

GREATER TUBATSE LOCAL MUNICIPALITY
SUPPLEMENTARY VALUATION ROLL

01-07-2012 – 30-06-2013

GREATER TUBATSE LOCAL MUNICIPALITY

Valuation Roll /Supplementary Valuation Roll* for the period 01-07-2012 to 30-06-2013 for the Greater Tubatse Local Municipality.

*Delete whichever is not applicable.

Date of Valuation (Section 31(1)) **01-08-2010**

Name of Geographical Area: **Greater Tubatse Municipal Area**

Particulars in respect of each property must be in the following order. Section 48(2)						
a	b	c	d	e	f	g
Registered or other description of the property	Full names of owner	Category determined in terms of section 8 of the Act in which the property falls	Physical address of the property	Extent of the property	Market value of the property <u>if the property was valued</u>	Any other prescribed particulars

Categories

Different rates may be levied in respect of the following categories and such rates will be determined on an annual basis during the compilation of the annual budget.

The category of property is determined by the actual use of the property, and if the property is not in use, the zoning determines the category. The municipal valuer is responsible for categorising properties and maintaining the categories, as any change in the use of a property may result in a change in category.

The Municipality has determined the following categories in terms of section 8(1) of the MPRA:

Residential Properties (r)

- r Residential 1
- r Parks owned by township owner
- r2 Residential 2
- r3 Residential 3

Government (g)

- gb Business
- ge Educational
- gh Hospital or clinic
- gp Police station
- go Other
- gr Residential
- gmin Mining and related uses

Business

- bus Business including guesthouses in urban areas with services
- buws Business including guesthouses without services

Other

- ind Industrial
- f Format and informal settlements
- il Illegal use
- is Independent school
- mun Municipal
- min Mining and related uses
- nr Nature reserve, national park or national botanical garden
- nu Non-urban land
- psi Public service infrastructure
- pw Place of public worship or official residence
- re Remaining extent of proclaimed township
- cre Crèche

Greater Tubatse Supplementary Valuations 01-07-2012 - 30-06-2013

Mecklenburg A: Consolidation of erven

✓632	✓Rustenburg Platinum Mines Ltd	r	450 m²	Now erf 716	01-07-2012
✓633	✓Rustenburg Platinum Mines Ltd	r	450 m²	Now erf 716	01-07-2012
✓716	✓Rustenburg Platinum Mines Ltd	r	900 m²	200 000	01-07-2012
✓646	✓Rustenburg Platinum Mines Ltd	r	450 m²	Now erf 717	01-07-2012
✓647	✓Rustenburg Platinum Mines Ltd	r	450 m²	Now erf 717	01-07-2012
✓717	✓Rustenburg Platinum Mines Ltd	r	900 m²	200 000	01-07-2012
✓648	✓Rustenburg Platinum Mines Ltd	r	450 m²	Now erf 718	01-07-2012
649	✓Rustenburg Platinum Mines Ltd	r	450 m²	Now erf 718	01-07-2012
✓718	✓Rustenburg Platinum Mines Ltd	r	900 m²	200 000	01-07-2012
✓650	✓Rustenburg Platinum Mines Ltd	r	450 m²	Now erf 719	01-07-2012
✓651	✓Rustenburg Platinum Mines Ltd	r	450 m²	Now erf 719	01-07-2012
✓719	✓Rustenburg Platinum Mines Ltd	r	900 m²	200 000	01-07-2012

Burgersfort X 35: New buildings on previously vacant erven						
✓ 3209	Tanzanite Treasure Trading 7 PL	ind	5 835 m²	20 000 000	01-07-2012	
✓ 3210	Tanzanite Treasure Trading 7 PL	ind	2 858 m²	See erf 3209		
✓ 3211	Tanzanite Treasure Trading 7 PL	ind	2 891 m²	See erf 3209		
✓ 3218	Tanzanite Treasure Trading 7 PL	ind	4 399 m²	See erf 3209		
✓ 3215	SBV Services PL	ind	4 492 m²	3 000 000	01-07-2012	
Burgersfort X 21: New buildings on previously vacant erven						
✓ 2397	RP Thobejane	r	2397	1 500 000	13-07-2012	✓
✓ 2458	Stony River Prop	r	2458	3 000 000	02-08-2012	4 units
✓ 2459	Stony River Prop	r	2459	3 000 000	02-08-2012	4 units
✓ 2474	Stony River Prop	r	2474	3 000 000	01-08-2012	4 units
✓ 2475	Stony River Prop	r	2475	3 000 000	02-08-2012	4 units
Ohrigstad: New building on previously vacant erf						
✓ 121	HS Havenga	r	121 Carl Trichard Str	1 100 000	31-07-2012	
Steelpoort X 7: New buildings on erf						
✓ 382	Rhodium Reefs Ltd	r2	382 Provincial Road	23 000 000	01-07-2012	
Sterkfontein 318 portion 14: New buildings on portion						
✓ 318/14	Santos Jorge Domingos Dos	gues	318	10 000 000	01-07-2012	

Burgersfort X 26, erf 2516: New sectional title scheme established on erf 2516.

