



THE BIG 5 FALSE BAY LOCAL MUNICIPALITY

SUPPLEMENTARY VALUATION ROLL 1 - 2014/15 Maintenance of GV2014

Prepared by:

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

I, **HANGWANI PETRUS MATIDZA** Identity Number **760606 6549 087**, 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, favor or prejudice, prepared the **2014/15** Supplementary valuation roll 1 for **The Big 5 False Bay 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	Farms	53	R 184,634,000
2	Other properties	33	R 34,034,100
TOTALS		86	R 218,668,100

Certified at **Bedfordview, Germiston** this **30st** day of **June 2015**

Professional Registration Number with the South African Council for the Property Valuers Profession: **4953/7**

Category of Professional Registration: **Professional Valuer**

Signature of Municipal Valuer



Account Number	Erf/ Farm Number	Portion	Township/Farm name	Names of Owner(s)	Category	Physical Address	Extent	Effective Date	Market Value	Prescribed remarks
NEW	21	1	Hluhluwe	White View Investments Proprietary Limited	BUS - Bus, Comm & Industrial	21 of Hluhluwe	2172sqm	01/07/2015	R 2,917,000.00	New Building-Section 78(1)(d)
RES000010	35	0	Hluhluwe	Uniting Reformed Church Mtubatuba Congregation	POW-Place of worship	35 Park Ross Avenue	4047sqm	01/07/2015	R 600,000.00	Wrong Category-Section78(1)(f)
BUS000093	52	0	Hluhluwe	J R Van Coller & M Van Coller	BUS - Bus, Comm & Industrial	52 Main Street	2044sqm	01/07/2015	R850,000.00	Incorrectly valued - Sec 78(1) e)
RES000051	79	0	Hluhluwe	Andrezej Tomicki	RES - Residential	79 Nyala Street	1918sqm	01/07/2015	R 750,000.00	Incorrectly valued - Sec 78(1) e)
RES000062	90	0	Hluhluwe	Lottering Susarah	RES - Residential	90 of Hluhluwe	2331sqm	01/07/2015	R 850,000.00	Incorrectly valued - Sec 78(1) e)
RES000076	216	0	Hluhluwe	Provincial Government Of Province Of Kwazulu-Natal	RES - Residential	216 of Hluhluwe	1301sqm	01/07/2015	R143,000.00	Wrong Category-Section78(1)(f)
RES000078	283	0	Hluhluwe	Hermanus Stephanus Badenhorst	RES - Residential	283 of Hluhluwe	2839sqm	01/07/2015	R1,166,000.00	Wrong Category-Section78(1)(f)
