



evaluations
Capitalising Property Intelligence



Newcastle Local Municipality

General Valuation 2019

EFFECTIVE DATE OF VALUATION ROLL:
01 JULY 2019

SUPPLEMENTARY VALUATION ROLL 4

FULL 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
FULL TITLE PROPERTIES

Account no	SG Code	Property Description	Street Address	Extent (Sqm)	Rating Category	Market Value	Pin (Internal Reference No.)	Effective Date
10002250	NOHT00000000889200121	PTN 121 OF THE FARM BLAUWBOSCH LAAGTE A No. 8892-HT	8892 BLAUWBOSCH LAAGTE A, BLAUWBOSCH LAAGTE A	53649	Business and Commercial	R 139 000 000	48039	2022/02/25
8002697	NOHS00500000027500000	ERF 275 OF CHARLESTOWN	CONNOR, CHARLESTOWN	2023	Residential	R 30 000	100	2022/03/22
10018463	NOHS06800000034400000	ERF 344 OF DUNBLANE RESORT	344 DUNBLANE RESORT, DUNBLANE RESORT	1029	Residential	R 1 240 000	44431	2019/10/30
10017585	NOHS06800000038600000	ERF 386 OF DUNBLANE RESORT	386 DUNBLANE RESORT, DUNBLANE RESORT	1289	Residential	R 1 282 000	47457	2022/03/02
3614192	NOHS06800000039800000	ERF 398 OF DUNBLANE RESORT	398 DUNBLANE RESORT, DUNBLANE RESORT	1034	Residential	R 1 160 000	47152	2022/03/02
3603368	NOHT00000000879900008	PTN 8 OF THE FARM JOHNSTOWN A No. 8799-HT	8799/8 JOHNSTOWN A, JOHNSTOWN A	187522	Residential	R 1 650 000	32542	2022/03/23
10035051	NOHT00000000879900052	PTN 52 OF THE FARM JOHNSTOWN A NO. 8799-HT		984	Business and Commercial	R 1 860 000	8002574	2022/08/23
4002871	NOHS06780000008700000	ERF 87 OF KILBARCHAN	FIRST VIEW, KILBARCHAN	493789	Public Benefit Organisation	R 2 250 000	46258	2022/02/23
5672521	NOHT060800000203800000	ERF 2038 OF MADADENI F	2038 MADADENI F, MADADENI F	450	Public Benefit Organisation	R 445 000	20935	2022/09/23
2533355	NOHS02210000008800004	PTN 4 OF ERF 88 OF NEWCASTLE	12 PYRENEES, PARADISE	796	Business and Commercial	R 470 000	18146	2022/02/25
10028098	NOHS02210000049600005	PTN 5 OF ERF 496 OF NEWCASTLE	35 AYLIFF, C B D	1892	Vacant Land	R 1 890 000	17619	2022/03/09
10006527	NOHS02210000059300000	ERF 593 OF NEWCASTLE	84 - 86 PATERSON, CENTRAL WEST	4047	Vacant Land	R 0	21602	2021/12/18
10022159	NOHS02210000059800000	ERF 598 OF NEWCASTLE	67 MONTAGUE, C B D	1948	Business and Commercial	R 5 600 000	21574	2021/08/19
1144427	NOHS02210000076800003	PTN 3 OF ERF 768 OF NEWCASTLE	130 VICTORIA, HUTTENHEIGHTS	3275	Residential	R 2 370 000	4970	2021/12/01

