Umsobomvu Municipality

General Valuation Roll

2026 - 2031

Volume 1 - Set 1 (Sectional Title)

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Certification by Municipal Valuer

(Section 34 (c) of Act 6 of 2004)

I, **Marisa Venter** hereby 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 **General Valuation Roll for the period 01 July 2026 to 30 June 2031** for the Umsobomvu 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** on **30 January 2026**.

Professional Registration Number with the South African Council for the Property Valuers Profession: 7121

Category of Professional Registration: **Professional Valuer**.

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Signature of Municipal Valuer

Categories determined in terms of Section 8 of the Act:

Agricultural Properties

Business and Commercial Properties

Industrial Properties

Municipal Properties

Places of Public Worship

Properties used for Multiple Purpose Subject to Section 9

Public Benefit Organizations

Public Service Infrastructure

Public Service Purposes (Owned and Used by State)

Residential Properties

Vacant Land

Index:

SS Cynthia’s Close	Volume 1	Page 1	to	Page 1
SS Harmonie Park	Volume 1	Page 1	to	Page 1
SS Vaalbank Rif	Volume 1	Page 1	to	Page 1

UMSOBOMVU MUNICIPALITY

Valuation roll for the period 01 July 2026 - 30 June 2031

Registered or other description of the property						Full Names of Owner(s)	Category determined in terms of Section 8 of the Act	Physical address of the property		Extent of the property (HA)	Market value of the property	Remarks
Town Allotment	Sectional Title Scheme	Erf Nr	Portion	Unit	Section							
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00000	0000	-	RESIDENTIAL PROPERTIES	KEMPER STREET	754	0.4846	100	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00001	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0185	830,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00002	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0136	680,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00003	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0135	680,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00004	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0136	680,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00005	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0135	680,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00006	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0138	690,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00007	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0162	730,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00008	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0120	600,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00009	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0121	610,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00010	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0140	700,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00011	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0138	690,000	-
COLESBERG	SS CYNTHIA'S CLOSE	00000754	00000	00012	0000	-	RESIDENTIAL PROPERTIES	BENDLELA STREET	41	0.0136	680,000	-
COLESBERG	SS HARMONIE PARK	00002062	00000	00000	0000	-	RESIDENTIAL PROPERTIES	MURRAY STREET	14	0.3600	100	-
COLESBERG	SS HARMONIE PARK	00002062	00000	00001	0000	-	RESIDENTIAL PROPERTIES	MURRAY STREET	14	0.0094	510,000	-
COLESBERG	SS HARMONIE PARK	00002062	00000	00002	0000	-	RESIDENTIAL PROPERTIES	MURRAY STREET	14	0.0094	510,000	-
COLESBERG	SS HARMONIE PARK	00002062	00000	00003	0000	-	RESIDENTIAL PROPERTIES	MURRAY STREET	14	0.0094	510,000	-
COLESBERG	SS HARMONIE PARK	00002062	00000	00004	0000	-	RESIDENTIAL PROPERTIES	MURRAY STREET	14	0.0094	510,000	-
COLESBERG	SS HARMONIE PARK	00002062	00000	00005	0000	-	RESIDENTIAL PROPERTIES	MURRAY STREET	14	0.0098	530,000	-
COLESBERG	SS HARMONIE PARK	00002062	00000	00006	0000	-	RESIDENTIAL PROPERTIES	MURRAY STREET	14	0.0098	530,000	-
COLESBERG	SS HARMONIE PARK	00002062	00000	00007	0000	-	RESIDENTIAL PROPERTIES	MURRAY STREET	14	0.0096	520,000	-
COLESBERG	SS HARMONIE PARK	00002062	00000	00008	0000	-	RESIDENTIAL PROPERTIES	MURRAY STREET	14	0.0095	510,000	-
COLESBERG	SS VAALBANK RIF	00002069	00000	00000	0000	-	RESIDENTIAL PROPERTIES	PRES KRUGER STREET	2069	0.9149	100	-
COLESBERG	SS VAALBANK RIF	00002069	00000	00001	0000	-	RESIDENTIAL PROPERTIES	PRES KRUGER STREET	2069	0.0103	500,000	-
COLESBERG	SS VAALBANK RIF	00002069	00000	00002	0000	-	RESIDENTIAL PROPERTIES	PRES KRUGER STREET	2069	0.0100	490,000	-
COLESBERG	SS VAALBANK RIF	00002069	00000	00003	0000	-	RESIDENTIAL PROPERTIES	PRES KRUGER STREET	2069	0.0097	480,000	-
COLESBERG	SS VAALBANK RIF	00002069	00000	00004	0000	-	RESIDENTIAL PROPERTIES	PRES KRUGER STREET	2069	0.0198	910,000	-
COLESBERG	SS VAALBANK RIF	00002069	00000	00005	0000	-	RESIDENTIAL PROPERTIES	PRES KRUGER STREET	2069	0.0250	1,100,000	-

General Valuation Roll 2025 - 2030 Summary:

Categories	Property Count		Total Market Value (GV2025)
AGRICULTURAL PROPERTIES	700	R	2 540 962 400
BUSINESS AND COMMERCIAL PROPERTIES	432	R	585 584 900
INDUSTRIAL PROPERTIES	14	R	21 170 100
MUNICIPAL PROPERTIES	7	R	14 550 000
PLACES OF PUBLIC WORSHIP	65	R	41 341 100
PROPERTIES USED FOR MULTIPLE PURPOSE SUBJECT TO SECTION 9	83	R	1 108 200
PUBLIC BENEFIT ORGANIZATIONS	4	R	5 037 000
PUBLIC SERVICE INFRASTRUCTURE	306	R	32 694 200
PUBLIC SERVICE PURPOSES (OWNED AND USED BY STATE)	202	R	239 733 900
RESIDENTIAL PROPERTIES	6 224	R	914 232 800
VACANT LAND	1 794	R	52 308 700
Total Market Value (GV2025)	**9 831**	**R**	**4 448 723 300**