



GREATER GIYANI LOCAL MUNICIPALITY

GENERAL VALUATION VALUATION ROLL FOR THE PERIOD 1 JULY 2020 TO 30 JUNE 2025 FOR GREATER GIYANI LOCAL MUNICIPALITY

NAME OF GEOGRAPHICAL AREA: GIYANI - BA

DATE:01 JULY 2019

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY				CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT IN WHICH THE PROPERTY FALLS		PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF PROPERTY	MARKET VALUE	NAME OF REGISTERED OWNER.	ANY OTHER PERSCRIBED PARTICULAR
SG CODE	ERF NO.	PTN	TOWN	ZONING	LAND USE	STREET ADDRESS				
TOLT0076000000200000	2	0	GIYANI BA	WITHDRAWN BY SURVEYOR GENERAL	WITHDRAWN BY SURVEYOR GENERAL	WITHDRAWN BY SURVEYOR GENERAL		WITHDRAWN BY SURVEYOR GENERAL	SHANGAAN/TSONGA ONTWIKKELINGSKORPORASIE LTD	NOW ERF 36 PORTION 2
TOLT0076000000600000	6	0	GIYANI BA	WITHDRAWN BY SURVEYOR GENERAL	WITHDRAWN BY SURVEYOR GENERAL	WITHDRAWN BY SURVEYOR GENERAL		NOW FORM PART OF ERF 32	SHANGAAN/TSONGA ONTWIKKELINGSKORPORASIE LTD	NOW FORM PART OF ERF 32
TOLT0076000000700000	7	0	GIYANI BA	WITHDRAWN BY SURVEYOR GENERAL	WITHDRAWN BY SURVEYOR GENERAL	WITHDRAWN BY SURVEYOR GENERAL		NOW FORM PART OF ERF 32	SHANGAAN/TSONGA ONTWIKKELINGSKORPORASIE LTD	NOW FORM PART OF ERF 32
TOLT0076000000800000	8	0	GIYANI BA	WITHDRAWN BY SURVEYOR GENERAL	WITHDRAWN BY SURVEYOR GENERAL	WITHDRAWN BY SURVEYOR GENERAL		NOW FORM PART OF ERF 32	SHANGAAN/TSONGA ONTWIKKELINGSKORPORASIE LTD	NOW FORM PART OF ERF 32
TOLT0076000000200000	20	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 20	2773 SQM	R 5 434 000,00	MALULEKE PROP PTY LTD	
TOLT00760000002100000	21	0	GIYANI BA	BUSINESS	PLACE OF WORSHIP	GIYANI BA ERF 21	2484 SQM	R 1 580 000,00	GIYANI MUSLIM TRUST	
TOLT00760000002200000	22	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 22	8280 SQM	R 16 392 000,00	EMERALD PEARL INV PTY LTD	
TOLT00760000002300000	23	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 23	7277 SQM	R 7 833 000,00	VUTHIWE PROP TRUST	
TOLT00760000002400000	24	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 24	2600 SQM	R 2 828 000,00	NO NAME DATA FOUND WITH REGISTRY	
TOLT00760000002500000	25	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 25	2390 SQM	R -		CONSOLIDATE TO FORM TOWN GIYANI-BA , ERF 84



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SG CODE	ERF NO.	PTN	TOWN	ZONING	LAND USE	STREET ADDRESS				
TOLT00760000002600000	26	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 26	5750 SQM	R 4 297 000,00	MAKBULL HUSSAIN YAKUB PATEL CC	
TOLT00760000002700000	27	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 27	2299 SQM	R 2 327 000,00	LITTLE STARS FAMILY TRUST	
TOLT00760000002800000	28	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 28	4871 SQM	R 8 249 000,00	OMAR'S STORE VENDA CC	
TOLT00760000002900000	29	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 29	2135 SQM	R 2 925 000,00	CLOSEPROPS 249 CC	
TOLT00760000003000000	30	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 30 PTN 0	2141 SQM	R 2 900 000,00	DUTJO EIENDOMSBELEGGINGS PTY LTD	
TOLT00760000003000001	30	1	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 30 PTN 1	490 SQM	R 891 000,00	DELAWALA HASINA HARUN, MODI VALIBHAI ISAPBHAI ISMAIL, MODI SAYRABEN MOHAMMEDBHAI &	
TOLT00760000003000002	30	2	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 30 PTN 2	2718 SQM	R 3 790 000,00	POLKADOTS PROP 66 PTY LTD	
TOLT00760000003100000	31	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 31	2516 SQM	R 7 712 000,00	SAKINA PROP TRUST	
TOLT00760000003200000	32	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 32	8010 SQM	R 10 400 000,00	GAZANKULU DEVELOPMENT CORP LTD	
TOLT00760000003300000	33	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 33	2082 SQM	R 4 037 000,00	KHOTAWALA 786 TRADERS CC	
TOLT00760000003400000	34	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 34	3328 SQM	R 4 100 000,00	A S Z PROP TRUST	