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

Account no	SG Code	Property Description	Street Address	Extent (Sqm)	Rating Category	Market Value	Pin (Internal Reference No.)	Effective Date
10026745	NOHS02210000077600016	PTN 16 OF ERF 776 OF NEWCASTLE	12/15 MOON, SIGNAL HILL	2902	Residential	R 3 360 000	2137	2021/12/21
1199437	NOHS02210000078200001	PTN 1 OF ERF 782 OF NEWCASTLE	135 VICTORIA, SCHUINSHOOGTE	53522	Vacant Land	R 5 000 000	196	2022/06/06
10004657	NOHS02210000109900000	ERF 1099 OF NEWCASTLE	49 BOUNDARY, LENNOXTON	5595	Public Benefit Organisation	R 1 100 000	46941	2022/02/28
1164217	NOHS02210000113700000	ERF 1137 OF NEWCASTLE	10 LANTANA, LENNOXTON	112158	Public Benefit Organisation	R 240 000	35743	2022/03/17
1211018	NOHS02210000125000000	ERF 1250 OF NEWCASTLE	63 PATERSON, CENTRAL EAST	1351	Residential	R 2 148 000	21625	2022/08/22
10035049	NOHS02210000244000025	PTN 25 OF ERF 2440 OF NEWCASTLE		29849	Business and Commercial	R 14 170 000	8002579	2022/10/11
1148648	NOHS02210000437200000	ERF 4372 OF NEWCASTLE	42 GEMSBOK, HUTTENHEIGHTS	1229	Residential	R 1 389 000	11492	2022/09/09
10016846	NOHS02210000475600000	ERF 4756 OF NEWCASTLE	1 BORDER, HUTTENHEIGHTS	1870	Residential	R 2 500 000	4609	2022/02/28
10034654	NOHS02210000475600001	PTN 1 OF ERF 4756 OF NEWCASTLE		1001	Residential	R 1 450 000	8002528	2022/02/28
10023055	NOHS02210000483400000	ERF 4834 OF NEWCASTLE	11 GUTENBERG & F/HDNT, RIVERSIDE	15566	Industrial	R 2 760 000	14258	2022/01/31
10034939	NOHS02210000483400001	PTN 1 OF ERF 4834 OF NEWCASTLE		3995	Industrial	R 3 070 000	8002560	2022/01/31
10034940	NOHS02210000483400002	PTN 2 OF ERF 4834 OF NEWCASTLE		3660	Industrial	R 2 670 000	8002561	2022/01/31
10003380	NOHS02210000643700000	ERF 6437 OF NEWCASTLE	29 OLIFANT, AMAJUBA PARK	1171	Residential	R 790 000	6117	2022/07/26

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

Account no	SG Code	Property Description	Street Address	Extent (Sqm)	Rating Category	Market Value	Pin (Internal Reference No.)	Effective Date
1131041	NOHS02210000668700000	ERF 6687 OF NEWCASTLE	139 DRAKENSBERG, BARRY HERTZOG PARK	1100	Residential	R 680 000	7063	2022/06/13
1136521	NOHS02210000726600000	ERF 7266 OF NEWCASTLE	114 F W BEYERS, BARRY HERTZOG PARK	2000	Residential	R 700 000	6572	2021/09/26
1200760	NOHS02210000764400000	ERF 7644 OF NEWCASTLE	5 PETUNIA, SCHUINSHOOGTE	2715	Residential	R 0	2840	2022/11/25
1223937	NOHS02210000939700000	ERF 9397 OF NEWCASTLE	49 URANUS STREET, SIGNAL HILL	2160	Business and Commercial	R 1 728 000	1993	2022/06/21
10029397	NOHS02210001017100000	ERF 10171 OF NEWCASTLE	19 STARLING, AVIARY HILL	2000	Vacant Land	R 0	4697	2022/07/19
10022498	NOHS02210001080000000	ERF 10800 OF NEWCASTLE	15 ROOIBOK, HUTTENHEIGHTS	937	Business and Commercial	R 1 001 000	10774	2022/07/01
10015119	NOHS02210001105100000	ERF 11051 OF NEWCASTLE	224 DRAKENSBERG, AVIARY HILL	1333	Residential	R 1 305 000	2270	2022/08/30
2668711	NOHS02210001123000000	ERF 11230 OF NEWCASTLE	50 PERCY RILEY, PIONEER PARK	1625	Residential	R 1 528 000	4132	2021/02/11
10034945	NOHS02210001202200001	PTN 1 OF ERF 12022 OF NEWCASTLE		4175	Vacant Land	R 390 000	8002562	2022/09/26
1165571	NOHS02210001345400000	ERF 13454 OF NEWCASTLE	1 BETHAL, LENVILLE	2119	Public Benefit Organisation	R 750 000	29437	2022/03/17
1164827	NOHS02210001368600000	ERF 13686 OF NEWCASTLE	39 CERISE, LENNOXTON	707	Vacant Land	R 130 000	28666	2022/11/18
10021379	NOHS02210001445700000	ERF 14457 OF NEWCASTLE	99 SUNRAY, SUNSET VIEW	612	Residential	R 600 000	34249	2022/01/25
2016948	NOHS02210001500100000	ERF 15001 OF NEWCASTLE	4 CARMEL, LENVILLE	644	Residential	R 620 000	33827	2022/02/11

