

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



Undertaken For: Jozini Municipality
P/Bag x028
Jozini
3969

Fixed Date of Valuation: 02 July 2023

Valid From Date: 01 July 2024

Date of Compilation: 07 March 2025

Valid To Date: 30 June 2029

Prepared By: _____

Categories:

BUSINESS & COMMERCIAL

INDUSTRIAL

MUNICIPAL

PLACE OF PUBLIC WORSHIP

PROTECTED AREAS

PUBLIC SERVICE PURPOSE

RESIDENTIAL

VACANT LAND

BUS

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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.

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

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
14585	0			ITB PTO: BHAMBANANA SHIPTEC	BUS	ITB PTO: BHAMBANANA SHIPTEC	10,000 m²	R 2 400 000	
15836	7			DR MATHABELA	BUS	DR MATHABELA	18,250 m²	R 1 375 000	
15836	7			GCINA VUMASE	BUS	GCINA VUMASE (JOZINI WHOLESALERS)	2,700 m²	R 3 200 000	
14585	0		BHAMBANANA	ITB PTO: BHAMBANANA	BUS	BHAMBANANA: SAVEMORE AND SHOPS (BEHIND SHIPTEC)	1.0000 Ha	R 6 000 000	
15	0		INGWAVUMA	IKHEDIYA IMRAN UMERJI	BUS	ERF 15 INGWAVUMA	10,263 m²	R 12 000 000	
15836	6		JOZINI	STEVEN NOMBELA	BUS	JOZINI GARDEN LODGE	0.3028 Ha	R 1 380 000	
15836	7		JOZINI TOWN LEASES	ITB LEASE: IKHEDIA IMRAN UMERJI ALI	BUS	COMMERCIAL LEASE 2151LT AND 2162LT (IKHEDIA IMRAN UMERJI ALI)	10,000 m²	R 16 000 000	
14929	0		LAKE VIEW	NDUMU RIVER LODGE LTR	BUS	NDUMU RIVER LODGE	50,000 m²	R 3 600 000	
16533	1		MAKHATHINI FLATS	LABAS GUEST HOUSE LTR	BUS	LABAS GUEST HOUSE	0.0000 Ha	R 736 000	
60	51		MKUZE	PROVINCE OF KWAZULU-NATAL	BUS	PTN 51 ERF 60 MKUZE	10,206 m²	R 26 091 000	
60	52		MKUZE	PROVINCIAL GOVERNMENT OF PROVINCE OF KWAZULU-NATAL	BUS	PTN 52 ERF 60 MKUZE	8,727 m²	R 17 264 000	
14402	11		MKUZI-SOUTH	AJLG PROPERTIES PROPRIETARY LIMITED	BUS	PTN 11 MKUZI-SOUTH NO. 14402	7.8199 Ha	R 18 800 000	
14403	5		MKUZI-WES	D L HANSEN PTY LTD	BUS	AFRICAN SPIRIT GAME LODGE	3.0000 Ha	R 4 000 000	
9714	0		NDUMU	NDUMO MAIN STREET LODGE LTR	BUS	NDUMO MAIN STREET LODGE	1,976 m²	R 661 000	
15836	7		RESERVE NO 16	PROPITOUS GUEST HOUSE LTR	BUS	PROPITOUS GUEST LODGE	2,982 m²	R 899 000	
15836	0		RESERVE NO. 16	CYCAD ROCK FISHING LODGE LTR	BUS	CYCAD ROCK FISHING LODGE	1.0000 Ha	R 1 500 000	
13727	0		TARZAN	CIVINETIX PROPRIETARY LIMITED	BUS	LULEKA SAFARIS	1.0000 Ha	R 1 761 000	

INDUSTRIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
391	0		INGWAVUMA	PROVINCE OF KWAZULU-NATAL	IND	ERF 391 INGWAVUMA - DEPARTMENT OF AGRICULTURE INGWAVUMA	20,078 m²	R 3 609 000	

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 - DEOT SOCIAL DEV - PTN 7 OF ERF 15836	10,000 m²	R 3 494 000	
16533	0		MAKHATHINI FLATS	JOZINI MUNICIPALITY	MUN	BIVA COMMUNITY HALL	1.0000 Ha	R 1 979 000	
15836	6		RESERVE 16	JOZINI MUNICIPALITY	MUN	WARD 2 MINI HALL	2,172 m²	R 450 000	
15836	6		RESERVE 16	JOZINI MUNICIPALITY	MUN	QHOQHOQHO HALL	4,832 m²	R 2 570 000	
15836	0		RESERVE NO 16	JOZINI LOCAL MUNICIPALITY	MUN	MANGWANGU HALL	1.0000 Ha	R 712 000	
15836	0		RESERVE NO. 16	JOZINI MUNICIPALITY	MUN	OPHONDWENI COMMUNITY HALL	1.0000 Ha	R 1 083 000	
14585	0		TOPI	JOZINI LOCAL MUNICIPALITY	MUN	ONALENI HALL	2.0000 Ha	R 2 750 000	
14926	0		WANHOOP	JOZINI MUNICIPALITY	MUN	EZULWINI COMMUNITY HALL	1.0000 Ha	R 1 852 000	

PLACE OF PUBLIC WORSHIP

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
55	0		INGWAVUMA	ROMAN CATHOLIC CHURCH- BREMERSDORP	POW	ERF 55 INGWAVUMA	4,048 m²	R 81 000	
60	43		MKUZE	VICARIATE APOSTOLIC OF INGWAVUMA	POW	PTN 43 ERF 60 MKUZE	1,271 m²	R 540 000	

PROTECTED AREAS

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
13584	0		ABU MADI	HLEKANI HOMESTEAD PROPRIETARY LIMITED	PROT	ABU MADI NO. 13584	467.3287 Ha	R 9 300 000	

PUBLIC SERVICE PURPOSE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
16533	0		MAKHATHINI FLATS	KZN DEPARTMENT OF EDUCATION	PSP	ISIKHALISANAMUHLA JUNIOR PRIMARY SCHOOL	1.0000 Ha	R 1 560 000	

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
340	0		INGWAVUMA	PROVINCE OF KWAZULU-NATAL	RES	ERF 340 INGWAVUMA	1,026 m²	R 464 000	
15836	7		JOZINI TOWN LEASES	ITB LEASE: CYNTHIA DUDUZILE MAOELA	RES	PTN 7 OF ERF 15836 - RESIDENTIAL_12831M²	12,830 m²	R 1 474 000	
14403	5		MKUZI-WES	D L HANSEN PTY LTD	RES	AFRICAN SPIRIT GAME LODGE - RES COMPONENT	10,000 m²	R 1 000 000	

VACANT LAND

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
20	0		THANDA ROYAL ZULU ESTATE A	THE BUFFALO THORN PROPRIETARY LIMITED	VL	ERF 20 THANDA ROYAL ZULU ESTATE A	183,400 m²	R 20 700 000	

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

I, Alan Robert Stephenson, Identity Number 6103095029084 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 07 March 2025

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