MUN000001	321	0	Hluhluwe	Big 5 False Bay Municipality	PSI - Public Service Infrastructure	321 of Hluhluwe	7991sqm	01/07/2015	R1,000.00	Wrong Category-Section78(1)(f)
AG0000622	323	0	Hluhluwe	Bonamanzi Game Reserve Proprietary Limited	AGR - Agricultural	323 of Hluhluwe	1533131sqm	01/07/2015	R1,380,000.00	Incorrectly valued - Sec 78(1) e)
AG0000519	327	0	Hluhluwe	Intibane Game Lodge Cc	AGR - Agricultural	327 of Hluhluwe	38488sqm	01/07/2015	R1,027,000.00	Wrong Category-Section78(1)(f)
BUS000024	328	0	Hluhluwe	Storm David Lloyd	BUS - Bus, Comm & Industrial	328 of Hluhluwe	1917sqm	01/07/2015	R 1,374,000.00	Omission-Section78(1)a)
	360	0	Hluhluwe	Big 5 False Bay Municipality	RES - Residential	360 of Hluhluwe	1363sqm	01/07/2015	R 690,000.00	New Building-Section 78(1)(d)
	394	0	Hluhluwe	Pieter Daniel Vermaak	RES - Residential	394 of Hluhluwe	1368sqm	01/07/2015	R 445,000.00	New Building-Section 78(1)(d)
RES000161	395	0	Hluhluwe	Bayete Trust-Trustees	RES - Residential	Big Five Street	1368sqm	01/07/2015	R1,469,000.00	Wrong Category-Section78(1)(f)
RES000994	537	0	Hluhluwe	Big 5 False Bay Municipality	RES - Residential	537 of Hluhluwe	324sqm	01/07/2015	R29,000.00	Wrong Category-Section78(1)(f)
SPL000034	612	0	Hluhluwe	Big 5 False Bay Municipality	RES - Residential	612 of Hluhluwe	2097sqm	01/07/2015	R105,000.00	Exceptional reason-Extent-Section 78(1)f)
RES000365	669	0	Hluhluwe	Zimelani Innocentia Zungu	RES - Residential	669 of Hluhluwe	345sqm	01/07/2015	R71,500.00	Exceptional reason-Extent-Section 78(1)f)
RES000366	670	0	Hluhluwe	Octavia Buselaphi Ngobese	RES - Residential	670 of Hluhluwe	370sqm	01/07/2015	R72,000.00	Exceptional reason-Extent-Section 78(1)f)
RES000367	671	0	Hluhluwe	Marie Gumbi	RES - Residential	671 of Hluhluwe	379sqm	01/07/2015	R74,600.00	Exceptional reason-Extent-Section 78(1)f)
BUS000027	916	0	Hluhluwe	Big 5 False Bay Municipality	ReS - Residential	916 of Hluhluwe	681sqm	01/07/2015	R61,000.00	Incorrectly valued - Sec 78(1) e)
SPL000037	1015	0	Hluhluwe	Big 5 False Bay Municipality	PSI - Public Service Infrastructure	1015 of Hluhluwe	7772sqm	01/07/2015	R1,000.00	Wrong Category-Section78(1)(f)



