



Newcastle Local Municipality

General Valuation 2019

EFFECTIVE DATE OF VALUATION ROLL:
01 JULY 2019

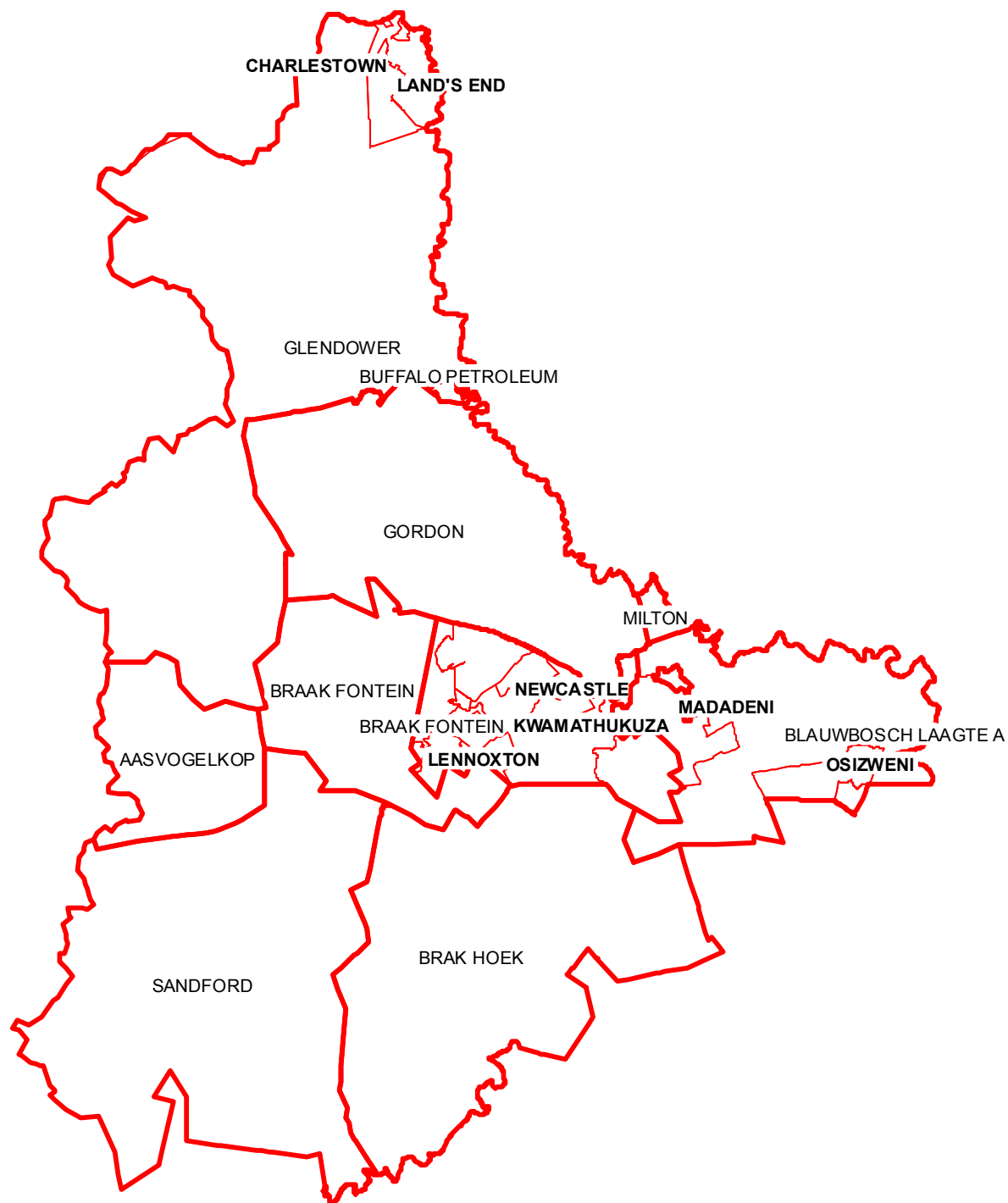
SUPPLEMENTARY VALUATION ROLL 4 SECTIONAL TITLE TOWN PROPERTIES

1 JULY 2019 – 30 JUNE 2024

www.newcastle.gov.za

DATE OF VALUATION: 02 JULY 2018





NEWCASTLE MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 4
PERIOD OF VALUATION ROLL: 01 JULY 2019 – 30 JUNE 2024
DATE OF VALUATION: 02 JULY 2018
SECTIONAL TITLE PROPERTIES

