



Mbombela Local Municipality
Supplementary Valuation Roll (SV02)
1 July 2014 to 30 June 2018
Sectional Title





Menlyn Square Office Park
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1st Floor, East Block
134 Aramist Avenue
Menlyn, Pretoria
0181

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CERTIFICATION BY: MUNICIPAL VALUER AS CONTEMPLATED IN SECTION 34(C) OF THE MUNICIPAL PROPERTY RATES ACT 6 OF 2004

Mbombela Local Municipality has compiled its General Valuation Roll of properties within its jurisdiction. The Second Supplementary Valuation Roll has been compiled in terms of the new Local Government: Municipal Property Rates Act No.6 of 2004, which came into effect on 01 July 2014.

I, Tinus Nel, Identity Number 550129 5112 08 2, do declare that I have, in accordance with the provisions of the Municipal Property Rates Act 6 of 2004, to the best of my skills and knowledge and without fear, favour or prejudice prepared the Valuation Roll for Mbombela 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 Municipal Property Rates Act 6 of 2004.

Certified in, Pretoria on 27 October 2014.

Professional Registration Number with the South African Council for the Property Valuers Profession: Reg. 2046/2

Category of Professional Registration: Registered Professional Valuer:

Tinus Nel
DDP Valuers (Pty) Ltd
Registered Professional Valuer
2046/2

Company: DDP Valuers (Pty) Ltd Reg No 2000/030732/07 VAT No 4390213272

Directors: P.J.Banda (Chairman) T.Geyser (Managing) P.Riba T.Nel J.Voges J.S.Xulu M.J.De Beer

Offices: Pretoria Bedfordview Randburg Polokwane Modimolle Nelspruit Witbank Durban Bloemfontein Port Elizabeth George East London Cape Town Bellville Langebaan Upington Worcester



MBOMBELA LOCAL MUNICIPALITY

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REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY					FULL NAMES OF OWNER(S)	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY (M2)	MARKET VALUE OF THE PROPERTY	REMARKS
SUBURB	NAME SCHEME	ERF NO	PTN	UNIT						
ETNA 26 JU	SS HAZEY RIVER COUNTRY ESTATE	00000026	00053	019	GILLESPIE STEVEN	RESIDENTIAL SECTIONAL TITLE	FARM - ETNA 26 JU	218	1 900 000	SECTION 78(1)(E) - CORRECTION TO VALUE
KARINO	SS SIPHELELE	00000001	00402	001	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	002	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	003	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	004	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	005	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	006	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	007	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	008	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	009	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	010	SENGWAYO THOKOZANE ERNEST	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	011	KHAN MOHAMED ALLI	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	012	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	013	FAKUDE ANGEL NOMVULA	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	014	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	015	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	016	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	017	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	018	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	019	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	020	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	021	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	022	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	023	KARINO HOUSING PORTFOLIO R F PTY LTD	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION



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SUBURB	NAME SCHEME	ERF NO	PTN	UNIT						
KARINO	SS SIPHELELE	00000001	00402	024	KARINO HOUSING PORTFOLIO R F PT	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	025	SHABANGU SIPHESIHLE ERLINET KATE	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	026	KARINO HOUSING PORTFOLIO R F PT	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	027	LUBISI AGREEMENT	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
KARINO	SS SIPHELELE	00000001	00402	028	KARINO HOUSING PORTFOLIO R F PT	RESIDENTIAL SECTIONAL TITLE	KARINO ESTATE	40	290 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 002	SS VIERINLYN	00000683	00005	001	BOERMA JOHN ANTHONY	RESIDENTIAL SECTIONAL TITLE	999 - SHEPPARD AVENUE	33	238 000	SECTION 78(1)(E) - CORRECTION TO VALUE
NELSPRUIT EXT 002	SS VIERINLYN	00000683	00005	002	TIMCKE MICHAEL CRAIG	RESIDENTIAL SECTIONAL TITLE	999 - SHEPPARD AVENUE	33	238 000	SECTION 78(1)(E) - CORRECTION TO VALUE
NELSPRUIT EXT 002	SS VIERINLYN	00000683	00005	003	BOERMA MAUREEN	RESIDENTIAL SECTIONAL TITLE	999 - SHEPPARD AVENUE	74	533 000	SECTION 78(1)(E) - CORRECTION TO VALUE
NELSPRUIT EXT 002	SS VIERINLYN	00000683	00005	004	WRIGHT SUSANNA FREDRIEKA	RESIDENTIAL SECTIONAL TITLE	999 - SHEPPARD AVENUE	105	756 000	SECTION 78(1)(E) - CORRECTION TO VALUE
NELSPRUIT EXT 017	SS EAGLES NEST	00002549	00000	015	EWINS LINDA MARGARET	RESIDENTIAL SECTIONAL TITLE	7 - CHALLENGER STREET	304	1 850 000	SECTION 78(1)(E) - CORRECTION TO VALUE
NELSPRUIT EXT 020	SS HILLSIDE MANOR NELSPRUIT X3	00003417	00004	027	PRETORIUS ANDRIES STEPHAN	RESIDENTIAL SECTIONAL TITLE	HILLSIDE MANOR	161	930 000	SECTION 78(1)(E) - CORRECTION TO VALUE
NELSPRUIT EXT 029	SS LOCKWOOD 1	00003362	00003	001	VENTER SERLINA FREDRIEKA	RESIDENTIAL SECTIONAL TITLE	2 - UGLI STREET	40	400 000	SECTION 78(1)(E) - CORRECTION TO VALUE
NELSPRUIT EXT 029	SS LOCKWOOD 1	00003362	00003	005	VENTER SERLINA FREDRIEKA	RESIDENTIAL SECTIONAL TITLE	2 - UGLI STREET	41	400 000	SECTION 78(1)(E) - CORRECTION TO VALUE
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	049	AROLEIGH INV CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	63	472 500	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	050	NIEBUHR ERICH CHRISTIAN	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	62	472 500	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	051	HIESTERMANN ANKE	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	64	472 500	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	052	SCHULENBURG MANFRED WALDEMA	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	63	472 500	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	053	HIESTERMANN ANKE	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	65	472 500	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	054	KLINGENBERG RODA AMALIE	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	64	472 500	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	055	M F S TRUST	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	40	300 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	056	M F S TRUST	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	40	300 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	057	GLADIOLI BELEGGINGS CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	41	320 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	058	MAKTEK GROUP PTY LTD	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	41	320 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	059	AROLEIGH INV CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	41	320 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION



