

Emakhaseni Local Municipality



## **SUPPLEMENTARY VALUATION ROLL: 2015/16**

### **EMAKHAZENI LOCAL MUNICIPALITY**



**UNIQUECO**  
Property Valuers

**Uniqueco Property Valuers**

Municipal Valuer: Dada Erasmus-Nel

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**SUPPLEMENTARY VALUATIONS ROLL 2015/2016  
EMAKHAZENI LOCAL MUNICIPALITY**

TOWNSHIP	ERFNR	PORTION	NEW REGISTERED OWNER	OTHER PHYSICAL ADDRESS	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT	AMENDED CATEGORY	EXTENT OF PROPERTY SQM/HA	MARKET VALUE	AMENDED MARKET VALUE	REMARKS AND OTHER PRESCRIBED PARTICULARS	REMARK 1	REMARK 2
BELFAST	729		NEALE SIMON PHILIP , 0 NEALE SERUFO MARIA	729 STEVEN MASANGO STREET	INDUSTRIAL	BUSINESS	2855 SQM	R 680,000	R 680,000	Not used as Industrial but Business purposes		
BELFAST EXT 4	1290		MASTERBORD S A PTY 0 LTD	INDUSTRIAL 1290	INDUSTRIAL	INDUSTRIAL	1.8528 H	R 180,000	R 60,000	Warehouse & workshops		Suppl Letter
BELFAST EXT 4	1291		MASTERBORD S A PTY 0 LTD	INDUSTRIAL 1291	INDUSTRIAL	INDUSTRIAL	1.8832 H	R 450,000	R 400,000	Warehouse & workshops		Suppl Letter
BELFAST EXT 4	1292		0 MASTERBILT PROP CC	INDUSTRIAL 1292	INDUSTRIAL	INDUSTRIAL	1.8832 H	R 1,200,000	R 880,000	Warehouse & workshops		Suppl Letter
BELFAST EXT 4	1293		0 MASTERBILT PROP CC	INDUSTRIAL 1293	VACANT	INDUSTRIAL	1.8832 H	R 70,000	R 70,000			Suppl Letter
DULLSTROOM EXT 10	627		0 NOW ERF 1228	627 UKHOZI DRIVE	VACANT	VACANT	675 SQM	R 410,000	R 0	CONS NOW 1228		
DULLSTROOM EXT 10	628		0 NOW ERF 1228	628 UKHOZI DRIVE	RESIDENTIAL	RESIDENTIAL	675 SQM	R 1,800,000	R 0	CONS NOW 1228		
DULLSTROOM EXT 10	1228		0 BRETT MICHAEL TICKNER	628 UKHOZI DRIVE	RESIDENTIAL	RESIDENTIAL	675 SQM	R 2,100,000	R 0	CONS FROM 627 & 628		
DULLSTROOM EXT 5	1070		CENTURY HIGHLAND 0 GATE PTY LTD	1070 UKHOZI DRIVE	PRIVATE OWNED TOWN	PRIVATE OWNED TOWN	2.4415 H	R 24,000	R 8,500,000	NEW CLUB HOUSE ETC		
SIYATHUTHUKA EXT 8	4050		UNREGISTERED - EMAKHAZENI LOCAL 0 MUNICIPALITY	SIYATHUTHUKA EXT 8		RESIDENTIAL	358 SQM	0	R 78,000	dwelling: RDP	Registered	Change to Ext 8
SIYATHUTHUKA EXT 8	4051		UNREGISTERED - EMAKHAZENI LOCAL 0 MUNICIPALITY	SIYATHUTHUKA EXT 8		RESIDENTIAL	365 SQM	0	R 78,000	dwelling: RDP	Registered	Change to Ext 8

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EMAKHAZENI LOCAL MUNICIPALITY

Comments/Reasons	Remarks / Comments	FarmTownName	FarmNo - ErfNo	Town_RegD iv	Portion	Remainde r	Extent	Type	OWNER 2015	CATEGORY	MARKET VALUE 2015	AMENDED VALUE 2015	REMARK	GENERAL REMARKS BY MV	
SCRAP	SUBDIVIDE	HOEDSPRUIT No. 346 JS	346	JS	6		309.7349 H		SPIES JOHANNA CATHARINA SOPHIA, SPIES PETRUS PAULUS JACOBUS	AGRICULTURAL	2.420.000	0	0 SUBDIVIDE	SUBDIVIDE	
IMPLEMENT	SUBDIVIDE	HOEDSPRUIT No. 346 JS	346	JS	6		302.335 H		SPIES JOHANNA CATHARINA SOPHIA, SPIES PETRUS PAULUS JACOBUS	AGRICULTURAL	2.420.000	2.360.000	0 SUBDIVIDE	SUBDIVIDE	
SCRAP	CONS NOW POR 33	HOEDSPRUIT No. 346 JS	346	JS	28		200 H		NOW POR 33	AGRICULTURAL	1.700.000	0	0	NOW POR 33	
CONSOLIDATION	CONS NOW POR 33	HOEDSPRUIT No. 346 JS	346	JS	32		H		CONS NOW POR 33	AGRICULTURAL	0	0	0	CONS NOW POR 33	
CONSOLIDATION	CONS FROM 28 & 32	HOEDSPRUIT No. 346 JS	346	JS	33		207.3999 H		MAEMO DISTRIBUTORS PTY LTD	AGRICULTURAL	0	2.000.000	0	0	CONS FROM 32 & 28