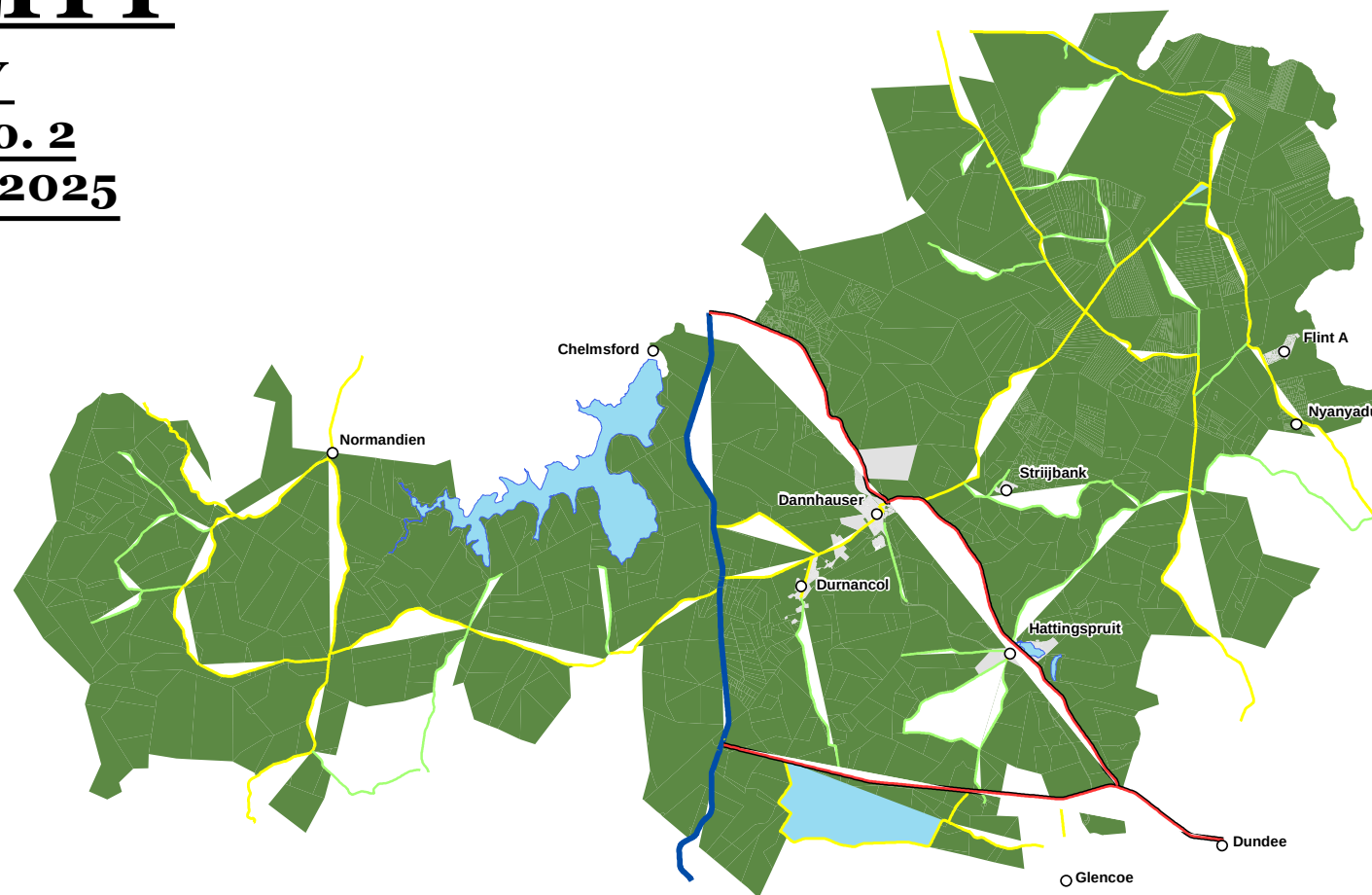


DANNHAUSER MUNICIPALITY

SUPPLEMENTARY
VALUATION ROLL No. 2
01/03/2024 TO 28/02/2025



Prepared by:

UMHLABA
GEOMATICS

"Turning DATA into INFORMATION"

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

ZONING CODES

Agriculture 1	AG1
Agriculture 2	AG2
Active Open Space	AOS
Cemetery	CEM
Core Mixed Use	CMU
Dam	DAM
Eduction	ED
Escarpment Mountains	EM
General Industry	GI
Health and Welfare	HW
Light Industry	LI
Low Impact Mixed Use	LIM
Municipal and Government	MG
Mining and Quarrying	MQ
Petrol Filling Station	PFS
Passive Open Space	POS
Residential Only Detached 1	R1
Residential Only Detached 2	R2
Residential Only Detached 3	R3
Existing Road	RD
Residential Only High Density	RHD
Residential Only Medium Density	RMD
Rural Node	RN
Rural Settlements	RS
Rural Settlement High Density	RSH
Resort	RST
Railways	RY
Urban Agriculture	UG
Utilities and Services	US
Worship	W

