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evaluations 

# eDumbe Local Municipality

## General Valuation 2025

EFFECTIVE DATE OF VALUATION ROLL:  
01 JULY 2025

### SECTIONAL TITLE PROPERTIES

PERIOD OF VALUATION ROLL:  
01 JULY 2025 - 30 JUNE 2030

Date of Valuation:  
15 NOVEMBER 2024



**eDUMBE LOCAL MUNICIPALITY - GENERAL VALUATION 2025**

PERIOD OF VALUATION ROLL : 01 JULY 2025 – 30 JUNE 2030

DATE OF VALUATION 15 NOVEMBER 2024

SG CODE	SCHEME NAME	SS UNIT NO	STREET ADDRESS	EXTENT (SQM)	RATING CATEGORY	MARKET VALUE (R)	PIN
NOHT0254000001140000000001	SS BOUGAINVILLEA FLATS	1	UNIT 1 OF SS BOUGAINVILLEA FLATS	63	RESIDENTIAL	270,000	14045
NOHT0254000001140000000002	SS BOUGAINVILLEA FLATS	2	UNIT 2 OF SS BOUGAINVILLEA FLATS	63	RESIDENTIAL	270,000	14046
NOHT0254000001140000000003	SS BOUGAINVILLEA FLATS	3	UNIT 3 OF SS BOUGAINVILLEA FLATS	63	RESIDENTIAL	270,000	14047
NOHT0254000001140000000004	SS BOUGAINVILLEA FLATS	4	UNIT 4 OF SS BOUGAINVILLEA FLATS	63	RESIDENTIAL	270,000	14048
NOHT0254000001140000000005	SS BOUGAINVILLEA FLATS	5	UNIT 5 OF SS BOUGAINVILLEA FLATS	63	RESIDENTIAL	270,000	14049
NOHT0254000001140000000006	SS BOUGAINVILLEA FLATS	6	UNIT 6 OF SS BOUGAINVILLEA FLATS	63	RESIDENTIAL	270,000	14050
NOHT0254000001140000000007	SS BOUGAINVILLEA FLATS	7	UNIT 7 OF SS BOUGAINVILLEA FLATS	63	RESIDENTIAL	270,000	14051

**eDUMBE LOCAL MUNICIPALITY - GENERAL VALUATION 2025**

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**SUMMARY OF RATING CATEGORIES**

<b>Rating Category</b>	<b>Property Count</b>	<b>Total Value</b>
AGRICULTURE	673	2,245,383,000
BUSINESS & COMMERCIAL	79	345,290,000
INDUSTRIAL	32	101,306,000
MULTI PURPOSE	70	0
MUNICIPAL	2	2,969,000
PLACE OF WORSHIP	32	21,110,000
PUBLIC SERVICE INFRASTRUCTURE	50	14,425,000
PUBLIC SERVICE PURPOSES	136	342,413,000
RESIDENTIAL	4,387	821,516,000
VACANT LAND	478	52,438,000
<b>Totals</b>	<b>5,939</b>	<b>3,946,850,000</b>

**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), 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 eDumbe 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.

Certified at Durban this 31<sup>st</sup> day of March 2025

Professional Registration Number with the South African Council for the Property Valuers

Profession: 3576 Category of Professional Registration: Professional Valuer



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Signature of Municipal Valuer