



Mkhambathini Municipality

Supplementary Valuation Roll No. 2

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: 5th March 2026



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 - Section 17

Properties used for zoo and/or game reserve and/or animal/wildlife sanctuary - Section 17

Properties used for public worship - Section 17

Vacant land Section 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. 2

Category	Count	Market Value
Agricultural	30	R 305 775 000.00
Commercial	1	R 3 500 000.00
Industrial	3	R 63 400 000.00
Multiple Use Property	5	R 0.00
Municipal	5	R 5 000.00
Protected Area	4	R 8 800 000.00
Public Service Infrastructure	4	R 1 403 000.00
Public Service Purpose	2	R 2 990 000.00
Residential	5	R 10 000 000.00
Vacant Land	6	R 118 600 000.00
Grand Total	65	R 514 473 000.00

Mkhambathini Municipality - Supplementary Valuation Roll No. 2

Erf	Portion	Township/Farm Name	Extent	Owner	Valuation Unit	Market Values	Rates Category	Use	Section 78 Reason	Effective Date
988	64	Weltevreden	20.2300ha	Clifton Flowers Cc		R1 000 000	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 February 2026
16734	0	Kwagumbi	524.3389ha	Electprops 39 Pty Ltd		R3 800 000.00	Protected Area	Nature Reserve	78(1)(g) - Category change	01 July 2024
855	0	Killarney	40.4368ha	Evans William Robert		R1 200 000.00	Agricultural	Agriculture	78(1)(h) - Incorrectly in the roll - clerical error	01 June 2025
14064	1	Cleveland	358.7368ha	Field Family Trust	u14064-1*	R46 200 000.00	Agricultural	Agriculture	78(1)(h) - Clerical error, valuation only	01 July 2025
14135	16	Ingomankulu	1.6109ha	Gates Jacqueline Marie		R1 600 000	Residential	Dwelling	78(1)(c) - Subdivision	01 July 2024
1120	16	Leeuw Poort	171.6004ha	Ingomankulu Trust-Trustees	u1120-16*	R74 000 000	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 November 2025
14135	1	Ingomankulu	91.4375ha	Ingomankulu Trust-Trustees	u1120-16	R0	Agricultural	Agriculture	78(1)(c) - Consolidation	01 July 2024
14135	35	Ingomankulu	249.1107ha	Ingomankulu Trust-Trustees	u1120-16	*	Agricultural	Agriculture	78(1)(c) - Consolidation	01 July 2024
14135	6	Ingomankulu	62.9503ha	Ingomankulu Trust-Trustees	u1120-16	R0	Agricultural	Agriculture	78(1)(c) - Consolidation	01 July 2024
14135	22	Ingomankulu	30.9727ha	Ingomankulu Trust-Trustees	u1120-16	R0	Agricultural	Agriculture	78(1)(c) - Consolidation	01 July 2024
14135	23	Ingomankulu	45.1015ha	Ingomankulu Trust-Trustees	u1120-16	R0	Agricultural	Agriculture	78(1)(c) - Consolidation	01 July 2024
902	14	Umlaas	0	Jennic Trust		R0.00	Multiple Use Property	Multiple Use Property	78(1)(h) - Incorrectly in the roll - clerical error	01 July 2024
902	14	Umlaas	8342m ²	Jennic Trust	u18684-0	*	Agricultural	Agriculture	78(1)(h) - Incorrectly in the roll - clerical error	01 July 2024
70	0	Camperdown	1533m ²	M T R Family Trust		R2 500 000	Industrial	Industrial	78(1)(g) - Category change	14 October 2025
138	3	Camperdown	1,531m ²	Madrasah Inaa'Miyya Trust-Trustees		R650 000	Vacant Land	Vacant Land	78(1)(c) - Subdivision/Consolidation	24 November 2025
138	4	Camperdown	1,474m ²	Madrasah Inaa'Miyya Trust-Trustees		R650 000	Vacant Land	Vacant Land	78(1)(c) - Subdivision/Consolidation	24 November 2025
138	6	Camperdown	1,569m ²	Madrasah Inaa'Miyya Trust-Trustees		R650 000	Vacant Land	Vacant Land	78(1)(c) - Subdivision/Consolidation	24 November 2025
