



Mkhambathini Municipality

Supplementary Valuation Roll No: 2

Prepared in terms of the Local Government: Municipal Property Rates Act
No: 6 of 2004 (As Amended)

Fixed Date of Valuation: 1 July 2018

Date of Compilation: 30 April 2020



Section 78 Reasons

- (a) Incorrectly omitted from the General Valuation Roll;
- (b) Included in a municipality after the last General Valuation;
- (c) Subdivided or consolidated after the last General Valuation;
- (d) Market value has substantially increased or decreased after the last General Valuation;
- (e) Substantially incorrectly valued during the last General Valuation;
- (f) Re-valued for any other exceptional reason;
- (g) Change of category;
- (h) Clerical error, valuation only

Summary of Supplementary Valuation Roll No. 2

Category	Property Count	Total Market Value
Agricultural	4	R 8,600,000
Industrial	11	R 230,000,000
Municipal	30	R 8,750,000
Place of Worship	1	R 2,000,000
Public Service Purpose	20	R 46,180,000
Residential	3	R 3,650,000
Vacant Land	4	R 10,130,000
Grand Total	73	R 309,310,000

Mkhambathini Municipality Supplementary Roll 2

In terms of Local Government: Municipal Rates Act, 2004 as amended (Act No. 6 of 2004)

ERF	PORTION	TOWNSHIP / FARM NAME	EXTENT	OWNER	LINKED	MARKET VALUE	RATES CATEGORY	USE	COMMON NAME	SECTION 78 REASON	EFFECTIVE DATE
885	114	Vaalkop And Dadelfontein	161,400 m ²	Afro Prop Natal Pty Ltd	P - NOFT00000000088500114	R 0	Industrial			78(1)(h) - Incorrectly in the roll - clerical error	1 July 2019
885	111	Vaalkop And Dadelfontein	64,400 m ²	Afro Prop Natal Pty Ltd	C - NOFT00000000088500114	R 0	Industrial			78(1)(h) - Incorrectly in the roll - clerical error	1 July 2019
885	112	Vaalkop And Dadelfontein	64,200 m ²	Afro Prop Natal Pty Ltd	C - NOFT00000000088500114	R 0	Industrial			78(1)(h) - Incorrectly in the roll - clerical error	1 July 2019
885	191	Vaalkop And Dadelfontein	56,400 m ²	Afro Prop Natal Pty Ltd	C - NOFT00000000088500114	R 0	Industrial			78(1)(h) - Incorrectly in the roll - clerical error	1 July 2019
885	212	Vaalkop And Dadelfontein	16,900 m ²	Afro Prop Natal Pty Ltd	C - NOFT00000000088500114	R 0	Industrial			78(1)(h) - Incorrectly in the roll - clerical error	1 July 2019
885	643	Vaalkop And Dadelfontein	4,984 m ²	Afro Prop Natal Pty Ltd	C - NOFT00000000088500114	R 0	Industrial			78(1)(h) - Incorrectly in the roll - clerical error	1 July 2019
885	644	Vaalkop And Dadelfontein	2,189 m ²	Afro Prop Natal Pty Ltd	C - NOFT00000000088500114	R 0	Industrial			78(1)(h) - Incorrectly in the roll - clerical error	1 July 2019
885	646	Vaalkop And Dadelfontein	1,019 m ²	Afro Prop Natal Pty Ltd	C - NOFT00000000088500114	R 0	Industrial			78(1)(h) - Incorrectly in the roll - clerical error	1 July 2019
885	853	Vaalkop And Dadelfontein	94,773 m ²	Allmuss Properties Proprietary Limited	P - NOFT00000000088500853	R 9,900,000	Vacant Land	Vacant Land		78(1)(e) - Incorrectly valued	01 December 2019
885	903	Vaalkop And Dadelfontein	4,688 m ²	Allmuss Properties Proprietary Limited	C - NOFT00000000088500853	R 0	Vacant Land	Vacant Land		78(1)(e) - Incorrectly valued	01 December 2019
885	855	Vaalkop And Dadelfontein	142,941 m ²	Camperdown Real Estate 1 (Rf) Proprietary Limited	P - NOFT00000000088500855	R 230,000,000	Industrial	Logistics and Distribution	One Logix	78(1)(e) - Incorrectly valued	01 December 2019
885	773	Vaalkop And Dadelfontein	46,626 m ²	Camperdown Real Estate 1 (Rf) Proprietary Limited	C - NOFT00000000088500855	R 0	Industrial	Logistics and Distribution	One Logix	78(1)(e) - Incorrectly valued	01 December 2019
885	854	Vaalkop And Dadelfontein	51,453 m ²	Camperdown Real Estate 1 (Rf) Proprietary Limited	C - NOFT00000000088500855	R 0	Industrial	Logistics and Distribution	One Logix	78(1)(e) - Incorrectly valued	01 December 2019
3	11	Camperdown	1419m ²	Camperdown Sr-Cc		R 320,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
66	0	Camperdown	4,24ha	Camperdown Sr-Cc		R 1,100,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
126	15	Camperdown	1,17ha	Camperdown Sr-Cc		R 750,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
180	0	Camperdown	7897m ²	Camperdown Transitional Local Council		R 340,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
181	0	Camperdown	1,37ha	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
182	0	Camperdown	1,24ha	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
183	0	Camperdown	4046m ²	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
190	0	Camperdown	9648m ²	Camperdown Transitional Local Council		R 280,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
191	0	Camperdown	1,19ha	Camperdown Transitional Local Council		R 240,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
192	0	Camperdown	1,34ha	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
193	0	Camperdown	1,19ha	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
194	0	Camperdown	1,55ha	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
195	0	Camperdown	2,21ha	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
196	0	Camperdown	2,42ha	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
197	0	Camperdown	1,07ha	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
198	0	Camperdown	478m ²	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
199	0	Camperdown	1,8ha	Camperdown Transitional Local Council		R 280,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
200	0	Camperdown	2,1ha	Camperdown Transitional Local Council		R 360,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
212	0	Camperdown	3,31ha	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
213	0	Camperdown	3,68ha	Camperdown Transitional Local Council		R 270,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
214	0	Camperdown	5,06ha	Camperdown Transitional Local Council		R 310,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
215	0	Camperdown	7,65ha	Camperdown Transitional Local Council		R 340,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
222	0	Camperdown	8,42ha	Camperdown Transitional Local Council		R 290,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
266	0	Camperdown	8,42ha	Camperdown Transitional Local Council		R 300,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
278	0	Camperdown	1376m ²	Camperdown Transitional Local Council		R 300,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
185	0	Camperdown	1414m ²	Greyling Maureen Bentley		R 550,000	Residential	Dwelling		78(1)(e) - Incorrectly valued	1 July 2019

