



SUPPLEMENTARY VALUATION ROLL 1 (SV 01)



BA- PHALABORWA LOCAL MUNICIPALITY

Supplementary Valuation Roll for the period 1 July 2025 to 30 June 2030


CERTIFICATION BY MUNICIPAL VALUER AS CONTEMPLATED IN SECTION 34 (c) OF THE ACT 6 OF 2004

I, **Tsietsi Hamilton Madonsela** Identity Number **8309195956088** do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Acts, 2004 (Act No.6 of 2004), hereinafter referred to as "Act" to the best of my skills and knowledge and without fear, favour or prejudice; prepared the **Supplementary Valuation Roll (SV 01) for the period of 1 July 2025 to 30 June 2030** for Ba-Phalaborwa Local Municipality in terms of the provisions of the Act. In the discharge of my duties as a municipal valuer I have complied with sections 43 and 44 of the Act.

Certified at Phalaborwa on this day of 31 March 2026

Professional Registration Number with the South African Council for the Property Valuers Profession***6446**

Category of Professional Registration****Professional Valuer**



Signature of Municipal Valuer



TOWNSHIP:

ARUNDEL 788 LT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
788		RE	[REDACTED]	GAMEF	NATURE RESERVE Y	PTN 0 ARUNDEL NO: 788	27978600	15 200 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATERGORY HAS CHANGED		2025/10/30
788	4		[REDACTED]	GAMEF	NATURE RESERVE Y	PTN 4 ARUNDEL NO: 788	9998660	9 000 000	SEC 78(1)(G) OF WHICH THE CATEGORY HAS CHANGED		2025/10/30
788	7		[REDACTED]	AGRI	NATURE RESERVE Y	PTN 7 ARUNDEL NO: 788	1087950	3 200 000	SEC 78(1)(G) OF WHICH THE CATEGORY HAS CHANGED		2025/10/30



BA-PHALABORWA LOCAL MUNICIPALITY
SUPPLEMENTARY VALUATION ROLL 1 FOR THE PERIOD 2025 – 2026



TOWNSHIP:

B.V.B. RANCH 776 LT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
776	7			GAMEF	NATURE RESERVE Y	PTN 7 B.V.B. RANCH NO: 776	4710930	4 500 000	SEC 78(1)(G) OF WHICH THE CATEGORY HAS CHANGED		2025/10/30



BA-PHALABORWA LOCAL MUNICIPALITY
SUPPLEMENTARY VALUATION ROLL 1 FOR THE PERIOD 2025 – 2026



TOWNSHIP:

DANIE 789 LT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
789		RE		GAMEF	NATURE RESERVE Y	PTN 0 DANIE NO: 789	12015600	11 500 000	SEC 78(1)(G) OF WHICH THE CATEGORY HAS CHANGED		2025/10/30



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SUPPLEMENTARY VALUATION ROLL 1 FOR THE PERIOD 2025 – 2026



TOWNSHIP:

FARRELL 906 LT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
906		RE		GAMEF	NATURE RESERVE Y	PTN 0 FARRELL 906 LT	28528900	5 500 000	SEC 78(1)(G) OF WHICH THE CATEGORY HAS CHANGED		2025/11/19



BA-PHALABORWA LOCAL MUNICIPALITY
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TOWNSHIP:

HUJA 791 LT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
791				GAMEF	NATURE RESERVE Y	PTN 0 HUJA NO: 791	29711900	23 800 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATEGORY HAS CHANGED		2025/11/19



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TOWNSHIP:

KOEDOES RAND 790 LT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
790				GAMEF	NATURE RESERVE Y	PTN 0 KOEDOES RAND NO: 790	27473000	22 000 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATEGORY HAS CHANGED		2025/11/19



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TOWNSHIP:

LA FRANCE 833 LT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
833				GAMEF	NATURE RESERVE Y	PTN 0 LA FRANCE NO: 833	13847000	11 100 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATERGORY HAS CHANGED		2025/11/19



BA-PHALABORWA LOCAL MUNICIPALITY
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TOWNSHIP:

LEKKERSMAAK 792 LT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
792	1			GAMEF	NATURE RESERVE Y	PTN 1 LEKKERSMAAK NO: 792	10672200	8 500 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATEGORY HAS CHANGED		2025/11/19



BA-PHALABORWA LOCAL MUNICIPALITY
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TOWNSHIP:

LILLIE 148 KT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
148	2			GAMEF	NATURE RESERVE Y	PTN 2 LILLIE NO: 148	5297010	3 600 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATEGORY HAS CHANGED		2025/11/19



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SUPPLEMENTARY VALUATION ROLL 1 FOR THE PERIOD 2025 – 2026



TOWNSHIP:

LULEKANI-A

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
764				VCNT	PUBLIC SERVICE PURPOSE Y	764 LULEKANI-A	40606	6 600 000	SEC 78(1)(H) THE VALUE WAS INCORRECTLY RECORDED IN THE VALUATION ROLL AS A RESULT OF A CLERICAL OR TYPING ERROR		2026/1/29



TOWNSHIP:

MALATI 764 LT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
764		RE		GAMEF	AGRICULTURAL PROPERTIES	Y PTN 0 MALATI NO: 764	16914300	22 000 000	SEC 78(1)(C) SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION		2026/2/11
							13072150		SEC 78(1)(C) SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION		2026/2/13
764	1				AGRICULTURAL PROPERTIES	Y	3842150	4 000 000	SEC 78(1)(C) SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION		2026/2/10



TOWNSHIP:

