

EMTHANJENI LOCAL MUNICIPALITY

General Valuation Roll 2017

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2017

DATE OF VALUATION: 01 JULY 2016

PUBLIC SERVICE INFRASTRUCTURE

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: **BRITSTOWN**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
	7000306	ERF 1542 BRITSTOWN	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	278,128	I03	PSI	R140,000		
	20028	ERF 434 OF BRITSTOWN	TRANSNET LTD	19,356	I05	PSI	R2,000		
02000050100	11113	ERF 501 BRITSTOWN	TRANSNET LTD	945	I05	PSI	R1,000		
02000050200	11114	ERF 502 BRITSTOWN	TRANSNET LTD	8,444	I05	PSI	R1,000		
02000050300	11115	ERF 503 BRITSTOWN	MUN BRITSTOWN	5,741	I05	PSI	R1,000		
02000043300	11060	ERF 433 BRITSTOWN	TRANSNET LTD	283,157	I06	PSI	R1,410,000		
02000049700	11110	ERF 497 BRITSTOWN	TELKOM S A LTD	21	I12	PSI	R1,000		
02000111700	11673	ERF 1117 BRITSTOWN	TELKOM S A LTD	1,268	I12	PSI	R750,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: BRITSTOWN RD

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
02000000137	12603	PORTION 3 OF KORT KOP NO. 10, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	109,156	I03	PSI	R55,000		
02000000167	12630	PORTION 4 OF UITKYK NO. 22, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	7,071	I03	PSI	R4,000		
	50033	PTN 3 OF ERF 22 OF BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	159,199	I03	PSI	R80,000		
02000000262	12719	PORTION 5 OF GROENLAAGTE NO. 44, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	117,440	I03	PSI	R59,000		
02000000263	12720	PORTION 7 OF GROENLAAGTE NO. 44, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	38,189	I03	PSI	R19,000		
	30013	PORTION 8 OF BRITSTOWN RD.NO 44, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	9,712	I03	PSI	R5,000		
02000000280	12737	PORTION 4 OF VOGELSTRUISCH POORT NO. 55, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	113,785	I03	PSI	R57,000		
	30014	PORTION 4 OF BRITSTOWN RD.NO 60, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	205,685	I03	PSI	R103,000		
	30016	PORTION 4 OF BRITSTOWN RD.NO 64, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	208,962	I03	PSI	R104,000		
	50044	PTN 8 OF ERF 65 OF BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	115,810	I03	PSI	R58,000		
	30017	PORTION 5 OF BRITSTOWN RD.NO 71, BRITSTOWN RD	SUID-AFRIKAANSE NASIONALE PADAGENTSKAP LTD	99,160	I03	PSI	R50,000		

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PSI Deeds Town: BRITSTOWN RD

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					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
	30018	PORTION 8 OF BRITSTOWN RD.NO 73, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	99,932	I03	PSI	R50,000		
	50084	PTN 1 OF ERF 74 OF BRITSTOWN RD	SUID-AFRIKAANSE NASIONALE PADAGENTSKAP LTD	242,046	I03	PSI	R120,000		
0200000000	12134	PORTION 4 OF FARM NO. 74, BRITSTOWN RD	MUN DE AAR	240,641	I03	PSI	R120,000		
	50029	PTN 15 OF ERF 87 OF BRITSTOWN RD	SUID-AFRIKAANSE NASIONALE PADAGENTSKAP LTD	56,512	I03	PSI	R28,000		
	30020	PORTION 17 OF BRITSTOWN RD.NO 87, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	15,720	I03	PSI	R8,000		
	30021	PORTION 7 OF BRITSTOWN RD.NO 88, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	24,775	I03	PSI	R12,000		
02000008910	12184	REM OF FARM NO. 89, BRITSTOWN RD	TRANSNET LTD	309,251	I03	PSI	R8,000		
	50085	PTN 7 OF ERF 92 OF BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	30,061	I03	PSI	R15,000		
	50086	PTN 4 OF ERF 94 OF BRITSTOWN RD	SOUTH AFRICAN NATIONAL AGENCY LTD	117,453	I03	PSI	R59,000		
	30022	PORTION 4 OF BRITSTOWN RD.NO 97, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY SOC LTD	107,620	I03	PSI	R54,000		
	50087	PTN 15 OF ERF 98 OF BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	131,955	I03	PSI	R65,000		

