

# KING SABATA DALINDYEBO. UMASIPALA. MUNICIPALITY.

**SUPPLEMENTARY VALUATION ROLL: 5** 

PERIOD OF VALUATION ROLL: 01 JULY 2021 - 30 JUNE 2026

DATE OF VALUATION: 01 JULY 2020

TEL: 047-501 4000 PRIVATE BAG X 5083 UMTATA 5099



Gov-PRO

South Africa

Developing auditable land parcels

admin@govprosa.co.za

Registered or other	Farm registration/	ERF Number	PTN	Full Names of Owners (s)	Category determined in terms of Section 8 of the Act	Zoning	Physical address of the property	Extent of the	Market Value of the	Remarks and any other prescribed
description of the property	Township name							property (m²)	property	particulars
C10100010000004400000	MQANDULI	44	0	WAKABA VUYOKAZI	Commercial	Special Residential	MAIN STR MQANDULI	2479	R 2 100 000,00	
C10100010000005400000	MQANDULI	54	0	MQANDULI PROP PTY LTD	Residential	Special Residential	MAIN STR MQANDULI	3569	R 2 000 000,00	
C10100010000007100000	MQANDULI	71	0	ZANDISILE NKOSIYANE	Commercial	Special Residential	MQANDULI	2479	R 850 000,00	
C10100010000008200000	MQANDULI	82	0	MORIAS DUKE MTENGWANE	Commercial	Special Residential	MQANDULI	2479	R 650 000,00	
C10100010000010100000	MQANDULI	101	0	BERNARD BANGINDAWO SAPEPA	Vacant-Residential	Special Residential	MAIN STR MQANDULI	3572	R 178 600,00	
C10100010000010200000	MQANDULI	102	0	BERNARD BANGINDAWO SAPEPA	Vacant-Residential	Special Residential	MAIN STR MQANDULI	3566	R 178 300,00	
C10100010000012000000	MQANDULI	120	0	PROVINCIAL GOVERNMENT OF EASTERN CAPE	Public Service Purposes-Business & Commercial	Special Residential	MQANDULI	2677	R 1 480 000,00	
C10100010000022400000	MQANDULI EXT 2	224	0	CHRISTIAN CONGREGATION OF JEHOVAHS	Residential	Special Residential	MQANDULI	864	R 480 000,00	
C10100010000036300000	MQANDULI EXT 4	363	0	GWAZELA SYLVIA	Residential	Special Residential	MAKHENKESI T/SHIP MQANDULI	350	R 70 000,00	

## SUPPLEMENTARY VALUATION ROLL 5

# PERIOD OF VALUATION: 1 JULY 2021 - 30 JUNE 2026

### **SUMMARY**

No	Category	Amount		Value
	Commercial	3	R	3 600 000,00
	Public Service Purposes-Business & Commercial	1	R	1 480 000,00
	Residential	3	R	2 550 000,00
	Vacant-Residential	2	R	356 900,00
	Total	9	R	7 986 900,00

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

I, Zack van der Merwe, Identity Number 8109295012083, do certify that I have, in accordance with the provision of the Local Government Municipal Property Rates Act, 2004 (Act No. 6 of 2004),

herein referred to as the "Act", to the best of my skills and knowledge and without fear, favour or prejudice, prepared the valuation roll for King Sabata Dalindyebo 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 Pretoria this 12 day of December 2023.

Signature of Municipal Valuer

Professional Registration Number with the South African Council of Property Valuers Profession: No 4973/1

Category of Professional Registration: Professional Valuer