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SG CODE	ERF NO.	PTN	TOWN	ZONING	LAND USE	STREET ADDRESS				
TOLT00760000003500000	35	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 35	7853 SQM	R 9 685 000,00	OASIS MOTEL GIYANI PTY LTD	
TOLT00760000003600000	36	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 36 PORTION 0	5.8057 SQM	R -		SUBDIVIDED TO PTN 1 , 2 & 3 OF ERF 36
TOLT00760000003600001	36	1	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 36 PORTION 1	5001 SQM	R 5 486 000,00	MANGALANI PROP & CONTRACTORS CC	
TOLT00760000003600002	36	2	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 36 PORTION 2	5114 SQM	R 4 901 000,00	GAZANKULU DEVELOPMENT CORP LTD	
TOLT00760000003600003	36	3	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 36 PORTION 3	1943 SQM	R 3 088 000,00	NKUNA KHAZAMULA MICHAEL	
TOLT00760000003700000	37	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 37	3154 SQM	R 4 427 000,00	BAFANA HARDWARE CC	
TOLT00760000004000000	40	0	GIYANI BA	BUSINESS	VACANT	GIYANI BA ERF 40	3865 SQM	R 377 000,00	NO NAME DATA FOUND WITH REGISTRY	
TOLT00760000004100000	41	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 41	9949 SQM	R 8 390 000,00	NO NAME DATA FOUND WITH REGISTRY	
TOLT00760000004200000	42		GIYANI BA	WITHDRAWN BY SURVEYOR GENERAL		WITHDRAWN BY SURVEYOR GENERAL			SHANGAAN/TSONGA DEVELOPMENT CORP LTD	NOW ERF 68
TOLT00760000004300000	43	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 43	139 SQM	R 63 000,00	DIPULA PROP INV TRUST	PARKING
TOLT00760000004400000	44	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 44	388 SQM	R 2 249 000,00	DIPULA PROP INV TRUST	



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SG CODE	ERF NO.	PTN	TOWN	ZONING	LAND USE				
TOLT00760000004500000	45	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 45	2923 SQM	R 4 953 000,00	NO NAME DATA FOUND WITH REGISTRY
TOLT00760000004600000	46	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 46	280 SQM	R 127 000,00	DIPULA PROP INV TRUST PARKING
TOLT00760000004700000	47	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 47	2966 SQM	R -	GREATER GIYANI LOCAL MUNICIPALITY NOW ERF 74
TOLT00760000004800000	48	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 48	4464 SQM	R 997 000,00	NO NAME DATA FOUND WITH REGISTRY
TOLT00760000004900000	49		GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 47	2966 SQM	R -	GREATER GIYANI LOCAL MUNICIPALITY NOW ERF 74
TOLT00760000005000000	50		GIYANI BA	CONS OF ERF 50 & 51 TO FORM ERF 69		WITHDRAWN BY SURVEYOR GENERAL		CONS OF ERF 50 & 51 TO FORM ERF 69	DEVENCO INV 51 PTY LTD NOW ERF 69
TOLT00760000005200000	52	0	GIYANI BA	WITHDRAWN BY SURVEYOR GENERAL		WITHDRAWN BY SURVEYOR GENERAL		R -	NOW ERF 64
TOLT00760000005500000	55	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 55	4665 SQM	R 1 800 000,00	MAS FAMILIE TRUST
TOLT00760000005600000	56	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 56	6982 SQM	R 8 378 000,00	NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA
TOLT00760000005700000	57	0	GIYANI BA	WITHDRAWN BY SURVEYOR GENERAL		WITHDRAWN BY SURVEYOR GENERAL	1.1920 H	R -	NOW ERF 67
TOLT00760000005900001	59	1	GIYANI BA	MUNICIPAL	PSI	GIYANI BA ERF 59 PTN 1	1524 SQM	R 189 000,00	GREATER GIYANI LOCAL MUNICIPALITY PARKING