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	50047	PTN 4 OF ERF 123 OF BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	94,245	I03	PSI	R47,000		
	30001	PORTION 6 OF BRITSTOWN RD.NO 125, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	217,580	I03	PSI	R109,000		
	30002	PORTION 13 OF BRITSTOWN RD.NO 147, BRITSTOWN RD	SUID AFRIKAANSE NASIONALE PADAGENTSKAP LTD	76,490	I03	PSI	R38,000		
	30003	PORTION 6 OF BRITSTOWN RD.NO 149, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	213,557	I03	PSI	R107,000		
	30004	PORTION 7 OF BRITSTOWN RD.NO 153, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	22,047	I03	PSI	R11,000		
	50048	PTN 13 OF ERF 158 OF BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	2,605,542	I03	PSI	R650,000		
	30005	PORTION 14 OF BRITSTOWN RD.NO 158, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	36,995	I03	PSI	R18,000		
	30006	PORTION 15 OF BRITSTOWN RD.NO 158, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	243,349	I03	PSI	R122,000		
	30007	PORTION 2 OF BRITSTOWN RD.NO 164, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	47,499	I03	PSI	R24,000		
	30008	PORTION 3 OF BRITSTOWN RD.NO 164, BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	116,692	I03	PSI	R58,000		
	50049	PTN 1 OF ERF 171 OF BRITSTOWN RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	4,935,223	I03	PSI	R1,230,000		

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0200006004	12086	PORTION 1 OF QUAGGAS POORT NO. 60, BRITSTOWN RD	TRANSNET LTD	196,803	I05	PSI	R98,000		
0200006202	12092	PORTION 2 OF MINNIES KLOOF NO. 62, BRITSTOWN RD	TRANSNET LTD	46,710	I05	PSI	R23,000		
0200006203	12093	PORTION 3 OF MINNIES KLOOF NO. 62, BRITSTOWN RD	TRANSNET LTD	33,048	I05	PSI	R17,000		
0200006409	12099	PORTION 2 OF HOUWATER NO. 64, BRITSTOWN RD	TRANSNET LTD	95,075	I05	PSI	R48,000		
0200006403	12100	PORTION 3 OF HOUWATER NO. 64, BRITSTOWN RD	TRANSNET LTD	198,316	I05	PSI	R99,000		
0200006502	12103	PORTION 2 OF RIETGAT NO. 65, BRITSTOWN RD	TRANSNET LTD	168,608	I05	PSI	R84,000		
0200007102	12117	PORTION 1 OF KALKGAT NO. 71, BRITSTOWN RD	TRANSNET LTD	49,964	I05	PSI	R25,000		
0200007212	12123	PORTION 2 OF KARREEBOSCH POORT NO. 72, BRITSTOWN RD	TRANSNET LTD	370,207	I05	PSI	R9,000		
0200007302	12127	PORTION 2 OF DONKERHOEK NO. 73, BRITSTOWN RD	TRANSNET LTD	67,994	I05	PSI	R34,000		
0200008704	12171	PORTION 4 OF BRANDFONTEIN NO. 87, BRITSTOWN RD	TRANSNET LTD	95,161	I05	PSI	R2,000		
0200008712	12177	PORTION 12 OF BRANDFONTEIN NO. 87, BRITSTOWN RD	TRANSNET LTD	1,715	I05	PSI	R1,000		

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02000008705	12172	PORTION 5 OF BRANDFONTEIN NO. 87, BRITSTOWN RD	TRANSNET LTD	129,707	I05	PSI	R3,000		
02000008713	12178	PORTION 13 OF BRANDFONTEIN NO. 87, BRITSTOWN RD	TRANSNET LTD	2,880	I05	PSI	R1,000		
02000008706	12173	PORTION 6 OF BRANDFONTEIN NO. 87, BRITSTOWN RD	TRANSNET LTD	137,031	I05	PSI	R3,000		
02000009012	12186	PORTION 2 OF FARM NO. 90, BRITSTOWN RD	TRANSNET LTD	14,632	I05	PSI	R7,000		
02000009211	12191	PORTION 1 OF SWEETFONTEIN NO. 92, BRITSTOWN RD	TRANSNET LTD	157,017	I05	PSI	R79,000		
02000009401	12199	PORTION 1 OF FARM NO. 94, BRITSTOWN RD	TRANSNET LTD	57,787	I05	PSI	R29,000		
02000009611	12204	PORTION 1 OF FARM NO. 96, BRITSTOWN RD	TRANSNET LTD	147,137	I05	PSI	R74,000		
02000009804	12211	PORTION 4 OF GEMSBOKFONTEIN NO. 98, BRITSTOWN RD	TRANSNET LTD	1,526	I05	PSI	R1,000		
02000009805	12212	PORTION 5 OF GEMSBOKFONTEIN NO. 98, BRITSTOWN RD	TRANSNET LTD	104,240	I05	PSI	R52,000		
02000013104	12302	PORTION 4 OF ZWARTEKOPJES NO. 131, BRITSTOWN RD	TRANSNET LTD	3,055	I05	PSI	R2,000		
02000013105	12303	PORTION 5 OF ZWARTEKOPJES NO. 131, BRITSTOWN RD	TRANSNET LTD	9,222	I05	PSI	R5,000		

