

Jozini Municipality
Supplementary Valuation Roll 4
Prepared in terms of the
Municipal Property Rates Act No. 6 of 2004



Undertaken For: Jozini Municipality

Fixed Date of Valuation: 02 July 2013

Date of Compilation: 11 April 2018

Prepared By:



Categories:

BUSINESS, COMMERCIAL & INDUSTRIAL

BUS

PROTECTED AREAS

PROT

PUBLIC SERVICE INFRASTRUCTURE

PSI

RESIDENTIAL

RES

STATE OWNED

STATE

Unity-of-Use Valuations

On the Valuation Roll, the value of the Farm Unit is displayed against a designated Master Property. The Master Property is usually listed first with the remaining units that make up the Farm Unit listed directly below. A reference number has been created using the Erf and Portion of the Master Property, and is used to easily identify the individual properties that make up the Unity-of-Use property. This is displayed in the Unit Column on the Valuation Roll. An asterisk (*) at the end of this reference number denotes the Master Property. (Please note that the displayed Extent is the extent of the Master Property and not the Combined Extent.)

In the example below, the 3 properties highlighted in blue have been valued in Unity-of-Use. The Combined Market Value for all 3 properties is R475,000. This value is displayed against the Master Property highlighted in the red box. The other two properties have an asterisk (*) under Market Value, as their value is included in the value displayed against the Master Property.

This principal has also been applied in some cases to other categories of properties such as Commercial and Industrial properties, where similar dependencies exist between adjoining properties.

Erf No.	Ptn	Rem	Farm Name	Owner	Category	Extent	Market Value	Unit
205	11		Farm No.205		Agricultural Smallholding	25.6489 Ha	R 300,000	
162	0	R	Farm No.162		Agriculture	394.4216 Ha	R 564,000	
177	1		Farm No. 777	177 Farms CC	Agriculture	115.1500 Ha	R 475,000	u177-1*
177	2		Farm No. 777	177 Farms CC	Agriculture	21.7770 Ha	*	u177-1
177	3		Farm No. 777	177 Farms CC	Agriculture	52.6143 Ha	*	u177-1
194	6	R	Farm No.194		Agriculture	105.9244 Ha	R 350,000	u194-6R*
194	27	R	Farm No.194		Agriculture	2.2072 Ha	*	u194-6R
180	13	R	Farm No.180		Agricultural Smallholding	6.7049 Ha	R 45,000	
180	6		Farm No.180		Agricultural Smallholding	22.6485 Ha	R 110,000	

Ref No. (Erf-Portion of Main Property) that links the Unity-Of-Use properties

**BUSINESS, COMMERCIAL &
INDUSTRIAL**

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15836	7		JOZINI TOWN LEASES	ITB LEASE: ABAPHUMELELI TRADING 578 CC	BUS	COMMERCIAL_SHOPPING MALL_1412LT (JOZINI CASH BUILD AND CAMBRIDGE)	13,284 m ²	R 21,678,000	
15836	7	R	WILLIAMS WORKSHOP	MR R.L WILLIAMS	BUS	WILLIAMS WORKSHOP	4,037 m ²	R 995,000	

PROTECTED AREAS

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
13194	0	R	BARTENHEIM	THANDA ROYAL RESIDENCE ESTATE PTY LTD	PROT	BARTENHEIM NO. 13194	1,180.4345 Ha	R 23,600,000	
17711	0		BAYETE	THANDA GROUP PTY LTD	PROT	BAYETE NO. 17711	40.1334 Ha	R 1,204,000	
13116	0		SUB A OF ITITIHOYA	THANDA GROUP PTY LTD	PROT	SUB A OF ITITIHOYA NO. 13116	176.7279 Ha	R 3,535,000	
17905	0		THANDA	THANDA GROUP PTY LTD	PROT	THANDA NO. 17905	3,649.6010 Ha	R 73,000,000	
16012	0		UNOHEMU	THANDA GROUP PTY LTD	PROT	UNOHEMU NO. 16012	655.5649 Ha	R 14,606,000	

PUBLIC SERVICE INFRASTRUCTURE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15839	0	R	REM OF THE FARM RESERVE NO 16 NO.15836	ITB PTO: THE DEPARTMENT OF WATER AND SANITATION	PSI	JOZINI REGIONAL WATER TREATMENT WORKS	10.0000 Ha	R 65,000,000	

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
539	0		JOZINI TIGER ESTATE	NEW ORDER INVESTMENTS 197 PROPERTY LIMITED	RES	ERF 539 JOZINI	936 m ²	R 580,000	
550	0		JOZINI TIGER ESTATE	NEW ORDER INVESTMENTS 197 PROPRIETARY LIMITED	RES	ERF 550 JOZINI	656 m ²	R 580,000	
565	0		JOZINI TIGER ESTATE	NEW ORDER INVESTMENTS 197 PROPRIETARY LIMITED	RES	ERF 565 JOZINI	696 m ²	R 580,000	
609	0		JOZINI TIGER ESTATE	NEW ORDER INVESTMENTS197 PROPRIETARY LIMITED	RES	ERF 609 JOZINI	5.4987 Ha	R 5,000,000	
59	6		MKUZE	ENGELBRECHT MAGDALENA MARIA	RES	PTN 6 ERF 59 MKUZE	1,754 m ²	R 600,000	

STATE OWNED

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15836	7		JOZINI	ITB PTO: KZN DEPARTMENT OF PUBLIC WORKS	STATE	TRAFFIC POLICE OFFICES	3,689.1350 Ha	R 1,400,000	

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

I, Stephen Basil George De Klerk, Identity Number 6308295039086 do certify that I have, in accordance with the provisions of the Local Government: Municipal 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 Supplementary Roll for Jozini 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 Pietermaritzburg this 11 April 2018

Professional Registration number with the South African Council for The Property Valuers Profession: 5462

Professional Valuer by Category of Professional Registration



Signature of Valuer of Municipality