

uMfolozi Municipality
Supplementary Valuation Roll 1 - Draft
Prepared in terms of the
Municipal Property Rates Act No. 6 of 2004



Undertaken For: uMfolozi Municipality
P O Box 96
Kwambonambi
3915

Fixed Date of Valuation: 01 July 2014

Date of Compilation: 28 February 2018

Prepared By: _____



Categories:

COMMERCIAL

COMMUNAL LAND

INDUSTRIAL

PUBLIC SERVICE PURPOSES

RESIDENTIAL

SECTIONAL TITLE - COMMERCIAL

SECTIONAL TITLE - RESIDENTIAL

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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

COMMERCIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
19	0		KWAMBONAMBI	ECONOMOU BASILE	COM	VACANT LAND	4,047 m ²	R 195,000	

COMMUNAL LAND

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
16717	1		LOT K47	RSA	COMM LAND	PORTION 1 OF LOT K47 NO.16717	61.4620 Ha	R 25,000	

INDUSTRIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
257	0		KWAMBONAMBI	TRANSNET LTD	IND	INDUSTRIAL VACANT LAND COMPONENT	3.6529 Ha	R 810,000	

PUBLIC SERVICE PURPOSES

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
82	0		KWAMBONAMBI	MOTH-MBONAMBI SHELLHOLE	PSP	21 BREDEILA STREET	4,590 m ²	R 990,000	
16717	1		LOT K47	KZN DEPARTMENT OF PUBLIC WORKS	PSP	MABHODLA P	61.4620 Ha	R 1,604,000	
12236	0		WATERTON	KZN DEPARTMENT OF PUBLIC WORKS	PSP	SALIGNA P	0.0000 Ha	R 4,330,000	

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
19	0		KWAMBONAMBI	ECONOMOU BASILE	RES	STAND ALONE RESIDENCE	4,047 m ²	R 400,000	
19	0		KWAMBONAMBI	ECONOMOU BASILE	RES	1ST FLOOR RESIDENCE	4,047 m ²	R 200,000	
257	0		KWAMBONAMBI	TRANSNET LTD	RES	RESIDENTIAL COMPONENT	2.9630 Ha	R 1,340,000	

SECTIONAL TITLE - COMMERCIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
			SS WILTOCK	GREENHALGH SUSAN	ST - COMM	SECTION 7 SS WILTOCK	472 m ²	R 755,000	7

SECTIONAL TITLE - RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
			SS WILTOCK	KNOTT BRIAN ARTHUR	ST - RES	SECTION 2 WILTOCK	68 m ²	R 275,000	2
			SS WILTOCK	THOMAS LANCE WARREN	ST - RES	SECTION 4 SS WILTOCK	68 m ²	R 275,000	4

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 uMfolozi 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 28 February 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