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02000013313	12309	PORTION 3 OF SINCLAIRS DAM NO. 133, BRITSTOWN RD	TRANSNET LTD	1,264	I05	PSI	R1,000		
02000013314	12310	PORTION 4 OF SINCLAIRS DAM NO. 133, BRITSTOWN RD	TRANSNET LTD	6,817	I05	PSI	R3,000		
02000013316	12312	PORTION 6 OF SINCLAIRS DAM NO. 133, BRITSTOWN RD	TRANSNET LTD	5,019	I05	PSI	R3,000		
02000013315	12311	PORTION 5 OF SINCLAIRS DAM NO. 133, BRITSTOWN RD	TRANSNET LTD	666,470	I05	PSI	R17,000		
02000013410	12314	REM OF FARM NO. 134, BRITSTOWN RD	TRANSNET LTD	3,201	I05	PSI	R2,000		
02000013511	12317	PORTION 1 OF HARTEBEEESTPLAAT NO. 135, BRITSTOWN RD	TRANSNET LTD	21,271	I05	PSI	R11,000		
02000013604	12324	PORTION 4 OF BOSJESMANS FOUNTAIN NO. 136, BRITSTOWN RD	TRANSNET LTD	6,294	I05	PSI	R3,000		
02000013803	12330	PORTION 3 OF DAMFOUNTAIN NO. 138, BRITSTOWN RD	TRANSNET LTD	128,732	I05	PSI	R64,000		
02000013804	12331	PORTION 4 OF DAMFOUNTAIN NO. 138, BRITSTOWN RD	TRANSNET LTD	78,639	I05	PSI	R39,000		
02000000212	12669	PORTION 15 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	1,042	I06	PSI	R1,000		
02000000208	12665	PORTION 10 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	2,571	I06	PSI	R1,000		

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02000000214	12671	PORTION 17 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	10,118	I06	PSI	R330,000		
02000000220	12677	PORTION 24 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	6,736	I06	PSI	R7,000		
02000000216	12673	PORTION 19 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	137,093	I06	PSI	R69,000		
02000000222	12679	PORTION 26 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	2,204	I06	PSI	R2,000		
02000000213	12670	PORTION 16 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	3,490	I06	PSI	R2,000		
02000000193	12656	PORTION 1 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	316,374	I06	PSI	R158,000		
02000000223	12680	PORTION 27 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	942	I06	PSI	R1,000		
02000000215	12672	PORTION 18 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	4,968	I06	PSI	R2,000		
02000000221	12678	PORTION 25 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	222	I06	PSI	R1,000		
02000000207	12664	PORTION 9 OF MARITZ DAM NO. 32, BRITSTOWN RD	TRANSNET LTD	1,555	I06	PSI	R1,000		
02000000225	12682	PORTION 1 OF ROODEPOORT NO. 34, BRITSTOWN RD	TRANSNET FREIGHT RAIL	248,922	I06	PSI	R124,000		

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					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
02000013603	12323	PORTION 3 OF BOSJESMANS FOUNTAIN NO. 136, BRITSTOWN RD	TRANSNET LTD	273,234	I06	PSI	R157,000		
02000013811	12328	PORTION 1 OF DAMFOUNTAIN NO. 138, BRITSTOWN RD	TRANSNET LTD	88,748	I06	PSI	R62,000		
02000000279	12736	PORTION 3 OF VOGELSTRUISCH POORT NO. 55, BRITSTOWN RD	TELKOM S A LTD	1,803	I12	PSI	R1,000		
02000014712	12361	PORTION 12 OF NIEUWEJAARSFOUNTAIN NO. 147, BRITSTOWN RD	TELKOM S A LTD	1,556	I12	PSI	R1,000		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: DE AAR

