

Prepared by:



**UMHLABA**

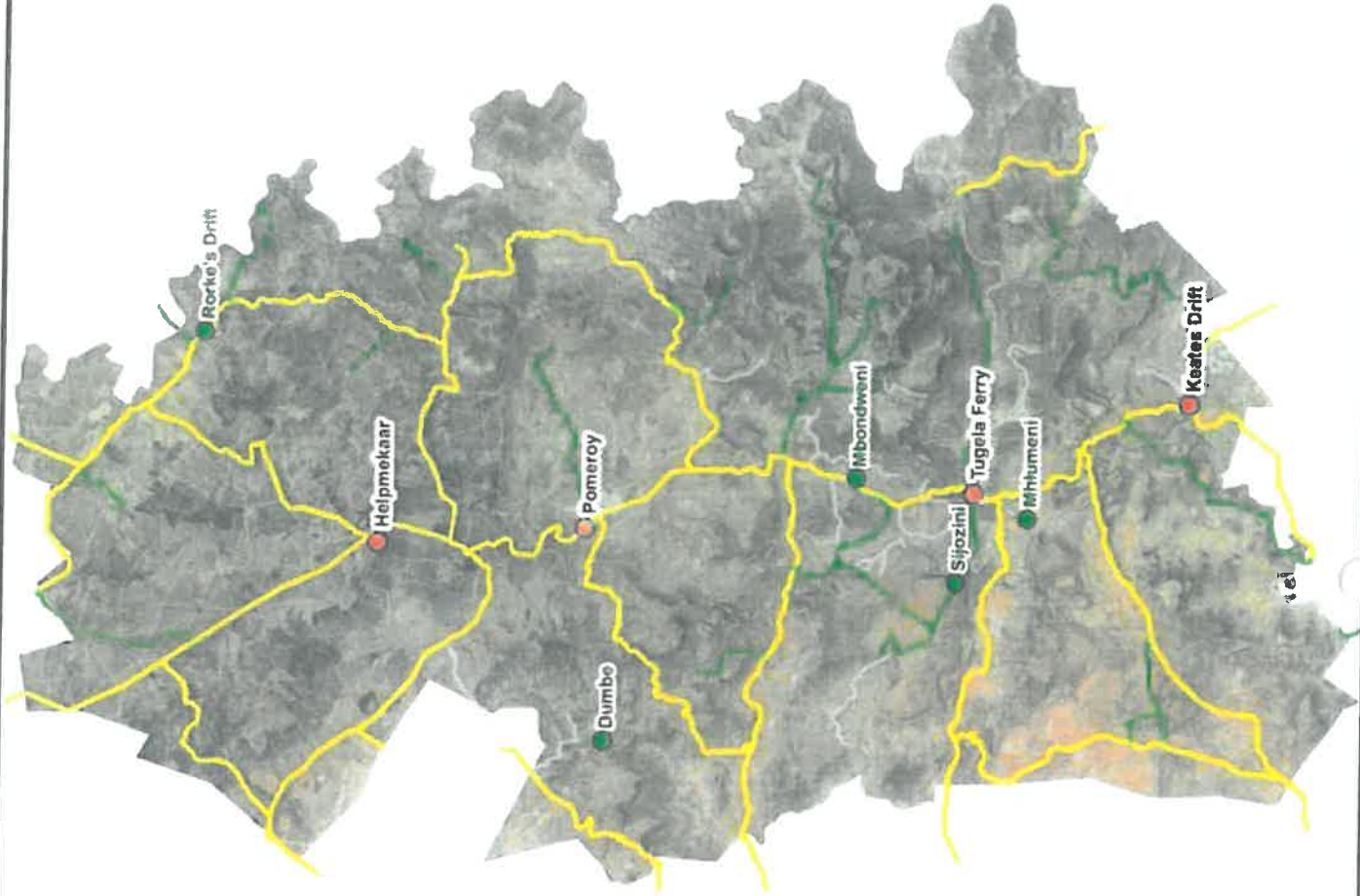
**GEOMATICS**

*"Turning DATA into INFORMATION"*

Tel: (034) 212 3195 Fax: (034) 218 1886  
86 Gladstone Street, PO Box 56, Dundee, 3000



**MSINGA  
MUNICIPALITY  
SUPPLEMENTARY  
VALUATION ROLL No. 9  
1 JULY 2019 TO 30 JUNE 2020**



### ZONING CODES

Administration	AD
Agriculture	AG
Commercial	CO
Education	ED
Industry	IN
Public Open Place	OP
Residential 100	R1
Residential 500	R5
Sewerage Works	SW
Water Works	WW

### USAGE CODES

Accommodation Establishment	AE
Agriculture	AG
Business	BUS
Church	CH
Clinic	CL
Dwelling	DW
Electric Power Transmission	EP
Flats	F
Hospital	H
Hall	HL
Hotel	HO
Library	L
Offices	OF
Post Office	PO
Police Station	PS
Road	R
Restaurant	RI
School	SC
Sports Facility	SF
Shop	SH
Sewerage Works	SW
Vacant	V
Warehouse	WH
Workshop	WS
Water Works	WW

# MSINGA MUNICIPALITY

## CATEGORY TOTALS

29 MARCH 2021

CODE	COUNT	TOTAL VALUE	CATEGORY DESCRIPTION
PSP	1	R 625 000	Public Service Purposes
RES	1	R 2 470 000	Residential Properties
WOR	2	R 110 000	Worship
<b>TOTALS</b>	<b>4</b>	<b>R 3 205 000</b>	<b>THREE MILLION, TWO HUNDRED FIVE THOUSAND RANDS</b>

## TOWNSHIP TOTALS

TOWNSHIP	COUNT	TOTAL VALUE
FARMS	3	R 735 000
Pomeroy	1	R 2 470 000
<b>TOTALS</b>	<b>4</b>	<b>R 3 205 000.00</b>

VALUERS' CERTIFICATE  
**MSINGA MUNICIPALITY**

I, Philip Charl Jacobs, Identity Number 7512065138080 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 Msinga 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.

Fixed date for valuation (Section 31(1)) **01 JULY 2018**

Certified at Dundee: **29 MARCH 2021**

Umhlabu Geomatics Inc.  
86 Gladstone Street  
PO Box 56  
Dundee  
3000



PHILIP CHARL JACOBS

Professional Number with the South African  
Council for the Property Valuers Profession: 5375

Category of the Professional Registration: Professional Valuer

EXPLANATION OF DESIGNATIONS

1234	Erf/Farm No. 1234
1234/1	Ptn 1 of Erf/Farm No. 1234
1234/1/2	Ptn 2 of Ptn 1 of Erf/Farm No. 1234
1234/1/R	Rem of Ptn 1 of Erf/Farm No. 1234
1234/R	Rem of Erf/Farm No. 1234

TOWN	KEY	m²	OWNER	No.	ADDRESS	CAT	VALUATION	Zn Use	COMMENT
FARMS	3327/1/14	40553	ELCSA PROPERTY MANAGEMENT CO	PTN 14	FARM ELANDS KRAAL No. 3327	WOR			Registered Property
FARMS	3327/1/14(1)	31659	ELCSA PROPERTY MANAGEMENT CO			WOR	R 110 000	WOR	Rateable Remainder
FARMS	3327/1/14(2)	8894	ELCSA PROPERTY MANAGEMENT CO			PSP	R 625 000	SC	Mbizimbalwe Primary School (Mat Emis 500204499)
Pomeroy	66	4047	THE HATSON TRUST	33	Hime	RES	R 2 470 000	CO SH	