

Ba-Phalaborwa Local Municipality

Supplementary Valuation Roll SV01

2019 / 2023

Set 1: Volume 1





Property Valuation Experts

Menlyn Square Office Park | North West Suite | 1st Floor | East Block | 134 Aramist Avenue | Menlyn | Pretoria 0181 | PO Box 40408 | Moreleta Park 0044 | Tel: 0800 060 200 | E-mail: info@ddp.co.za | www.ddp.co.za | @DDP_Experts

Certification by Municipal Valuer (Section 34 (c) of Act 6 of 2004)

I, **Elsie Cornelia Theron** with identity number 731014 0042 08 2 hereby 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 **Supplementary Valuation Roll SV01 for the period 1 July 2019 to 30 June 2023** for the Ba-Phalaborwa 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.

Certified at **Pretoria** on **31 May 2019**.

Professional Registration Number with the South African Council for the Property Valuers Profession: **6831**
Category of Professional Registration: **Professional Valuer**.

Signature of Municipal Valuer

Directors: J.S. Xulu (Chairman) | T. Geyser (CEO) |
T. Nel (MD) | J. Voges | N. Banda | M.J. De Beer | V. Riba

Company: DDP Values (RF) (Pty) Ltd
Reg No 2003/007650/07 | VAT No 4660270564

DDP is a 52% black owned level 2 B-BBEE
Contributor (Procurement Recognition of 125%)

Offices: Pretoria | Johannesburg | Polokwane | Modimolle | Nelspruit | Emalahleni | Potchefstroom | Durban | Bloemfontein | Welkom | Kimberley | Port Elizabeth | George | East London | Cape Town | Langebaan | Upington | Worcester



Ba-Phalaborwa LOCAL MUNICIPALITY

SV01 Supplementary Valuation roll for the period 1 July 2019 - 30 June 2023



Registered or other description of the property						Full Names of Owner(s)	Category determined in terms of Section 8 of the Act	Physical address of the property	Extent of the property (HA)	Market value of the property	Remarks
Town Allotment	Suburb	Erf Nr	Portion	Section	Unit						
LT FARMS	MIAMI 732 LT	00000732	00007	00	0000	NOUVELLE-LACOTT PTY LTD	AGRICULTURAL	MIAMI No: 732 PTN 7	21.4909	1 600 000	-
LT FARMS	PLATVELD 752 LT	00000752	00000	00	0000	BALEPYE COMMUNAL PROP ASSOC	AGRICULTURAL	PLATVELD No: 752 PTN 0	551.7509	5 700 000	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
LT FARMS	B.V.B. RANCH 776 LT	00000776	00001	00	0000	TOVASET PTY LTD	AGRICULTURAL	B.V.B. RANCH No: 776 PTN 1	67.9357	500 000	-
LU FARMS	SILONQUE 23 LU	00000023	00149	00	0004	SILONQUE HOLIDAY ESTATE PTY LTD	CROSS REFERENCE	SS SILONQUE HOLIDAY ESTATE UNIT 4	0.0000	-	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
LU FARMS	SILONQUE 23 LU	00000023	00149	00	0005	VENTER JACQUES VENTER / VENTER DIRKINA CORNELIA	CROSS REFERENCE	SS SILONQUE HOLIDAY ESTATE UNIT 5	0.0000	-	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
LU FARMS	SILONQUE 23 LU	00000023	00149	00	0007	SILONQUE HOLIDAY ESTATE PTY LTD	CROSS REFERENCE	SS SILONQUE HOLIDAY ESTATE UNIT 7	0.0000	-	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
LU FARMS	SILONQUE 23 LU	00000023	00149	00	0008	SILONQUE HOLIDAY ESTATE PTY LTD	CROSS REFERENCE	SS SILONQUE HOLIDAY ESTATE UNIT 8	0.0000	-	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
LU FARMS	SILONQUE 23 LU	00000023	00149	00	0012	SILONQUE HOLIDAY ESTATE PTY LTD	CROSS REFERENCE	SS SILONQUE HOLIDAY ESTATE UNIT 12	0.0000	-	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
LU FARMS	SILONQUE 23 LU	00000023	00149	00	0013	SILONQUE HOLIDAY ESTATE PTY LTD	CROSS REFERENCE	SS SILONQUE HOLIDAY ESTATE UNIT 13	0.0000	-	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
LU FARMS	SILONQUE 23 LU	00000023	00149	00	0014	SILONQUE HOLIDAY ESTATE PTY LTD	CROSS REFERENCE	SS SILONQUE HOLIDAY ESTATE UNIT 14	0.0000	-	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
LU FARMS	SILONQUE 23 LU	00000023	00149	00	0015	SILONQUE HOLIDAY ESTATE PTY LTD	CROSS REFERENCE	SS SILONQUE HOLIDAY ESTATE UNIT 15	0.0000	-	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
PHALABORWA EXT 001	-	00000785	00000	00	0000	MY MECHANIC P H B PTY LTD / NAUDE JOHANNES WILHELMUS	RESIDENTIAL	FRANS DU TOIT STREET 30	0.1913	830 000	-
PHALABORWA EXT 002	-	00001029	00000	00	0000	NGOBENI ERIC HLAMALANE / WOOD MARTHA MARIA	RESIDENTIAL	PRESIDENT BOSHOF STREET 17	0.1228	770 000	-
PHALABORWA EXT 002	-	00001106	00000	00	0000	PHALANE LEBOGANG JUNIET	RESIDENTIAL	PRESIDENT BRAND STREET 44	0.1264	700 000	-
PHALABORWA EXT 002	-	00001196	00000	00	0000	HLATSHWAYO THUMBA ALFRED	RESIDENTIAL	PRESIDENT KRUGER STREET 86	0.1244	740 000	-
PHALABORWA EXT 003	-	00001454	00000	00	0000	NCUBE MACTAVISH BUTHOLEZWE	RESIDENTIAL	BAINES CRESCENT 43	0.1244	600 000	-
PHALABORWA EXT 004	-	00001634	00000	00	0000	MATHEVULA BATSHABANG SHEILAH	RESIDENTIAL	JANSSEN 20	0.1908	720 000	-
PHALABORWA EXT 001	-	00001810	00011	00	0000	NJONI MICHAEL LUNGI / OTTO DURBAN FRERE	RESIDENTIAL	ROBERT BROOM AVENUE 4	0.1581	610 000	-
PHALABORWA EXT 006	-	00002178	00000	00	0000	JACOBS BAREND JOHANNES / SWANEPOEL ROSEMARY ANN	RESIDENTIAL	BOEKENHOUT ROAD 42	0.1300	1 080 000	-
PHALABORWA EXT 001	-	00002191	00000	00	0033	ABYO ALEMU AYELE	RESIDENTIAL	SS CONVENTIONAL FLATS UNIT 33	0.0106	210 000	-