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
01000204500	2741	ERF 2045 DE AAR	NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	1,115	I03	PSI	R1,000		
01000204600	2742	ERF 2046 DE AAR	NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	1,115	I03	PSI	R1,000		
01000000000	1755	ERF 4050 DE AAR	NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	950	I03	PSI	R1,000		
01000452500	6419	ERF 4525 DE AAR	ROADS TRUSTEES	15,108	I03	PSI	R0		
01000452600	6420	ERF 4526 DE AAR	ROADS TRUSTEES	29,102	I03	PSI	R0		
01000452700	6421	ERF 4527 DE AAR	ROADS TRUSTEES	50,032	I03	PSI	R0		
01000452800	6422	ERF 4528 DE AAR	ROADS TRUSTEES	10,019	I03	PSI	R0		
01000452900	6423	ERF 4529 DE AAR	ROADS TRUSTEES	6,533	I03	PSI	R0		
01000453000	6424	ERF 4530 DE AAR	ROADS TRUSTEES	1,516	I03	PSI	R0		
01000453100	6425	ERF 4531 DE AAR	ROADS TRUSTEES	39,637	I03	PSI	R0		
	50017	ERF 9063 OF DE AAR	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	6,133	I03	PSI	R5,000		

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PSI Deeds Town: DE AAR

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	50088	ERF 9068 OF DE AAR	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	1,588	I03	PSI	R1,000		
	50018	ERF 9077 OF DE AAR	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	1,794	I03	PSI	R1,000		
	50025	ERF 9090 OF DE AAR	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	6,570	I03	PSI	R5,000		
01000026500	6361	ERF 265 DE AAR	TRANSNET LTD	18,523	I05	PSI	R1,000		
01000026600	6362	ERF 266 DE AAR	TRANSNET LTD	510,575	I05	PSI	R230,000		
01000026700	6363	ERF 267 DE AAR	TRANSNET LTD	1,299	I05	PSI	R1,000		
01000026800	6364	ERF 268 DE AAR	TRANSNET LTD	605,551	I05	PSI	R2,730,000		
01000026900	6365	ERF 269 DE AAR	TRANSNET LTD	1,388	I05	PSI	R1,000		
01000027000	6366	ERF 270 DE AAR	TRANSNET LTD	93,440	I05	PSI	R7,000		
01000029400	6388	ERF 294 DE AAR	MUN EMTHANJENI	13,146	I05	PSI	R1,000		
01000062700	472	ERF 627 DE AAR	TRANSNET LTD	827,819	I05	PSI	R10,704,000		

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01000163800	1235	ERF 1638 DE AAR	TRANSNET LTD	7,138	I05	PSI	R0		
01000164500	1240	ERF 1645 DE AAR	TRANSNET LTD	192,750	I05	PSI	R0		
01000000000	1491	ERF 3371 DE AAR	TRANSNET LTD	215,584	I05	PSI	R0		
01000000000	1492	ERF 3372 DE AAR	TRANSNET LTD	471	I05	PSI	R0		
01000000000	1493	ERF 3373 DE AAR	TRANSNET LTD	2,876	I05	PSI	R0		
01000000000	1494	ERF 3374 DE AAR	TRANSNET LTD	1,321	I05	PSI	R0		
01000025400	209	ERF 254 DE AAR	TRANSNET LTD	228,279	I06	PSI	R0		
01000026300	6359	ERF 263 DE AAR	TRANSNET LTD	768	I06	PSI	R0		
01000026400	6360	ERF 264 DE AAR	TRANSNET LTD	3,913	I06	PSI	R0		
01000027100	6367	ERF 271 DE AAR	TRANSNET LTD	21,050	I06	PSI	R2,000		
01000000000	902	ERF 1198 DE AAR	TRANSNET LTD	20,073	I06	PSI	R0		

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0100000000	1033	ERF 1416 DE AAR	TRANSNET LTD	715	I06	PSI	R0		
01000164000	1237	ERF 1640 DE AAR	TRANSNET LTD	25,748	I06	PSI	R0		
01000164200	1238	ERF 1642 DE AAR	TRANSNET LTD	262	I06	PSI	R0		
01000164300	3218	ERF 1643 DE AAR	TRANSNET LTD	5,684	I06	PSI	R0		
01000164400	1239	ERF 1644 DE AAR	TRANSNET LTD	1,933	I06	PSI	R0		
01000185900	2559	ERF 1859 DE AAR	TRANSNET LTD	1,556	I06	PSI	R0		
01000300400	3453	ERF 3004 DE AAR	TRANSNET LTD	9,753	I06	PSI	R0		
01000000000	1495	ERF 3375 DE AAR	TRANSNET LTD	312	I06	PSI	R0		
01000000000	1496	ERF 3376 DE AAR	TRANSNET LTD	270	I06	PSI	R0		
01000000000	1497	ERF 3377 DE AAR	REPUBLIEK VAN SUID-AFRIKA	389	I06	PSI	R0		
01000000000	1660	ERF 3740 DE AAR	MUN DE AAR	10,997	I06	PSI	R0		