Name of sectional title scheme: Mooikloof B

Scheme No. 377/2012

1	Marula Platinum Pty Ltd	r	1	123 m²	700 000	15-08-2012
2	Marula Platinum Pty Ltd	r	2	124 m²	700 000	15-08-2012
3	Marula Platinum Pty Ltd	r	3	124 m²	700 000	15-08-2012
4	Marula Platinum Pty Ltd	r	4	123 m²	700 000	15-08-2012
5	Marula Platinum Pty Ltd	r	5	123 m²	700 000	15-08-2012
6	Marula Platinum Pty Ltd	r	6	124 m²	700 000	15-08-2012
7	Marula Platinum Pty Ltd	r	7	122 m²	700 000	15-08-2012
8	Marula Platinum Pty Ltd	r	8	124 m²	700 000	15-08-2012
9	Marula Platinum Pty Ltd	r	9	124 m²	700 000	15-08-2012
10	Marula Platinum Pty Ltd	r	10	123 m²	700 000	15-08-2012
11	Marula Platinum Pty Ltd	r	11	124 m²	700 000	15-08-2012
12	Marula Platinum Pty Ltd	r	12	123 m²	700 000	15-08-2012
13	Marula Platinum Pty Ltd	r	13	124 m²	700 000	15-08-2012
14	Marula Platinum Pty Ltd	r	14	123 m²	700 000	15-08-2012
15	Marula Platinum Pty Ltd	r	15	124 m²	700 000	15-08-2012
16	Marula Platinum Pty Ltd	r	16	124 m²	700 000	15-08-2012
17	Marula Platinum Pty Ltd	r	17	126 m²	700 000	15-08-2012
18	Marula Platinum Pty Ltd	r	18	124 m²	700 000	15-08-2012
19	Marula Platinum Pty Ltd	r	19	126 m²	700 000	15-08-2012
20	Marula Platinum Pty Ltd	r	20	122 m²	700 000	15-08-2012
21	Marula Platinum Pty Ltd	r	21	124 m²	700 000	15-08-2012
22	Marula Platinum Pty Ltd	r	22	123 m²	700 000	15-08-2012
23	Marula Platinum Pty Ltd	r	23	124 m²	700 000	15-08-2012
24	Marula Platinum Pty Ltd	r	24	122 m²	700 000	15-08-2012
25	Marula Platinum Pty Ltd	r	25	123 m²	700 000	15-08-2012
Total market value:					17 500 000	

✓ 5362 Burgersfort X 52: New building on erf
TP Makgopa

r1

5362

600 m²

1 300 000

27-09-2012

Farm Ohrligstad 443 KT: Subdivision of portion 140/RE

✓/RE 140	GTLM	mun	-/RE 140	839,0197 ha	10 000 000	01-11-2012
✓346 (-/140 RE)	Rynmac Trust	bus	346	1 813 m²	0	01-11-2012

Burgersfort X 21: New buildings on previously vacant erven

✓2410/39	SS Nkopodi	r	2410/39	1 001 m²	2 000 000	24-10-2012
✓2460	Tar Ally Trust	r	2460	1 204 m²	1 400 000	24-10-2012
✓2461	Tar Ally Trust	r	2461	1 204 m²	1 400 000	24-10-2012

(See ptn 111, 443KT)

Burgersfort X 10: New shopping centre on erven

438	Terrace Drive Prop 34 Pty Ltd	bus	438	2 760 m²	See 457	20-09-2012
439	Terrace Drive Prop 34 Pty Ltd	bus	439	3 710 m²	See 457	20-09-2012
440	Terrace Drive Prop 34 Pty Ltd	bus	440	16 195 m²	See 457	20-09-2012
✓457	Terrace Drive Prop 34 Pty Ltd	bus	457	14 406 m²	100 000 000	20-09-2012

beland woen nie

Burgersfort X 35: Consolidation of erven

✓3209				5 835 m²	Now erf 8476	
3210				2 858 m²	Now erf 8476	
3211				2 891 m²	Now erf 8476	
3218				4 399 m²	Now erf 8476	

