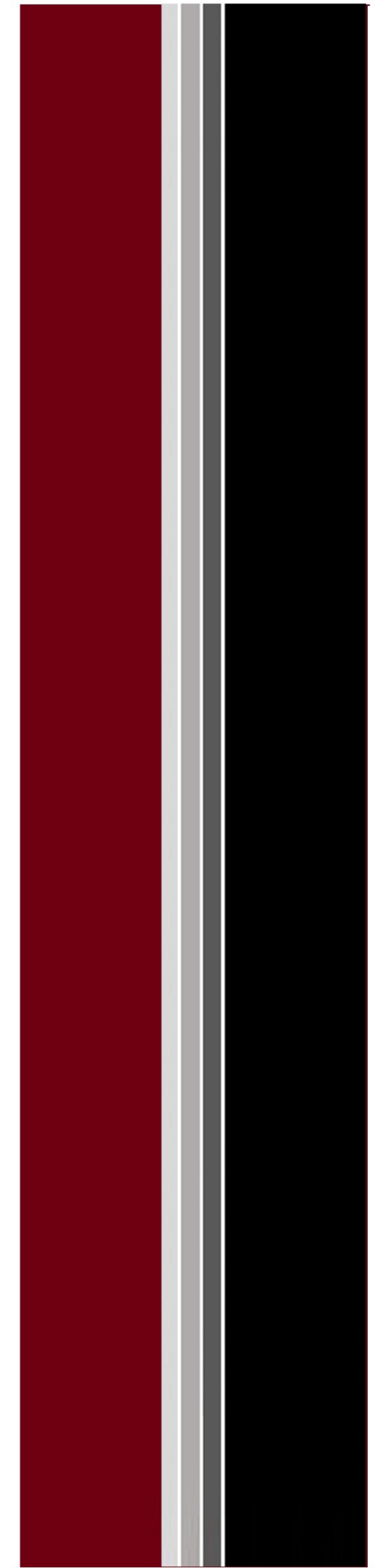
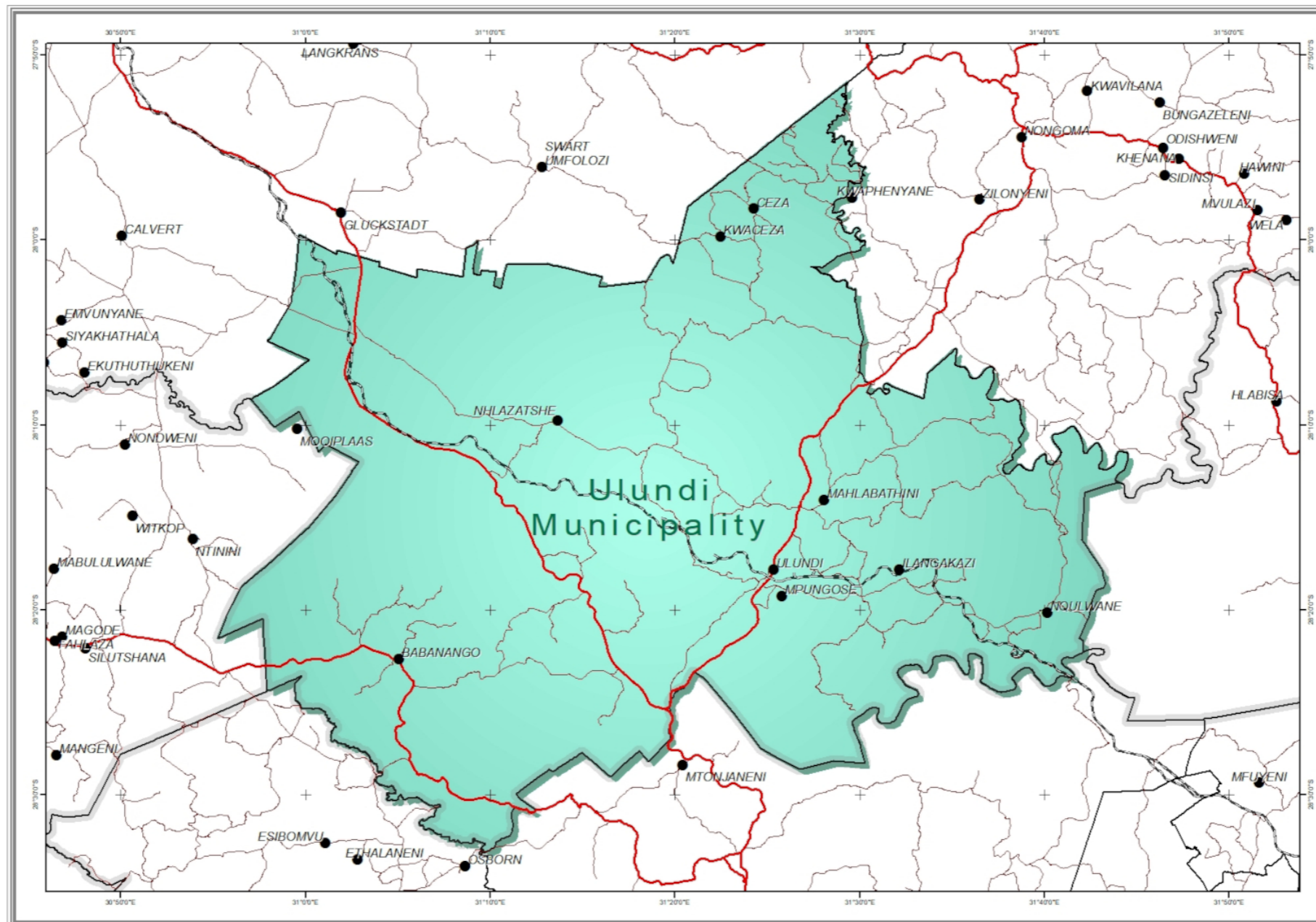