Account No	SG Code	Property Description	Street Address	Section Extent	Rating Category	Market Value	SectionPin	Effective_date
	NOHS02210001552800000	SECTION 1 OF SS GUMBI VILLA [161/2021]		213	Residential	R 1 530 000	8002558	2022/07/19
	NOHS02210001552800000	SECTION 2 OF SS GUMBI VILLA [161/2021]		213	Residential	R 1 500 000	8002559	2022/08/19
	NOHS02210001552800000	SECTION 3 OF SS GUMBI VILLA [161/2021]		213	Residential	R 1 470 000	8002554	2022/07/19
	NOHS02210001552800000	SECTION 4 OF SS GUMBI VILLA [161/2021]		205	Residential	R 1 500 000	8002555	2022/07/19
	NOHS02210001552800000	SECTION 5 OF SS GUMBI VILLA [161/2021]		213	Residential	R 1 500 000	8002556	2022/07/19
	NOHS02210001552800000	SECTION 6 OF SS GUMBI VILLA [161/2021]		219	Residential	R 1 500 000	8002557	2022/07/19
	NOHS02210001555200000	SECTION 10 OF SS OAKRIDGE LANE [225/2009]		145	Residential	R 990 000	8002576	2022/09/16
	NOHS02210001555200000	SECTION 11 OF SS OAKRIDGE LANE [225/2009]		145	Residential	R 990 000	8002578	2022/09/16
	NOHS02210001555200000	SECTION 12 OF SS OAKRIDGE LANE [225/2009]		145	Residential	R 990 000	8002575	2022/09/16
	NOHS02210001555200000	SECTION 9 OF SS OAKRIDGE LANE [225/2009]		145	Residential	R 990 000	8002577	2022/09/16
	NOHS02210000764400000	SECTION 3 OF SS PETUNIA PLACE NO 5 [307/2009]		121	Residential	R 700 000	8002585	2022/11/25
	NOHS02210000764400000	SECTION 4 OF SS PETUNIA PLACE NO 5 [307/2009]		121	Residential	R 700 000	8002584	2022/11/25
	NOHS02210000764400000	SECTION 5 OF SS PETUNIA PLACE NO 5 [307/2009]		121	Residential	R 700 000	8002586	2022/11/25
	NOHS02210000059300000	SECTION 1 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002505	2022/06/07

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	NOHS02210000059300000	SECTION 10 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002514	2022/06/07
	NOHS02210000059300000	SECTION 11 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002515	2021/12/08
	NOHS02210000059300000	SECTION 12 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002516	2022/05/03
	NOHS02210000059300000	SECTION 2 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002506	2021/12/08
	NOHS02210000059300000	SECTION 3 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002507	2021/12/08
	NOHS02210000059300000	SECTION 4 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002508	2021/12/08
	NOHS02210000059300000	SECTION 5 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002509	2021/12/08
	NOHS02210000059300000	SECTION 6 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002510	2021/12/08
	NOHS02210000059300000	SECTION 7 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002511	2021/12/08
	NOHS02210000059300000	SECTION 8 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002512	2021/12/08
	NOHS02210000059300000	SECTION 9 OF SS SAIAN MEWS [316/2021]	84 - 86 PATERSON	149	Residential	R 880 000	8002513	2022/06/07
10022377	NOHS00000000334500012	Section 5 of SS OAK GARDENS	5 OAK GARDENS, HILLDROP	85	Residential	R 600 000	6001848	2022/03/02
	NOHS02210001692100000	SECTION 1 OF SS VILLA BELLE VUE [116/2022]		195	Residential	R 1 850 000	8002548	2022/12/08
10034855	NOHS02210001692100000	SECTION 2 OF SS VILLA BELLE VUE [116/2022]		195	Residential	R 1 850 000	8002549	2022/05/31

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10034490	NOHS02210001692100000	SECTION 3 OF SS VILLA BELLE VUE [116/2022]		195	Residential	R 1 850 000	8002550	2022/12/07
10034813	NOHS02210001692100000	SECTION 4 OF SS VILLA BELLE VUE [116/2022]		195	Residential	R 1 850 000	8002551	2022/05/31
	NOHS02210001549100000	SECTION 4 OF SS WEIVELDE [309/2017]		193	Residential	R 1 553 000	8002587	2022/01/12

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SUMMARY

Rating Category	Property Count	Market Value
Residential	31	R35 173 000

**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	31	R35,173,000
2	Full Title Properties	83	R222,538,000
	Total	114	R306,076,000

Certified at Durban this 14th day of April 2023

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

Category of Professional Registration: Professional Valuer



Signature of Municipal Valuer