8476	Tanzanite Treasure Trading 7 Pty Ltd ind		8476	1.5983 ha	20 000 000	20-09-2012
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Burgersfort X 21: New building on previously vacant erf

2322 MS Hlakudi 2322 800 m² 1 800 000 05-11-2012

Burgersfort X 52: New buildings on previously vacant erven

5274 Autumnberry 7 Pty Ltd 5274 600 m² 1 000 000 05-11-2012
 5279 Autumnberry 7 Pty Ltd 5279 785 m² 1 000 000 05-11-2012
 5294 Autumnberry 7 Pty Ltd 5294 933 m² 1 300 000 05-11-2012
 5296 Autumnberry 7 Pty Ltd 5296 162 m² 1 000 000 05-11-2012
 5297 Autumnberry 7 Pty Ltd 5297 735 m² 1 000 000 05-11-2012
 5374 Lenticron Pty Ltd 5374 600 m² 880 000 05-11-2012
 5375 Lenticron Pty Ltd 5375 600 m² 1 000 000 05-11-2012
 5402 Lenticron Pty Ltd 5402 805 m² 1 100 000 05-11-2012
 5492 Autumnberry 7 Pty Ltd 5492 647 m² 1 000 000 05-11-2012
 5494 Autumnberry 7 Pty Ltd 5494 577 m² 880 000 05-11-2012

Farm Ohrigstad 443 KT: Consolidation of portions

110 1.6873 ha Now ptn 347
 111 0.8893 ha Now ptn 347
 346 1 813 m² Now ptn 347
 347 Kaleb Beleggings bus 347 2 7579 ha 30-10-2012 4 000 000

✓23/RE Farm Olifantspoortje 319 KT: Subdivision

JH Gouws

Numiwiz Inv (Pty) Ltd

nu

nu

319/23

319/29

24.4515 ha

1.0357 ha

400 000

1 400 000

26-11-2012

26-11-2012

Burgersfort X 16: New buildings on previously vacant erven

✓1391	Rustenburg Platinum Mines	r	1391 Starling St	504 m²	650 000	22-02-2013
✓1396	Rustenburg Platinum Mines	r	1396 Terrapin St	704 m²	650 000	22-02-2013
✓1397	Rustenburg Platinum Mines	r	1397 Terrapin St	532 m²	650 000	22-02-2013
✓1448	Rustenburg Platinum Mines	r	1448 Guineafowl St	518 m²	650 000	22-02-2013
✓1449	Rustenburg Platinum Mines	r	1449 Guineafowl St	518 m²	650 000	22-02-2013
✓1450	Rustenburg Platinum Mines	r	1450 Guineafowl St	518 m²	650 000	22-02-2013
✓1496	Rustenburg Platinum Mines	r	1496 Terrapin St	535 m²	650 000	22-02-2013
✓1497	Rustenburg Platinum Mines	r	1497 Guineafowl St	531 m²	650 000	22-02-2013

✓ 2380 Burgersfort X 21: New buildings on previously vacant erven
Excellent 51 CC r2

1 275 m² 3 000 000 30-10-2012

✓ 5299 Burgersfort X 52: New buildings on previously vacant erven
Autumnberry Prop 7 (Pty) Ltd r

601 m² 1 000 000 05-11-2012

Farm Boerboomkraal 353 KT: Subdivision of portion 4

4/RE Limosa Inv 344 Pty Ltd

SANRAL

nu

psi

353/4

353/10

37 3482 ha

3.5254 ha

460 000

0

28-01-2013

28-01-2013

✓10(-/4)

✓ A portion of portion 8 of the farm Leeuwallei 297 KT: Change of category
-18 Snowy Owl Prop 138 Pty Ltd buws 297/8

2.0000 ha

5 000 000

01-07-2011

Burgersfort X 16: New buildings on previously vacant erven

✓1445	Rustenburg Plat Mines	r	1445	552 m²	650 000	11-03-2013
✓1446	Rustenburg Plat Mines	r	1446	518 m²	650 000	04-04-2013

Burgersfort X 20: New buildings on previously vacant erven

✓2135	Rustenburg Plat Mines	r	2135 Marula Street	526 m²	700 000	19-04-2013
✓2136	Rustenburg Plat Mines	r	2136 Marula Street	526 m²	700 000	19-04-2013
✓2137	Rustenburg Plat Mines	r	2137 Marula Street	526 m²	700 000	04-04-2013
✓2138	Rustenburg Plat Mines	r	2138 Marula Street	526 m²	700 000	15-04-2013
✓2139	Rustenburg Plat Mines	r	2139 Marula Street	526 m²	700 000	19-04-2013
✓2140	Rustenburg Plat Mines	r	2140 Marula Street	536 m²	700 000	15-04-2013
✓2141	Rustenburg Plat Mines	r	2141 Marula Street	520 m²	650 000	04-04-2013
✓2142	Rustenburg Plat Mines	r	2142 Marula Street	504 m²	650 000	04-04-2013

