



UBUHLEBEZWE MUNICIPALITY

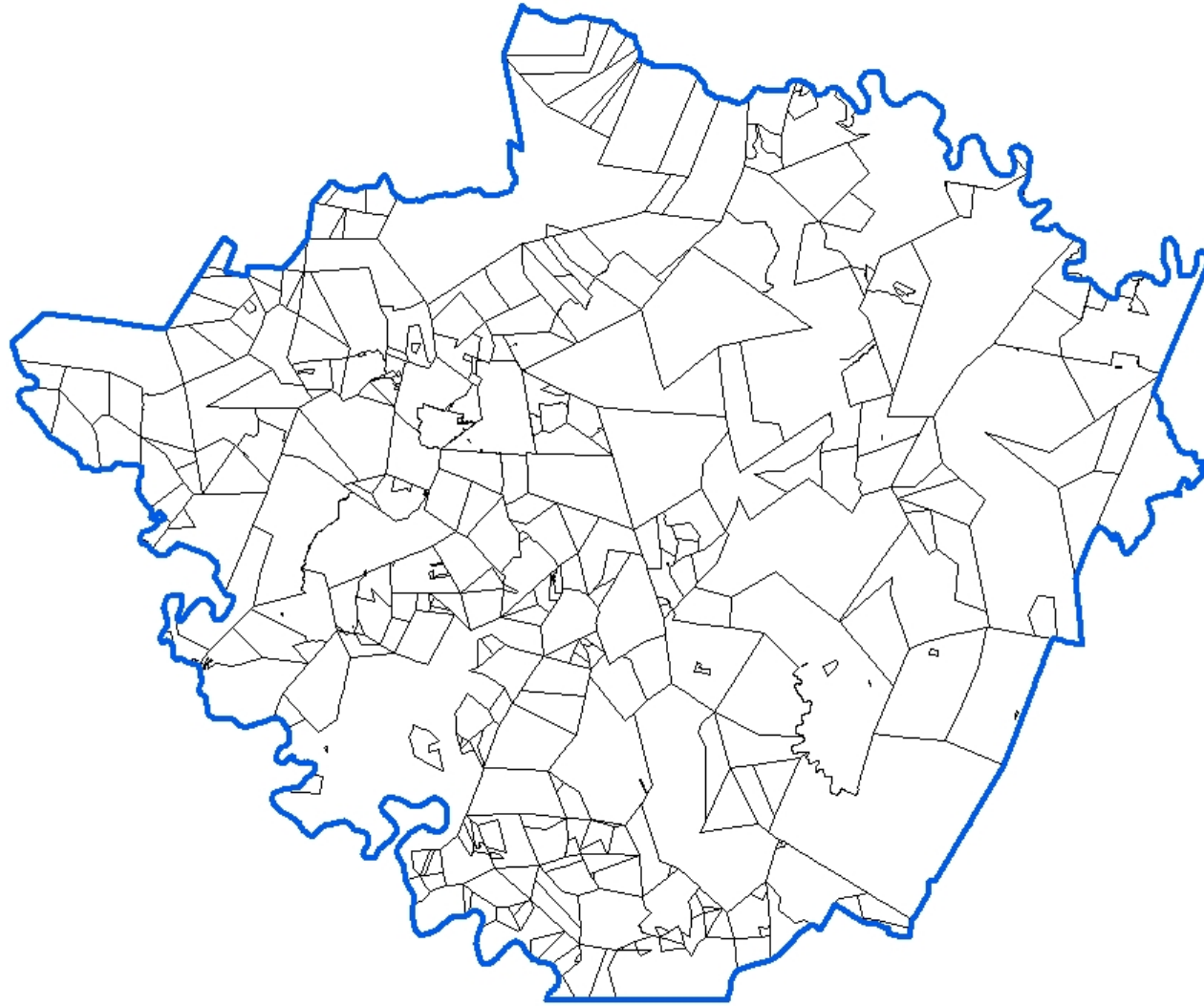
SUPPLEMENTARY VALUATION ROLL 1

PERIOD OF VALUATION ROLL: 01 JULY 2013 – 30 JUNE 2017

DATE OF VALUATION: 01 JULY 2012

FULL TITLE PROPERTIES

Ubuhlebezwe Municipality



Category of Property and Use Code (Page 1 of 4)

Category : Residential (1)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Single family	A01
Two family	A02
Rowhouse	A03
Residential & Business (mostly residential - 51% and more residential)	A04
Detached structures only	A05
Block of flats	D01
Flats and Business (mostly Flats - 51% and more residential)	D03
Retirement Village	D04
Hostel/Barracks	D06
Old age home/Nursing home	D07
Terraced/Multi dwelling (3+ units)	D08
Three family residential	D09
Doctors/Nurses Quarter	D10
ST Parent Property	E00
ST - Dwellings	E01
ST - Flats	E02
ST - Flats & Business	E03
ST - Maisonettes/Rowhouses	E05
SB - Dwellings	E07
SB - Flats	E08
SB - Flats & Business (mostly residential - 51% and more residential)	E09
SB - Maisonettes/Rowhouses	E11
ST - Residential Garages	E13
ST - Residential Carports	E14
ST - Residential Granny Flat	E15
ST - Residential Storage	E16
Investigate	L01
Invalid Entry	L02
Category : Industrial (2)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Cold storage	C01