USAGE CODES

Abattoir	AB	Municipal Swimming Pool	MS
Airfield	AF	Museum	MU
Agricultural	AG	Nursery School	NS
Agricultural/Residential	AR	Outbuilding	OB
Bank	BK	Office	OF
Scout Huts	BP	Public Buildings	PB
Bus and Taxi Terminal	BT	Park	PK
Club	CB	Pipeline	PL
Church	CH	Police Station	PO
Clinic	CL	Pump Station	PS
Cemetery	CM	Printing Works	PW
Cinema	CN	Quarry	Q
Compound	CO	Road	R
Car Park	CP	Restaurant	RE
Clay Quarry	CQ	Recreational Resort	RR
Casino	CS	Refuse Site	RS
Communications Tower	CT	Reservoir	RV
Civic Centre	CV	R O W	RW
Dam	D	Railway Line	RY
Dog Kennels	DK	School	SC
Dormitory	DO	Sports Facilities	SF
Dwelling	DW	Show Grounds	SG
Electric Power Transmission	EP	Shop	SH
Flat	F	Showroom	SR
Factory	FC	Substation	SS
Service Station	G	Railway Station	ST
Golf Course	GC	Sewerage Works	SW
Grain Silos	GS	Sale Yard	SY
Hospital	H	Tennis Court	TE
Hall	HL	Transformer	TF
Hotel	HO	Telecommunications Infrastructure	TI
Hostel	HT	Temple	TM
Library	LB	Undertaker	UT
Laundry	LY	Vacant	V
Dentist/Doctor	MD	Worship	W
Mine Dump	MI	Toilets	WC
Monument	MN	Warehouse	WH
Mosque	MQ	Worksop	WS

DANNHAUSER MUNICIPALITY

CATEGORY TOTALS

07 MARCH 2025

CODE	COUNT	TOTAL VALUE	CATEGORY DESCRIPTION
AGA	6	R 4 946 000	Agriculture properties used for agricultural purposes
MUN	1	R 113 000	Municipal properties
PSP	1	R 3 300 000	Public Service Purposes
RES	7	R 2 814 000	Residential Properties
VP	23	R 2 646 000	Vacant Property
TOTALS	38	R 13 819 000	THIRTEEN MILLION, EIGHT HUNDRED NINETEEN THOUSAND RANDS

TOWNSHIP TOTALS

TOWNSHIP	COUNT	TOTAL VALUE
Dannhauser	27	R 4 179 000
Emafusini	1	R 69 000
FARMS	6	R 7 796 000
Hatting Spruit	4	R 1 775 000
TOTALS	38	R 13 819 000.00

VALUERS' CERTIFICATE
DANNHAUSER 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 Dannhauser 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 of Valuation (Section 31(1)): **1 JULY 2022**

Effective Date of Valuation Roll (Section 32(1)) **1 JULY 2023**

Certified at Dundee: **7 FEBRUARY 2025**



PHILIP CHARL JACOBS

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

5375

Category of the Professional Registration:

Professional Valuer



Umhlaba Geomatics Inc.