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0100000000	1667	ERF 3767 DE AAR	TRANSNET LTD	293	I06	PSI	R0		
01000797200	2193	ERF 7972 DE AAR	TRANSNET LTD	116,442	I06	PSI	R1,950,000		
01000799800	2216	ERF 7998 DE AAR	TRANSNET LTD	11,623	I06	PSI	R0		
01000511100	3986	ERF 5111 DE AAR	TRANSNET LTD	4,891	I08	PSI	R320,000		
01000583900	4341	ERF 5839 DE AAR	MUN EMTHANJENI	2,160	I08	PSI	R0		
01000512500	2098	ERF 5125 DE AAR	TELKOM S A LTD	2,492	I12	PSI	R330,000		

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PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: HANOVER

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
	50082	ERF 1612 OF HANOVER	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	7,890	I03	PSI	R5,000		
	50083	ERF 1617 OF HANOVER	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	687	I03	PSI	R1,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: **HANOVER RD**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
	50026	PTN 2 OF ERF 36 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	115,312	I03	PSI	R58,000		
	50027	PTN 1 OF ERF 37 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	101,879	I03	PSI	R51,000		
	30025	PORTION 11 OF HANOVER RD.NO 47, HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	219,188	I03	PSI	R110,000		
	30026	PORTION 12 OF HANOVER RD.NO 47, HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	4,552	I03	PSI	R2,000		
	30027	PORTION 13 OF HANOVER RD.NO 47, HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	219,188	I03	PSI	R110,000		
	30031	PORTION 24 OF HANOVER RD.NO 49, HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	7,035	I03	PSI	R4,000		
	30028	PORTION 20 OF HANOVER RD.NO 49, HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	60,054	I03	PSI	R30,000		
	30029	PORTION 21 OF HANOVER RD.NO 49, HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	70,222	I03	PSI	R35,000		
	30030	PORTION 23 OF HANOVER RD.NO 49, HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	70,266	I03	PSI	R35,000		
	50052	PTN 22 OF ERF 49 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	3,599,847	I03	PSI	R900,000		
	50022	PTN 8 OF ERF 56 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	52,432	I03	PSI	R25,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: **HANOVER RD**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
	50028	PTN 6 OF ERF 56 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	120,155	I03	PSI	R60,000		
	50035	PTN 4 OF ERF 58 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	2,179	I03	PSI	R5,000		
	50053	PTN 3 OF ERF 58 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	292,738	I03	PSI	R146,000		
	50037	PTN 19 OF ERF 74 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	52,156	I03	PSI	R26,000		
	50045	PTN 17 OF ERF 74 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY SOC LTD	13,408	I03	PSI	R7,000		
	30032	PORTION 5 OF HANOVER RD.NO 76, HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	29,505	I03	PSI	R15,000		
	30033	PORTION 10 OF HANOVER RD.NO 77, HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	67,613	I03	PSI	R34,000		
	50057	PTN 2 OF ERF 93 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	463,187	I03	PSI	R150,000		
	50030	PTN 5 OF ERF 101 OF HANOVER RD	SOUTH AFRICAN ROADS AGENCY S O C LTD	98,797	I03	PSI	R49,000		
	50059	PTN 4 OF ERF 102 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	9,771,460	I03	PSI	R2,400,000		
	50058	PTN 3 OF ERF 102 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	18,397,522	I03	PSI	R4,600,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: **HANOVER RD**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
	50060	PTN 7 OF ERF 111 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	107,841	I03	PSI	R54,000		
	30024	PORTION 3 OF HANOVER RD.NO 112, HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	18,204	I03	PSI	R9,000		
	50036	PTN 1 OF ERF 150 OF HANOVER RD	SOUTH AFRICAN NATIONAL ROADS AGENCY S O C LTD	297,139	I03	PSI	R1,490,000		
03000004005	14321	PORTION 5 OF VETLAAGTE NO. 4, HANOVER RD	TRANSNET LTD	14,873	I05	PSI	R7,000		
03000004002	14318	PORTION 2 OF VETLAAGTE NO. 4, HANOVER RD	TRANSNET LTD	26,581	I05	PSI	R13,000		
03000004004	14320	PORTION 4 OF VETLAAGTE NO. 4, HANOVER RD	TRANSNET LTD	9,746	I05	PSI	R5,000		
