Undertaken for :

UBUHLEBEZWE LOCAL MUNICIPALITY

1st SUPPLEMENTARY VALUATION ROLL FOR THE PERIOD 1st July 2018 to 30th June 2023

Ndlala Mass Valuation Services (Pty) Ltd

INDEX

Certification	3
Roll (SV Roll 1)	4-7
ET RD	4
Mahehle	4-6
Stuatstown	6-7

CERTIFICATION BY MUNICIPAL VALUER AS CONTEMPLATED Sec 34 (c) of Act 6 of 2004

I, **HANGWANI PETRUS MATIDZA** Identity Number **760606 6549 087**, 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, favor or prejudice, prepared the **2018/19** *Supplementary valuation roll 1* for **Ubuhlebezwe 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.

Category	Property count	Sum of Market Value
Business and Commercial	2	R2 715 000
Farm : Agriculture	1	R0
Farm : Residential	4	R1 907 000
Municipal Properties	3	R3 200 002
Public Service Infrastructure	2	R35 000
Residential	24	R7 082 000
Residential	8	R4 700 000
Vacant Land	57	R989 000
Grand Total	**101**	**R20 628 002**

Certified at **Bedfordview, Germiston** this **15th day of March 2019**

Professional Registration Number with the South African Council for the Property Valuers Profession: **4953/7**

Category of Professional Registration: **Professional Valuer**

Signature of Municipal Valuer

Ndlela Mass Valuation Services (Pty) Ltd
4B Harper Road
Bedfordview 2007
Tel: +27 11 450 1878
Fax: +27 11 450 4710
Website: www.massvaluation.co.za