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

Account no	SG Code	Property Description	Street Address	Extent (Sqm)	Rating Category	Market Value	Pin (Internal Reference No.)	Effective Date
10022203	NOHS02210001549100000	ERF 15491 OF NEWCASTLE	279&285 DRAKENSBERG, AVIARY HILL	3455	Residential	R 300 000	665	2022/01/12
10034946	NOHS02210001554700000	ERF 15547 OF NEWCASTLE		2678	Residential	R 2 990 000	8002563	2022/09/26
10034047	NOHS02210001692100000	ERF 16921 OF NEWCASTLE		1781	Residential	R 0	8002420	2022/05/31
10034656	NOHS02210001693300000	ERF 16933 OF NEWCASTLE		1543	Vacant Land	R 300 000	8002527	2022/06/06
10034706	NOHS02210001715400000	ERF 17154 OF NEWCASTLE		7114	Vacant Land	R 427 000	8002531	2022/07/04
10034707	NOHS02210001716800000	ERF 17168 OF NEWCASTLE		24167	Vacant Land	R 1 450 000	8002532	2022/07/04
10034799	NOHT06170000814000000	ERF 8140 OF OSIZWENI A		464	Residential	R 135 000	8002541	2022/01/08
10034702	NOHT06170000814400000	ERF 8144 OF OSIZWENI A		464	Residential	R 230 000	8002533	2022/07/12
10034630	NOHT06170000815100000	ERF 8151 OF OSIZWENI A	A 8151 OSIZWENI A	464	Residential	R 115 000	8002517	2022/05/16
10034633	NOHT06170000816100000	ERF 8161 OF OSIZWENI A	A8161 OSIZWENI A	464	Residential	R 165 000	8002518	2022/05/20
10034634	NOHT06170000816500000	ERF 8165 OF OSIZWENI A	A8165 OSIZWENI A	464	Residential	R 190 000	8002519	2022/05/19
10034703	NOHT06170000817100000	ERF 8171 OF OSIZWENI A		452	Residential	R 125 000	8002535	2022/07/13
10034635	NOHT06170000819000000	ERF 8190 OF OSIZWENI A	A8190 OSIZWENI A	464	Residential	R 160 000	8002520	2022/05/13

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

Account no	SG Code	Property Description	Street Address	Extent (Sqm)	Rating Category	Market Value	Pin (Internal Reference No.)	Effective Date
10034699	NOHT06170000821100000	ERF 8211 OF OSIZWENI A		464	Residential	R 125 000	8002536	2022/07/13
10034636	NOHT06170000821700000	ERF 8217 OF OSIZWENI A	A8217 OSIZWENI A	464	Residential	R 170 000	8002521	2022/05/20
10034637	NOHT06170000822000000	ERF 8220 OF OSIZWENI A	A8220 OSIZWENI A	407	Residential	R 115 000	8002522	2022/05/20
10034638	NOHT06170000823300000	ERF 8233 OF OSIZWENI A	A8233 OSIZWENI A	464	Residential	R 130 000	8002523	2022/05/20
10034651	NOHT06170000823500000	ERF 8235 OF OSIZWENI A	A8235 OSIZWENI A	464	Residential	R 180 000	8002524	2022/05/17
10034652	NOHT06170000824700000	ERF 8247 OF OSIZWENI A	A8247 OSIZWENI A	464	Residential	R 165 000	8002525	2022/05/20
10034653	NOHT06170000826600000	ERF 8266 OF OSIZWENI A	A8266 OSIZWENI A	464	Residential	R 155 000	8002526	2022/05/20
10034798	NOHT06170000920300000	ERF 9203 OF OSIZWENI A		240	Residential	R 105 000	8002542	2022/05/08
10034944	NOHT06170000921100000	ERF 9211 OF OSIZWENI A		275	Residential	R 160 000	8002573	2022/01/09
10034942	NOHT06170000921700000	ERF 9217 OF OSIZWENI A		295	Residential	R 160 000	8002564	2022/01/09
10034943	NOHT06170000923100000	ERF 9231 OF OSIZWENI A		295	Residential	R 160 000	8002565	2022/01/09
10034797	NOHT06170000924700000	ERF 9247 OF OSIZWENI A		274	Residential	R 105 000	8002543	2022/05/08
10034700	NOHT06170000926300000	ERF 9263 OF OSIZWENI A		260	Vacant Land	R 40 000	8002538	2022/06/20