Mkhambathini Municipality Supplementary Roll 2

In terms of Local Government: Municipal Rates Act, 2004 as amended (Act No. 6 of 2004)

ERF	PORTION	TOWNSHIP / FARM NAME	EXTENT	OWNER	LINKED	MARKET VALUE	RATES CATEGORY	USE	COMMON NAME	SECTION 78 REASON	EFFECTIVE DATE
1104	151	Uitzoek	4,66ha	Hudson John William		R 1,800,000	Agricultural	Dwelling/Small Holding		78(1)(g) - Category change	1 July 2019
1104	151	Uitzoek	4,66ha	Hudson John William		R 1,800,000	Agricultural	Dwelling/Small Holding		78(1)(g) - Category change	1 July 2019
1104	2	Uitzoek	16,58ha	Jones Lloyd		R 2,500,000	Agricultural	Dwelling/Small Holding		78(1)(g) - Category change	1 July 2019
1104	2	Uitzoek	16,58ha	Jones Lloyd		R 2,500,000	Agricultural	Dwelling/Small Holding		78(1)(g) - Category change	1 July 2019
12692	8	Deep Kloof	4015m ²	Maguire Farming Proprietary Limited		R 180,000	Vacant Land	Vacant Land		78(1)(g) - Category change	1 July 2019
102	0	Camperdown	6,19ha	Mall Goolam Hoosen		R 1,500,000	Residential	Dwelling		78(1)(e) - Incorrectly valued	01 July 2019
238	0	Camperdown	1428m ²	Methodist Church Of Southern Africa		R 2,000,000	Place of Worship	Manse		78(1)(g) - Category change	1 July 2019
28	0	Camperdown	637m ²	Mkhambathini Municipality	C - NOFT0040000002700000	R 0	Municipal	Vacant Land	Camperdown Primary School	78(1)(g) - Category change	1 July 2019
29	0	Camperdown	3410m ²	Mkhambathini Municipality	C - NOFT0040000002700000	R 0	Municipal	Vacant Land	Camperdown Primary School	78(1)(g) - Category change	1 July 2019
30	0	Camperdown	9100m ²	Mkhambathini Municipality	C - NOFT0040000002700000	R 0	Municipal	Vacant Land	Camperdown Primary School	78(1)(g) - Category change	1 July 2019
125	0	Camperdown	637m ²	Mkhambathini Municipality	C - NOFT0040000002700000	R 0	Municipal	Vacant Land	Camperdown Primary School	78(1)(g) - Category change	1 July 2019
47	0	Camperdown	7198m ²	Mkhambathini Municipality		R 300,000	Municipal	Vacant Land		78(1)(g) - Category change	1 July 2019
4676	0	ET Farms	0	Ngonyama Trust-Trustees	M - NOET00000000467600000	R 0	Public Service Purpose	Remove From Roll	Ezimwini Clinic - Camperdown	78(1)(e) - Incorrectly valued	01 July 2019
16547	0	Manyavu	10258m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOFT00000001654700000	R 6,800,000	Public Service Purpose	School	Table Mountain Primary School	78(1)(e) - Incorrectly valued	01 September 2019
16547	0	Manyavu	7485m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOFT00000001654700000	R 4,800,000	Public Service Purpose	School	Gcina Primary School	78(1)(a) - Incorrectly omitted	01 September 2019
15723	0	Crookes	4332m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOFT00000001572300000	R 1,250,000	Public Service Purpose	School	Sethabe Primary School	78(1)(a) - Incorrectly omitted	01 September 2019
13405	0	Atholdene	7320m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOFT00000001340500000	R 850,000	Public Service Purpose	School	Desdale Primary School - Section 14	78(1)(e) - Incorrectly valued	01 July 2019
1198	27	Luz	3571m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOFT0000000119800027	R 2,350,000	Public Service Purpose	School	Ntimbankulu Primary School	78(1)(e) - Incorrectly valued	01 July 2019
1148	5	Valsch Rivier	4786m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOFT0000000114800005	R 4,930,000	Public Service Purpose	School	Mpulule Comprehensive Primary School	78(1)(e) - Incorrectly valued	01 July 2019
1111	21	Langeopdravende	5050m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOFT0000000111100021	R 9,630,000	Public Service Purpose	School	Mabomvini Combined School	78(1)(e) - Incorrectly valued	01 July 2019
