

RAY NKONYENI LOCAL MUNICIPALITY

General Valuation Roll 2017

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2017

DATE OF VALUATION: 01 JULY 2016

**SUPPLEMENTARY VALUATION ROLL 7
REGISTERED SECTIONAL TITLE
PROPERTIES**

Category of Property and Use Code (Page 1 of 3)

Category : Residential (1)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Single family	A01
Two family	A02
Rowhouse	A03
Detached structures only	A05
Block of flats	D01
B&B - Up to 4 rooms	D02
Flats and Business (mostly Flats - 66% and more residential)	D03
Retirement Village	D04
Hostel/Barracks	D06
Old age home/Nursing home	D07
Terraced/Multi dwelling (3+ units)	D08
Three family residential	D09
Doctors/Nurses Quarter	D10
ST Parent Property	E00
ST - Dwellings	E01
ST - Flats	E02
ST - Flats & Business (mostly residential - 66% and more residential)	E03
ST - Maisonettes/Rowhouses	E05
SB - Dwellings	E07
SB - Flats	E08
SB - Flats & Business (mostly residential - 66% and more residential)	E09
SB - Maisonettes/Rowhouses	E11
ST - Residential Granny Flat	E15
ST - Retirement Village	E22
Farms: Residential only > 1 Ha	G01
Smallholdings: Residential Only = < 1 Ha	G06
Investigate	L01
Category : Business and Commercial (2)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Bank	B01
Bar/Lounge	B02
Car sales/Showroom	B03

Category : Business and Commercial (2)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Car wash	B04
Club (Sports club)	B05
Convenience store	B07
Creche	B08
Department/Discount store	B09
Fast food	B10
Film studio	B11
Funeral parlour/Undertaker	B12
Health club	B13
Hotel	B14
Medical centre (Office)	B15
Medical clinic	B16
Office	B17
Office - dwelling conversion	B18
Office and retail	B19
Parking garage	B20
Petrol station/Convenience store	B21
Restaurant	B22
Retail - dwelling conversion	B23
Retail shop	B24
Shopping center-neighbourhood	B25
Shopping centre-regional	B26
Shopping mall	B27
Supermarket	B28
Theatre/Cinema	B29
Casino	B30
Abattoir	B31
Drive-in Cinema	B32
Nursery	B33
Open Parking	B34
Cold storage - Business & Commercial	B35
Industrial park - Business & Commercial	B36

Category : Business and Commercial (2)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Light industrial - Business & Commercial	B37
Storage - Business & Commercial	B38
Research facility - Business & Commercial	B39
Warehouse - Business & Commercial	B40
Workshop - Business & Commercial	B41
Guest house/B&B	D05
ST - Offices and/or Retail	E06
SB - Offices and/or Retail	E12
ST - Non Residential Garages	E17
ST - Non Residential Carports	E18
ST - Non Residential Granny Flat	E19
ST - Non Residential Storage	E20
ST - Hotel	E21
College/University/Technikon (Tertiary)	F01
Exhibition/Conference centre	F02
Private Hospital	F03
Private Medical Clinic	F05
Private School/Organisation Centre	F10
Farms: Comm/Ind/Bus (brick fact, game, eco tourism) > 1 Ha	G03
Farms: Other > 1 Ha	G05
Smallholdings: Comm/Ind/Bus = < 1 Ha	G08
Smallholdings: Other = 1 Ha	G10
Amusement park	H01
Sewerage/Water treatment(UGU)	H08
Caravan Park	H14
Mortuary	H16
WaterReserv/TrtmtWks/PumpHse(UGU)	K09

Category of Property and Use Code (Page 2 of 3)

