

Jozini Municipality
Supplementary Roll 1
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: 30 March 2015

Prepared By: _____



Categories:

AGRICULTURE

(AG)

BUSINESS, COMMERCIAL & INDUSTRIAL

(BUS)

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.

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
13584	0		ABU MADI	BALCOMB MICHAEL LAURENCE	AG	ABU MADI NO. 13584	467.3287 Ha	R 8,460,000	

**BUSINESS, COMMERCIAL &
INDUSTRIAL**

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15836	6		CALTEX GARAGE IN JOZINI	CALTEX IN JOZINI	BUS	CALTEX GARAGE IN JOZINI	9,456 m²	R 2,510,000	
15836	7		COMMERCIAL_LEASE_1716 M² (BIG 11)	BIG 11 STORES	BUS	COMMERCIAL_LEASE_1716M² (BIG 11 SUPERMARKET)	443 m²	R 500,000	

STATE OWNED

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
14928	0		ALOE FLATS	KZN EDUCATION DEPARTMENT	STATE	MBODLA P. SCHOOL	1.1615 Ha	R 1,935,000	
14917	0		EDUARD	KZN EDUCATION DEPARTMENT	STATE	MFINGOSE PRIMARY SCHOOL	3.1889 Ha	R 2,605,000	
16533	0	R	MAKHATHINI FLATS	KZN EDUCATION DEPARTMENT	STATE	ISIKHALISANAMUHLE JUNIOR PRIMARY SCHOOL	2.0800 Ha	R 1,190,000	
16533	0	R	MAKHATHINI FLATS	KZN EDUCATION DEPARTMENT	STATE	BIVA COMBINED SCHOOL	3.9203 Ha	R 5,950,000	
16533	1		MAKHATHINI FLATS	KZN EDUCATION DEPARTMENT	STATE	BANJANA PRIMARY SCHOOL	0.3960 Ha	R 2,030,000	
16533	1		MAKHATHINI FLATS	KZN EDUCATION DEPARTMENT	STATE	MKHONJENI P SCHOOL	1.8328 Ha	R 2,105,000	
16533	1		MAKHATHINI FLATS	KZN EDUCATION DEPARTMENT	STATE	IGUGULESIZWE SECONDARY SCHOOL	1.7836 Ha	R 7,114,000	
14919	0		NESER	KZN EDUCATION DEPARTMENT	STATE	MALOBENI HIGH SCHOOL	3.9984 Ha	R 1,364,000	
163	5		OVERWIN	KZN EDUCATION DEPARTMENT	STATE	OGAZINI PRIMARY SCHOOL	1.7548 Ha	R 1,270,000	
15835	0		RESERVE NO 15	KWAZULU-NATAL DEPARTMENT OF HEALTH	STATE	MAMFENE CLINIC	0.9369 Ha	R 1,170,000	
15835	0		RESERVE NO 15	KZN EDUCATION DEPARTMENT	STATE	MJINDI HIGH SCHOOL	2.7126 Ha	R 2,369,000	
15836	0	R	RESERVE NO 16	KWAZULU-NATAL DEPARTMENT OF HEALTH	STATE	BHEKINDODA CLINIC	0.4586 Ha	R 400,000	
15836	0	R	RESERVE NO 16	KWAZULU-NATAL DEPARTMENT OF HEALTH	STATE	OTHOBOTHINI CLINIC	4.1180 Ha	R 1,500,000	
15836	0	R	RESERVE NO 16	KZN EDUCATION DEPARTMENT	STATE	BHEKINDODA P. SCHOOL	1.1050 Ha	R 2,544,000	
15836	0	R	RESERVE NO 16	KZN EDUCATION DEPARTMENT	STATE	MPOLIMPOLINI P. SCHOOL	1.5209 Ha	R 1,906,000	
15836	6	R	RESERVE NO 16	KZN EDUCATION DEPARTMENT	STATE	ST ALEXIS S.P SCHOOL	1.1217 Ha	R 1,000,000	
15836	6	R	RESERVE NO 16	KZN EDUCATION DEPARTMENT	STATE	UBOMBO L.P. SCHOOL	1.3104 Ha	R 1,205,000	
15836	7	R	RESERVE NO 16	KZN EDUCATION DEPARTMENT	STATE	ISIPHOSETHU HIGH SCHOOL	7.0000 Ha	R 3,521,000	
15836	7	R	RESERVE NO 16	KZN PUBLIC DEPARTMENT OF WORKS	STATE	JOZINI EDUCATION RESOURCE CENTRE	1.0000 Ha	R 1,200,000	

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 30 March 2015

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 blue ink, reading 'A.R. Stephenson', is written over a horizontal line.

Signature of Valuer of Municipality