



MKHONDO LOCAL MUNICIPALITY
VALUATION ROLL
2014 – 2018
AGRICULTURAL HOLDINGS

Categories (As reflected in the valuation roll as defined in the Rates Policy)

The category of property is determined by the actual use of the property, and if the property is not in use, the zoning or permitted use determines the category. The Municipality has determined the following categories in terms of section 8(1) of the MPRA:

CODE	CATEGORIES OF PROPERTIES (Based on the actual use of the Property)
AGA	Agriculture properties used for agricultural purposes
AGB	Agriculture properties used for other business and commercial purposes
ASA	Smallholding used for agricultural / residential purposes
ASB	Smallholding used for business / commercial / industrial purposes
BUR	Business and Commercial properties (with residential usage)
BUS	Business and Commercial properties
CEM	Cemetery
CF	Community Facility
CLI	Clinic
CRE	Creche
EDU	Educational
GOV	Government Properties
IND	Industrial properties
INF	Informal settlements
INR	Industrial properties (with residential usage)
LR	Land reform properties
MIN	Mining properties
MUN	Municipal properties
PBO	Public Benefit Organisation
POS	Public Open Space
PROS	Private Open Space
PSI	Public Service Infrastructure
PVT	Privately owned town serviced by the owner
RDP	RDP Houses
RES	Residential properties
RES2	Multiple Use Residential
SC	Schools (Private and State)
STA	Stadium
STP	State owned properties
STT	State trust land
V	Vacant
VL	Vacant land (other than residential)
VR	Vacant land zoned residential
WOC	Public Worship
WOR	Worship Residential

MKHONDO LOCAL MUNICIPALITY

VALUATION ROLL

2014-2018



TOWNSHIP NAME : SULPHURSPRING SMALLHOLDINGS AH

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY	ZONING / CATEGORY	USAGE	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY (m ²)	MARKET VALUE OF THE PROPERTY	FULL NAME OF OWNER(S)	REMARKS AND ANY OTHER PRESCRIBED PARTICULARS	COMMENTS
ERF PTN								
1	AGA	AGA	1, SULPHURSPRING SMALLHOLDINGS	29 6772	R250,000	WARTINGTON BOERDERY PTY LTD	Dry and Cultivated lands.	
2	AGA	AGA	2, SULPHURSPRING SMALLHOLDINGS	23 9062	R170,000	WARTINGTON BOERDERY PTY LTD	Dry and Cultivated lands.	
3	AGA	AGA	3, SULPHURSPRING SMALLHOLDINGS	23 7140	R140,000	WARTINGTON BOERDERY PTY LTD	Dry and Cultivated lands.	
4	AGA	AGA	4, SULPHURSPRING SMALLHOLDINGS	22 8918	R180,000	WARTINGTON BOERDERY PTY LTD	Dry and Cultivated lands.	
5	AGA	AGA	5, SULPHURSPRING SMALLHOLDINGS	26 3353	R230,000	ENGELBRECHT ENGELA ELIZABETH	Dry and Cultivated lands.	
6	AGA	AGA	6, SULPHURSPRING SMALLHOLDINGS	23 8260	R180,000	ENGELBRECHT ENGELA ELIZABETH	Dry and Cultivated lands.	
9	AGA	AGA	9, SULPHURSPRING SMALLHOLDINGS	23 2890	R200,000	MAREE HEIN CARL	Dry, Cultivated and Irrigated lands.	
11		AGA	11, SULPHURSPRING SMALLHOLDINGS	22 4597	R270,000	MAREE HEIN CARL		
12	AGA	AGA	12, SULPHURSPRING SMALLHOLDINGS	18 1755	R250,000	MAREE HEIN CARL	Dry, Cultivated and Irrigated lands.	
13	AGA	AGA	13, SULPHURSPRING SMALLHOLDINGS	28 5427	R190,000	MAREE ANDRE	Dry, Cultivated and Irrigated lands.	
14	AGA	AGA	14, SULPHURSPRING SMALLHOLDINGS	25 8185	R180,000	NESOCOL PTY LTD	Dry, Cultivated and Irrigated lands.	
15	AGA	AGA	15, SULPHURSPRING SMALLHOLDINGS	25 0802	R180,000	NESOCOL PTY LTD	Dry and Cultivated lands.	
16	AGA	AGA	16, SULPHURSPRING SMALLHOLDINGS	22 0814	R100,000	NESOCOL PTY LTD	Dry and Cultivated lands.	
17		AGA	17, SULPHURSPRING SMALLHOLDINGS	24 5910	R123,000	NESOCOL PTY LTD		
18	AGA	AGA	18, SULPHURSPRING SMALLHOLDINGS	28 1768	R140,000	NESOCOL PTY LTD	Dryland.	
19	AGA	AGA	19, SULPHURSPRING SMALLHOLDINGS	24 5294	R120,000	NESOCOL PTY LTD	Dryland.	
20	AGA	AGA	20, SULPHURSPRING SMALLHOLDINGS	33 3419	R170,000	NESOCOL PTY LTD	Dryland.	
21	AGA	AGA	21, SULPHURSPRING SMALLHOLDINGS	21 3611	R260,000	MAREE ANDRE	Dry, Cultivated and Irrigated lands.	
22	AGA	AGA	22, SULPHURSPRING SMALLHOLDINGS	21 2046	R320,000	MAREE ANDRE	Irrigated land.	
23	AGA	AGA	23, SULPHURSPRING SMALLHOLDINGS	24 0276	R270,000	MAREE ANDRE	Dry and Irrigated lands.	
24	AGA	AGA	24, SULPHURSPRING SMALLHOLDINGS	38 9505	R360,000	MAREE HEINRICH GEORGE	Cultivated land.	
25	AGA	AGB	25, SULPHURSPRING SMALLHOLDINGS	27 8674	R4,730,000	MAREE ANDRE	Dry, Cultivated and Irrigated lands.	
26	AGA	AGA	26, SULPHURSPRING SMALLHOLDINGS	21 4432	R140,000	NESOCOL PTY LTD	Dry and Cultivated lands.	
27	AGA	AGA	27, SULPHURSPRING SMALLHOLDINGS	31 1113	R160,000	NESOCOL PTY LTD	Dryland.	
28	AGA	AGA	28, SULPHURSPRING SMALLHOLDINGS	51 9692	R352,000	NESOCOL PTY LTD	Dryland.	
29	AGA	AGA	29, SULPHURSPRING SMALLHOLDINGS	181 7875	R1,660,000	WARTINGTON BOERDERY PTY LTD	Dry, Cultivated and Irrigated lands.	
30	AGA	AGA	30, SULPHURSPRING SMALLHOLDINGS	189 1641	R3,810,000	WARTINGTON BOERDERY PTY LTD	Dry, Cultivated lands and Timber.	
31	AGA	AGA	31, SULPHURSPRING SMALLHOLDINGS	192 0517	R1,290,000	WARTINGTON BOERDERY PTY LTD	Dry and Cultivated lands.	