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

Account no	SG Code	Property Description	Street Address	Extent (Sqm)	Rating Category	Market Value	Pin (Internal Reference No.)	Effective Date
10035088	NOHT06170000929000000	ERF 9290 OF OSIZWENI A		10281	Public Service Purposes	R 3 200 000	8002582	2021/12/21
10034929	NOHT06210000435100000	ERF 4351 OF OSIZWENI E		395	Residential	R 110 000	8002566	2022/01/09
10034951	NOHT06210000441200000	ERF 4412 OF OSIZWENI E		360	Residential	R 155 000	8002568	2022/02/09
10034698	NOHT06210000443500000	ERF 4435 OF OSIZWENI E		360	Residential	R 105 000	8002539	2022/06/20
10034931	NOHT06210000443600000	ERF 4436 OF OSIZWENI E		493	Residential	R 170 000	8002569	2022/02/09
10034701	NOHT06210000446300000	ERF 4463 OF OSIZWENI E		437	Vacant Land	R 40 000	8002540	2022/06/21
10034930	NOHT06210000447100000	ERF 4471 OF OSIZWENI E		360	Residential	R 90 000	8002567	2022/01/09
10034919	NOHT06210000452600000	ERF 4526 OF OSIZWENI E		481	Residential	R 125 000	8002570	2022/05/09
1003550	NOHT06210000461000000	ERF 4610 OF OSIZWENI E		404	Residential	R 150 000	8002580	2022/09/01
10034708	NOHT06210000462300000	ERF 4623 OF OSIZWENI E		360	Residential	R 130 000	8002534	2022/07/13
10034802	NOHT06210000463000000	ERF 4630 OF OSIZWENI E		360	Vacant Land	R 40 000	8002545	2022/01/08
10035191	NOHT06210000466500000	ERF 4665 OF OSIZWENI E		394	Residential	R 95 000	8002583	2022/06/12
10034928	NOHT06210000468100000	ERF 4681 OF OSIZWENI E		354	Residential	R 95 000	8002572	2022/07/09

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

Account no	SG Code	Property Description	Street Address	Extent (Sqm)	Rating Category	Market Value	Pin (Internal Reference No.)	Effective Date
10034800	NOHT06210000471800000	ERF 4718 OF OSIZWENI E		360	Residential	R 95 000	8002547	2022/04/08
10034927	NOHT06210000481300000	ERF 4813 OF OSIZWENI E		390	Residential	R 120 000	8002571	2022/05/09
10034697	NOHT06210000488800000	ERF 4888 OF OSIZWENI E		360	Vacant Land	R 40 000	8002537	2022/06/17
10034801	NOHT06210000494700000	ERF 4947 OF OSIZWENI E		360	Residential	R 95 000	8002546	2022/01/08

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

SUMMARY

Rating Category	Property Count	Market Value
Business and Commercial	7	R163 829 000
Industrial	3	R8 500 000
Public Benefit Organisation	5	R4 785 000
Public Service Purposes	1	R3 200 000
Residential	54	R32 477 000
Vacant Land	13	R9 747 000
Total	83	R 222 538 000

**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