Ulundi Municipality

SUPPLEMENTARY VALUATION ROLL - 2

PREPARED IN ACCORDANCE WITH PROVISIONS OF THE LOCAL GOVERNMENT

MUNICIPAL PROPERTY RATES ACT (ACT 6 OF 2004)



FREEHOLD FARMS

DESCRIPTION	RECORDS	VALUE
Agricultural	2	R572,000
Business Commercial & Industri	1	R12,000,000
Public service purpose	4	R96,671,000

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRES S	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER	SECTIONAL TITLE SCHEME	SECTIONAL TITLE UNIT	COMMON NAME
NOGU00000000526000140000000000	AGRI GU	526	14		[Redacted due to POPIA]	Business Commercial & Industri		8159	R12,000,000	2024/06/28	78 (1) (f) That must be revalued for any other exceptional reason			0	-
NOGU00000000655300000000000000	AGRI GU	6553	0		[Redacted due to POPIA]	Agricultural		714858	R0	2024/07/01	79 Administrative corrections.			0	-
NOGU0000000065530000700000000000	AGRI GU	6553	7		[Redacted due to POPIA]	Public service purpose		0	R0	2024/06/30	79 Administrative corrections.			0	JAMES NXUMALO AGRICULTURAL HIGH SCHOOL

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRES S	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER	SECTIONAL TITLE SCHEME	SECTIONAL TITLE UNIT	COMMON NAME
NOHU0000000065530000000000M00001	AGRI HU	6553	0		[Redacted due to POPIA]	Agricultural		70094	R572,000	2024/07/01	78 (1) (e) Substantially incorrectly valued during the last general valuation.	M00001		0	-
NOHU0000000065530000000000M00002	AGRI HU	6553	0		[Redacted due to POPIA]	Public service purpose		5200	R93,771,000	2024/07/01	78 (1) (f) That must be revalued for any other exceptional reason	M00002		0	James Nxumalo Agricultural High School

