



Mkhambathini Municipality

Supplementary Valuation Roll No.3

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: 28 May 2021



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. 3

Category	Property Count	Total Market Value
Agricultural	9	R90 870 000.00
Industrial	2	R1 600 000.00
Municipal	6	R2 900 000.00
Public Service Purpose	1	R10 860 000.00
Residential	1	R580 000.00
Vacant Land	1	R0.00
Grand Total	20	R106 810 000.00

Mkhambathini Municipality Supplementary Roll

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	SECTION 78 REASON	EFFECTIVE DATE
885	844	Vaalkop And Dadelfontein	2,15ha	Calm Valley Trading Pty Ltd		R1 300 000	Industrial	Industrial	78(1)(a) - Incorrectly omitted	01 November 2020
177	0	Camperdown	3013m ²	Camperdown Estates Pty Ltd		R400 000	Municipal	Vacant Land	78(1)(g) - Category change	01 July 2019
34	0	Camperdown	748m ²	Camperdown Sr-Cc		R640 000	Municipal	Offices And Store	78(1)(g) - Category change	01 July 2019
3843	0	DROMORE A	80,9372ha	Mccullough Denise Eunice		R3 000 000	Agricultural	Agriculture	78(1)(a) - Incorrectly omitted	01 January 2021
29	0	Camperdown	3410m ²	Mkhambathini Municipality	C - NOFT00400000003000000	R0	Municipal	Vacant Land	78(1)(f) - Revaluation for exceptional reasons	01 July 2019
125	0	Camperdown	637m ²	Mkhambathini Municipality	C - NOFT00400000003000000	R0	Municipal	Vacant Land	78(1)(f) - Revaluation for exceptional reasons	01 July 2019
30	0	Camperdown	9100m ²	Mkhambathini Municipality	P - NOFT00400000003000000	R560 000	Municipal	Vacant Land	78(1)(f) - Revaluation for exceptional reasons	01 July 2019
1104	156	Uitzoek	22,19ha	Mkhambathini Municipality		R1 300 000	Municipal	Agriculture	78(1)(g) - Category change	01 July 2019
15085	0	Eden	268,58ha	National Government Of The Republic Of South Africa		R1 350 000	Agricultural	Rural Settlement	78(1)(f) - Revaluation for exceptional reasons	01 July 2019
7290	0	Shiol	360,54ha	National Government Of The Republic Of South Africa		R1 800 000	Agricultural	Rural Settlement	78(1)(f) - Revaluation for exceptional reasons	01 July 2019
5620	0	Gulubie View C	455,77ha	National Government Of The Republic Of South Africa		R2 300 000	Agricultural	Rural Settlement	78(1)(f) - Revaluation for exceptional reasons	01 July 2019
3797	0	Dromore B	25,65ha	National Government Of The Republic Of South Africa		R120 000	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 July 2019
28	0	Camperdown	637m ²	Province Of Kwazulu-Natal	C - NOFT00400000002700000	R0	Vacant Land	Vacant Land	78(1)(f) - Revaluation for exceptional reasons	01 January 2021
27	0	Camperdown	1,95ha	Province Of Kwazulu-Natal	P - NOFT00400000002700000	R10 860 000	Public Service Purpose	School	78(1)(f) - Revaluation for exceptional reasons	01 January 2021
1032	19	Lange Hoop	95,19ha	Rainbow Farms Pty Ltd	C - NOFT00000001476700000	R0	Agricultural	Agriculture	78(1)(e) - Incorrectly valued	01 January 2021
14767	0	Rainbow Ranch	20,31ha	Rainbow Farms Pty Ltd	P - NOFT00000001476700000	R35 300 000	Agricultural	Agriculture	78(1)(e) - Incorrectly valued	01 January 2021
945	46	Honig Krantz	23,78ha	Rainbow Farms Pty Ltd		R10 900 000	Agricultural	Agriculture	78(1)(e) - Incorrectly valued	01 January 2021
12692	12	Deep Kloof	1834m ²	Rapid Dawn 1258 Cc		R300 000	Industrial	Workshop	78(1)(a) - Incorrectly omitted	01 January 2021
885	187	Vaalkop And Dadelfontein	1408m ²	The South African National Roads Agency Soc Limited		R36 100 000	Agricultural	Agriculture	78(1)(e) - Incorrectly valued	01 January 2021
12692	11	Deep Kloof	2976m ²	Tilley Louise Magnolia		R580 000	Residential	Dwelling	78(1)(a) - Incorrectly omitted	01 January 2021

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: 3 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 28th May 2021

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

Professional Associated Valuer by Category of Professional Registration



Signature of Assistant Municipal Valuer

