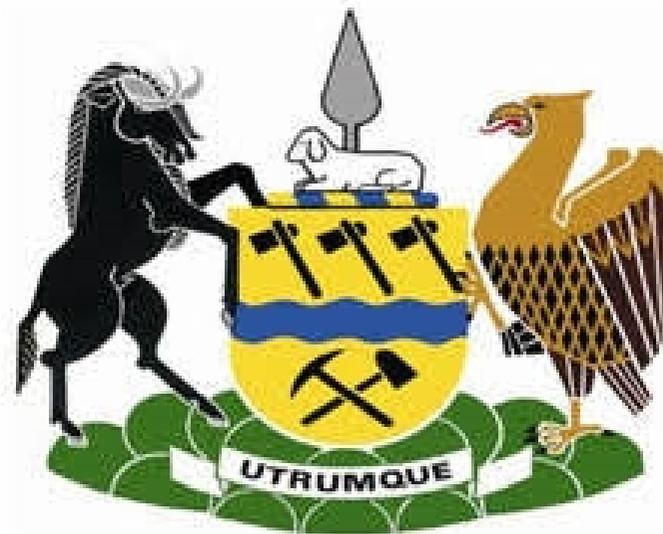


eDumbe Municipality
Supplementary Roll 2
Prepared in terms of the
Municipal Property Rates Act No. 6 of 2004



Undertaken For: eDumbe Municipality
10 Hoog Street
Paulpietersburg
3180

Fixed Date of Valuation: 02 July 2019

Valid From Date: 01 July 2020

Date of Compilation: 30 March 2022

Valid To Date: 30 June 2025

Prepared By: _____



Categories:

AGRICULTURE

BUSINESS & COMMERCIAL

MUNICIPAL

RESIDENTIAL

AGR

BUS

MUNIC

RES

Unity-of-Use Valuations

On the Valuation Roll, the value of the Farm Unit is displayed against a designated Master Property. The Master Property is usually listed first with the remaining units that make up the Farm Unit listed directly below. A reference number has been created using the Erf and Portion of the Master Property, and is used to easily identify the individual properties that make up the Unity-of-Use property. This is displayed in the Unit Column on the Valuation Roll. An asterisk (*) at the end of this reference number denotes the Master Property. (Please note that the displayed Extent is the extent of the Master Property and not the Combined Extent.)

In the example below, the 3 properties highlighted in blue have been valued in Unity-of-Use. The Combined Market Value for all 3 properties is R475,000. This value is displayed against the Master Property highlighted in the red box. The other two properties have an asterisk (*) under Market Value, as their value is included in the value displayed against the Master Property.

This principal has also been applied in some cases to other categories of properties such as Commercial and Industrial properties, where similar dependencies exist between adjoining properties.

Erf No.	Ptn	Rem	Farm Name	Owner	Category	Extent	Market Value	Unit
205	11		Farm No.205		Agricultural Smallholding	25.6489 Ha	R 300,000	
162	0	R	Farm No.162		Agriculture	394.4216 Ha	R 564,000	
177	1		Farm No. 777	177 Farms CC	Agriculture	115.1500 Ha	R 475,000	u177-1*
177	2		Farm No. 777	177 Farms CC	Agriculture	21.7770 Ha	*	u177-1
177	3		Farm No. 777	177 Farms CC	Agriculture	52.6143 Ha	*	u177-1
194	6	R	Farm No.194		Agriculture	105.9244 Ha	R 350,000	u194-6R*
194	27	R	Farm No.194		Agriculture	2.2072 Ha	*	u194-6R
180	13	R	Farm No.180		Agricultural Smallholding	6.7049 Ha	R 45,000	
180	6		Farm No.180		Agricultural Smallholding	22.6485 Ha	R 110,000	