SECTIONAL TITLE SCHEMES

DESCRIPTION	RECORDS	VALUE
Public service purpose	2	R2,900,000

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER	SECTIONAL TITLE SCHEME	SECTIONAL TITLE UNIT	COMMON NAME
NOGU0000000158400000400258000000	AGRI GU	15840	4		[Redacted due to POPIA]	Public service purpose		4500	R1,600,000	2025/11/28	78 (1) (a) Incorrectly omitted from the valuation roll		MUP PROPERTY	258	-
NOGU0000000158400001700331000000	AGRI GU	15840	17		[Redacted due to POPIA]	Public service purpose		3000	R1,300,000	2025/11/28	78 (1) (a) Incorrectly omitted from the valuation roll		MUP PROPERTY	331	MABELANA CLINIC

FREEHOLD URBAN

DESCRIPTION	RECORDS	VALUE
Business Commercial & Industri	8	R18,957,000
Multiple Use Properties	1	R0
Place of public worship	2	R1,282,000
Residential	46	R26,962,000

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRES S	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER	SECTIONAL TITLE SCHEME	SECTIONAL TITLE UNIT	COMMON NAME
NOGU01930000004000000000000000	MAHLABATINI	4	0		[Redacted due to POPIA]	Multiple Use Properties		4047	R0	2024/07/01	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU0193000000400000000000M00001	MAHLABATINI	4	0		[Redacted due to POPIA]	Business Commercial & Industri		2024	R450,000	2024/07/01	78 (1) (f) That must be revalued for any other exceptional reason	M00001		0	-
NOGU0193000000400000000000M00002	MAHLABATINI	4	0		[Redacted due to POPIA]	Residential		2024	R390,000	2024/07/01	78 (1) (f) That must be revalued for any other exceptional reason	M00002		0	-
NOGU0193000001690000000000000000	MAHLABATINI	169	0		[Redacted due to POPIA]	Residential		1011	R748,000	2025/02/17	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRES S	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER	SECTIONAL TITLE SCHEME	SECTIONAL TITLE UNIT	COMMON NAME
NOGU04510000013000000000000000000000	ULUNDI B	13	0		[Redacted due to POPIA]	Residential		1165	R922,000	2025/08/14	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU04510000092000000000000000000000	ULUNDI B	92	0		[Redacted due to POPIA]	Residential		511	R839,000	2024/11/21	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU04510000031400000000000000000000	ULUNDI B	314	0		[Redacted due to POPIA]	Residential		1376	R726,000	2025/03/03	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU04510000033600000000000000000000	ULUNDI B	336	0		[Redacted due to POPIA]	Place of public worship		5037	R900,000	2024/07/01	78 (1) (h) Incorrectly captured in the roll			0	-
NOGU04510000035100000000000000000000	ULUNDI B	351	0		[Redacted due to POPIA]	Business Commercial & Industri		1162	R1,340,000	2024/07/01	78 (1) (g) Change of rates category			0	-
NOGU04510000039100000000000000000000	ULUNDI B	391	0		[Redacted due to POPIA]	Residential		1784	R0	2025/05/26	78 (1) (f) That must be revalued for any other exceptional reason			0	-
NOGU04510000039100000000000000000001	ULUNDI B	391	0		[Redacted due to POPIA]	Residential		1045	R720,000	2025/05/26	78 (1) (f) That must be revalued for any other exceptional reason	M00001		0	-
NOGU04510000039100000000000000000002	ULUNDI B	391	0		[Redacted due to POPIA]	Business Commercial & Industri		739	R630,000	2025/05/26	78 (1) (f) That must be revalued for any other exceptional reason	M00002		0	-
NOGU04510000083400000000000000000000	ULUNDI B	834	0		[Redacted due to POPIA]	Place of public worship		6370	R382,000	2024/07/01	78 (1) (h) Incorrectly captured in the roll			0	-
NOGU04510000087700000000000000000000	ULUNDI B	877	0		[Redacted due to POPIA]	Residential		975	R360,000	2024/10/21	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU04510000088900000000000000000000	ULUNDI B	889	0		[Redacted due to POPIA]	Residential		975	R782,000	2025/02/18	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU04510000096300000000000000000000	ULUNDI B	963	0		[Redacted due to POPIA]	Business Commercial & Industri		2802	R2,185,000	2024/07/01	78 (1) (g) Change of rates category			0	-
NOGU04510000098700000000000000000000	ULUNDI B	987	0		[Redacted due to POPIA]	Business Commercial & Industri		35234	R7,166,000	2025/07/17	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU04510000114200000000000000000000	ULUNDI B	1142	0		[Redacted due to POPIA]	Residential		1975	R1,250,000	2024/08/01	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRES S	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER	SECTIONAL TITLE SCHEME	SECTIONAL TITLE UNIT	COMMON NAME
NOGU06440000053000000000000000000000	ULUNDI A	53	0		[Redacted due to POPIA]	Residential		338	R253,000	2024/12/11	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06440000091000000000000000000000	ULUNDI A	91	0		[Redacted due to POPIA]	Residential		490	R560,000	2025/01/16	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06440000029500000000000000000000	ULUNDI A	295	0		[Redacted due to POPIA]	Residential		337	R614,000	2025/08/05	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06440000034800000000000000000000	ULUNDI A	348	0		[Redacted due to POPIA]	Residential		337	R352,000	2025/04/03	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06440000035400000000000000000000	ULUNDI A	354	0		[Redacted due to POPIA]	Residential		337	R500,000	2026/06/01	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06440000038500000000000000000000	ULUNDI A	385	0		[Redacted due to POPIA]	Residential		493	R632,000	2024/08/13	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06440000047200000000000000000000	ULUNDI A	472	0		[Redacted due to POPIA]	Residential		338	R320,000	2024/06/30	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06440000064500000000000000000000	ULUNDI A	645	0		[Redacted due to POPIA]	Residential		338	R507,000	2025/11/13	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06440000065900000000000000000000	ULUNDI A	659	0		[Redacted due to POPIA]	Residential		338	R492,000	2024/09/09	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER	SECTIONAL TITLE SCHEME	SECTIONAL TITLE UNIT	COMMON NAME
NOGU06450000089000000000000000000000	ULUNDI BA	89	0		[Redacted due to POPIA]	Business Commercial & Industri		2604	R3,280,000	2024/07/17	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06450000047900000000000000000000	ULUNDI BA	479	0		[Redacted due to POPIA]	Business Commercial & Industri		7493	R3,300,000	2025/01/07	78 (1) (e) Substantially incorrectly valued during the last general valuation.			0	-