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SPL000039	1152	0	Hluhluwe	Big 5 False Bay Municipality	RES - Residential	1152 of Hluhluwe	2915sqm	01/07/2015	R314,000.00	Exceptional reason-Extent-Section 78(1)f
SPL000040	1214	0	Hluhluwe	Big 5 False Bay Municipality	MUN - Municipal Owned	1214 of Hluhluwe	3142sqm	01/07/2015	R94,000.00	Exceptional reason-Extent-Section 78(1)f
SPL000041	1215	0	Hluhluwe	Big 5 False Bay Municipality	MUN - Municipal Owned	1215 of Hluhluwe	15026sqm	01/07/2015	R451,000.00	Exceptional reason-Extent-Section 78(1)f
SPL000042	1216	0	Hluhluwe	Big 5 False Bay Municipality	MUN - Municipal Owned	1216 of Hluhluwe	28174sqm	01/07/2015	R3,530,000.00	Exceptional reason-Extent-Section 78(1)f
RES000882	1218	0	Hluhluwe	Sherien Lucy Gumede	RES - Residential	1218 of Hluhluwe	300sqm	01/07/2015	R209,000.00	Wrong Category-Section78(1)(f)
BUS000076	1284	0	Hluhluwe	Padden Investment Syndicate Cc	BUS - Bus, Comm & Industrial	1284 of Hluhluwe	26240sqm	01/07/2015	R7,250,000.00	Incorrectly valued - Sec 78(1) e
RES001006	1292	0	Hluhluwe	Plesea Gabriela	RES - Residential	78 Nyala Street	2928sqm	01/07/2015	R650,000.00	Wrong Category-Section78(1)(f)
	1293	0	Hluhluwe	Sdf Hardware Cc	BUS - Bus, Comm & Industrial	1293 of Hluhluwe	7396sqm	01/07/2015	R 4,460,000.00	Incorrectly valued - Sec 78(1) e
AG0000004	11559	0	Athalie GV RD	Mark Chennells Pty Ltd	AGR - Agricultural	11559 of GV RD	1789723sqm	01/07/2015	R3,894,000.00	Omission-Section78(1)a
AG0000496	16484	0	HLUHLUWE RIVER GV RD	Mark Chennells Pty Ltd	AGR - Agricultural	16484 of GV RD	17500sqm	01/07/2015	R1,000.00	Omission-Section78(1)a
AG0000498	16486	0	HLUHLUWE RIVER GV RD	Mark Chennells Pty Ltd	AGR - Agricultural	16486 of GV RD	36000sqm	01/07/2015	R1,000.00	Omission-Section78(1)a
AG0000500	16488	0	HLUHLUWE RIVER GV RD	Mark Chennells Pty Ltd	AGR - Agricultural	16488 of GV RD	51300sqm	01/07/2015	R1,000.00	Omission-Section78(1)a
AG0000225	13359	1	LOT H105 GV RD	Robins Maureen Margaret	AGR - Agricultural	13359 of GV RD (Portion 1)	5027963sqm	01/07/2015	R4,525,000.00	Omission-Section78(1)a
AG0000501	16489	0	HLUHLUWE RIVER GV RD	Bonamanzi Game Reserve Pty Ltd	AGR - Agricultural	16489 of GV RD	29200sqm	01/07/2015	R1,000.00	Omission-Section78(1)a
AG0000502	16490	0	HLUHLUWE RIVER GV RD	Bonamanzi Game Reserve Pty Ltd	AGR - Agricultural	16490 of GV RD	5757sqm	01/07/2015	R1,000.00	Omission-Section78(1)a
AG0000503	16491	0	HLUHLUWE RIVER GV RD	Bonamanzi Game Reserve Pty Ltd	AGR - Agricultural	16491 of GV RD	32750sqm	01/07/2015	R1,000.00	Omission-Section78(1)a
AG0000504	16537	0	HLUHLUWE RIVER GV RD	Bonamanzi Game Reserve Pty Ltd	AGR - Agricultural	16537 of GV RD	31000sqm	01/07/2015	R1,000.00	Omission-Section78(1)a
AG0000505	16538	0	HLUHLUWE RIVER GV RD	Bonamanzi Game Reserve Pty Ltd	AGR - Agricultural	16538 of GV RD	26000sqm	01/07/2015	R1,000.00	Omission-Section78(1)a
BUS000007	13366	22	LOT H 72 GV RD	Shelfco 362 Inv Cc	BUS - Bus, Comm & Industrial	13366 of GV RD (Portion 22)	4044sqm	01/07/2015	R1,903,000.00	Wrong Category-Section78(1)(f)
BUS000041	13366	23	LOT H 72 GV RD	Samuel David Forbes	BUS - Bus, Comm & Industrial	13367 of GV RD (Portion 23)	4013sqm	01/07/2015	R621,000.00	Wrong Category-Section78(1)(f)
BUS000048	13366	24	LOT H 72 GV RD	Mduduzi Wilfred Sithole	BUS - Bus, Comm & Industrial	13368 of GV RD (Portion 24)	4179sqm	01/07/2015	R414,000.00	Wrong Category-Section78(1)(f)
AG0000076	13094	13A	Lot H 110 HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13094 of HV RD	341112sqm	01/07/2015	R1,023,000.00	Incorrectly valued - Sec 78(1) e