Category : Industrial (2)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Container storage	C02
Heavy industrial	C03
Industrial park	C04
Light industrial	C05
Storage	C06
Research facility	C07
Storage tank facility	C08
Bus/Truck depot	C09
Warehouse	C10
Workshop	C11
Oil refinery	C12
Special Manufacturing	C13
ST - Industrial	E04
SB - Industrial	E10
Category : Business and Commercial (3)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Bank	B01
Bar/Lounge	B02
Car sales/Showroom	B03
Car wash	B04
Club (Sports club)	B05
Commercial & Residential (mostly commercial)	B06
Convenience store	B07
Creche	B08
Department/Discount store	B09
Fast food	B10
Film studio	B11
Funeral parlour/Undertaker	B12
Health club	B13
Hotel	B14
Medical centre (Office)	B15

Category : Business and Commercial (3)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Medical clinic	B16
Office	B17
Office - dwelling conversion	B18
Office and retail	B19
Parking garage	B20
Petrol station/Convenience store	B21
Restaurant	B22
Retail - dwelling conversion	B23
Retail shop	B24
Shopping center-neighbourhood	B25
Shopping centre-regional	B26
Shopping mall	B27
Supermarket	B28
Theatre/Cinema	B29
Casino	B30
Abattoir	B31
Drive-in Cinema	B32
Nursery	B33
Open Parking	B34
Cold storage - Business & Commercial	B35
Industrial park - Business & Commercial	B36
Light industrial - Business & Commercial	B37
Storage - Business & Commercial	B38
Research facility - Business & Commercial	B39
Warehouse - Business & Commercial	B40
Workshop - Business & Commercial	B41
Boarding/Lodging house	D02
Guest house/B&B	D05
ST - Offices and/or Retail	E06
SB - Offices and/or Retail	E12
ST - Non Residential Garages	E17

Category of Property and Use Code (Page 2 of 4)

Category : Business and Commercial (3)	
DESCRIPTION	USE CODE
ST - Non Residential Carports	E18
ST - Non Residential Granny Flat	E19
ST - Non Residential Storage	E20
ST - Hotel	E21
College/University/Technikon (Tertiary)	F01
Exhibition/Conference centre	F02
Private Hospital	F03
Public Hospital	F04
Private Medical Clinic	F05
Public Medical Clinic	F06
Military installation	F07
Prison	F08
Public Buildings (Library/Museum, Courts etc)	F09
Private School	F10
Public School	F11
Worship centre	F12
National Monument	F13
Amusement park	H01
Airport	H02
Golf course	H05
Police/Fire/Ambulance/Traffic control	H07
Sports/Country club	H09
Stadium/Sports facility	H10
Land Fill sites	H12
Caravan Park	H14
Crematorium	H15
Mortuary	H16
Category : Farms - Agriculture (4)	
DESCRIPTION	USE CODE
Farms: Agriculture > 1 Ha	G02
Category : Farms - Commercial (5)	
DESCRIPTION	USE CODE
Farms: Comm/Ind/Bus (brick fact, game, eco tourism) > 1 Ha	G03

Category : Farms - Residential (6)	
DESCRIPTION	USE CODE
Farms: Residential > 1 Ha	G01
Category : Municipal Properties (8)	
DESCRIPTION	USE CODE
Bus/Taxi terminal	H03
Cemetery	H04
Sewerage/Water treatment	H08
Municipal Public Buildings (Offices, Library, Museum, Courts , Clinics etc)	K01
Municipal Depot	K02
Residential Land	K03
Other Land	K04
Parks	K05
Roads other property	K06
Road	K07
Transmission element (substation)	K08
WaterReserv/TrtmtWks/PumpHse	K09
Municipal Parking	K10
Category : Public Service Infrastructure (9)	
DESCRIPTION	USE CODE
Airport element	I01
Harbour element	I02
National Roads Corridor	I03
Provincial Roads Corridor	I04
Railway Corridor	I05
Railway other property (transnet)	I06
Transmission corridor	I07
Transmission element (substation)	I08
Water Pipeline corridor	I09
Electrical Power Stations	I10
Telecommunication Corridor	I11
Telecommunication other property	I12
Gas/Liquid fuel Corridor	I13
Run Ways and Aprons	I14
Water reservoirs/treatment works/Pump House	I15