NAMAKGALE-B

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
3466				SCHOOL	PUBLIC SERVICE PURPOSE Y	3466 NAMAKGALE-B	14106	5 320 000	SEC 78(1)(F) REVALUED FOR ANY OTHER EXCEPTIONAL REASON		2026/1/29
3467				SCHOOL	PUBLIC SERVICE PURPOSE Y	3467 NAMAKGALE-B	30819	7 000 000	SEC 78(1)(F) REVALUED FOR ANY OTHER EXCEPTIONAL REASON		2026/1/29
3480					PUBLIC SERVICE PURPOSE Y	3480 NAMAKGALE-B	40963	5 300 000	SEC 78(1)(A) INCORRECTLY OMITTED FROM THE VALUATION ROLL		2026/1/29



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TOWNSHIP:

PHALABORWA

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
212						46 46 TAMBOTIE STREET			ARCHIVED:CONSOLIDATED TO ERF 4621 PHALABORWA		2025/9/19
213						48 48 TAMBOTIE STREET			ARCHIVED:CONSOLIDATED TO ERF 4621 PHALABORWA		2025/9/19
4524	19			RESI	VACANT STAND Y		296	130 000	SEC 78(1)(H) THE VALUE WAS INCORRECTLY RECORDED IN THE VALUATION ROLL AS A RESULT OF CLERICAL OR TYPING ERROR		2025/9/29
4621					VACANT STAND Y		3272	620 000	SEC 78(1)(C) REGISTRATION		2025/9/19

TOWNSHIP:

PHALABORWA EXT 10

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
4525					VACANT STAND	Y	4525 PHALABORWA EXT 010	1207	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4533					VACANT STAND	Y	4533 PHALABORWA EXT 010	563	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4534					VACANT STAND	Y	4534 PHALABORWA EXT 010	563	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4539					VACANT STAND	Y	4539 PHALABORWA EXT 010	563	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4540					VACANT STAND	Y	4540 PHALABORWA EXT 010	563	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4581					VACANT STAND	Y	4581 PHALABORWA EXT 010	805	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4582					VACANT STAND	Y	4582 PHALABORWA EXT 010	1102	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4583					VACANT STAND	Y	4583 PHALABORWA EXT 010	574	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4584					VACANT STAND	Y	4584 PHALABORWA EXT 010	587	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4585					VACANT STAND	Y	4585 PHALABORWA EXT 010	575	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4586					VACANT STAND	Y	4586 PHALABORWA EXT 010	4450	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28
4610					VACANT STAND	Y	4610 PHALABORWA EXT 010	763	295 000	SEC 78(1)(B) INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION	2025/11/28



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TOWNSHIP:

PHALABORWA EXT 4

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
1733			[REDACTED]	DWEL	RESIDENTIAL PROPERTIES	Y 72 72 GROSVENOR CRESCENT	2263	1 250 000	SEC 78(1)(D) MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE GENERAL VALUATION ROLL		2025/11/6
			[REDACTED]								



BA-PHALABORWA LOCAL MUNICIPALITY
SUPPLEMENTARY VALUATION ROLL 1 FOR THE PERIOD 2025 – 2026



TOWNSHIP:

PHALABORWA EXT 8

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE	
ERF	PTN	REM										
2386	15		[REDACTED]	VCNT	RESIDENTIAL PROPERTIES	Y	400	1 100 000	SEC 78(1)(F) REVALUED FOR ANY OTHER EXCEPTIONAL REASON		2025/10/6	
2386	16		[REDACTED]	RESI	VACANT STAND	Y	420	250 000	SEC 78(1)(F) REVALUED FOR ANY OTHER EXCEPTIONAL REASON		2025/10/6	
2709			[REDACTED]	DWEL	RESIDENTIAL PROPERTIES	Y	59 59 BATALEUR STREET	1 290	1 380 000	SEC 78(1)(D) MARKET VALUE SUBSTANTIALY INCREASED OR DECREASED AFTER THE LAST GENERAL VALUATIONS		2026/2/10
2861		RE	[REDACTED]	VCNT	RESIDENTIAL PROPERTIES	Y	2861 PHALABORWA EXT 008	300	700 000	SEC 78(1)(F) REVALUED FOR ANY OTHER EXCEPTIONAL REASON		2025/9/29



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TOWNSHIP:

THANKERTON 144 KT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
144	3	RE	[REDACTED]	GAMEF	NATURE RESERVE Y	PTN 3 THANKERTON NO: 144	11123700	5 600 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATEGORY HAS CHANGED		2025/11/19
			[REDACTED]								



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SUPPLEMENTARY VALUATION ROLL 1 FOR THE PERIOD 2025 – 2026



TOWNSHIP:

TRANSPORT 145 KT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
145	1			GAMEF	NATURE RESERVE Y	PTN 1 TRANSPORT NO: 145	11376100	9 100 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATEGORY HAS CHANGED		2025/11/19



TOWNSHIP:

WILLIE 787 LT

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY			FULL NAME OF OWNER(S)	LAND USE CODE	CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT AND VACANT STAND INDICATOR	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY m ²	MARKET VALUE OF THE PROPERTY	VALUER'S EXPLANATORY REMARKS	ZONING	EFFECTIVE DATE
ERF	PTN	REM									
787		RE	[REDACTED]	AGRI	NATURE RESERVE Y	PTN 0 WILLIE NO: 787	27593200	7 900 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATEGORY HAS CHANGED		2025/11/19
787	5		[REDACTED]	GAMEF	NATURE RESERVE Y	PTN 5 WILLIE NO: 787	10102000	7 900 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATEGORY HAS CHANGED		2025/11/19
787	6		[REDACTED]	GAMEF	NATURE RESERVE Y	PTN 6 WILLIE NO: 787	6003400	6 400 000	SEC 78(1)(G) OF WHICH THE PROPERTY CATEGORY HAS CHANGED		2025/11/19