



Mkhambathini Municipality

Supplementary Valuation Roll No: 1 - 2024 - 2029

Prepared in terms of the Local Government: Municipal Property Rates Act
No: 6 of 2004 (As Amended)

Fixed Date of Valuation: 1st July 2023

Date of Compilation: 29th February 2024

Effective Date of Valuation: 1st July 2024



Category of Property

Category

- Agriculture
- Business & Commercial
- Industrial Properties
- Residential Properties
- Multiple Purpose
- Public Service Infrastructure
- Public Benefit Organisation
- Public Service Purpose
- Mining Properties
- National Monument, Protected Areas and Heritage Properties
- National Monument, Protected Areas and Heritage Properties
- Place of Worship
- Vacant land
- Municipal owned property
- Illegal/unauthorised use

Criteria

- Properties used for agricultural purposes
- Commercial and business
- Industrial
- Residential
- Multiple Purpose
- Public Service Infrastructure
- Properties used for any specific public benefit activities as listed in Part 1 of the Ninth Schedule to the Income Tax Act (PBO)
- Public Service Purpose (PSP)
- Properties used for quarry
- Properties on which national monuments are proclaimed and used for such - Sec on 17
- Properties used for zoo and/or game reserve and/or animal/wildlife sanctuary - Sec on 17
- Properties used for public worship - Sec on 17
- Vacant land Sec on 8(3)
- Municipal property
- Illegal/unauthorised use

Section 78 Reasons

- (a) Incorrectly omitted from the General Valuation Roll;
- (b) Included in a municipality after the last General Valuation;
- (c) Subdivided or consolidated after the last General Valuation;
- (d) Market value has substantially increased or decreased after the last General Valuation;
- (e) Substantially incorrectly valued during the last General Valuation;
- (f) Re-valued for any other exceptional reason;
- (g) Change of category;
- (h) Clerical error, valuation only..

Summary of Supplementary Valuation Roll No: 1

Category	Count	Market Value
Agricultural	6	R 17 650 000
Commercial	3	R 7 000 000
Multiple Use Property	4	R 0
Municipal	1	R 1 000
Public Service Purpose	1	R 750 000
Residential	67	R 91 760 000
Vacant Land	3	R 1 050 000
Grand Total	85	R 118 211 000

