



Mkhambathini Municipality

Supplementary Valuation Roll No.4

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: 21 April 2022



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. 4

Category	Property Count	Total Market Value
Agricultural	6	R9 850 000.00
Industrial	1	R245 000 000.00
Grand Total	7	R254 854 000.00

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	MAKET VALUE	RATES CATEGORY	USE	SECTION 78 REASON	EFFECTIVE DATE
1104	50	Uitzoek	4,3ha	Brevi Family Trust-Trustees	P - NOFT00000000110400050	R1 600 000.00	Agricultural	Agriculture	78(1)(d) - Market Value Increase	09 November 2020
1104	51	Uitzoek	3,72ha	Brevi Family Trust-Trustees	C - NOFT00000000110400050	R0.00	Agricultural	Agriculture	78(1)(d) - Market Value Increase	09 November 2020
30	0	Umlaas Road	40,46ha	Camperdown Real Estate 2 (RF) Pty (Ltd)		R245 000 000.00	Industrial	Logistics Hub	78(1)(d) - Market Value Increase	15 December 2020
16734	0	Kwagumbi	551.1185ha	Electprops 39 Pty Ltd		R2 700 000.00	Agricultural	Agriculture	78(1)(a) - Not In Previous Rolls	01 January 2022
1104	52	Uitzoek	2,74ha	Radebe Bhekinkosi Eric		R500 000.00	Agricultural	Agriculture	78(1)(d) - Market Value Increase	09 November 2020
16664	2	Dering	102.7593 ha	The Malcolm Stainbank Family Trust		R5 000 000.00	Agricultural	Agriculture	78(1)(a) - Not In Previous Rolls	01 January 2022
2091	4	Dromore	4055m ²	Umngeni Water		R50 000.00	Agricultural	Agriculture	78(1)(c) - Subdivision/Consolidation	01 October 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: 4 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 21 April 2022

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