UBUHLEBEZWE LOCAL MUNICIPALITY

1st Supplementary Valuation Roll for 1st July 2018 - 30th June 2023

Township/Holding	Erf/Farm	Ptn	Unit no	Names of Owner(s)	Valuation Category	Physical Address	Effective Date	Extent (Sqm)	Market Value	Comments (where applicable)
ET RD	1019	6		Hubert Anthony Heslop Judith Anna Heslop	Farm : Residential	1019 of ET RD (Portion 6)	2018/07/01	20234	R480 000	Incorrect category
ET RD	3840	8		Danisile Beatrice Abel	Farm : Residential	3840 of ET RD (Portion 8)	2018/07/01	8094	R137 000	Incorrect category
ET RD	3840	67	1	MURWISI PETER PATRECK	Residential	SS LITTLE FLOWER (183/2018)	2018/07/31	148	R370 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	2	JORDAN ALICIA JACINTA	Residential	SS LITTLE FLOWER (183/2018)	2018/07/31	143	R358 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	3	MKIZE PUPUMANI PILISIWE	Residential	SS LITTLE FLOWER (183/2018)	2018/07/31	88	R220 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	4	MHONDA FORTUNE	Residential	SS LITTLE FLOWER (183/2018)	2018/07/31	72	R180 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	5	MISSION SISTERS OF THE PRECIOUS BLOOD	Residential	SS LITTLE FLOWER (183/2018)	2018/07/31	88	R220 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	6	MISSION SISTERS OF THE PRECIOUS BLOOD	Residential	SS LITTLE FLOWER (183/2018)	2018/07/31	88	R220 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	7	ROBERTS STANLEY VICTOR	Residential	SS LITTLE FLOWER (183/2018)	2018/07/31	182	R455 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	8	CHIYA SIYILE SAMSON	Residential	SS LITTLE FLOWER (183/2018)	2018/07/31	183	R458 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	9	MISSION SISTERS OF THE PRECIOUS BLOOD	Residential	SS LITTLE FLOWER (183/2018)	2018/07/31	93	R233 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	10	BLACK MOON INVESTMENTS 76 CC	Residential	SS LITTLE FLOWER (183/2018)	2018/10/30	60	R150 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	11	BLACK MOON INVESTMENTS 76 CC	Residential	SS LITTLE FLOWER (183/2018)	2018/10/30	60	R150 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	12	BLACK MOON INVESTMENTS 76 CC	Residential	SS LITTLE FLOWER (183/2018)	2018/10/30	60	R150 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	16	MISSION SISTERS OF THE PRECIOUS BLOOD	Residential	SS LITTLE FLOWER (184/2018)	2018/07/31	11	R30 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	17	MISSION SISTERS OF THE PRECIOUS BLOOD	Residential	SS LITTLE FLOWER (184/2018)	2018/07/31	11	R30 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	18	MISSION SISTERS OF THE PRECIOUS BLOOD	Residential	SS LITTLE FLOWER (184/2018)	2018/07/31	73	R183 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	19	ENOCK MEDA DESIRE	Residential	SS LITTLE FLOWER (185/2018)	2018/09/03	84	R210 000	New Registration - Sect 78(1)(b)
ET RD	3840	67	20	GOVENDER DHANALUTCHMEE	Residential	SS LITTLE FLOWER (185/2018)	2018/07/31	99	R248 000	New Registration - Sect 78(1)(b)
ET RD	9830	14		Ukuphepha Construction Pty Ltd	Farm : Residential	9830 of ET RD (Portion 14)	2018/07/01	9712	R1 290 000	Incorrect category
ET RD	17725			Valued with PTN 4 of ERF 2236 of ARUNDEL	Farm : Residential	ERF 17725 of LOCKWOOD	2018/07/01	3017559	R0	Remove from roll - Subdivided no rem
ET RD	18316	5		THE HERDSTOWN TRUST	Farm : Agriculture	Ptn 5, Farm COOTHIL, Erf 18316 ET	2018/07/01	5672984	R2,309,000	Omission-Sec 78(1)(g)
Mahehle	3			Zandile Eunice Mlitla	Vacant Land	3 of Mahehle	2018/07/01	1572	R33 000	Category Change- Sec 78(1)(g)
Mahehle	23			Dominica Ntenza Vitallis Ntenza	Vacant Land	23 of Mahehle	2018/07/01	1492	R13 000	Category Change- Sec 78(1)(g)
Mahehle	27			Hargreaves Busani Mbhele	Vacant Land	27 of Mahehle	2018/07/01	1845	R14 000	Category Change- Sec 78(1)(g)
Mahehle	36			Beatrice Nelisiwe Memola	Vacant Land	36 of Mahehle	2018/07/01	1664	R13 000	Category Change- Sec 78(1)(g)
Mahehle	42			Nondudumo Grevinah Radebe	Vacant Land	42 of Mahehle	2018/07/01	1687	R13 000	Category Change- Sec 78(1)(g)
Mahehle	67			Jaji Benedus Dlamini Nkosazana Medrina Dlamini	Vacant Land	67 of Mahehle	2018/07/01	1501	R13 000	Category Change- Sec 78(1)(g)
Mahehle	69			Peppana Mthembu	Vacant Land	69 of Mahehle	2018/07/01	1649	R13 000	Category Change- Sec 78(1)(g)
Mahehle	112			Innocent Sandile Mpisi	Vacant Land	112 of Mahehle	2018/07/01	1501	R13 000	Category Change- Sec 78(1)(g)