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ERF	PORTION A	TOWNSHIP/FARM NAME	STREET ADDRESS	EXTENT	OWNER	MARKET VALUES	VALUATION UNIT	RATES CATEGORY	USE	COMMON NAME	Section 78 Reason
274	0	Camperdown	18 Summit Road	1331m ²	Allprop (Pty) Ltd	R1 150 000.00		Residential	Dwelling		78(1)(a)
109	7	Camperdown	14 Fairview Road	2088m ²	Auld Alison	R1 350 000.00		Residential	Dwelling		78(1)(a)
1175	20	Leliefontein		176m ²	Bergat Cc	R0.00	u1104-136	Agricultural	Agriculture		78(1)(a)
307	0	Camperdown		10.11ha	Camperdown Transitional Local Council	R1 000.00		Municipal	Water Works		78(1)(a)
21	0	Umlaas Road		5620m ²	D B B Properties Cc	R1 100 000.00		Residential	Dwelling		78(1)(a)
11	0	Umlaas Road		1163m ²	D B B Properties Cc	R600 000.00		Residential	Dwelling		78(1)(a)
13405	3	Atholdene		272.59ha	Desdale Estates Pty Ltd	R0.00	u6227-1	Agricultural	Agriculture		78(1)(a)
48	0	Camperdown	7 Church Street	2324m ²	Diederichs Lynette Mona	R1 300 000.00		Residential	Dwelling		78(1)(a)
164	0	Camperdown	14 Norman Stone Road	2062m ²	Donaldson Clive Eric	R1 200 000.00		Residential	Dwelling		78(1)(a)
294	0	Camperdown	2 Horizon Place	1300m ²	Ebrahim Parak Family Trust-Trustees	R1 100 000.00		Residential	Dwelling		78(1)(a)
151	0	Camperdown	17 Robertson Road	2074m ²	Essack Ashraf	R1 450 000.00		Residential	Dwelling		78(1)(a)
7	10	Camperdown	3 Leylands Place	5822m ²	Green Hildagarde	R1 650 000.00		Residential	Dwelling		78(1)(a)
270	0	Camperdown	5 Ascent Crescent	1331m ²	Gurney Patricia Jane	R950 000.00		Residential	Dwelling		78(1)(a)
76	1	Camperdown	28 Bishop Street	2024m ²	Gwala Bongumusa Christopher	R1 050 000.00		Residential	Dwelling		78(1)(a)
109	9	Camperdown	18, Fairview Road	2137m ²	Gwala Thembalikhó Aaron	R1 100 000.00		Residential	Dwelling		78(1)(a)
109	12	Camperdown	2, Fairview Road	2532m ²	Harpal Heeraman Harpal	R1 650 000.00		Residential	Dwelling		78(1)(a)
1	0	Camperdown	11 Oehley Road	4068m ²	Hibbert Laurie Annette	R1 400 000.00		Residential	Dwelling		78(1)(a)
3	1	Camperdown		1831m ²	Hillcor Trust-Trustees	R950 000.00		Residential	Dwelling		78(1)(a)
14135	24	Ingomankulu		0	Ingomankulu Prop Cc	R0.00		Multiple Use Property	Multiple Use Property		78(1)(a)
14135	24	Ingomankulu		38.61ha	Ingomankulu Prop Cc	R11 000 000.00		Agricultural	Agriculture		78(1)(a)
14135	24	Ingomankulu		38.61ha	Ingomankulu Prop Cc	R500 000.00		Commercial	BnB	The Owl House BnB	78(1)(a)
109	5	Camperdown	10, Fairview Road	2027m ²	Jabc Investments Proprietary Limited	R1 050 000.00		Residential	Dwelling		78(1)(a)
109	6	Camperdown	12 Fairview Road	2049m ²	Jacquire Nicole Michelle	R1 150 000.00		Residential	Dwelling		78(1)(a)
109	4	Camperdown	8, Fairview Road	2456m ²	Jaipaul Akash	R1 200 000.00		Residential	Dwelling		78(1)(a)
57	0	Camperdown	3 Thomas Street	1881m ²	Jesus Leonor Berenguer De	R400 000.00		Residential	Dwelling		78(1)(a)
56	0	Camperdown	5 Thomas Street	1895m ²	Jesus Leonor Berenguer De	R800 000.00		Residential	Dwelling		78(1)(a)
149	0	Camperdown	21 Robertson Road	2027m ²	Madrasah Inaa'Miyya Trust-Trustees	R1 750 000.00		Residential	Dwelling		78(1)(a)
272	0	Camperdown	1 Ascent Crescent	1765m ²	Magwanyana Thandokuhle Prince	R1 850 000.00		Residential	Dwelling		78(1)(a)
50	2	Camperdown	2 Van Der Plank Street	3159m ²	Maharaj Hemchan	R700 000.00		Residential	Dwelling		78(1)(a)
309	0	Camperdown	15 Scott Street	1718m ²	Maharaj Paras	R780 000.00		Residential	Dwelling		78(1)(a)
24	0	Umlaas Road		1516m ²	Mahomed Hassan	R500 000.00		Residential	Dwelling		78(1)(a)
1	16	Camperdown		1904m ²	Mantel Roger Nicolaas	R1 150 000.00		Residential	Dwelling		78(1)(a)
10	15	Camperdown	16 Alfred Storm Drive	1303m ²	Mbongwe Nhlanhla Victor	R2 250 000.00		Residential	Dwelling		78(1)(a)
945	19	Honig Krantz		52.0615ha	Mcghee Sheila	R2 750 000.00		Agricultural	Agriculture	Highstakes	78(1)(f)
945	30	Honig Krantz		16.1811ha	Mcghee Sheila	R0.00		Multiple Use Property	Multiple Use Property	Highstakes	78(1)(f)