86 Gladstone Street
Dundee, 3000
Tel: 034 212 3195

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
Dannhauser	6/R	106463	MZI HOLDINGS PROPRIETARY LIMITED	7	ALCOCKSPRUIT	AGA	R 450 000	UG	V	
Dannhauser	176	1098	THE ANGEL FALLS FAMILY TRUST	35	MAIN	VP	R 190 000	CMU	V	
Dannhauser	179	2030	RAMGOOLAM CAPITAL PROPRIETARY LIMITED	32	CAMP	RES	R 435 000	R1	CH	Includes portion of Mosque Lane
Dannhauser	390	803	JIYANE ZANDILE CELINHLANHLA PRINCESS	53	PARK	VP	R 100 000	RMD	V	
Dannhauser	395	810	GUMBI ZANDILE NELISWA	58	PARK	VP	R 100 000	RMD	V	
Dannhauser	404	826	LANGA SONDELANI	63	FAVERSHAM	VP	R 101 000	RMD	V	
Dannhauser	406	861	NGQULUNGA NTOMBIKAYISE THULISILE	59	FAVERSHAM	VP	R 103 000	RMD	V	
Dannhauser	407	802	NKOSI SIHLE CYPRIAN	57	FAVERSHAM	VP	R 100 000	RMD	V	
Dannhauser	418	1558	MAHLANGU CAROL MBALI	19	ROCKYSPRUIT	VP	R 136 000	RMD	V	
Dannhauser	419	1299	BUTHELEZI SIDWELL SIKELELA	21	ROCKYSPRUIT	VP	R 125 000	RMD	V	
Dannhauser	437	1133	KOZA NOSIPHO THANDEKA PRIMROSE	23	ALBERT	VP	R 117 000	R1	V	
Dannhauser	443	1092	NJALO MZWANDILE	7	KORT	VP	R 115 000	R1	V	
Dannhauser	444	1054	DUBE MXOLISI PATRICK	5	KORT	VP	R 113 000	R1	V	
Dannhauser	463	1213	SITHOLE GUGULETHU PRINCESS FORTUNATE	26	CHELMSFORD	VP	R 121 000	RMD	V	
Dannhauser	464	1101	HLONGWANE MFANAFUTHI JOSEPH	24	CHELMSFORD	VP	R 116 000	RMD	V	
Dannhauser	465	1066	KUNENE ALSON BONGANI	24	ROCKYSPRUIT	VP	R 114 000	RMD	V	
Dannhauser	467	1124	DUBE SIBONGILE SETTA	28	ROCKYSPRUIT	RES	R 276 000	RMD	DW	
Dannhauser	468	1134	MNTAMBO INNOCENT THEMBA-ELIHLE; MNTAMBO GCINILE NOMPUMELELO HAPPINESS	27	CHELMSFORD	VP	R 117 000	RMD	V	
Dannhauser	474	1155	KHESWA LONDIWE FAVOURITE	15	CHELMSFORD	VP	R 118 000	RMD	V	
Dannhauser	488	1116	KHUMALO NKOSINATHI ELGAR; KHUMALO NONDUMISO THANDEKA	12	ROCKYSPRUIT	VP	R 116 000	RMD	V	
Dannhauser	497	1505	MOHAPI MIHLAKAYIFANI REUBEN	20	CHELMSFORD	VP	R 134 000	RMD	V	
Dannhauser	633	944	MADLINGOZI BONGANI	5	JASMINE	VP	R 108 000	R2	V	
Dannhauser	634	684	MAVIMBELA NOMUSA CYNTHIA; MAVIMBELA TEEO SIBUSISO SYDWELL	7	JASMINE	RES	R 372 000	R2	DW	
Dannhauser	692	753	GCABASHE LUNGELO PHUMULILE	49	LOTUS	VP	R 97 000	R2	V	
Dannhauser	695	764	NAIDOO EVELYN	55	LOTUS	VP	R 97 000	R2	V	
Dannhauser	700	764	NDLELA BONGIWE	14	SOUTH	VP	R 97 000	R2	V	
Dannhauser	807	1015	KHANYI ZANDILE ENTI	3	CARNATION	VP	R 111 000	R2	V	
Emafusini	34	330	KUBHEKA NOMTHANDAZO GLADYS	34	ROAD C	RES	R 69 000	R2	DW	
Hatting Spruit	70	4043	NANAN RAMBALLY	5	KAREE	RES	R 1 265 000	CMU	DW	
Hatting Spruit	148/R	19463	NHLEKO MNDENI SIMON; NHLEKO NELISIWE	7	CANNAH	RES	R 262 000	R1	DW	
Hatting Spruit	159/9	2743	DIMOCK BRIAN	6	PEACH	RES	R 135 000	R1	V	
Hatting Spruit	223	3308	WICHMANN HERMANN FRIEDRICH JOHANNES	20A	MAIN	MUN	R 113 000	AOS	PK	Vests in Local Authority
FARMS	9492/R	364695	ZAMA RETAILERS PTY LTD		LONG KLIP	AGA	R 324 000	EM	AG	
FARMS	9492/1	487320	AMANTUNGWA PROVISIONAL COMMUNAL PROPERTY ASSOCIATION		LONG KLIP	AGA	R 441 000	EM	AG	
FARMS	8378/R	2057845	NATIONAL GOVERNMENT OF REPUBLIC OF SOUTH AFRICA		CECIL	AGA	R 1 435 000	AG1	AG	
FARMS	8378/2	30638	THE PROVINCIAL GOVERNMENT OF THE PROVINCE OF KWAZULU-NATAL			PSP	R 3 300 000		SC	Kadwa S. School
FARMS	10958/R	3193995	BUTELEZI LUKE, KANYI WILLIAM, MJIYAKO CORNELIUS AND 15 OTHERS		KLIP ROTS	AGA	R 2 033 000	AG2	AG	
FARMS	10958/11	91118	(NYR) MTSHALI MLUNGISI EXPECTITIUS		KLIP ROTS	AGA	R 263 000		DW	