



**MTHONJANENI  
MUNICIPALITY**

evaluations  
Capitalising property intelligence



# Mthonjaneni Local Municipality

## General Valuation 2020

EFFECTIVE DATE OF VALUATION ROLL:  
**01 JULY 2020**

**SUPPLEMENTARY VALUATION ROLL 1  
FULL TITLE TOWN PROPERTIES**

**PERIOD OF VALUATION ROLL: 01 JULY 2020 - 30 JUNE 2025**

[www.mthonjaneni.org.za](http://www.mthonjaneni.org.za)

DATE OF VALUATIONS: 02 JULY 2019



MTHONJANENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1

PERIOD OF VALUATION ROLL: 01 JULY 2020 – 30 JUNE 2025

DATE OF VALUATION: 02 JULY 2019

ACCOUNT NO	SG CODE	ERF	PTN	TOWNNAME	STREET NO.	STREET NAME	OWNERS NAME	EXTENT (SQM)	USE CATEGORY	RATING CATEGORY	MARKET VALUE	PIN (INTERNAL REFERENCE NO.)	ANY OTHER PRESCRIBED PARTICULARS	EFFECTIVE DATE
225	NOGU0202000004200000	42	0	MELMOTH		JACOB COHN STREET	DLAMINI SG	4047	Single Dwelling	Residential	R 750 000	100406		2021/02/01
725	NOGU0202000008900000	89	0	MELMOTH		WILFRED STREET	SUPERCO ZULULAND (PTY) LTD	4047	Single Dwelling	Residential	R 500 000	100510		2021/02/01
745	NOGU0202000009300000	93	0	MELMOTH		PIET RETIEF EXT	NKABINDE TM	4047	Single Dwelling	Residential	R 820 000	100514		2020/10/23
1451	NOGU02020000014500001	145	1	MELMOTH		SYMMONDS STREET	MTHETHWA ZE	1909	Multiple Dwelling Informal /Formal	Residential	R 2 000 000	100608		2021/02/01
1290	NOGU02020000015600000	156	0	MELMOTH	35	JACOB COHN STREET	HARRISON J	4047	Single Dwelling	Residential	R 750 000	100626		2020/07/01
1725	NOGU02020000022000000	220	0	MELMOTH		REINHOLD STREET	BUTHELEZI LP+BB	4047	Single Dwelling	Residential	R 800 000	100736		2021/02/01
1926	NOGU02020000025400002	254	2	MELMOTH		OPPOSITION STREET	HARRISON J/PB	1996	Block of flats	Residential	R 2 600 000	100773		2020/07/01
2180	NOGU02020000030200000	302	0	MELMOTH		SYMMONDS STREET	VAN DER WALT MA	4039	Terraced/Multi dwelling (3+ units)	Residential	R 2 400 000	100834		2020/07/01
2250	NOGU02020000031000000	310	0	MELMOTH		REINHOLD STREET	PROVINCIAL PUBLIC WORKS	40469	Public School	Public Service Purpose	R 5 370 000	100852	NTUTHUKO PRIMARY SCHOOL	2021/02/01
3560	NOGU02020000036700000	367	0	MELMOTH		VICTORIA STREET	S M F T PROPERTIES CC	8094	Vacant commercial land	Vacant Land	R 2 172 000	100928		2020/07/01
3645	NOGU02020000038900000	389	0	MELMOTH		GOLF STREET	NXUMALO MMZD	2145	Single Dwelling	Residential	R 250 000	100947		2021/02/01
3895	NOGU02020000040200000	402	0	MELMOTH	2	HOLIDAY STREET	WEIDEMAN H	4269	Single Dwelling	Residential	R 500 000	100960		2021/02/01
11200000	NOGU02020000111600001	1116	1	MELMOTH		A.F. LEITCH STREET	SIKHAKHANE R.	1496	Office	Business & Commercial	R 1 322 000	101607		2021/06/01
8515	NOGU02020000115000002	1150	2	MELMOTH		ORTLEPP STREET	COPE CL	904	Single Dwelling	Residential	R 450 000	101633		2021/02/01

MTHONJANENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1  
PERIOD OF VALUATION ROLL: 01 JULY 2020 – 30 JUNE 2025  
DATE OF VALUATION: 02 JULY 2019

## SUMMARY BY CATEGORY

ID	RATING CATEGORY	PROPERTY COUNT	MARKET VALUE
1	Residential	11	R11 820 000
2	Business & Commercial	1	R1 322 000
3	Public Service Purpose	1	R5 370 000
4	Vacant Land	1	R2 172 000
<b>Total</b>		<b>14</b>	<b>R 20 684 000</b>

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

I, Faiaz Shaik, Identity Number 8509235256080, 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 Supplementary Valuation Roll 1 for the Mthonjaneni 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.

No	PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
1	Sectional Title Properties	4	R3,160,000
2	Full Title Properties	14	R20,684,000
	<b>Total</b>	<b>18</b>	<b>R23,844,000</b>

Certified at Durban this 02nd day of June 2021

Professional Registration Number with the South African Council for the Property Valuers Profession : 6498

Category of Professional Registration: Professional Valuer



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Signature of Municipal Valuer