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Town Allotment	Suburb	Erf Nr	Portion	Section	Unit						
PHALABORWA EXT 008	-	00002295	00000	00	0000	CHABALALA MAGEZI DONALD	RESIDENTIAL	TIPTOL 14	0.1500	850 000	-
PHALABORWA EXT 008	-	00002386	00019	00	0000	BIERMAN HENDRIK LAMBERT	VACANT LAND	BATALEUR -	0.0401	160 000	-
PHALABORWA EXT 008	-	00002386	00025	00	0000	BIERMAN HENDRIK LAMBERT	VACANT LAND	BATALEUR -	0.0400	160 000	-
PHALABORWA EXT 008	-	00002709	00000	00	0000	KIES PETRUS JACOBUS / SMITH SCOTT JOSEPH LEONARD	RESIDENTIAL	BATALEUR STREET 59	0.1290	830 000	-
PHALABORWA EXT 007	-	00003090	00000	00	0000	MAKHUBELE BERRIE MANUEL	RESIDENTIAL	KREMETART WAY 4	0.1258	1 060 000	-
PHALABORWA EXT 007	-	00003367	00003	00	0000	HEYNES MARTHA CATHERINA	RESIDENTIAL	COMBRETUM -	0.0665	660 000	-
NAMAKGALE-B	-	00002460	00000	00	0000	MASETE SERETSE ANIAS	RESIDENTIAL	NAMAKGALE-B ERF 2460	0.0465	220 000	-
NAMAKGALE-B	-	00002949	00000	00	0000	MGIBA VICKSIE	RESIDENTIAL	NAMAKGALE-B ERF 2949	0.0465	230 000	-
NAMAKGALE-B	-	00003454	00000	00	0000	NGOBENI KENNETH	RESIDENTIAL	NAMAKGALE-B ERF 3454	0.1443	330 000	-
NAMAKGALE-B	-	00003465	00000	00	0000	ERF 344 ONTWIKKELING PTY LTD	BUSINESS AND COMMERCIAL PROPERTIES	NAMAKGALE-B ERF 3465	3.3742	98 000 000	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
NAMAKGALE-C	-	00000215	00000	00	0000	MALATJI MATHIBELE HAROLD	RESIDENTIAL	NAMAKGALE-C ERF 215	0.0728	80 000	SECT 78(1)(c) - SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION
NAMAKGALE-C	-	00000929	00000	00	0000	MOHLALA MMATHAKGO / NKGOGO MINAH RAMASELA	RESIDENTIAL	NAMAKGALE-C ERF 929	0.0630	20 000	-
NAMAKGALE-D	-	00000903	00000	00	0000	MAGWENA THABANG AMOS	RESIDENTIAL	NAMAKGALE-D ERF 903	0.0560	350 000	-
NAMAKGALE-A	-	00000460	00000	00	0000	JORUD PROP PTY LTD	RESIDENTIAL	NAMAKGALE-A ERF 460	0.0465	180 000	-
NAMAKGALE-A	-	00000730	00000	00	0000	MOKOENA PRECIOUS DONATION	RESIDENTIAL	NAMAKGALE-A ERF 730	0.0465	210 000	-