03000005004	14325	PORTION 4 OF WAGT EN BITTJE NO. 5, HANOVER RD	TRANSNET LTD	6,126	I05	PSI	R3,000		
030000050011	14323	PORTION 1 OF WAGT EN BITTJE NO. 5, HANOVER RD	TRANSNET LTD	190,300	I05	PSI	R95,000		
03000006003	14329	PORTION 3 OF RIET FOUNTAIN NO. 6, HANOVER RD	TRANSNET LTD	608,947	I05	PSI	R304,000		
03000006005	14331	PORTION 5 OF RIET FOUNTAIN NO. 6, HANOVER RD	TRANSNET LTD	194,306	I05	PSI	R97,000		
03000002708	14389	PORTION 8 OF LEUWE FOUNTAIN NO. 27, HANOVER RD	TRANSNET LTD	1,442	I05	PSI	R1,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: **HANOVER RD**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
03000002704	14385	PORTION 4 OF LEUWE FOUNTAIN NO. 27, HANOVER RD	TRANSNET LTD	45,439	I05	PSI	R23,000		
03000002707	14388	PORTION 7 OF LEUWE FOUNTAIN NO. 27, HANOVER RD	TRANSNET LTD	8,465	I05	PSI	R4,000		
03000002703	14384	PORTION 3 OF LEUWE FOUNTAIN NO. 27, HANOVER RD	TRANSNET LTD	43,797	I05	PSI	R22,000		
03000002905	14405	PORTION 5 OF DWAAL FOUNTAIN NO. 29, HANOVER RD	TRANSNET LTD	44,254	I05	PSI	R22,000		
03000002908	14408	PORTION 8 OF DWAAL FOUNTAIN NO. 29, HANOVER RD	TRANSNET LTD	4,118	I05	PSI	R2,000		
03000002906	14406	PORTION 6 OF DWAAL FOUNTAIN NO. 29, HANOVER RD	TRANSNET LTD	23,692	I05	PSI	R12,000		
03000002907	14407	PORTION 7 OF DWAAL FOUNTAIN NO. 29, HANOVER RD	TRANSNET LTD	29,256	I05	PSI	R15,000		
03000003903	14424	PORTION 3 OF RIET FOUNTAIN NO. 39, HANOVER RD	TRANSNET LTD	771	I05	PSI	R1,000		
03000003902	14423	PORTION 2 OF RIET FOUNTAIN NO. 39, HANOVER RD	TRANSNET LTD	103,164	I05	PSI	R52,000		
03000040002	14427	PORTION 2 OF KWANSELAARS HOEK NO. 40, HANOVER RD	TRANSNET LTD	73,328	I05	PSI	R37,000		
03000004105	14433	PORTION 5 OF TAAIBOSCH FONTEIN NO. 41, HANOVER RD	TRANSNET LTD	111,210	I05	PSI	R56,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: **HANOVER RD**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
0300004107	14434	PORTION 7 OF TAAIBOSCH FONTEIN NO. 41, HANOVER RD	TRANSNET LTD	153,832	I05	PSI	R77,000		
03000042001	14435	PORTION 1 OF FRANSCHMANS KOP NO. 42, HANOVER RD	TRANSNET LTD	175,695	I05	PSI	R88,000		
03000042002	14436	PORTION 2 OF FRANSCHMANS KOP NO. 42, HANOVER RD	TRANSNET LTD	21,488	I05	PSI	R11,000		
03000042003	14437	PORTION 3 OF FRANSCHMANS KOP NO. 42, HANOVER RD	TRANSNET LTD	17,356	I05	PSI	R9,000		
03000042005	14438	PORTION 5 OF FRANSCHMANS KOP NO. 42, HANOVER RD	TRANSNET LTD	31,691	I05	PSI	R16,000		
03000042006	14439	PORTION 6 OF FRANSCHMANS KOP NO. 42, HANOVER RD	TRANSNET LTD	656	I05	PSI	R1,000		
03000051007	14480	PORTION 7 OF RAAP-FONTEIN NO. 51, HANOVER RD	TRANSNET LTD	119	I05	PSI	R1,000		
03000051006	14479	PORTION 6 OF RAAP-FONTEIN NO. 51, HANOVER RD	TRANSNET LTD	231,307	I05	PSI	R116,000		
03000051005	14478	PORTION 5 OF RAAP-FONTEIN NO. 51, HANOVER RD	TRANSNET LTD	18,553	I05	PSI	R9,000		
0300007006	14539	PORTION 6 OF KRAB FOUNTAIN NO. 70, HANOVER RD	TRANSNET LTD	1,237	I05	PSI	R55,000		
0300007503	14569	PORTION 3 OF KALKOENKRANS NO. 75, HANOVER RD	TRANSNET LTD	24,888	I05	PSI	R27,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: **HANOVER RD**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
03000007507	14573	PORTION 7 OF KALKOENKRANS NO. 75, HANOVER RD	TRANSNET LTD	13,454	I05	PSI	R7,000		
03000007505	14571	PORTION 5 OF KALKOENKRANS NO. 75, HANOVER RD	TRANSNET LTD	68,149	I05	PSI	R34,000		
03000007506	14572	PORTION 6 OF KALKOENKRANS NO. 75, HANOVER RD	TRANSNET LTD	9,646	I05	PSI	R5,000		
03000007508	14574	PORTION 8 OF KALKOENKRANS NO. 75, HANOVER RD	TRANSNET LTD	52,417	I05	PSI	R26,000		
03000007905	14586	PORTION 5 OF VAN DER LINDES KRAAL NO. 79, HANOVER RD	TRANSNET LTD	28,201	I05	PSI	R14,000		
03000007904	14585	PORTION 4 OF VAN DER LINDES KRAAL NO. 79, HANOVER RD	TRANSNET LTD	524,298	I05	PSI	R26,000		
03000080005	14592	PORTION 5 OF KLIP GAT NO. 80, HANOVER RD	TRANSNET LTD	61,699	I05	PSI	R31,000		
03000139000	14690	REM OF WAG 'N BIETJIE ANNEX B NO. 139, HANOVER RD	TRANSNET LTD	17,483	I05	PSI	R9,000		
03000015405	14706	PORTION 5 OF ANDRIES FONTEIN NO. 154, HANOVER RD	TRANSNET LTD	25,822	I05	PSI	R13,000		
03001540003	14704	PORTION 3 OF ANDRIES FONTEIN NO. 154, HANOVER RD	TRANSNET LTD	78,758	I05	PSI	R39,000		
03001540002	14703	PORTION 2 OF ANDRIES FONTEIN NO. 154, HANOVER RD	TRANSNET LTD	134,531	I05	PSI	R67,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: HANOVER RD