Burgersfort X 21: New buildings on previously vacant erven

✓2245	Kusile Trust	r	2245	840 m²	2 300 000	14-11-2012
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Burgersfort X 52: New buildings on previously vacant erven						
✓ 5272	Autumnberry 7 Pty Ltd	r	5272	711 m ²	1 200 000	20-02-2013
✓ 5288	Autumnberry 7 Pty Ltd	r	5288	876 m ²	1 200 000	20-02-2013
✓ 5289	Autumnberry 7 Pty Ltd	r	5289	905 m ²	1 200 000	20-02-2013
✓ 5295	Autumnberry 7 Pty Ltd	r	5295	968 m ²	1 200 000	20-02-2013
✓ 5298	Autumnberry 7 Pty Ltd	r	5298	601 m ²	980 000	20-02-2013
✓ 5300	Autumnberry 7 Pty Ltd	r	5300	626 m ²	980 000	20-02-2013
✓ 5301	Autumnberry 7 Pty Ltd	r	5301	843 m ²	1 300 000	20-02-2013
✓ 5371	G Hungwe	r	5371	600 m ²	1 200 000	18-04-2013
✓ 5376	Lenticron Pty Ltd	r	5376	600 m ²	980 000	20-02-2013
✓ 5399	Lenticron Pty Ltd	r	5399	805 m ²	1 200 000	20-02-2013
✓ 5400	Lenticron Pty Ltd	r	5400	805 m ²	1 100 000	20-02-2013
✓ 5401	Lenticron Pty Ltd	r	5401	805 m ²	1 200 000	20-02-2013
✓ 5497	Autumnberry 7 Pty Ltd	r	5497	586 m ²	1 000 000	20-02-2013
✓ 5498	Autumnberry 7 Pty Ltd	r	5498	599 m ²	1 000 000	20-02-2013
✓ 5499	Autumnberry 7 Pty Ltd	r	5499	600 m ²	1 000 000	20-02-2013
✓ 5552	G Hungwe	r	5552	600 m ²	1 200 000	18-04-2013

Burgersfort X 34: New buildings on previously vacant erven					
✓ 2568	D van Staden	2568	540 m²	950 000	19-02-2013
✓ 2606	CH Moropana	2606	603 m²	1 100 000	26-03-2013
Burgersfort X 52: New building on previously vacant erf					
✓ 5500	Autumnberry 7 Pty Ltd	5500	600 m²	1 000 000	20-02-2013
Ohrigstad: New building on previously vacant erf					
✓ 83/1	MD Mogofe	83/1 Potgieterstraat	913 m²	850 000	13-05-2013
Steelpoort X 7: New building on previously vacant erf					
✓ 379/RE	Copper Circle Inv 39 CC	379 Bergseringstraa	4 613 m²	3 500 000	09-04-2013
Tubatse A: Addition to improvements					
✓ 781	MS Mulondo (occupied by Pastor Serr	781	450 m²	250 000	24-04-2013

✓₁₄ Farm Sterkfontein 318 KT portion 14: Additions to Jorge Resort Steelpoort
Santos Jorge Domingos Dos buws 318

5.6400 ha

15 000 000

16-11-2012

Burgersfort X 10: Adjustment to value

438	Terrace Drive Prop 34 Pty Ltd	bus	438	2 760 m ²	See 457	20-09-2012
439	Terrace Drive Prop 34 Pty Ltd	bus	439	3 710 m ²	See 457	20-09-2012
440	Terrace Drive Prop 34 Pty Ltd	bus	440	16 195 m ²	See 457	20-09-2012
✓ 457	Terrace Drive Prop 34 Pty Ltd	bus	457	14 406 m ²	85 000 000	20-09-2012

Farm Olifantspoortje 319 KT: Subdivision and consolidation of portions

24				2,5379 ha	0	Now portion 53
52(-/5)				0,4393 ha	0	Now portion 53
53	Limpopo Prop 100 CC	nu	319	2,4772 ha	800 000	28-03-2013
/53	Limpopo Prop 100 CC	gues	319	0.5000 ha	2 500 000	28-03-2013 Kremetart Guest House