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRES S	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER	SECTIONAL TITLE SCHEME	SECTIONAL TITLE UNIT	COMMON NAME
NOGU06460000557000000000000000000000	ULUNDI C	557	0		[Redacted due to POPIA]	Residential		300	R462,000	2024/07/11	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06460000706000000000000000000000	ULUNDI C	706	0		[Redacted due to POPIA]	Residential		300	R319,000	2024/07/01	79 Administrative corrections.			0	-
NOGU06460000711000000000000000000000	ULUNDI C	711	0		[Redacted due to POPIA]	Business Commercial & Industri		300	R606,000	2024/07/01	78 (1) (g) Change of rates catagory			0	-
NOGU06460000846000000000000000000000	ULUNDI C	846	0		[Redacted due to POPIA]	Residential		466	R360,000	2024/10/18	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06460000930000000000000000000000	ULUNDI C	930	0		[Redacted due to POPIA]	Residential		465	R569,000	2025/09/18	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06460001017000000000000000000000	ULUNDI C	1017	0		[Redacted due to POPIA]	Residential		1015	R924,000	2024/07/03	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06460001062000000000000000000000	ULUNDI C	1062	0		[Redacted due to POPIA]	Residential		798	R615,000	2025/03/20	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06460001271000000000000000000000	ULUNDI C	1271	0		[Redacted due to POPIA]	Residential		529	R537,000	2025/06/03	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-