MKHONDO LOCAL MUNICIPALITY

VALUATION ROLL

2014-2018



TOWNSHIP NAME : **SULPHURSPRING SMALLHOLDINGS AH**

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY	ZONING / CATEGORY	USAGE	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY (m²)	MARKET VALUE OF THE PROPERTY	FULL NAME OF OWNER(S)	REMARKS AND ANY OTHER PRESCRIBED PARTICULARS	COMMENTS
ERF PTN								
32	AGA	AGA	32, SULPHURSPRING SMALLHOLDINGS	160 8967	R640,000	NESOCOL PTY LTD	Dryland.	
33	AGA	AGA	33, SULPHURSPRING SMALLHOLDINGS	287 6629	R4,700,000	MAREE HEINRICH GEORGE	Dry, Cultivated lands and Timber.	
33 1		AGA	33/1, SULPHURSPRING SMALLHOLDINGS	3 4297	R51,000	SUID-AFRIKAANSE NASIONALE PADAGENTSKAP LTD		
34 R E		AGA	34, SULPHURSPRING SMALLHOLDINGS	108 1855	R1,298,000	MAREE ANDRE		
34 1		AGA	34/1, SULPHURSPRING SMALLHOLDINGS	108 1441	R1,298,000	WARTINGTON BOERDERY PTY LTD		
34 2		AGA	34/2, SULPHURSPRING SMALLHOLDINGS	53 7171	R645,000	REPUBLIEK VAN SUID-AFRIKA		
34 4		AGA	34/4, SULPHURSPRING SMALLHOLDINGS	43 6436	R524,000	MAREE HEINRICH GEORGE		
34 5		AGA	34/5, SULPHURSPRING SMALLHOLDINGS	9 5369	R114,000	MAREE ANDRE		
35	AGA	AGA	35, SULPHURSPRING SMALLHOLDINGS	367 3065	R1,460,000	HIESTERMANN REIMAR EWALD	Dryland.	
35 1		AGA	35/1, SULPHURSPRING SMALLHOLDINGS	138 7656	R1,665,000	MAREE ANDRE		
36	ASA	ASA	36, SULPHURSPRING SMALLHOLDINGS	8 1170	R60,000	MAREE ANDRE	Dry, Cultivated and Irrigated lands.	
37	ASA	ASA	37, SULPHURSPRING SMALLHOLDINGS	1 9389	R20,000	MAREE ANDRE	Dry and Irrigated lands.	
38	ASA	ASA	38, SULPHURSPRING SMALLHOLDINGS	1 9276	R30,000	MAREE ANDRE	Irrigated land.	
39	ASA	ASA	39, SULPHURSPRING SMALLHOLDINGS	1 9298	R30,000	MAREE ANDRE	Irrigated land.	
40	ASA	ASA	40, SULPHURSPRING SMALLHOLDINGS	1 9182	R30,000	MAREE ANDRE	Irrigated land.	
41	ASA	ASA	41, SULPHURSPRING SMALLHOLDINGS	2 0136	R20,000	MAREE ANDRE	Dry and Irrigated lands.	
42	ASA	ASA	42, SULPHURSPRING SMALLHOLDINGS	1 6570	R20,000	MAREE ANDRE	Irrigated land.	
43	ASA	ASA	43, SULPHURSPRING SMALLHOLDINGS	1 7259	R30,000	MAREE ANDRE	Irrigated land.	
44	ASA	ASA	44, SULPHURSPRING SMALLHOLDINGS	1 7573	R30,000	MAREE ANDRE	Irrigated land.	
45	ASA	ASA	45, SULPHURSPRING SMALLHOLDINGS	1 6936	R20,000	MAREE ANDRE	Irrigated land.	
46	ASA	ASA	46, SULPHURSPRING SMALLHOLDINGS	1 7627	R20,000	MAREE ANDRE	Irrigated land.	
47	ASA	ASA	47, SULPHURSPRING SMALLHOLDINGS	1 9483	R30,000	MAREE HEIN CARL	Irrigated land.	
48	ASA	ASA	48, SULPHURSPRING SMALLHOLDINGS	1 6837	R20,000	MAREE ANDRE	Irrigated land.	
49	ASA	ASA	49, SULPHURSPRING SMALLHOLDINGS	1 8382	R30,000	MAREE ANDRE	Irrigated land.	
50	ASA	ASA	50, SULPHURSPRING SMALLHOLDINGS	1 8200	R30,000	MAREE ANDRE	Irrigated land.	
51	ASA	ASA	51, SULPHURSPRING SMALLHOLDINGS	1 7667	R30,000	MAREE ANDRE	Irrigated land.	