Burgersfort X 52: New building on previously vacant erf

✓ 5273	Autumnberry 7 Pty Ltd	r	5273	600 m²	1 000 000	05-06-2013
✓ 5275	Autumnberry 7 Pty Ltd	r	5275	600 m²	1 000 000	05-06-2013
✓ 5276	Autumnberry 7 Pty Ltd	r	5276	600 m²	980 000	05-06-2013
✓ 5282	Autumnberry 7 Pty Ltd	r	5282	713 m²	1 100 000	05-06-2013
✓ 5283	Autumnberry 7 Pty Ltd	r	5283	713 m²	1 000 000	05-06-2013
✓ 5284	Autumnberry 7 Pty Ltd	r	5284	713 m²	1 100 000	05-06-2013
✓ 5285	Autumnberry 7 Pty Ltd	r	5285	613 m²	1 100 000	05-06-2013
✓ 5377	Lenticron Pty Ltd	r	5377	600 m²	1 100 000	05-06-2013
✓ 5378	Lenticron Pty Ltd	r	5378	600 m²	1 200 000	05-06-2013
✓ 5379	Lenticron Pty Ltd	r	5379	600 m²	1 000 000	05-06-2013
✓ 5493	Autumnberry 7 Pty Ltd	r	5493	605 m²	980 000	05-06-2013
✓ 5495	Autumnberry 7 Pty Ltd	r	5495	640 m²	1 100 000	05-06-2013
✓ 5496	Autumnberry 7 Pty Ltd	r	5496	540 m²	950 000	05-06-2013
✓ 5501	Autumnberry 7 Pty Ltd	r	5501	600 m²	1 000 000	05-06-2013
✓ 5551	ME Matlakala	r	5551	640 m²	980 000	05-06-2013

✓ Farm Witgatboom 316 KT: Subdivision of remainder

✓ R/E	Platsak Pty Ltd	nu	R/E	792,5756 ha	2 500 000	22-05-2013
✓ 12	Platsak Pty Ltd	nu	12	576,6990 ha	2 500 000	22-05-2013
✓ 13	Ezulwini Hills Pty Ltd	nu	13	277,8727 ha	4 000 000	22-05-2013

Burgersfort X 17: New building on previously vacant erf
1681 Linda Singo

1681 Noemnoem st

1 242 m²

1 500 000

12-07-2013

11-01-2013

11-01-2013

159 202 m²23 510 m²

17-04-2013

01-06-2013 Burgersfort Crossing

✓-/8 Farm Thorndcliffe 374 KT, a portion of portion 8 - schools on farms - delete entry
Jacobus Johannes Louw ge Thorndcliffe

1,5000 ha

2 300 000

01-07-2011

School doesn't operate any longer

✓-/8 Farm Thorndcliffe 374 KT, portions of portion 8 - No change in the extent or values
Jacobus Johannes Louw gues Thorndcliffe
Jacobus Johannes Louw nu Thorndcliffe

1,0000 ha

127,1768 ha

2 500 000

1 500 000

01-07-2011

01-07-2011

Thorndcliffe Guest Farm

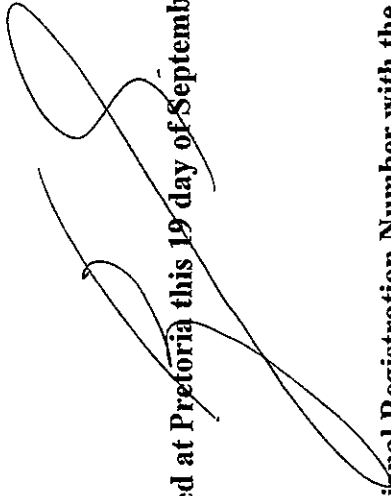
Farm Olifantspoortje 319 KT: Subdivision of portion 5

✓ 5/RE	Steelpoort Prop CC	nu	Olifantspoortje	163,7798 ha	3 000 000	20-06-2013
✓ 48	Steelpoort Prop CC	nu	Olifantspoortje	26,2783 ha	900 000	20-06-2013
✓ 49	Steelpoort Prop CC	nu	Olifantspoortje	30,5422 ha	1 000 000	20-06-2013
✓ 50	Steelpoort Prop CC	nu	Olifantspoortje	22,8965 ha	800 000	20-06-2013
✓ 51	Steelpoort Prop CC	nu	Olifantspoortje	21,4722 ha	750 000	20-06-2013

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

I, André Zybrands, Identity Number, 5307215098082, 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 and without fear, favour or prejudice, prepared the supplementary valuation roll for Greater Tubatse 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.

Certified at Pretoria this 19 day of September 2013



Professional Registration Number with the South African Council for the Property Valuers Profession: 734/6

Category of Professional Registration: Professional Valuer