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TOLT00760000005900002	59	2	GIYANI BA	MUNICIPAL	OFFICES	GIYANI BA ERF 59 PTN 2	8273 SQM	R 8 346 000,00	GREATER GIYANI LOCAL MUNICIPALITY	
TOLT00760000006000000	60	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 60	1804 SQM	R 4 747 000,00	VUKILE PROP FUND LTD	
TOLT00760000006100000	61	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 61	5431 SQM	R 10 072 000,00	HLAYISA INV PTY LTD	
TOLT00760000006400000	64	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 64	9203 SQM	R 24 304 000,00	VUKILE PROP FUND LTD	
TOLT007600000065000010	65	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 65 PTN 0	3498 SQM	R 1 430 000,00	KHOTA FIROZABEN SIRAJ & KHOTA SIRAJ ADAM	
TOLT00760000006500001	65	1	GIYANI BA	BUSINESS	VACANT	GIYANI BA ERF 65 PTN 1	6427 SQM	R 501 000,00	CLOSEPROPS 249 CC	
TOLT00760000006700000	67	0	GIYANI BA	GOVERNMENT	COMM	GIYANI BA ERF 67	1.3800 H	R 16 114 000,00	REPUBLIC OF SOUTH AFRICA	MAGISTRATE COURT
TOLT00760000006800000	68	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 68	1.6086 H	R 16 575 000,00	SHANGAAN/TSONGA DEVELOPMENT CORP LTD	
TOLT00760000006900000	69	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 69	6289 SQM	R 3 036 000,00	DEVENCO INV 51 PTY LTD	
TOLT00760000007000000	70	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 70	602 SQM	R 845 000,00	GOLDEN QUILT INV 120 CC	
TOLT00760000007100000	71	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 71	2100 SQM	R 2 340 000,00	GREATER GIYANI LOCAL MUNICIPALITY	



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SG CODE	ERF NO.	PTN	TOWN	ZONING	LAND USE	STREET ADDRESS				
TOLT00760000007200000	72	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 72	954 SQM	R 360 000,00	LEOPONT 299 PROP PTY LTD	
TOLT00760000007300000	73	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 73	3500 SQM	R 3 036 000,00	MASINGITA PROP NO 3 PTY LTD	
TOLT00760000007400000	74	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 74	4000 SQM	R 1 248 000,00	GREATER GIYANI LOCAL MUNICIPALITY	TELKOM SA
TOLT00760000007700000	77	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 77	2658 SQM	R 1 320 000,00	MALULEKE KHANGELA PATRICK & MALULEKE KHENSANI SELINAH	
TOLT00760000008000000	80	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 80	2.7660 H	R -	LEOPONT 299 PROP PTY LTD	CONSOLIDATE TO FORM TOWN GIYANI-BA, ERF 82
TOLT00760000008100000	81	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 81	1830 SQM	R -	LEOPONT 299 PROP PTY LTD	CONSOLIDATE TO FORM TOWN GIYANI-BA , ERF 80
TOLT00760000008200000	82	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 82	2.9490 H	R 39 547 000,00	LEOPONT 299 PROP PTY LTD	
TOLT00760000008400000	84	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 84	1.4795 H	R 7 064 000,00	EMERALD FIRE INV PTY LTD	
TOLT00760000008700000	87	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 87	8275 SQM	R 21 863 000,00	MAS FAMILIE TRUST	
TOLT00760000009300000	92	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 92	3089 SQM	R 3 530 000,00	ABOBAKER RAKHEE, ABOBAKER NIZAM SALIM & YINHLA PROP DEVELOPMENT CC	
TOLT00760000009400000	94	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 88	1.8775 H	R 107 860 000,00	MASINGITA PROP INV HOLDINGS PTY LTD	MASINGITA MALL



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SG CODE	ERF NO.	PTN	TOWN	ZONING	LAND USE	STREET ADDRESS				
TOLT00760000010600000	106	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 106	1244 SQM	R 1 853 000,00	NO NAME DATA FOUND WITH REGISTRY	
TOLT00760000008800000	107	0	GIYANI BA	BUSINESS	COMM	GIYANI BA ERF 107	1636 SQM	R 3 110 000,00	MASINGITA PROP INV HOLDINGS PTY LTD	MASINGITA MALL
TOLT00000000089100167	891	167	FARM GREATER GIYANI	BUSINESS	COMM	PTN 167 FARM 891 GREATER GIYANI Reg Div: LT	6.4542 H	R 158 256 000,00	MASINGITA PROP INV HOLDINGS PTY LTD	MASINGITA MALL
TOLT00000000089100168	891	168	FARM GREATER GIYANI	AGRICULTURAL	VAC	PTN 168 FARM 891 GREATER GIYANI Reg Div: LT	10.8769 H	R 1 830 000,00	MASINGITA PROP INV HOLDINGS PTY LTD	
TOLT00000000089100178	891	178	FARM GREATER GIYANI	BUSINESS	COMM	PTN 178 FARM 891 GREATER GIYANI Reg Div: LT	2.0527 H	R 4 300 000,00	MASINGITA PROP INV HOLDINGS PTY LTD	MASINGITA MALL
TOLT00160000056900019	676	0	GIYANI D	BUSINESS	COMM	GIYANI D ERF 569 PTN 19	7936 SQM	R 845 000,00	MASINGITA PROP INV HOLDINGS PTY LTD	MASINGITA MALL

R 585 137 000,00