



Newcastle Local Municipality

General Valuation 2019

EFFECTIVE DATE OF VALUATION ROLL:
01 JULY 2019

SUPPLEMENTARY VALUATION ROLL 1 SECTIONAL TITLE TOWN PROPERTIES

1 JULY 2019 – 30 JUNE 2024

www.newcastle.gov.za

DATE OF VALUATION: 02 JULY 2018



NEWCASTLE MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1
PERIOD OF VALUATION ROLL: 01 JULY 2019 – 30 JUNE 2024 DATE OF VALUATION: 02 JULY 2019
SECTIONAL TITLE PROPERTIES

Account No	PROPERTY DESCRIPTION	Street Address	Owner Name	Section Extent	Rating Category	Market Value	SectionPin	Effective_date
10029662	SECTION 1 OF SS KHAYA MINI [190/2019]	1 KHAYA MINI	ELS GO & PC	174	Residential	R 1 110 000	8001278	2019/07/23
10029849	SECTION 2 OF SS KHAYA MINI [190/2019]	2 KHAYA MINI	KRUGER FJJ & R	256	Residential	R 1 510 000	8001279	2019/07/23
10029542	SECTION 3 OF SS KHAYA MINI [190/2019]	3 KHAYA MINI	MANIKUM THARISSA ROCHELLENE	78	Residential	R 580 000	8001280	2019/07/23
10030198	SECTION 4 OF SS KHAYA MINI [190/2019]	4 KHAYA MINI	GRAHAM BN	225	Residential	R 1 360 000	8001281	2019/07/23
10028752	SECTION 1 OF SS AT VICTORIA PLACE	1 AT VICTORIA PLACE, NEWCASTLE	VICTORIA 180 PTY LTD	201	Residential	R 1 310 000	8001034	2019/07/01
10026456	SECTION 2 OF SS AT VICTORIA PLACE	2 AT VICTORIA PLACE, NEWCASTLE	DE JAGER J	200	Residential	R 1 304 000	8001036	2019/07/01
10028754	SECTION 3 OF SS AT VICTORIA PLACE	3 AT VICTORIA PLACE, NEWCASTLE	FANG F	178	Residential	R 1 180 000	8001037	2019/07/01
10028755	SECTION 4 OF SS AT VICTORIA PLACE	4 AT VICTORIA PLACE, NEWCASTLE	VICTORIA 180 PTY LTD	189	Residential	R 1 240 000	8001035	2019/07/01
10028164	SECTION 6 OF SS BISHOPS COURT	6 BISHOPS COURT, NEWCASTLE	MYBURGH FAMILIE TRUST	192	Residential	R 1 428 000	8001026	2019/07/01
3505560	SECTION 5 OF SS DUNMURRAY WOONSTELLE	5 DUNMURRAY, HUTTENHEIGHTS	BHAGWANDASS PRB	89	Residential	R 465 000	6000594	2019/07/01
3505592	SECTION 8 OF SS DUNMURRAY WOONSTELLE	8 DUNMURRAY, HUTTENHEIGHTS	BHAGWANDASS PRB	89	Residential	R 465 000	6000597	2019/07/01
10021001	SECTION 6 OF SS LA VILLE SERENE	6 LA VILLE SERENE, SIGNAL HILL	HOLMES A M E	119	Residential	R 960 000	6001056	2019/07/01
10027380	SECTION 11 OF SS LOERIE PARK	2 FANTAIL, AVIARY HILL	THE SUNSHINE TRUST	356	Residential	R 2 750 000	6001092	2019/07/01
10029086	SECTION 1 OF SS NEWCASTLE MINI PARK	1 NEWCASTLE MINI PARK, NEWCASTLE	RIKHO INDUSTRIAL PTY LTD	501	Industrial	R 1 590 000	8001185	2019/07/01
10029088	SECTION 2 OF SS NEWCASTLE MINI PARK	2 NEWCASTLE MINI PARK, NEWCASTLE	KUNDUN MANUFACTURERS PTY LTD	2440	Industrial	R 4 500 000	8001187	2019/07/01

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10029087	SECTION 3 OF SS NEWCASTLE MINI PARK	3 NEWCASTLE MINI PARK, NEWCASTLE	RIKHO INDUSTRIAL PTY LTD	2312	Industrial	R 4 300 000	8001186	2019/07/01
10029858	SECTION 28 OF SS RIDGEWOOD	28/25 RIDGEWOOD, HUTTENHEIGHTS	MSIBI Z	154	Residential	R 1 250 000	6002130	2019/11/01
10020449	SECTION 5 OF SS SHIVA MANSIONS	5 SHIVA MANSIONS, CENTRAL WEST	SALOOJEE MR & HA	115	Residential	R 630 000	6002174	2019/12/01
3515174	SECTION 1 OF SS THORN HILL COUNTRY ESTATE	1 THORN HILL COUNTRY ESTATE, THORN HILL COUNTRY ESTATE	BROWN DARREL JOHN	412	Residential	R 1 620 000	6002319	2019/07/01
3515182	SECTION 2 OF SS THORN HILL COUNTRY ESTATE	2 THORN HILL COUNTRY ESTATE, THORN HILL COUNTRY ESTATE	DE VILLIERS JVK	329	Residential	R 1 400 000	6002320	2019/07/01
3515199	SECTION 3 OF SS THORN HILL COUNTRY ESTATE	3 THORN HILL COUNTRY ESTATE, THORN HILL COUNTRY ESTATE	BROWN DARREL JOHN	767	Residential	R 2 540 000	6002321	2019/07/01
10001025	SECTION 4 OF SS THORN HILL COUNTRY ESTATE	4 THORN HILL COUNTRY ESTATE, THORN HILL COUNTRY ESTATE	DEDEKIND AW	499	Residential	R 1 790 000	6002322	2019/07/01

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SUMMARY

Rating Category	Count	Market Value
Industrial	3	R 10 390 000
Residential	19	R 24 892 000
Total	22	R 35 282 000

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

I, Abubaker Rahim, Identity Number 6108075229083, do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), as amended, 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 Newcastle 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	22	R35,282,000
2	Full Title Properties	681	R881,153,500
	Total	703	R916,435,500

Certified at Durban this 26th day of March 2020

Professional Registration Number with the South African Council for the Property Valuers Profession : 3576

Category of Professional Registration: Professional Valuer



Signature of Municipal Valuer