Category : Industrial (3)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Cold storage	C01
Container storage	C02
Heavy industrial	C03
Industrial park	C04
Light industrial	C05
Storage	C06
Research facility	C07
Storage tank facility	C08
Bus/Truck depot	C09
Warehouse	C10
Workshop	C11
Oil refinery	C12
Special Manufacturing	C13
ST - Industrial	E04
SB - Industrial	E10
Category : Mining and Quarries (4)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Mining	H06
Quarries	H11
Category : Agriculture - Bona Fida Use (6)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Farms: Agriculture > 1 Ha	G02
Farms: Vacant Land > 1 Ha	G04
Smallholdings : Agriculture = < 1 Ha	G07
Smallholdings: Vacant Land = < 1 Ha	G09
Category : Special purposes (8)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Golf course	H05
Fire/Traffic control	H07
Sports/Country club	H09
Stadium/Sports facility	H10
Protected areas/Wild life reserve	H13

Category : Special purposes (8)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Crematorium	H15
Nature reserve	J01
Private open space	J02
Private road	J03
Parking	J10
Road Reserve	J12
Category : Public Service Infrastructure (9)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Airport element	I01
Harbour element	I02
National Roads Corridor	I03
Provincial Roads Corridor	I04
Railway Corridor	I05
Railway other property (transnet)	I06
Transmission corridor	I07
Transmission element (substation)	I08
Water Pipeline corridor	I09
Electrical Power Stations	I10
Telecommunication Corridor	I11
Telecommunication other property	I12
Gas/Liquid fuel Corridor	I13
Run Ways and Aprons	I14
Water reservoirs/treatment works/Pump House	I15
Dam	I16
Category : Municipal Properties (10)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Airport	H02
Bus/Taxi terminal	H03
Cemetery	H04
Land Fill sites (Municipal)	H12
Public open space	J04
Public park	J05

Category : Municipal Properties (10)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Municipal Public Buildings (Offices, Library, Museum, Courts , Clinics etc)	K01
Municipal Depot	K02
Residential Land	K03
Other Land	K04
Parks	K05
Roads other property	K06
Road	K07
Transmission element (substation)	K08
Municipal Parking	K10
Vested Properties (S/Be)	K15
Invalid Entry	L02
Category : Vacant land (11)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Vacant land	J06
Vacant land	J07
Vacant land	J08
Worship land	J09
Category : ST Garages/Carport/Storage (12)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
ST - Garages	E13
ST - Carports	E14
ST - Storage	E16
Category : Communal Settlements (13)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Communal land	J11
Category : Public Benefit Organisations (15)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Worship Centre	F12
Category : Multipurpose Properties (16)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Multiple Purpose : Residential	A99
Multiple Purpose : Business	B99
Multiple Purpose : Agriculture	G99

Category of Property and Use Code (Page 3 of 3)

Category : State Public Service Purpose (17)	
<i>DESCRIPTION</i>	<i>USE CODE</i>
Public Hospital	F04
Public Medical Clinic	F06
Military installation	F07
Prison	F08
Public Buildings (Library/Museum, Courts etc)	F09
Public School	F11
National Monument	F13
Police	H17
Weighbridge	H18

Category Of Property

Rating Category
<i>Description</i>
Residential Properties
Business and Commercial
Industrial
Mining and Quarries
Agricultural
Special purposes
Public Service Infrastructure
Municipal Properties
Vacant land
S.T. Garages/Carport/Storage
Communal Settlements
Public Benefit Organisations
Multipurpose Properties
State Public Service Purpose (SPSP)

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

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

I, Abubaker Rahim, Identity Number 6108075229083, 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 Ray Nkonyeni Municipality in terms of provisions of the Act. In the discharge of my duties as Municipal Valuer, I have complied with sections 43 and 44 of the Act

The DATE OF VALUATION to which all valuations in the roll relate is: **01/07/2016**

PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
Full Title Properties	202	284,403,000
Sectional Title Properties	79	41,498,000
TOTAL	281	325,901,000

CERTIFIED AT DURBAN THIS 30th Day of April 2023



ABUBAKER RAHIM

MUNICIPAL VALUER: RAY NKONYENI MUNICIPALITY

Professional Registration Number with the South African Council for the

Property Valuers Profession: **3576**

Category of Professional Registration: **Professional Valuer**