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AG0000077	13094	12	Lot H 110 HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13094 of HV RD (Portion 12)	404691sqm	01/07/2015	R1,214,000.00	Incorrectly valued - Sec 78(1) e)
AG0000078	13094	13B	LOT H110 HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13094 of HV RD (Portion 13)	216770sqm	01/07/2015	R650,000.00	Incorrectly valued - Sec 78(1) e)
AG0000179	13350	18	Cloete HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13350 of HV RD (Portion 18)	373557sqm	01/07/2015	R1,121,000.00	Incorrectly valued - Sec 78(1) e)
AG0000180	13350	19	Cloete HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13350 of HV RD (Portion 19)	204366sqm	01/07/2015	R613,000.00	Incorrectly valued - Sec 78(1) e)
AG0000181	13350	21	Cloete HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13350 of HV RD (Portion 21)	384915sqm	01/07/2015	R1,155,000.00	Incorrectly valued - Sec 78(1) e)
AG0000182	13350	33	Remainder 33, Cloete HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13350 of HV RD (Portion 33)	123419sqm	01/07/2015	R370,000.00	Incorrectly valued - Sec 78(1) e)
AG0000399	14109	12	LOT H 109 HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	14109 of HV RD (Portion 12)	203297sqm	01/07/2015	R610,000.00	Incorrectly valued - Sec 78(1) e)
AG0000521	13350	36	Cloete HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13350 of HV RD(Portion 36)	204170sqm	01/07/2015	R613,000.00	Incorrectly valued - Sec 78(1) e)
AG0000523	13350	38	Cloete HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13350 of HV RD(Portion 38)	80941sqm	01/07/2015	R243,000.00	Incorrectly valued - Sec 78(1) e)
AG0000589	13350	47	Cloete HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13350 of HV RD(Portion 47)	676121sqm	01/07/2015	R2,028,000.00	Incorrectly valued - Sec 78(1) e)
AG0000620	13180	40	LOT H115 HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13180 of HV RD(Portion 40)	390177sqm	01/07/2015	R1,170,000.00	Incorrectly valued - Sec 78(1) e)
AG0000630	13350	26	Cloete HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13350 of HV RD(Portion 26)	204360sqm	01/07/2015	R613,000.00	Incorrectly valued - Sec 78(1) e)
AG0000631	13350	27	Cloete HV RD	J J Oosthuizen Family Trust-Trustees	AGR - Agricultural	13350 of HV RD(Portion 27)	204373sqm	01/07/2015	R613,000.00	Incorrectly valued - Sec 78(1) e)
AG0000124	13194	1	BARTENHEIM HV RD	Thanda Royal Residence Estate Pty Ltd	AGR - Agricultural	13194 of HV RD (Portion 1)	5893364sqm	01/07/2015	R0.00	Consolidated-Sec 78(1)c
AG0000158	13344	3	INKWALI HV RD	Roberts Stefanus Johannes Lourens	AGR - Agricultural	13344 of HV RD (Portion 3)	1082569sqm	01/07/2015	R0.00	Consolidated-Sec 78(1)c
	15510	0	SUTTON HV RD	Not Registered	AGR - Agricultural	15510 of HV RD	18601827sqm	01/07/2015	R0.00	Exceptional reason-Not Registered-Section 78(1)f)
AG0000633	15855	0	SKULDBULT HV RD	C H Badenhorst Trust-Trustees	AGR - Agricultural	15855 of HV RD	3684261sqm	01/07/2015	R11,053,000.00	Omission-Section78(1)a)
AG0000516	17905	0	THANDA HV RD	Thanda Group Pty Ltd	AGR - Agricultural	17905 of HV RD	47301794sqm	01/07/2015	R47,000,000.00	Omission-Section78(1)a)
AG0000532	13180	22	Unit 3 of SS WEAVERS NATURE PARK(218/2005) HV RD	Toad Tree Lodge Cc	AGR - Agricultural	Unit 3 of SS Weavers Nature Park	349sqm	01/07/2015	R1,500,000.00	Omission-Section78(1)a)
AG0000534	13180	22	Unit 5 of SS WEAVERS NATURE PARK(516/2007) HV RD	Lezmin 3464 Cc	AGR - Agricultural	Unit 5 of SS Weavers Nature Park	477sqm	01/07/2015	R1,500,000.00	Omission-Section78(1)a)