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
03001540006	14707	PORTION 6 OF ANDRIES FONTEIN NO. 154, HANOVER RD	TRANSNET LTD	632	I05	PSI	R1,000		
03001540004	14705	PORTION 4 OF ANDRIES FONTEIN NO. 154, HANOVER RD	TRANSNET LTD	22,954	I05	PSI	R11,000		
03001370001	14688	PORTION 1 OF WAG 'N BIETJIE ANNEX C NO. 137, HANOVER RD	ESKOM HOLDINGS LTD	434,013	I10	PSI	R95,000		
03001380000	14689	REM OF WAG 'N BIETJIE ANNEX A NO. 138, HANOVER RD	ESKOM HOLDINGS LTD	177,133	I10	PSI	R89,000		
03001440000	14693	REM OF HYDRA NO. 144, HANOVER RD	ESKOM HOLDINGS LTD	377,325	I10	PSI	R189,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: NONZWAKAZI

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
	20029	ERF 1847 OF NONZWAKAZI	TRANSNET LTD	103,742	I06	PSI	R70,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: PHILIPSTOWN RD

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
03000002807	14397	PORTION 7 OF ROODE KRAAL NO. 28, PHILIPSTOWN RD	TRANSNET LTD	25,573	I05	PSI	R13,000		
03000002806	14396	PORTION 6 OF ROODE KRAAL NO. 28, PHILIPSTOWN RD	TRANSNET LTD	28,988	I05	PSI	R14,000		
03000002803	14393	PORTION 3 OF ROODE KRAAL NO. 28, PHILIPSTOWN RD	TRANSNET LTD	56,087	I05	PSI	R28,000		
03000002804	14394	PORTION 4 OF ROODE KRAAL NO. 28, PHILIPSTOWN RD	TRANSNET LTD	344	I05	PSI	R54,000		
03000002805	14395	PORTION 5 OF ROODE KRAAL NO. 28, PHILIPSTOWN RD	TRANSNET LTD	553	I05	PSI	R60,000		
01000105010	8684	PORTION 1 OF HOUD KRAAL NO. 105, PHILIPSTOWN RD	TRANSNET LTD	286,253	I05	PSI	R7,000		
01000010506	8689	PORTION 6 OF HOUD KRAAL NO. 105, PHILIPSTOWN RD	TRANSNET LTD	15,297	I05	PSI	R8,000		
01000139002	8703	PORTION 2 OF PLESSIS DAM NO. 139, PHILIPSTOWN RD	TRANSNET LTD	17,036	I05	PSI	R9,000		
01000140030	8707	PORTION 3 OF BEHRS HOEK NO. 140, PHILIPSTOWN RD	TRANSNET LTD	98,345	I05	PSI	R49,000		
01000140040	8708	PORTION 4 OF BEHRS HOEK NO. 140, PHILIPSTOWN RD	TRANSNET LTD	129,194	I05	PSI	R28,000		
01000140060	8710	PORTION 6 OF BEHRS HOEK NO. 140, PHILIPSTOWN RD	TRANSNET LTD	2,501	I05	PSI	R1,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: PHILIPSTOWN RD