967	3	Elands Fontein	7221m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOFT0000000096700003	R 1,770,000	Public Service Purpose	School	Emfeni Comprehensive Primary School	78(1)(e) - Incorrectly valued	01 July 2019
902	14	Umlaas	8342m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOFT0000000090200014	R 3,300,000	Public Service Purpose	School	Cosmoore Primary School	78(1)(e) - Incorrectly valued	01 July 2019
5620	0	Gulubie View C	7800m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOET00000000562000000	R 2,950,000	Public Service Purpose	School	Senzakahle Secondary School	78(1)(a) - Incorrectly omitted	01 September 2019
5620	0	Gulubie View C	7800m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOET00000000562000000	R 3,900,000	Public Service Purpose	School	Egalaji Primary School	78(1)(a) - Incorrectly omitted	01 September 2019
3907	0	Ismont	6340m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOET00000000390700000	R 3,090,000	Public Service Purpose	School	Ismont Secondary School	78(1)(e) - Incorrectly valued	01 July 2019
15314	1	Eston House	10035m ²	Provincial Government of the Province of Kwazulu-Natal		R 560,000	Public Service Purpose	School	Fairleigh Primary School	78(1)(g) - Category change	01 July 2019
4676	0	Umlazi Native Location	0	Provincial Government of the Province of Kwazulu-Natal	M - NOET00000000467600000	R 0	Public Service Purpose	Remove From Roll	Fairleigh Primary School	78(1)(e) - Incorrectly valued	01 July 2019
4676	0	Umlazi Native Location	0	Provincial Government of the Province of Kwazulu-Natal	M - NOET00000000467600000	R 0	Public Service Purpose	Remove From Roll	Gcewu Secondary School	78(1)(e) - Incorrectly valued	01 July 2019
4676	0	Umlazi Native Location	0	Provincial Government of the Province of Kwazulu-Natal	M - NOET00000000467600000	R 0	Public Service Purpose	Remove From Roll	Powerscourt Primary School	78(1)(e) - Incorrectly valued	01 July 2019
4676	0	Umlazi Native Location	0	Provincial Government of the Province of Kwazulu-Natal	M - NOET00000000467600000	R 0	Public Service Purpose	Remove From Roll	Eston Primary School	78(1)(e) - Incorrectly valued	01 July 2019
4676	0	Umlazi Native Location	5661m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOET00000000467600000	R 0	Public Service Purpose	Remove From Roll	Ngoloshini Comprehensive Primary School	78(1)(e) - Incorrectly valued	01 July 2019
4676	0	Umlazi Native Location	8569m ²	Provincial Government of the Province of Kwazulu-Natal	M - NOET00000000467600000	R 0	Public Service Purpose	Remove From Roll	Sikhukhuku Comprehensive Primary School	78(1)(e) - Incorrectly valued	01 July 2019
10	18	Camperdown	1428m ²	The DH Family Trust		R 1,600,000	Residential	Dwelling		78(1)(d) - Market value increase or decrease	06 August 2019
885	856	Vaalkop And Dadelfontein	77,559 m ²	Vaal-Kop Property Owners Association		R 50,000	Vacant Land	Vacant Land		78(1)(e) - Incorrectly valued	01 December 2019



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

I, Pamela Thobile Hadebe, Identity Number 8805190767081, do certify that I have, in accordance with the provisions of the Local Government: Municipal Rates Act, 2004 as amended (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 Supplementary Valuation Roll No: 2 for Mkhambathini Municipality in terms of the provisions of the Act.

In the discharge of my duties as Assistant Municipal Valuer I have complied with sections 43 and 44 of the Act.

Certified at Hilton on this 30th April 2020

Professional Registration number with the South African Council for the Property Valuers Profession: 7611

Professional Associated Valuer by Category of Professional Registration

A handwritten signature in white ink that reads 'P. Hadebe'.

Signature of Assistant Municipal Valuer