SG32 CODE	TOWNSHIP NAME	ERF NUMBER	PORTION	FARM NAME	OWNER	RATES CATEGORY	ADDRESS	EXTENT	MARKET VALUE	EFFECTIVE DATE	SECTION 78 REASON	SUB UNIT NUMBER	SECTIONAL TITLE SCHEME	SECTIONAL TITLE UNIT	COMMON NAME
NOGU06470000044600000000000000000000	ULUNDI D	446	0		[Redacted due to POPIA]	Residential		450	R364,000	2025/05/20	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000047300000000000000000000	ULUNDI D	473	0		[Redacted due to POPIA]	Residential		0	R320,000	2025/06/01	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000058500000000000000000000	ULUNDI D	585	0		[Redacted due to POPIA]	Residential		450	R426,000	2024/09/12	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000064500000000000000000000	ULUNDI D	645	0		[Redacted due to POPIA]	Residential		570	R690,000	2025/11/01	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000071400000000000000000000	ULUNDI D	714	0		[Redacted due to POPIA]	Residential		438	R1,800,000	2024/12/09	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000081300000000000000000000	ULUNDI D	813	0		[Redacted due to POPIA]	Residential		758	R552,000	2025/10/22	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000113100000000000000000000	ULUNDI D	1131	0		[Redacted due to POPIA]	Residential		775	R620,000	2024/08/21	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000116300000000000000000000	ULUNDI D	1163	0		[Redacted due to POPIA]	Residential		1076	R965,000	2025/08/12	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000120100000000000000000000	ULUNDI D	1201	0		[Redacted due to POPIA]	Residential		450	R490,000	2024/09/23	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000121300000000000000000000	ULUNDI D	1213	0		[Redacted due to POPIA]	Residential		450	R782,000	2025/05/05	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000128200000000000000000000	ULUNDI D	1282	0		[Redacted due to POPIA]	Residential		501	R526,000	2025/09/11	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000130500000000000000000000	ULUNDI D	1305	0		[Redacted due to POPIA]	Residential		450	R432,000	2025/03/02	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000150600000000000000000000	ULUNDI D	1506	0		[Redacted due to POPIA]	Residential		862	R450,000	2025/09/05	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000161300000000000000000000	ULUNDI D	1613	0		[Redacted due to POPIA]	Residential		779	R637,000	2024/10/01	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000191400000000000000000000	ULUNDI D	1914	0		[Redacted due to POPIA]	Residential		368	R430,000	2024/12/04	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000195500000000000000000000	ULUNDI D	1955	0		[Redacted due to POPIA]	Residential		409	R828,000	2024/10/01	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000199600000000000000000000	ULUNDI D	1996	0		[Redacted due to POPIA]	Residential		450	R247,000	2025/10/10	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000209500000000000000000000	ULUNDI D	2095	0		[Redacted due to POPIA]	Residential		368	R502,000	2024/06/12	78 (1) (d) Of which the market value has substantially increased or decreased for any reason after the last GV			0	-
NOGU06470000275600000000000000000000	ULUNDI D	2756	0		[Redacted due to POPIA]	Residential		498	R593,000	2025/10/31	78 (1) (a) Incorrectly omitted from the valuation roll			0	-
NOGU06470000276300000000000000000000	ULUNDI D	2763	0		[Redacted due to POPIA]	Residential		297	R555,000	2025/10/31	78 (1) (a) Incorrectly omitted from the valuation roll			0	-

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

I, **Candice Cooper**, identity number **7012050015088** 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 undefined 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 **Ulundi Municipality** on the **2026/03/04**

Professional Registration Number with the South African Council for the Property Valuers Profession: **5118**

Category of Professional Registration: Registered Professional Valuer



Signature of Municipal Valuer

DESCRIPTION	COUNT	VALUE
FREEHOLD URBAN	57	R47,201,000
FREEHOLD FARMS	5	R106,343,000
SECTIONAL TITLES	2	R2,900,000
ALL PROPERTIES	64	R156,444,000

Signature of Municipal Manager