MKHONDO LOCAL MUNICIPALITY

VALUATION ROLL

2014-2018



TOWNSHIP NAME : **SULPHURSPRING SMALLHOLDINGS AH**

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY	ZONING / CATEGORY	USAGE	PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF THE PROPERTY (m²)	MARKET VALUE OF THE PROPERTY	FULL NAME OF OWNER(S)	REMARKS AND ANY OTHER PRESCRIBED PARTICULARS	COMMENTS
ERF PTN								
52	ASA	ASA	52, SULPHURSPRING SMALLHOLDINGS	1 7943	R13,200	MAREE ANDRE	Dry and Cultivated lands.	
53	ASA	ASB	53, SULPHURSPRING SMALLHOLDINGS	2 0107	R2,200,000	MAREE HEIN CARL	Dry and Cultivated lands.	
54	ASA	ASA	54, SULPHURSPRING SMALLHOLDINGS	2 4267	R20,000	MAREE HEIN CARL	Dry and Cultivated lands.	
55	ASA	ASB	55, SULPHURSPRING SMALLHOLDINGS	2 6942	R1,320,000	BARNARD THEUNIS JOHANNES	Dryland.	
56	ASA	ASA	56, SULPHURSPRING SMALLHOLDINGS	2 7591	R20,000	MAREE ANDRE	Dry and Irrigated lands.	
57	ASA	ASA	57, SULPHURSPRING SMALLHOLDINGS	1 9160	R20,000	REPUBLIC VAN SUID-AFRIKA	Dry and Irrigated lands.	
58	ASA	ASA	58, SULPHURSPRING SMALLHOLDINGS	1 4664	R17,600	REPUBLIC VAN SUID-AFRIKA	Cultivated and Irrigated lands.	
59	AGA	AGA	59, SULPHURSPRING SMALLHOLDINGS	92 7691	R1,220,000	MAREE HEIN CARL	Dry, Cultivated and Irrigated lands.	
60	AGA	AGA	60, SULPHURSPRING SMALLHOLDINGS	47 5709	R360,000	WARTINGTON EDWIN JOHAN FREDERICK	Dry and Cultivated lands.	
61	AGA	AGA	61, SULPHURSPRING SMALLHOLDINGS	72 9995	R830,000	MAREE HEIN CARL	Dry, Cultivated and Irrigated lands.	

CERTIFICATION BY:
MUNICIPAL VALUER AS CONTEMPLATED IN SECTION 34(c) OF THE MUNICIPAL RATES ACT 6 OF 2000

I, Tshepo Patrick Mokhuwa, Identity Number, 800530 5547 086, do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), herein after referred to as the "Act", to the best of my skills and knowledge, favour or prejudice, prepared the General Valuation Roll for Mkhondo Local Municipality in terms of the provisions of the Act. I have complied with sections 43 and 44 of the Act.

Certified at Piet Retief this 28th day of February 2014.

Professional Registration Number with the South African Council for the Property Valuers Profession: Reg 7006/9

Category of Professional Registration: Professional Associated Valuer:



Tshepo Patrick Mokhuwa
Black Dot Property Consultants
Professional Associate Valuer
7006/9

Mr Absalom Mahlangu
Municipal Manager