

Jozini Municipality
Supplementary Valuation Roll 2
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: 04 April 2016

Prepared By: _____



Categories:

AGRICULTURE	AG
BUSINESS, COMMERCIAL & INDUSTRIAL	BUS
COMMERCIAL TOURISM	CT
MUNICIPAL	MUN
PUBLIC SERVICE INFRASTRUCTURE	PSI
PUBLIC SERVICE PURPOSE	PSP
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RESIDENTIAL	RES
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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.

Main Property				Unity-of-Use (Combined) Value				
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

AGRICULTURE

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
17925	0	KWAMI	SIBUYELE EKHAYA COMMUNAL PROPERTY TRUST	AG	KWAMI NO. 17925	508.4754 Ha	R 8,192,000	
16533	5	MAKHATHINI FLATS	NTENGA COMMUNITY TRUST-TRUSTEES	AG	PTN 5 MAKHATHINI FLATS NO. 16533	3.9967 Ha	R 1,768,000	
16533	6	MAKHATHINI FLATS	NTENGA COMMUNITY TRUST-TRUSTEES	AG	PTN 6 MAKHATHINI FLATS NO. 16533	1.2480 Ha	R 532,000	
16533	7	MAKHATHINI FLATS	NTENGA COMMUNITY TRUST-TRUSTEES	AG	PTN 7 MAKHATHINI FLATS NO. 16533	1.4924 Ha	R 886,000	
16533	8	MAKHATHINI FLATS	NTENGA COMMUNITY TRUST-TRUSTEES	AG	PTN 8 MAKHATHINI FLATS NO. 16533	0.8882 Ha	R 470,000	
16533	9	MAKHATHINI FLATS	NTENGA COMMUNITY TRUST-TRUSTEES	AG	PTN 9 MAKHATHINI FLATS NO. 16533	2.3240 Ha	R 1,531,000	
16533	22	MAKHATHINI FLATS	SILIWANE DEV COMMUNITY TRUST-TRUSTEES	AG	PTN 22 MAKHATHINI FLATS NO. 16533	6.6445 Ha	R 266,000	
16533	42	MAKHATHINI FLATS	NTENGA COMMUNITY TRUST-TRUSTEES	AG	PTN 42 MAKHATHINI FLATS NO. 16533	669.1916 Ha	R 15,380,000	
16533	43	MAKHATHINI FLATS	NTENGA COMMUNITY TRUST-TRUSTEES	AG	PTN 43 MAKHATHINI FLATS NO. 16533	443.7075 Ha	R 13,311,000	
16533	44	MAKHATHINI FLATS	NTENGA COMMUNITY TRUST-TRUSTEES	AG	PTN 44 MAKHATHINI FLATS NO. 16533	522.4678 Ha	R 18,286,000	
16533	45	MAKHATHINI FLATS	NTENGA COMMUNITY TRUST-TRUSTEES	AG	PTN 45 MAKHATHINI FLATS NO. 16533	30.2303 Ha	R 606,000	
16533	46	MAKHATHINI FLATS	NTENGA COMMUNITY TRUST-TRUSTEES	AG	PTN 46 MAKHATHINI FLATS NO. 16533	32.2039 Ha	R 851,000	
16533	479	MAKHATHINI FLATS	SILWANE DEVELOPMENT COMMUNITY TRUST	AG	PTN 479 MAKHATHINI FLATS NO. 16533	148.9590 Ha	R 5,214,000	
17921	0	MIGNONETTE	MBULUNGWANE COMMUNAL PROPERTY TRUST	AG	MIGNONETTE NO. 17921	508.4754 Ha	R 7,627,000	

BUSINESS, COMMERCIAL & INDUSTRIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
13029	11		EBUHLENI	MKUZE COUNTRY CLUB	BUS	PTN 11 EBUHLENI NO. 13029	2.3988 Ha	R 1,585,000	
15836	7		JOZINI TOWN LEASES	ITB LEASE: ABAPHUMELELI TRADING 578 CC	BUS	COMMERCIAL_SHOPPING MALL_1412LT (JOZINI CASH BUILD)	13,284 m ²	R 6,800,000	
60	3		MKUZE	XIE BINGLE	BUS	PTN 3 ERF 60 MKUZE	1,000 m ²	R 1,600,000	
13223	30	R	QUEST	UMKHANYAKUDE DISTRICT MUNICIPALITY	BUS	PTN 30 QUEST NO. 13223	74.5910 Ha	R 8,170,000	
15836	7	R	REM OF PORTION 7 OF THE FARM RESERVE NO 16 NO.15836	ITB PTO: DARIDAVAN PTY LTD	BUS	JOZINI FLATS - CENTURY 21 DARIDAVAN PTY	0.7258 Ha	R 4,517,000	

COMMERCIAL TOURISM

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15836	7		JOZINI TOWN LEASES	ITB LEASE: THE POTTERS HOUSE B&B	CT	COMMERCIAL_B&B_2158LT	2,257 m ²	R 1,838,000	

MUNICIPAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15836	7		JOZINI	ITB PTO: JOZINI MUNICIPALITY	MUN	JOZINI THUSONG SERVICE CENTRE	4,548 m ²	R 4,000,000	
15836	7		JOZINI	ITB PTO: JOZINI MUNICIPALITY	MUN	JOZINI MUNICIPAL OFFICES	0.7087 Ha	R 2,500,000	
15836	7		JOZINI	ITB PTO: JOZINI MUNICIPALITY	MUN	JOZINI LIBRARY	0.2785 Ha	R 2,700,000	
15836	7		JOZINI	ITB PTO: JOZINI MUNICIPALITY	MUN	TRAFFIC POLICE OFFICES	3,689.1350 Ha	R 1,400,000	

PUBLIC SERVICE INFRASTRUCTURE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
45	0		UBOMBO	SENTECH LTD	PSI	ERF 45 UBOMBO	15,862 m ²	R 900,000	

PUBLIC SERVICE PURPOSE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15836	7		JOZINI	ITB PTO: DEPARTMENT OF PUBLIC WORKS	PSP	JOZINI DEPARTMENT OF SOCIAL DEVELOPMENT	3,689.1350 Ha	R 1,700,000	

RURAL COMMUNAL LAND

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15836	0	R	RESERVE NO 16	INGONYAMA TRUST-TRUSTEES	RCL	RESERVE NO 16 NO. 15836	53,848.0450 Ha	R 80,772,000	
15836	7	R	RESERVE NO 16	INGONYAMA TRUST-TRUSTEES	RCL	PTN 7 RESERVE NO 16 NO. 15836	368.9135 Ha	R 36,891,000	
15836	10	R	RESERVE NO. 16	THE INGONYAMA TRUST	RCL	PTN 10 RESERVE NO. 16 NO. 15836	42,510.6634 Ha	R 63,766,000	

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
249	0		MKUZE	SUPERCO ZULULAND PTY LTD	RES	ERF 249 MKUZE	13,762 m ²	R 1,880,000	

STATE OWNED

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15836	7	R	121	ITB PTO: DEPARTMENT OF PUBLIC WORKS	STATE	121: JOZINI ACCOMODATION COMPLEX	18,871 m ²	R 4,532,000	
14585	0		BHAMBANANA	KZN DEPARTMENT OF PUBLIC WORKS	STATE	SISIZAKELE P	2,530.5665 Ha	R 27,000,000	
15836	7	R	JOZINI	ITB PTO: DEPARTMENT OF PUBLIC WORKS	STATE	JOZINI SAPS HOUSE 2	1,868 m ²	R 295,000	
15836	7	R	JOZINI	ITB PTO: DEPARTMENT OF PUBLIC WORKS	STATE	JOZINI SAPS HOUSE 5	2,305 m ²	R 415,000	
15836	7	R	JOZINI	ITB PTO: DEPARTMENT OF PUBLIC WORKS	STATE	JOZINI SAPS HOUSE 6	2,185 m ²	R 340,000	
15836	7	R	JOZINI	ITB PTO: DEPARTMENT OF PUBLIC WORKS	STATE	JOZINI SAPS HOUSE 4	3,865 m ²	R 545,000	
15836	7	R	JOZINI	ITB PTO: DEPARTMENT OF PUBLIC WORKS	STATE	JOZINI SAPS HOUSE 3	3,845 m ²	R 485,000	
15836	7	R	JOZINI	ITB PTO: DEPARTMENT OF PUBLIC WORKS	STATE	JOZINI SAPS HOUSE 7	2,919 m ²	R 915,000	
15836	7	R	JOZINI	ITB PTO: DEPARTMENT OF PUBLIC WORKS	STATE	JOZINI SAPS HOUSE 1	1,869 m ²	R 165,000	
15836	7		JOZINI	ITB PTO DEPARTMENT OF PUBLIC WORKS	STATE	JOZINI SAPS GARAGE	2.1703 Ha	R 4,825,000	
15836	7		JOZINI	ITB PTO DEPARTMENT OF PUBLIC WORKS	STATE	JOZINI SAPS	5.3176 Ha	R 10,510,000	
15836	7	R	JOZINI	ITB PTO: DEPARTMENT OF PUBLIC WORKS	STATE	JOZINI SAPS OFFICES	2,633 m ²	R 655,000	
16533	1		MAKHATHINI FLATS	R S A	STATE	PTN 1 MAKHATHINI FLATS NO. 16533	7,729.2762 Ha	R 109,336,000	
244	0		MKUZE	COMHOUSING ASSOC	STATE	ERF 244 MKUZE	16,115 m ²	R 7,500,000	
482	0		MKUZE	KWAZULU-NATAL DEPARTMENT OF HOUSING	STATE	ERF 482 MKUZE	3,598 m ²	R 100,000	
15836	0	R	REM OF THE FARM RESERVE NO 16 NO.15836	ITB PTO: KZN DEPARTMENT OF PUBLIC WORKS	STATE	MSIYANE MINI HOSPITAL	5.1644 Ha	R 14,334,000	

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

I, Alan Robert Stephenson, Identity Number 6103065029084 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 04 April 2016

Professional Registration number with the South African Council for The Property Valuers Profession: 3012

Professional Valuer by Category of Professional Registration

A handwritten signature in black ink, appearing to read 'A. R. Stephenson', written over a horizontal line.

Signature of Valuer of Municipality