFFICE PARK	Scheme No. 180	Scheme Year 2016	Registered Description PTN 1 OF ERF 9662 OF PIETERMARITZBURG
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Reference Number	Physical Address	Owner Name	Section Number	Section Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
1092014	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	47	31	Business & Commercial	R 990,000	
1092015	Not Available	R & A ADMINISTRATION OF PROPERTY PROPRIETARY LIMIT	48	26	Business & Commercial	R 880,000	

MSUNDUZI LOCAL MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1 2019**PERIOD OF VALUATION:01 JULY 2019 - 30 JUNE 2024****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 SCHEME NAME

Cluster: MSUNDUZI LOCAL MUNICIPALITY
Sectional Title Properties

Scheme Name	Page Numbers
ALEX PARK MANSIONS	1
ALL SAINT'S COURT	2
BEACON PARK	3
BERKELEY SQUARE	4
BROOKSIDE OFFICE SUITES	5
FOURIESHOF	6
HANDSWOOD LODGE	7
INGLISIDE	8
MARWICK MANOR	9
MAXIM COURT	10; 11
NATALIE PLACE	12; 13
REGENTS LODGE	15
RIVERSEND RESIDENTIAL ESTATE	16; 17; 18; 19
SS CYGNET	20
STEINER MEWS	21
THE ORCHARDS	22
TOWN BUSH OFFICE PARK	23; 24; 25

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
4	Total	3,991	R 4,945,275,000

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