Ref No. (Erf-Portion of Main Property) that links the Unity-Of-Use properties

AGRICULTURE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
576	4		BEAUFORT	VECT HOLDINGS PROPRIETARY LIMITED	AGR	PTN 4 BEAUFORT NO. 576	560.9580 Ha	R 7 605 000	
446	0		BRAUNSCHWEIG	FILTER FRIEDEL JOHANNES	AGR	BRAUNSCHWEIG NO. 446	424.5481 Ha	R 6 035 000	
15	0	R	MOOIHOEK	BIVANE GAME LODGE PTY LTD	AGR	MOOIHOEK NO. 15	839.8825 Ha	R 11 585 000	
205	1		MORGENZON	ALABAMA FAMILIE TRUST-TRUSTEES	AGR	PTN 1 MORGENZON NO. 205	283.3705 Ha	R 2 270 000	
33	4		NOOITGEDACHT	FILTER DIETER WERNER	AGR	PTN 4 NOOITGEDACHT NO. 33	249.3675 Ha	R 2 495 000	
80	10	R	PIVAANSPOORT	BRIGHT MORNING STAR RANCH BK	AGR	PTN 10 PIVAANSPOORT NO. 80	171.5943 Ha	R 2 955 000	
45	4		POVAAN	BRIGHT MORNING STAR RANCH BK	AGR	PTN 4 POVAAN NO. 45	290.8249 Ha	R 7 990 000	
30	4		SCHURVEBERGHOEK	NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	AGR	PTN 4 SCHURVEBERGHOEK NO. 30	307.0630 Ha	R 3 730 000	
32	4		TAMBOEKIESBULT	BOHMER ALWIN	AGR	PTN 4 TAMBOEKIESBULT NO. 32	342.6136 Ha	R 4 405 000	
32	5		TAMBOEKIESBULT	BOHMER ALWIN	AGR	PTN 5 TAMBOEKIESBULT NO. 32	229.7091 Ha	R 7 220 000	
195	0		UITVAL	CLAASSEN ANDRIES LUKAS	AGR	UITVAL NO. 195	374.0209 Ha	R 3 385 000	
195	1		UITVAL	CLAASSEN ANDRIES LUKAS	AGR	PTN 1 UITVAL NO. 195	85.6542 Ha	R 735 000	
284	2		UITZICHT	BILANYONI COMMUNITY TRUST-TRUSTEE	AGR	PTN 2 UITZICHT NO. 284	128.4798 Ha	R 775 000	
14	1		VADERLAND	J S H S INVESTMENT CC	AGR	PTN 1 VADERLAND NO. 14	200.3933 Ha	R 2 845 000	
46	9		WELBEDACHT	BENEKE KARL-HEINZ	AGR	PTN 9 WELBEDACHT NO. 46	2.6864 Ha	R 1 040 000	

BUSINESS & COMMERCIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
248	1		PAULPIETERSBURG	KLINGENBERG YVONNE EDITH, MEYER ALICIA INGE	BUS	PTN 1 ERF 248 PAULPIETERSBURG	1,064 m ²	R 2 000 000	
574	0		PAULPIETERSBURG	ESSA GROUP PROPRIETARY LIMITED	BUS	ERF 574 PAULPIETERSBURG	5,710 m ²	R 14 000 000	

MUNICIPAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
11	0		DUMBE	EDUMBE MUNICIPALITY	MUNIC	ERF 11 DUMBE	2,113 m ²	R 264 000	
30	0		DUMBE	EDUMBE MUNICIPALITY	MUNIC	ERF 30 DUMBE	2,629 m ²	R 662 000	
87	0		DUMBE	EDUMBE MUNICIPALITY	MUNIC	ERF 87 DUMBE	3,258 m ²	R 273 000	
97	0		DUMBE	EDUMBE MUNICIPALITY	MUNIC	ERF 97 DUMBE	2,002 m ²	R 76 000	
152	0		DUMBE	EDUMBE MUNICIPALITY	MUNIC	ERF 152 DUMBE	2,129 m ²	R 268 000	
215	0		DUMBE	EDUMBE MUNICIPALITY	MUNIC	ERF 215 DUMBE	2,369 m ²	R 187 000	
223	0		DUMBE	EDUMBE MUNICIPALITY	MUNIC	ERF 223 DUMBE	2,405 m ²	R 315 000	
688	0		DUMBE	EDUMBE MUNICIPALITY	MUNIC	ERF 688 DUMBE	30,202 m ²	R 532 000	
1003	0		DUMBE	EDUMBE MUNICIPALITY	MUNIC	ERF 1003 DUMBE	3,040 m ²	R 70 000	
532	0 R		PAULPIETERSBURG	PAULPIETERSBURG SR-CC	MUNIC	ERF 532 PAULPIETERSBURG	26,001 m ²	R 1 045 000	

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
110	0	R	PAULPIETERSBURG	SMUTS NICOLAAS	RES	ERF 110 PAULPIETERSBURG	1,428 m ²	R 795 000	
129	1		PAULPIETERSBURG	TEXIWELL INVESTMENTS (PTY) LTD	RES	PTN 1 ERF 129 PAULPIETERSBURG	2,142 m ²	R 855 000	
131	1		PAULPIETERSBURG	TEXIWELL INVESTMENTS (PTY) LTD	RES	PTN 1 ERF 131 PAULPIETERSBURG	1,428 m ²	R 1 350 000	
349	0		PAULPIETERSBURG	O'NEILL MALINDA	RES	ERF 349 PAULPIETERSBURG	2,855 m ²	R 1 350 000	
622	0		PAULPIETERSBURG	SAVANNA PLAINS INVESTMENTS 16 CC	RES	ERF 622 PAULPIETERSBURG	3,708 m ²	R 2 880 000	

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

I, Alan Robert Stephenson, Identity Number 6103095029084 do certify that I have, in accordance with the provisions of the Local Government: Municipal 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 Supplementary Roll for eDumbe 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.

Certified at Pietermaritzburg this 30 March 2022

Professional Registration number with the South African Council for The Property Valuers Profession: 3012

Professional Valuer by Category of Professional Registration

A handwritten signature in black ink, appearing to read 'A. R. Stephenson', written over a horizontal line.

Signature of Valuer of Municipality