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
01000145011	8727	PORTION 11 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	8,565	I05	PSI	R4,000		
01000145039	8739	PORTION 39 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	17,498	I05	PSI	R9,000		
01000145080	8726	PORTION 8 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	16,845	I05	PSI	R8,000		
01000145035	8735	PORTION 35 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	237	I05	PSI	R1,000		
01000145060	8724	PORTION 6 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	499,637	I05	PSI	R110,000		
01000145036	8736	PORTION 36 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	3,815	I05	PSI	R2,000		
01000145070	8725	PORTION 7 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	23,412	I05	PSI	R12,000		
01000145037	8737	PORTION 37 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	17,075	I05	PSI	R9,000		
01000145038	8738	PORTION 38 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	9,797	I05	PSI	R5,000		
01000145016	8729	PORTION 16 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	5,181	I05	PSI	R3,000		
01000145040	8740	PORTION 40 OF PAARDE VALLEY NO. 145, PHILIPSTOWN RD	TRANSNET LTD	56,616	I05	PSI	R28,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: PHILIPSTOWN RD

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
01000180130	8763	PORTION 13 OF DE AAR NO. 180, PHILIPSTOWN RD	TRANSNET LTD	66,095	I05	PSI	R33,000		
01000180520	8775	PORTION 52 OF DE AAR NO. 180, PHILIPSTOWN RD	TRANSNET LTD	1,114,662	I05	PSI	R28,000		
01000180580	8781	PORTION 58 OF DE AAR NO. 180, PHILIPSTOWN RD	TRANSNET LTD	1,873	I05	PSI	R1,000		
01000180070	8758	PORTION 7 OF DE AAR NO. 180, PHILIPSTOWN RD	TRANSNET LTD	104,571	I05	PSI	R23,000		
01000018060	8783	PORTION 60 OF DE AAR NO. 180, PHILIPSTOWN RD	TRANSNET LTD	959	I05	PSI	R1,000		
01000180550	8778	PORTION 55 OF DE AAR NO. 180, PHILIPSTOWN RD	TRANSNET LTD	14,766	I05	PSI	R7,000		
01000180080	8759	PORTION 8 OF DE AAR NO. 180, PHILIPSTOWN RD	TRANSNET LTD	22,770	I05	PSI	R11,000		
01000180530	8776	PORTION 53 OF DE AAR NO. 180, PHILIPSTOWN RD	TRANSNET LTD	9,518	I05	PSI	R5,000		
01000180590	8782	PORTION 59 OF DE AAR NO. 180, PHILIPSTOWN RD	TRANSNET LTD	1,177	I05	PSI	R1,000		
01000180510	8774	PORTION 51 OF DE AAR NO. 180, PHILIPSTOWN RD	TRANSNET LTD	680,700	I05	PSI	R17,000		
01000018901	8785	PORTION 1 OF NUWE TAFELKOP NO. 189, PHILIPSTOWN RD	TRANSNET LTD	8,406	I05	PSI	R4,000		

EMTHANJENI LOCAL MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2017 - 30 JUNE 2022

PSI Deeds Town: PHILIPSTOWN RD

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
01000140020	8706	PORTION 2 OF BEHRS HOEK NO. 140, PHILIPSTOWN RD	TRANSNET LTD	45,987	I06	PSI	R23,000		
	50064	PTN 43 OF ERF 145 OF PHILIPSTOWN RD	MUN EMTHANJENI	10,000	I08	PSI	R500,000		

PUBLIC SERVICE INFRASTRUCTURE

USE CODE INDEX

Use Code	Page Numbers
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I05	2
I06	2
I08	15
I10	23
I12	2

EMTHANJENI LOCAL MUNICIPALITY - VALUATION ROLL

SUMMARY- PSI

CATEGORY	USE CODE	PROPERTY COUNT	MARKET VALUE
PSI	103	75	R14,113,000.00
	105	125	R16,576,000.00
	106	37	R4,373,000.00
	108	3	R820,000.00
	110	3	R373,000.00
	112	5	R1,083,000.00
	Total		248

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

I, Shaun Bester, Identity Number 7209015082084, 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 Emthanjeni 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.

No	PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
1	Sectional Title Properties	9	R4,500,000
2	PSI	248	R37,338,000
3	Full Title Properties	10,496	R4,894,333,000
4	Total	10,753	R4,936,171,000

Certified at Cape Town this 31st day of January 2017

Professional Registration Number with the South African Council for the Property Valuers Profession: 3839/9

Category of Professional Registration: Professional Associated Valuer



Signature of Municipal Valuer