Township/Holding	Erf/Farm	Ptn	Unit no	Names of Owner(s)	Valuation Category	Physical Address	Effective Date	Extent (Sqm)	Market Value	Comments (where applicable)
Mahehle	113			Bonisiwe Nohuthula Mbele	Vacant Land	113 of Mahehle	2018/07/01	1650	R13 000	Category Change- Sec 78(1)(g)
Mahehle	115			Nokukhanya Witness Dlamini	Vacant Land	115 of Mahehle	2018/07/01	1510	R13 000	Category Change- Sec 78(1)(g)
Mahehle	122			Goodman Dlamini	Vacant Land	122 of Mahehle	2018/07/01	1609	R13 000	Category Change- Sec 78(1)(g)
Mahehle	138			Bajabulile Gladness Mntaka	Vacant Land	138 of Mahehle	2018/07/01	1493	R13 000	Category Change- Sec 78(1)(g)
Mahehle	141			Bonisile Khombisile Dlangisa	Vacant Land	141 of Mahehle	2018/07/01	2315	R17 000	Category Change- Sec 78(1)(g)
Mahehle	143			Bawusha Dlamini	Vacant Land	143 of Mahehle	2018/07/01	1822	R14 000	Category Change- Sec 78(1)(g)
Mahehle	153			Cornelia Makhosazane Mfeka	Vacant Land	153 of Mahehle	2018/07/01	1489	R12 000	Category Change- Sec 78(1)(g)
Mahehle	164			Nompi Fransisca Nkandi	Vacant Land	164 of Mahehle	2018/07/01	1550	R13 000	Category Change- Sec 78(1)(g)
Mahehle	166			Susani Ivy Mhlongo	Vacant Land	166 of Mahehle	2018/07/01	1757	R14 000	Category Change- Sec 78(1)(g)
Mahehle	171			Sibongile Abegail Tshezi	Vacant Land	171 of Mahehle	2018/07/01	1687	R13 000	Category Change- Sec 78(1)(g)
Mahehle	174			Emelda Chithile Tenza	Vacant Land	174 of Mahehle	2018/07/01	1500	R13 000	Category Change- Sec 78(1)(g)
Mahehle	183			Nodi Noddie Memela	Vacant Land	183 of Mahehle	2018/07/01	1534	R13 000	Category Change- Sec 78(1)(g)
Mahehle	215			Siphwesihle Mhlophe	Vacant Land	215 of Mahehle	2018/07/01	1445	R12 000	Category Change- Sec 78(1)(g)
Mahehle	235			Mxolisi Mmanuel Mbanjwa	Vacant Land	235 of Mahehle	2018/07/01	1853	R14 000	Category Change- Sec 78(1)(g)
Mahehle	267			Vusumuzi Wilson Duma	Vacant Land	267 of Mahehle	2018/07/01	1524	R13 000	Category Change- Sec 78(1)(g)
Mahehle	272			Inah Mtolo	Vacant Land	272 of Mahehle	2018/07/01	1527	R13 000	Category Change- Sec 78(1)(g)
Mahehle	273			Mbandlwa Saul Mtolo	Vacant Land	273 of Mahehle	2018/07/01	1514	R13 000	Category Change- Sec 78(1)(g)
Mahehle	274			Neliwe Alfrina Mchunu	Vacant Land	274 of Mahehle	2018/07/01	1911	R15 000	Category Change- Sec 78(1)(g)
Mahehle	277			Grace Fundisiwe Mbhele	Vacant Land	277 of Mahehle	2018/07/01	1950	R15 000	Category Change- Sec 78(1)(g)
Mahehle	283			Zamokuhle Victor Mncwabe	Vacant Land	283 of Mahehle	2018/07/01	1544	R13 000	Category Change- Sec 78(1)(g)
Mahehle	311			Bahlomile Inah Ngubane	Vacant Land	311 of Mahehle	2018/07/01	1572	R13 000	Category Change- Sec 78(1)(g)
Mahehle	315			Unknown - TBA	Vacant Land	315 of Mahehle	2018/07/01	1522	R13 000	Category Change- Sec 78(1)(g)
Mahehle	331			Fisakuphi Lindiwe Mtembu	Vacant Land	331 of Mahehle	2018/07/01	1880	R14 000	Category Change- Sec 78(1)(g)
Mahehle	332			Zandile Mthembu	Vacant Land	332 of Mahehle	2018/07/01	1986	R15 000	Category Change- Sec 78(1)(g)
Mahehle	342			Siphumelele Clemence Ncobela	Vacant Land	342 of Mahehle	2018/07/01	1509	R13 000	Category Change- Sec 78(1)(g)
Mahehle	348			Mzo Richard Mchunu	Vacant Land	348 of Mahehle	2018/07/01	1537	R13 000	Category Change- Sec 78(1)(g)
Mahehle	349			Khanyisile Eudorah Phungula	Vacant Land	349 of Mahehle	2018/07/01	1533	R13 000	Category Change- Sec 78(1)(g)
Mahehle	358			Bongiwe Princess Zondi	Vacant Land	358 of Mahehle	2018/07/01	1553	R13 000	Category Change- Sec 78(1)(g)
Mahehle	392			Nonhlanhla Amy Dlamini	Vacant Land	392 of Mahehle	2018/07/01	1478	R12 000	Category Change- Sec 78(1)(g)
Mahehle	396			Sbongile Getrude Mtuzela	Vacant Land	396 of Mahehle	2018/07/01	1792	R14 000	Category Change- Sec 78(1)(g)