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AG0000536	13180	22	Unit 11 of SS WEAVERS NATURE PARK(218/2005) HV RD	Thorn Inv Pty Ltd	AGR - Agricultural	Unit 11 of SS Weavers Nature Park	351sqm	01/07/2015	R1,500,000.00	Omission-Section78(1)a
AG0000537	13180	22	Unit 14 of SS WEAVERS NATURE PARK(218/2005) HV RD	Khangela Lodge (Pty) Ltd	AGR - Agricultural	Unit 14 of SS Weavers Nature Park	405sqm	01/07/2015	R1,500,000.00	Omission-Section78(1)a
	13561	58	Lot H 122 HV RD	Moore Rowan	AGR - Agricultural	13561 of HV RD (Portion 58)	205548sqm	01/07/2015	R616,000.00	Omission-Section78(1)a
AG0000383	13793	0	LOT H 62 HV RD	Leowil Trust-Trustees	AGR - Agricultural	13793 of HV RD	4176196sqm	01/07/2015	R6,000,000.00	Incorrectly valued - Sec 78(1) e
AG0000540	13180	49	LOT H115 HV RD	Pritchard Thomas	AGR - Agricultural	13180 of HV RD (Portion 49)	124533sqm	01/07/2015	R374,000.00	Omission-Section78(1)a
AG0000213	13357	0	Lot H 78 HV RD	P C Hassard Cc	AGR - Agricultural	13357 of HV RD	4951333sqm	01/07/2015	R4,456,000.00	Incorrectly valued - Sec 78(1) e
AG0000214	13358	0	Lot H 79 HV RD	P C Hassard Cc	AGR - Agricultural	13358 of HV RD	3595635sqm	01/07/2015	R3,236,000.00	Incorrectly valued - Sec 78(1) e
AG0000267	13419	0	LOT H108 HV RD	Proterezina (Pty) Ltd	AGR - Agricultural	13419 of HV RD	1331751sqm	01/07/2015	R1,199,000.00	Incorrectly valued - Sec 78(1) e
AG0000363	13658	0	Lot H 70 HV RD	P C Hassard Cc	AGR - Agricultural	13658 of HV RD	3745569sqm	01/07/2015	R3,371,000.00	Incorrectly valued - Sec 78(1) e
AG0000364	13659	0	Lot H 92 HV RD	P C Hassard Cc	AGR - Agricultural	13659 of HV RD	2637952sqm	01/07/2015	R2,374,000.00	Incorrectly valued - Sec 78(1) e
AG0000365	13660	0	Lot H 93 HV RD	P C Hassard Cc	AGR - Agricultural	13660 of HV RD	2333140sqm	01/07/2015	R2,100,000.00	Incorrectly valued - Sec 78(1) e
AG0000366	13666	0	Cadillac HV RD	P C Hassard Cc	AGR - Agricultural	13666 of HV RD	7583816sqm	01/07/2015	R6,825,000.00	Incorrectly valued - Sec 78(1) e
AG0000395	14044	0	Lot H 83 HV RD	P C Hassard Cc	AGR - Agricultural	14044 of HV RD	44040880sqm	01/07/2015	R39,600,000.00	Incorrectly valued - Sec 78(1) e
AG0000396	14106	0	Lot H 84 HV RD	P C Hassard Cc	AGR - Agricultural	14106 of HV RD	2250054sqm	01/07/2015	R2,025,000.00	Incorrectly valued - Sec 78(1) e
AG0000397	14107	0	Lot H 85 HV RD	P C Hassard Cc	AGR - Agricultural	14107 of HV RD	2417998sqm	01/07/2015	R2,176,000.00	Incorrectly valued - Sec 78(1) e
AG0000398	14108	0	Lot H 109 HV RD	P C Hassard Cc	AGR - Agricultural	14108 of HV RD	2569756sqm	01/07/2015	R2,313,000.00	Incorrectly valued - Sec 78(1) e
AG0000148	13278	0	Lot H 55 HV RD	Proterezina (Pty) Ltd	AGR - Agricultural	13278 of HV RD	7585899sqm	01/07/2015	R6,827,000.00	Omission-Section78(1)a
AG0000149	13279	0	LOT H 107 HV RD	Proterezina (Pty) Ltd	AGR - Agricultural	13279 of HV RD	5542171sqm	01/07/2015	R4,988,000.00	Incorrectly valued - Sec 78(1) e
AG0000636	13655	0	Lot H 86 HV RD	P C Hassard Cc	AGR - Agricultural	13655 of HV RD	2165070sqm	01/07/2015	R0.00	Consolidated-Sec 78(1)c
AG0000478	16019	0	VERVELD HV RD	Smit Samuel Maree	AGR - Agricultural	16019 of HV RD	10164351sqm	01/07/2015	R8,760,000.00	Incorrectly valued - Sec 78(1) e



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	14109	30	LOT H 109 HV RD	Hluhluwe Privaatskool	Public benefit organisation property	14109 of HV RD (Portion 30)	50151sqm	01/07/2015	R2,800,000.00	Wrong Category-Section78(1)(f)
AG0000000	0	1	State Land	Rsa, Public Works	AGR - Agricultural	State Land	69117sqm	01/07/2015	R80,000.00	Omission-Section78(1)a)
AG0000001	0	12	State Land	Rsa, Public Works	AGR - Agricultural	State Land	50139sqm	01/07/2015	R60,000.00	Omission-Section78(1)a)