

UMHLABUYALINGANA MUNICIPALITY

SUPPLEMENTARY VALUATION ROLL

PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LOCAL GOVERNMENT:-
MUNICIPAL PROPERTY RATES ACT, 2004 (ACT 6 of 2004)





INDEX TO RATES CATEGORIES	
CODE	DESCRIPTION
AG	AGRICULTURAL
BUS	BUSINESS/COMMERCIAL
IND	INDUSTRIAL
PSI	PUBLIC SERVICE INFRASTRUCTURE
PSP	PUBLIC SERVICE PURPOSE
RES	RESIDENTIAL
VL	VACANT LAND
PBO	PUBLIC BENEFIT ORGANISATIONS
MIN	MINING PROPERTIES
MP	MULTIPLE PURPOSES
POW	PLACES OF PUBLIC WORSHIP
PROT	PROTECTED AREAS
SP	SPECIALIZED PROPERTIES
SOP	STATE OWNED PROPERTIES
ILD	ILLEGAL DEVELOPMENT





INDEX USE CATEGORIES			
CODE	DESCRIPTION	CODE	DESCRIPTION
BB	HOSPITALITY ESTABLISHMENTS (Hotels; B&B's; Guest Houses)	POS	PUBLIC OPEN SPACE
CLN	CLINIC	POW	PLACE OF WORSHIP
CN	CONSERVATION PROPERTY	QUA	QUARRY OPERATION
CRE	CRECHE	REST	RESTAURANT
ED	EDUCATIONAL OFFICE	RD	ROAD
FL	ROOMS: COTTAGES FOR RENTAL	RLY	RAILWAYS
FM	FARMING	SAPS	SA POLICE SERVICES
FMACOM	FARM - ACCOMMODATION	SCH	SCHOOLS
FMBUS	FARM BUSINESS (Other than Farming)	SH	SHOP
GR	GENERAL RESIDENTIAL (Flats)	SHC	SHOPPING CENTRE
HAL	COMMUNITY HALL	SPT	SPORTING FACILITIES
HOS	HOSPITAL	SR	SINGLE RESIDENTIAL (Dwellings)
IND	INDUSTRIAL PROPERTY	SUB	SUBSTATION
LAW	LAW COURTS	SUR	SURGERY
LIB	LIBRARY	TAV	TAVERN
MPC	MULTI PURPOSE CENTRE	VRUR	VACANT LAND RURAL COMMUNITIES
OF	OFFICES	VSR	VACANT LAND ZONED SINGLE RESIDENTIAL
OTH	OTHER USES	WK	WORKSHOP
PFS	PETROL FILLING STATION	WH	WAREHOUSE