Township/Holding	Erf/Farm	Ptn	Unit no	Names of Owner(s)	Valuation Category	Physical Address	Effective Date	Extent (Sqm)	Market Value	Comments (where applicable)
Mahehle	399			Bakhulumile Julianah Dlamini	Vacant Land	399 of Mahehle	2018/07/01	1485	R12 000	Category Change- Sec 78(1)(g)
Mahehle	407			Bonakele Rosemary Hadebe	Vacant Land	407 of Mahehle	2018/07/01	1553	R13 000	Category Change- Sec 78(1)(g)
Mahehle	411			Ntombikayise Cresencia Zulu	Vacant Land	411 of Mahehle	2018/07/01	1527	R13 000	Category Change- Sec 78(1)(g)
Mahehle	412			Sebenzile Getrude Zulu	Vacant Land	412 of Mahehle	2018/07/01	1504	R13 000	Category Change- Sec 78(1)(g)
Mahehle	414			Alpheos Thulani Ncobela	Vacant Land	414 of Mahehle	2018/07/01	1672	R13 000	Category Change- Sec 78(1)(g)
Mahehle	415			Gladys Locadia Radebe	Vacant Land	415 of Mahehle	2018/07/01	1564	R13 000	Category Change- Sec 78(1)(g)
Mahehle	416			Feziwe Maqhobosha	Vacant Land	416 of Mahehle	2018/07/01	1719	R14 000	Category Change- Sec 78(1)(g)
Mahehle	419			Mangwaneni Paulos Mlitwa	Vacant Land	419 of Mahehle	2018/07/01	1499	R13 000	Category Change- Sec 78(1)(g)
Mahehle	428			Ntuthuko Eric Mkhize	Vacant Land	428 of Mahehle	2018/07/01	1609	R13 000	Category Change- Sec 78(1)(g)
Mahehle	442			Thulani Joseph Memela	Vacant Land	442 of Mahehle	2018/07/01	1630	R13 000	Category Change- Sec 78(1)(g)
Mahehle	450			Zandile Priscilla Nxumalo	Vacant Land	450 of Mahehle	2018/07/01	1684	R13 000	Category Change- Sec 78(1)(g)
Mahehle	451			Qumisani Ernest Kaubone	Vacant Land	451 of Mahehle	2018/07/01	1833	R14 000	Category Change- Sec 78(1)(g)
Mahehle	454			Agnes Ndimbovu	Vacant Land	454 of Mahehle	2018/07/01	1531	R13 000	Category Change- Sec 78(1)(g)
Mahehle	466			Emmanuel Mphatheni Dlamini	Vacant Land	466 of Mahehle	2018/07/01	1530	R13 000	Category Change- Sec 78(1)(g)
Mahehle	473			Derrick Thabani Nene	Vacant Land	473 of Mahehle	2018/07/01	1498	R13 000	Category Change- Sec 78(1)(g)
Mahehle	487			Thembeka Gloria Mtolo	Vacant Land	487 of Mahehle	2018/07/01	1526	R13 000	Category Change- Sec 78(1)(g)
Mahehle	488			Floemena Bazamile Mlitwa	Vacant Land	488 of Mahehle	2018/07/01	1518	R13 000	Category Change- Sec 78(1)(g)
Stuartstown	612			RSA	Public Service Infrastructure	Umzinto Road	2018/07/01	2067804	R20 000	Incorrectly omitted - sect 78(1)(a)
Stuartstown	16	1		UBUHLEBEZWE MUNICIPALITY	Municipal Properties	PTN 1 of ERF 16 of STUARTSTOWN	2018/07/01	1082	R1	Valued with Erf 16/2 / Omitted
Stuartstown	16	2		UBUHLEBEZWE MUNICIPALITY	Municipal Properties	PTN 2 of ERF 16 of STUARTSTOWN	2018/07/01	1060	R1	Valued with Erf 16/1 / Omitted
Stuartstown	16			UBUHLEBEZWE MUNICIPALITY	Municipal Properties	RE of ERF 16 of STUARTSTOWN	2018/07/01	1905	R3 200 000	Valued with Erf 16 Ptn 1 & 2/ Omitted
Stuartstown	56			NPA ROADS	Public Service Infrastructure	Richmond Road	2018/07/01	0	R15 000	Incorrectly omitted - sect 78(1)(a)
Stuartstown	90			Park Rynie Prop Pty Ltd	Residential	37 Mary Street	2018/07/01	3035	R834 000	Incorrectly valued - sect 78(1)(a)
Stuartstown	91			Park Rynie Prop Pty Ltd	Vacant Land	39 Mary Street	2018/07/01	1012	R100 000	Market value adjustment - sec 78(1)(f)
Stuartstown	92			Suleman Bux	Residential	92 High Street	2018/07/01	4047	R804 000	Incorrectly valued - sect 78(1)(a)
Stuartstown	98	1		Ixopo Mall Cc	Vacant Land	3 Main Road	2018/07/01	1583	R140 000	Market value adjustment - sec 78(1)(f)
Stuartstown	104	1		Suleman Essop Bux Family Trust	Residential	19 Chapel Street	2018/07/01	1554	R720 000	Incorrectly valued - sect 78(1)(a)
Stuartstown	110			Ixopo Mall Cc	Business and Commercial	11 Main Road	2018/07/01	2252	R0	Valued with erf 109 & erf 111 info on erf 109
Stuartstown	115			Jugdris Dwarika Kismathie Dwarika Preeden Pamatar	Residential	20 Main Road	30/10/2018	761	R755 000	CHANGE OF CATEGORY - SECT 78(1)(G)
Stuartstown	117			Ixopo Mall Pty Ltd	Business and Commercial	26 Main Road	2018/07/01	1507	R2 715 000	Market value adjustment - sec 78(1)(f)

