



EMTHANJENI MUNICIPALITY

General Valuation Roll 2022

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2022

DATE OF VALUATION: 01 JULY 2021

SECTIONAL TITLE PROPERTIES

WWW.EMTHANJENI.CO.ZA

Category of Property

Rating Category
<i>Description</i>
Agricultural Properties
Business and Commercial Properties
Industrial
Mining Properties
Multi Purposes
Public Services Infrastructure
Public Services Purpose
Residential Properties
Vacant Land

* - Refer to the Multi Purpose Annexure of the General Valuation Roll

EMTHANJENI MUNICIPALITY - GENERAL VALUATION 2022

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PERIOD OF VALUATION: 01 JULY 2022 – 30 JUNE 2027**FULL TITLE PROPERTIES**

SCHEME NAME	SECTION NO	OWNERS NAME	STREET ADDRESS	EXTENT (SQM)	RATING CATEGORY	MARKET VALUE	PIN (Internal Reference No.)
SS OXFORD MANOR	1	MAXAMA XOLANI BRIGHTNESS	NOT AVAILABLE	66	Residential Properties	527 000	6000001
SS OXFORD MANOR	2	MATANG WILLIAM MODISANE	NOT AVAILABLE	66	Residential Properties	527 000	6000002
SS OXFORD MANOR	3	STEYN DIENA CARLINA	NOT AVAILABLE	66	Residential Properties	511 000	6000003
SS OXFORD MANOR	4	LAMBRECHTS GEORGE MARTIN	NOT AVAILABLE	66	Residential Properties	537 000	6000004
SS OXFORD MANOR	5	SPRINGPUT TRUST	NOT AVAILABLE	66	Residential Properties	537 000	6000005
SS OXFORD MANOR	6	ZONO LUYANDA VINCENT	NOT AVAILABLE	66	Residential Properties	511 000	6000006
SS OXFORD MANOR	7	MARITZ MERVIN ALEXANDER	NOT AVAILABLE	66	Residential Properties	511 000	6000007
SS OXFORD MANOR	8	PATON THEOPHILUS CECIL	NOT AVAILABLE	66	Residential Properties	511 000	6000008
SS OXFORD MANOR	9	LETONG KAONE DOYLE	NOT AVAILABLE	66	Residential Properties	511 000	6000009

EMTHANJENI MUNICIPALITY - GENERAL VALUATION 2022
PERIOD OF VALUATION: 01 JULY 2022 – 30 JUNE 2027
FULL TITLE PROPERTIES

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SUMMARY

Category Description	Property Count	Market Value
Residential	9	R 4 683 000
Total	9	R 4 683 000

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	R 4 683 000
2	Full Title Farm Properties	1,142	R 3 186 408 000
3	Full Title Properties	9,668	R 2 958 908 000
4	Total	10,819	R 6 149 999 000

Certified at Cape Town this 31st day of January 2022

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

Category of Professional Registration: Professional Associate Valuer



Signature of Municipal Valuer