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ERF	PORTION A	TOWNSHIP/FARM NAME	STREET ADDRESS	EXTENT	OWNER	MARKET VALUES	VALUATION UNIT	RATES CATEGORY	USE	COMMON NAME	Section 78 Reason
945	30	Honig Krantz		16.1811ha	Mcghee Sheila	R3 400 000.00		Agricultural	Agriculture	Highstakes	78(1)(f)
945	30	Honig Krantz		16.1811ha	Mcghee Sheila	R3 500 000.00		Commercial	Highstakes	Highstakes	78(1)(f)
945	47	Honig Krantz		25.2222ha	Mcghee Sheila	R500 000.00		Agricultural	Agriculture	Highstakes	78(1)(f)
29	0	Umlaas Road		2.42ha	Mifa Investments Proprietary Limited	R950 000.00		Residential	Dwelling		78(1)(a)
255	0	Camperdown	25 Alfred Storm Drive	1300m ²	Mntungwa Sithembiso Cyril	R1 500 000.00		Residential	Dwelling		78(1)(a)
203	0	Camperdown	32 Hillside Road	1969m ²	Moxham Sybil Frances	R0.00		Multiple Use Property	Multiple Use Property		78(1)(a)
203	0	Camperdown	32 Hillside Road	1969m ²	Moxham Sybil Frances	R1 250 000.00		Residential	Dwelling		78(1)(a)
203	0	Camperdown	32 Hillside Road	1969m ²	Moxham Sybil Frances	R330 000.00		Commercial	Commercial		78(1)(a)
237	0	Camperdown	14 Valley View Road	1334m ²	Mtshizana Mongezi Elsworth	R300 000.00		Vacant Land	Vacant Land		78(1)(a)
277	0	Camperdown	24 Summit Road	1331m ²	Naidoo Brenda	R1 100 000.00		Residential	Dwelling		78(1)(a)
267	0	Camperdown	11 Ascent Crescent	2143m ²	Naidoo Theo Preston	R450 000.00		Vacant Land	Vacant Land		78(1)(a)
67	7	Camperdown	4 Drosdy Lane Lane	2060m ²	National Government Of The Republic Of South Africa	R600 000.00		Residential	Dwelling		78(1)(a)
67	8	Camperdown	2 Drosdy Lane Lane	1723m ²	National Government Of The Republic Of South Africa	R850 000.00		Residential	Dwelling		78(1)(a)
67	2	Camperdown	23 Bishop Street	1538m ²	National Government Of The Republic Of South Africa	R1 050 000.00		Residential	Dwelling		78(1)(a)
38	0	Camperdown	34, Shepstone Street	7934m ²	National Government Of The Republic Of South Africa	R3 500 000.00		Residential	Complex		78(1)(a)
67	4	Camperdown	5 Drosdy Lane Lane	3535m ²	National Government Of The Republic Of South Africa	R650 000.00		Residential	Dwelling		78(1)(a)
50	1	Camperdown		2279m ²	Ndumo Phumelele Maud	R700 000.00		Residential	Dwelling		78(1)(a)
138	5	Camperdown		1505m ²	Nxumalo Thandi Eunice	R1 100 000.00		Residential	Dwelling		78(1)(a)
75	0	Camperdown	32 Bishop Street	3048m ²	Orlando Inv Pty Ltd	R3 000 000.00		Commercial	Mosque		78(1)(a)
109	2	Camperdown	4 Fairview Road	1966m ²	Parak Halima Bibi	R1 450 000.00		Residential	Dwelling		78(1)(a)
290	0	Camperdown	7 Summit Road	1422m ²	Parak Hoosen Mia	R2 700 000.00		Residential	Dwelling		78(1)(a)
276	0	Camperdown	22 Summit Road	1331m ²	Parak Imran Hoosen	R950 000.00		Residential	Dwelling		78(1)(a)
301	0	Camperdown	11 Horizon Place	1430m ²	Parkes Michael Jack	R1 200 000.00		Residential	Dwelling		78(1)(a)
239	0	Camperdown	24 Table Way Crescent	1426m ²	Phethubuhle Projects Proprietary Limited	R1 600 000.00		Residential	Dwelling		78(1)(a)
306	0	Camperdown	17 Alfred Storm Storm	1300m ²	Pillay Kovan	R1 550 000.00		Residential	Dwelling		78(1)(a)
15314	1	Eston House		3500m ²	Provincial Government Of Province Of Kwazulu-Natal	R750 000.00		Public Service Purpose	School	Fairleigh Primary School	78(1)(a)
304	0	Camperdown	5 Horizon Place	1304m ²	Rabie David Johannes	R1 550 000.00		Residential	Dwelling		78(1)(a)
305	0	Camperdown	1 Horizon Place	1300m ²	Radyn Korne	R1 150 000.00		Residential	Dwelling		78(1)(a)
90	0	Camperdown		22.8659ha	Redmond Dales Family Trust	R8 500 000.00		Residential	Dwelling		78(1)(a)
303	0	Camperdown	7 Horizon Place	1305m ²	Saville Neil Gregory	R1 350 000.00		Residential	Dwelling		78(1)(a)
309	3	Camperdown	7 Scott Street	1696m ²	Schefermann Richard Stafford	R1 020 000.00		Residential	Dwelling		78(1)(a)
1	11	Camperdown		2ha	Scott Gregory	R2 900 000.00		Residential	Dwelling		78(1)(a)
300	0	Camperdown	13 Horizon Place	1765m ²	Scott Sean David	R1 650 000.00		Residential	Dwelling		78(1)(a)
284	0	Camperdown	21 Summit Road	1300m ²	Scott Sean David	R300 000.00		Vacant Land	Vacant Land		78(1)(a)
109	8	Camperdown	16, Fairview Road	2171m ²	Shange Ivan Justice	R1 050 000.00		Residential	Dwelling		78(1)(a)