UBUHLEBEZWE LOCAL MUNICIPALITY

1st Supplementary Valuation Roll for 1st July 2018 - 30th June 2023

Township/Holding	Erf/Farm	Ptn	Unit no	Names of Owner(s)	Valuation Category	Physical Address	Effective Date	Extent (Sqm)	Market Value	Comments (where applicable)
Stuartstown	118			Suleman Bux	Residential	10 Railway Street	2018/07/01	1459	R610 000	Market value adjustment - sec 78(1)(f)
Stuartstown	284			Suleman Bux	Residential	284 High Street	2018/07/01	2648	R615 000	Market value adjustment - sec 78(1)(f)
Stuartstown	1628	1		Unknown	Residential	PTN 1 of ERF 1628 of STUARTSTOWN	2018/07/01	0	R0	Remove from roll - Subdivided no rem
Stuartstown	105			Neilan Gounder	Residential	46 High Street	2018/07/01	1868	R1 127 000	Incorrectly valued - sect 78(1)(e)
Stuartstown Ext 3	482			Mary Edith Ogle	Residential	32 Hibiscus Drive	2018/07/01	357	R425 000	Market value adjustment - sec 78(1)(f)
Stuartstown Ext 5	439			Queen Goodness Zilungile Ngcemu Rachel Zanele Ngcemu Sandile Gladstone Ngcemu	Residential	19 Betty Firm Stone Line	01/10/2018	1014	R746 000	UNCHANGED
Stuartstown Ext 6	874			Joseph Mthethowakhe Mgxiva Nomboniso Mgxiva	Residential	564 Draihoock	30/10/2018	602	R95 000	CHANGE IN VALUE - SECT 78(1)(D)
Stuartstown Ext 6	916			Paslina Philiswa Zuma	Residential	533 Fairview Road	30/10/2018	363	R110 000	CHANGE IN VALUE - SECT 78(1)(D)
Stuartstown Ext 6	1155			Raphael Mavundla	Residential	1155 of Stuartstown	2018/07/01	330	R312 000	Market value adjustment - sec 78(1)(f)
Stuartstown Ext 6	1192			Lumka Gladys Luswazi	Residential	1192 of Stuartstown Ext 6	2018/07/01	300	R384 000	Market value adjustment - sec 78(1)(f)
Stuartstown Ext 6	1355			Dumazile Irene Ngcobo	Residential	1355 of Stuartstown	2018/07/01	431	R380 000	Market value adjustment - sec 78(1)(f)