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SUBURB	NAME SCHEME	ERF NO	PTN	UNIT						
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	060	GLADIOLI BELEGGINGS CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	41	320 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	061	GLADIOLI BELEGGINGS CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	42	320 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	062	GLADIOLI BELEGGINGS CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	42	320 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	063	GLADIOLI BELEGGINGS CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	42	320 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	064	GLADIOLI BELEGGINGS CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	42	320 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	065	GLADIOLI BELEGGINGS CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	43	320 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	066	KUSEL DOROTHEA HEDWIG	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	43	320 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	067	HERBERT JUNE ANN	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	64	495 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	068	GLADIOLI BELEGGINGS CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	63	495 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	069	GLADIOLI BELEGGINGS CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	65	495 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	070	SERAGE ISMAEL	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	64	495 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	071	LOURID INV CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	66	495 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
NELSPRUIT EXT 29	SS LOCKWOOD 1	00003362	0004	072	LOURID INV CC	RESIDENTIAL SECTIONAL TITLE	UGLI STREET	65	495 000	SECTION 78(1)(B) NEW SCHEME AFTER THE GENERAL VALUATION
SONHEUWEL	SS URBAN COVE	00000378	00008	078	CRAFFERT MORNE	RESIDENTIAL SECTIONAL TITLE	99999 - VAN RENSBURG STREET	47	300 000	SECTION 78(1)(G) CHANGE IN CATEGORY FROM BUSINESS TO RESIDENTIAL
SONHEUWEL	SS URBAN COVE	00000378	00008	085	CRAFFERT MORNE	RESIDENTIAL SECTIONAL TITLE	99999 - VAN RENSBURG STREET	55	350 000	SECTION 78(1)(G) CHANGE IN CATEGORY FROM BUSINESS TO RESIDENTIAL
SONHEUWEL	SS URBAN COVE	00000378	00008	086	CRAFFERT MORNE	RESIDENTIAL SECTIONAL TITLE	99999 - VAN RENSBURG STREET	56	350 000	SECTION 78(1)(G) CHANGE IN CATEGORY FROM BUSINESS TO RESIDENTIAL
SONHEUWEL	SS PLAZA 10	00000436	00000	018	HAJEE KHALILAHAMED OMAR SAHIB	RESIDENTIAL SECTIONAL TITLE	52 - BROWN STREET	104	480 000	SECTION 78(1)(E) CORRECTION TO VALUE
WEST ACRES EXT 013	SS NATURES BEND	00001521	00004	003	INTERSTATE CLEARING 198 PTY LTD	RESIDENTIAL SECTIONAL TITLE		119	890 000	SECTION 78(1)(E) CORRECTION TO VALUE
WHITE RIVER	SS PELINDABA PLACE	00001303	00000	001	NEL LYNETTE MARIE	RESIDENTIAL SECTIONAL TITLE	4 - WILLEM SWANEPOEL	215	1 300 000	SECTION 78(1)(E) - CORRECTION TO VALUE
WHITE RIVER	SS PELINDABA PLACE	00001303	00000	008	REUM CHERYL	RESIDENTIAL SECTIONAL TITLE	4 - WILLEM SWANEPOEL	215	1 300 000	SECTION 78(1)(E) - CORRECTION TO VALUE
NELSPRUIT EXT 004	SS ROYCOL	00000805	00000	006	MAYFLOWER ONTWIKKELINGS CC	BUSINESS, COMMERCIAL AND INDUSTRIAL	104 - FERREIRA STREET	59	-	TO BE DELETED FROM THE ROLL
NELSPRUIT EXT 004	SS ROYCOL	00000805	00000	007	MAYFLOWER ONTWIKKELINGS CC	BUSINESS, COMMERCIAL AND INDUSTRIAL	104 - FERREIRA STREET	57	-	TO BE DELETED FROM THE ROLL
NELSPRUIT EXT 004	SS ROYCOL	00000805	00000	009	MAYFLOWER ONTWIKKELINGS CC	BUSINESS, COMMERCIAL AND INDUSTRIAL	104 - FERREIRA STREET	57	-	TO BE DELETED FROM THE ROLL
SONHEUWEL	SS URBAN COVE	00000378	00008	073	RENSBURG NICOLAAS ALBERTUS JANSE VAN	RESIDENTIAL	99999 - VAN RENSBURG STREET	49	310 000	SECTION 78(1)(G) - CHANGE IN CATEGORY FROM BUSINESS TO RESIDENTIAL