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109	3	Camperdown	6 Fairview Road	2881m ²	Shange Wiseman Mlungisi	R1 150 000.00		Residential	Dwelling		78(1)(a)
138	0	Camperdown		1.33ha	Singh Rubbie	R2 600 000.00		Residential	Dwelling		78(1)(a)
25	0	Umlaas Road		7731m ²	Soobramoney Kogispree	R1 550 000.00		Residential	Dwelling		78(1)(a)
48	1	Camperdown	5 Church Street	2875m ²	Suleiman Keevin Mahomed Hoosain	R1 800 000.00		Residential	Dwelling		78(1)(a)
18	0	Camperdown	17 Scott Street	1893m ²	Taylor Susan Elizabeth	R1 050 000.00		Residential	Dwelling		78(1)(a)
12692	11	Deep Kloof		2976m ²	Tilley Louise Magnolia	R650 000.00		Residential	Dwelling		78(1)(a)
72	0	Camperdown	5, Squires Place	2023m ²	Tower City Trading 41 Cc	R1 250 000.00		Residential	Dwelling		78(1)(a)
14	0	Umlaas Road		5931m ²	Transnet Ltd	R1 650 000.00		Residential	Dwelling		78(1)(a)
6	0	Umlaas Road		16.25ha	Transnet Ltd	R10 000.00		Residential	Dwelling		78(1)(a)
13	0	Umlaas Road		4047m ²	Transnet Ltd	R750 000.00		Residential	Dwelling		78(1)(a)
250	0	Camperdown	2 Table Way Crescent	1402m ²	Vermaak Petrus Johannes	R1 700 000.00		Residential	Dwelling		78(1)(a)
330	0	Camperdown	8 Oehley Road	2537m ²	Wentzel Vivien Dawn	R1 600 000.00		Residential	Dwelling		78(1)(a)
75	1	Camperdown	34 Bishop Street	2593m ²	Zondi James Bongani	R1 100 000.00		Residential	Dwelling		78(1)(a)
15314	1	Eston House		0	Zondi Sebenzani Maureen	R0.00		Multiple Use Property	Multiple Use Property		78(1)(a)
309	4	Camperdown	30 Victoria Street	1490m ²	Zyl Johan Stadler Van	R1 120 000.00		Residential	Dwelling		78(1)(a)



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

I, Pamela Thobile Hadebe, Identity Number 8805190767081, do certify that I have, in accordance with the provisions of the Local Government: Municipal Rates Act, 2004 as amended (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 Valuation Roll No: 1 for Mkhambathini Municipality in terms of the provisions of the Act.

In the discharge of my duties as Assistant Municipal Valuer I have complied with sections 43 and 44 of the Act.

Certified at Hilton on this 29th February 2024

Professional Registration number with the South African Council for the Property Valuers Profession: 7611

Professional Associated Valuer by Category of Professional Registration

A stylized, handwritten signature in white ink that reads 'P. Hadebe'.

Signature of Assistant Municipal Valuer

