



BELA BELA MUNICIPALITY

**BELA BELA MUNICIPALITY
GENERAL VALUATION ROLL**

PERIOD OF VALUATION ROLL: 01 JULY 2016 - 30 JUNE 2021

DATE OF VALUATION: 01 JULY 2015

PUBLIC SERVICE INFRASTRUCTURE (PSI)

Website: www.belabela.org.za

BELA BELA MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2016 - 30 JUNE 2021

PSI Deeds Town: **BUIKOP**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
0000000	5791	PTN 115 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	2548	I03	PSI	R647,000		
0000000	5737	PTN 100 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	7908	I05	PSI	R1,000		
0000000	5739	PTN 109 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	10788	I05	PSI	R1,000		
0000000	5745	PTN 95 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	10262	I05	PSI	R1,000		
0000000	5747	PTN 110 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	6786	I05	PSI	R1,000		
0000000	5777	PTN 96 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	9329	I05	PSI	R1,000		
0000000	5779	PTN 98 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	5977	I05	PSI	R1,000		
0000000	5780	PTN 99 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	4264	I05	PSI	R1,000		
0000000	5781	PTN 101 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	9778	I05	PSI	R1,000		
0000000	5782	PTN 102 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	8384	I05	PSI	R1,000		
0000000	5785	PTN 106 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	12440	I05	PSI	R1,000		

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PSI Deeds Town: **BUIKOP**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
0000000	5786	PTN 107 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	6698	I05	PSI	R349,000		
0000000	5787	PTN 108 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	10073	I05	PSI	R1,000		
0000000	5788	PTN 111 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	8279	I05	PSI	R1,000		
0000000	5799	PTN 105 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	9918	I05	PSI	R1,000		
0000000	5803	PTN 112 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	5795	I05	PSI	R1,000		
0000000	5792	PTN 116 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	1514	I06	PSI	R324,000		
0000000	5793	PTN 117 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	5414	I06	PSI	R1,309,000		
0000000	5794	PTN 118 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	3658	I06	PSI	R909,000		
0000000	5795	PTN 119 OF THE FARM BUIKOP NO. 464-KR	TRANSNET LTD	238	I06	PSI	R71,000		

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PSI Deeds Town: HET BAD

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
0000000	6775	PTN 16 OF THE FARM HET BAD NO. 465-KR	TRANSNET LTD	4108	I05	PSI	R190,000		

BELA BELA MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2016 - 30 JUNE 2021

PSI Deeds Town: JINNAH PARK EXT 2

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
1004846	6845	ERF 70 OF JINNAH PARK EXT 2	REEF ESTATES LTD	546	I08	PSI	R5,000		

BELA BELA MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2016 - 30 JUNE 2021

PSI Deeds Town: **SPRINGBOKVLAKTE**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
0000000	9255	PTN 81 OF THE FARM SPRINGBOKVLAKTE NO. 41-JR	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	3115	I03	PSI	R122,000		
0000000	9258	PTN 62 OF THE FARM SPRINGBOKVLAKTE NO. 41-JR	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	8607	I03	PSI	R314,000		
0000000	9263	PTN 60 OF THE FARM SPRINGBOKVLAKTE NO. 41-JR	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	8531	I03	PSI	R311,000		
0000000	9264	PTN 66 OF THE FARM SPRINGBOKVLAKTE NO. 41-JR	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	7471	I03	PSI	R275,000		

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PERIOD OF VALUATION:01 JULY 2016 - 30 JUNE 2021

PSI Deeds Town: VAALBOSCHBULT

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
0000000	9623	PTN 18 OF THE FARM VAALBOSCHBULT NO. 66-JR	TRANSNET LTD	9364	I06	PSI	R339,000		
0000000	9638	PTN 24 OF THE FARM VAALBOSCHBULT NO. 66-JR	TRANSNET LTD	14874	I06	PSI	R1,000		

BELA BELA MUNICIPALITY - GENERAL VALUATION ROLL

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PSI Deeds Town: WARMBAD EXT 13

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
0000000	10521	PTN 83 OF ERF 1314 OF WARMBAD EXT 13	HEERDEN FRED VAN	825	I08	PSI	R1,000		

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PERIOD OF VALUATION:01 JULY 2016 - 30 JUNE 2021

PSI Deeds Town: WARBATHS

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
1004301	10043	ERF 1125 OF WARBATHS	TELKOM S A LTD	2974	I12	PSI	R3,250,000		

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PSI Deeds Town: **WARMBATHS EXT 1**

Account Number	PIN	Property Description	Owner Name	Extent (Sqm)	Part A			Part B	
					Use Code	Rating Category Code	Market Value	Exclusions	Phasing In
1000077	10358	ERF 696 OF WARMBATHS EXT 1	TRANSNET LTD	124	I06	PSI	R1,000		
1000070	10332	ERF 685 OF WARMBATHS EXT 1	MUN WARMBAD	1437	I09	PSI	R1,000		

PUBLIC SERVICE INFRASTRUCTURE

USE CODE INDEX

Use Code	Page Numbers
I03	2
I05	2
I06	3
I08	5
I09	10
I12	9

BELA BELA MUNICIPALITY - VALUATION ROLL**SUMMARY- PSI**

CATEGORY	USE CODE	PROPERTY COUNT	MARKET VALUE
PSI	I03	5	R1,669,000.00
	I05	16	R553,000.00
	I06	7	R2,954,000.00
	I08	2	R6,000.00
	I09	1	R1,000.00
	I12	1	R3,250,000.00
	Total		32

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

I, Petronella C Laubscher, Identity Number 7702180026084, 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 the Bela Bela 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	1,488	R 2 104 030 000,00
2	PSI	32	R 8 433 000,00
3	Full Title Properties	12,046	R 9 217 428 000,00
4	Total	13,566	R11,329,891,000

Certified at BelaBela this 25th day of January 2016

Professional Registration Number with the South African Council for the Property Valuers Profession: 5331/0

Category of Professional Registration: Professional Associated Valuer

Signature of Municipal Valuer