Category : Public Service Infrastructure (9)	
DESCRIPTION	USE CODE
Dam	I16
Category : Informal Settlements (11)	
DESCRIPTION	USE CODE
Informal Settlements	J11
Category : Mining and Quarries (12)	
DESCRIPTION	USE CODE
Mining	H06
Quarries	H11
Category : Vacant land (13)	
DESCRIPTION	USE CODE
Private open space	J02
Private road	J03
Public open space	J04
Public park	J05
Vacant commercial land	J06
Vacant industrial land	J07
Vacant residential land	J08
Worship land	J09
Parking	J10
Road Reserve	J12
Category : Protected Areas (14)	
DESCRIPTION	USE CODE
Protected areas/Wild life reserve	H13
Nature reserve	J01
Category : Smallholdings - Agriculture (17)	
DESCRIPTION	USE CODE
Smallholdings : Agriculture =1 Ha	G07
Category : Smallholdings - Commercial (18)	
DESCRIPTION	USE CODE
Smallholdings: Comm/Ind/Bus =1 Ha	G08
Category : Smallholdings - Residential (19)	
DESCRIPTION	USE CODE
Smallholdings: Residential =1 Ha	G06

Category of Property and Use Code (Page 3 of 4)

Category : Smallholdings - Other (20)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Smallholdings: Vacant Land = 1 Ha	G09
Smallholdings: Other = 1 Ha	G10
Category : Farms - Other (21)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Farms: Vacant Land > 1 Ha	G04
Farms: Other > 1 Ha	G05
Category : Communal Settlements (22)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Communal Land	Q00
Category : Ingonyama Trust Land (23)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Trust Land	J13

Category of Property and Use Code (Page 4 of 4)

Rating Category List	
<i>DESCRIPTION</i>	<i>RATING CATEGORY CODE</i>
Residential	1
Industrial	2
Business and Commercial	3
Farms - Agriculture	4
Farms - Commercial	5
Farms - Residential	6
Municipal Properties	8
Public Service Infrastructure	9
Informal Settlements	11
Mining and Quarries	12
Vacant Land	13
Protected Areas	14
Smallholdings - Agriculture	17
Smallholdings - Commercial	18
Smallholdings - Residential	19
Smallholdings - Other	20
Farms - Other	21
Communal Settlements	22
Ingonyama Trust Land	23

UBUHLEBEZWE MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1
 PERIOD OF VALUATION ROLL: 01 JULY 2013 – 30 JUNE 2017
 DATE OF VALUATION: 01 JULY 2012
 FULL TITLE PROPERTIES

SG CODE	Property Description	Owners Name	Street Address	Extent (Sqm)	Use Code	Rating Category	Market Value
NOET00000000193800016	PTN 16 of ERF 1938 of ESPERANZA	UMVIKELI CC	PTN 16 ESPERANZA NO. 1938	1292	B24	3	R 900 000
NOET00000000193800031	PTN 31 of ERF 1938 of ESPERANZA	UMVIKELI CC	PTN 31 ESPERANZA NO. 1938	3636	B24	3	R 1 180 000
NOES00000000201700020	PTN 20 of ERF 2017 of HANCOCK GRANGE	NJILO JACOB	PTN 20 of ERF 2017 of HANCOCK GRANGE	215200	G02	4	R 211 000
NOET00000001468400038	PTN 38 (of 10) OF ERF 14684 of LANDSDOWNE	** NO LONGER EXISTS ** NOW SS LANDSDOWNE GARDENS	PTN 38 (of 10) LANDSDOWNE NO. 14684	4572	E00	1	R 0
NOET00000001561000003	PTN 3 of ERF 15610 of LINFORD	SAPPI MANUFACTURING PTY LTD	PTN 3 LINFORD NO. 15610	1494316	G02	4	R 3 000 000
NOET03240000048700000	ERF 487 of STUARTSTOWN	UBUHLUBEZWE MUNICIPALITY	HIBUSCUS DRIVE	357	A01	1	R 125 000
NOET03240000072500000	ERF 725 of STUARTSTOWN	UBUHLUBEZWE MUNICIPALITY	AZALEA PLACE	300	A01	1	R 125 000

UBUHLEBEZWE MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1

PERIOD OF VALUATION ROLL: 01 JULY 2013 – 30 JUNE 2017

DATE OF VALUATION: 01 JULY 2012

FULL TITLE PROPERTIES

SUMMARY

Category Code	Category Description	Property Count	Market Value
1	Residential	3	R 250 000
3	Business and Commercial	2	R 2 080 000
4	Farms - Agriculture	2	R 3 211 000
Total		7	R 5 541 000

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

I, Abubaker Rahim, Identity Number 610807 5229 083, 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 Supplementary Valuation Roll 1 for Ubuhlebezwe 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 28th day of February 2014



Signature of Municipal Valuer

Professional Registration Number with the South African Council for the Property

Valuers Profession: 3576

Category of Professional Registration: Professional Associated Valuer