PARENT SG CODE	TENURE TYPE	OWNER	TOWNSHIP	REM	ERF	PORTION	FARM NAME	TOWN/PROPERTY TYPE	COMMON NAME	LAND EXTENT M2	SV3 RATES CAT	SV3 USE CAT	SV3 MKT VALUE	S78 REASON
NOHV00000001749700000	FTPAR	INGONYAMA TRUST-TRUSTEES	HV		17497	0	TEMBE NORTH	ITB LAND	RURAL COMMUNAL	1 473 827 354	VL	VLRUR	R 0	S78 (1) (e) Substantially incorrectly valued
NOHV000000017497000000000	FT	INGONYAMA TRUST-TRUSTEES	HV	REM	17497	0	TEMBE NORTH	ITB LAND	RURAL COMMUNAL	1 471 371 404	VL	VLRUR	R 99 000 000	S78 (1) (e) Substantially incorrectly valued
NOHV0000000174970000000056	MP	PAULOS MDULI	HV		17497	0	TEMBE NORTH	MANGUZI	NEW SHOPS & OFFICES	1500	BUS	OF	R 3 000 000	S78 (1) (d) Increase in value
NOHV0000000174970000000070	MP	DR WATIKA	HV		17497	0	TEMBE NORTH	MANGUZI	NEW SHISAYAMA & CAR WASH	4000	BUS	SH	R 1 400 000	S78 (1) (d) Increase in value
NOHV0000000174970000000235	MP	SIBUSISO E BUKHOSINI	HV		17497	0	TEMBE NORTH	MANGUZI	GALAXY FOREST LODGE	25000	BUS	BB	R 8 000 000	S78 (1) (c) new subdivision
NOHV0000000174970000000236	MP	MTHEMBU ATTORNEYS	HV		17497	0	TEMBE NORTH	MANGUZI	ATTORNEYS OFFICE	900	BUS	OF	R 600 000	S78 (1) (c) new subdivision
NOHV0000000174970000000237	MP	KOSI BAY BRICK & KOSI BAY ROOF SHEETING	HV		17497	0	TEMBE NORTH	MANGUZI	EMSHANELWENT INDUSTRIAL PARK	27500	BUS	WH	R 2 400 000	S78 (1) (c) new subdivision
NOHV0000000174970000000238	MP	MUZIWOKUZAMA LODGE	HV		17497	0	TEMBE NORTH	MANGUZI	MUZIWOKUZAMA LODGE	6000	BUS	BB	R 1 900 000	S78 (1) (c) new subdivision
NOHV0000000174970000000239	MP	THENGANI LODGE WEST	HV		17497	0	TEMBE NORTH	MANGUZI	THENGANI LODGE WEST	45000	BUS	BB	R 3 600 000	S78 (1) (c) new subdivision
NOHV0000000174970000000240	MP	TIMBER MILL - UNKNOWN	HV		17497	0	TEMBE NORTH	MANGUZI	TIMBER MILL	43000	BUS	WH	R 4 900 000	S78 (1) (c) new subdivision
NOHV0000000174970000000241	MP	ESKOM HOLDINGS - GEZISA SUBSTATION 4	HV		17497	0	TEMBE NORTH	MANGUZI	GEZISA SUBSTATION 4	15000	PSI	SUB	R 5 500 000	S78 (1) (c) new subdivision
NOHV0000000158340001200006	MP	THUTHUKANE SHOBEDE	HV		15834	12	RESERVE NO 14	MBAZWANA	AK HARDWARE & TSS DISCOUNT LIQUORS	3200	BUS	SH	R3 900 000	S78 (1) (d) Increase in value
NOHV0000000158340001200016	MP	SAKHILE EYAKHE DEV SERVICES: SONT0 MLAMBO	HV		15834	12	RESERVE NO 14	MBAZWANA	SAKHILE FURNISHERS	1300	BUS	SH	R3 200 000	S78 (1) (d) Increase in value
NOHV0000000158340001200033	MP	YUNUS KHARWA: MKHWENYANA SHC	HV		15834	12	RESERVE NO 14	MBAZWANA	MKHWENYAMA SHC	2600	BUS	SH	R4 800 000	S78 (1) (d) Increase in value
NOHV0000000169240000000038	MP	LEON DE KLERK	HV		16924	0	ZAMA ZAMA	SIKHEMELELE	BUZI STORE	2800	BUS	SH	R 5 300 000	S78 (1) (c) new subdivision
NOHV0000000169240000000040	MP	UNKNOWN	HV		16924	0	ZAMA ZAMA	SIKHEMELELE	NEW WAREHOUSE	500	BUS	WH	R 800 000	S78 (1) (c) new subdivision
NOHV0000000169240000000041	MP	LIFESTYLE FURNITURE 0624388063	HV		16924	0	ZAMA ZAMA	SIKHEMELELE	LIFESTYLE FURNITURE	500	BUS	SH	R 500 000	S78 (1) (c) new subdivision
NOHV0000000158340001200092	MP	YUNUS KHARWA	HV		15834	12	RESERVE NO 14	MBAZWANA	MATHE SHOPPING CENTRE	1980	BUS	SH	R2 900 000	S78 (1) (c) new subdivision
NOHV0000000158340001200093	MP	UNKNOWN	HV		15834	12	RESERVE NO 14	MBAZWANA	WAREHOUSE - MINI STALLS	1700	BUS	SH	R1 300 000	S78 (1) (c) new subdivision
NOHV0000000158340001200095	MP	JM MKHUMBUZI	HV		15834	12	RESERVE NO 14	MBAZWANA	DENTAL SURGERY	1500	BUS	SUR	R900 000	S78 (1) (c) new subdivision

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

I, **Graham Mulligan**, Identity Number **681027 5047 088**, 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, favor or prejudice, prepared the Third Published Supplementary Valuation Roll for UMhlabuyalingana Local Municipality for the financial year 2021/2022 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.

Professional Registration Number with the South African Council for the Property Valuers Profession: **3841**

Category of Professional Registration: **Registered Professional Valuer**

Certified at Hilton this 06th day of April 2022

Signature of Municipal Valuer

A handwritten signature in dark ink, appearing to be 'G. Mulligan', written over a light blue grid background.