138	7	Camperdown	1,705m ²	Madrasah Inaa'Miyya Trust-Trustees		R650 000	Vacant Land	Vacant Land	78(1)(c) - Subdivision/Consolidation	24 November 2025
17426	0	Priscilla Vale	0	Malcolm Stainbank Family Trust-Trustees		R0.00	Multiple Use Property	Multiple Use Property	78(1)(f) - Revaluation for exceptional reasons	01 July 2024
17426	0	Priscilla Vale	313.9000ha	Malcolm Stainbank Family Trust-Trustees		R3 000 000.00	Protected Area	Nature Reserve	78(1)(g) - Category change	01 July 2024
17426	0	Priscilla Vale	537.7146ha	Malcolm Stainbank Family Trust-Trustees	u17426-R*	R44 000 000.00	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 July 2024
1174	21	Umlaas Poort	135.1039ha	Mbatha Family Trust-Trustees	u1174-21*	R10 500 000	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 November 2025
1174	33	Umlaas Poort	238.5553ha	Mbatha Family Trust-Trustees	u1174-21	R3 000 000	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 November 2025
115	9	Camperdown	31512m ²	Mustapha Property Trust-Trustees		R39 000 000	Industrial	Industrial Warehouse and Showrooms	78(1)(d) - Market value increase	01 November 2025
115	9	Camperdown	31512m ²	Mustapha Property Trust-Trustees		R21 900 000.00	Industrial	Engine Centre	78(1)(g) - Category change	14 October 2024
855	46	Killarney	11.7013ha	Ndlovu Smiso Jetro		R1 500 000.00	Agricultural	Agriculture	78(1)(e) - Incorrectly valued	01 June 2025
1104	151	Uitzoek	5.3483ha	Phakamisa Corp Proprietary Limited		R2 450 000.00	Agricultural	Dwelling/Small Holding	78(1)(g) - Category change	01 July 2024
902	14	Umlaas	8342m ²	Provincial Government Of Province Of Kwazulu-Natal		R2 850 000.00	Public Service Purpose	School	78(1)(h) - Incorrectly in the roll - clerical error	01 July 2024
15723	0	Crookes	118.2349ha	Silos Farm Proprietary Limited		R10 000 000.00	Agricultural	Agriculture	78(1)(c) - Subdivision/Consolidation	07 March 2025
138	0	Camperdown	1.33ha	Singh Rubbie		R0	Residential	Dwelling	78(1)(c) - Subdivision/Consolidation	24 November 2025
138	1	Camperdown	3,642m ²	Singh Rubbie		R1 800 000	Residential	Dwelling	78(1)(c) - Subdivision/Consolidation	24 November 2025
138	2	Camperdown	3,449m ²	Singh Rubbie		R1 600 000	Residential	Dwelling	78(1)(c) - Subdivision/Consolidation	24 November 2025
1330	31	Camperdown	4,225m ²	South African National Roads Agency Ltd		R1 400 000	Public Service Infrastructure	Road Reserve	78(1)(g) - Category change	01 July 2024
14370	1	Rich	782m ²	South African National Roads Agency Soc Limited		R1 000.00	Public Service Infrastructure	Road/Sliver Land	78(1)(c) - Subdivision/Consolidation	17 March 2025
115	10	Camperdown	1938m ²	South African National Roads Agency Soc Limited		R1 000.00	Public Service Infrastructure	Road/Sliver Land	78(1)(c) - Subdivision/Consolidation	10 March 2025
115	11	Camperdown	1644m ²	South African National Roads Agency Soc Limited		R1 000.00	Public Service Infrastructure	Road/Sliver Land	78(1)(c) - Subdivision/Consolidation	10 March 2025

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367	0	Camperdown	4615m ²	The Kidsters Holdings Trust		R5 000 000	Residential	Dwelling	78(1)(d) - Market value increase	01 November 2025
15723	15	Crookes	486.7327ha	The Mbatha Family Trust	u1174-21	R19 500 000	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 November 2025
17668	0	Uitzoek Poort	44.966ha	The Mbatha Family Trust	u1174-21	R4 700 000	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 November 2025
902	13	Umlaas	3.5182ha	The Robdav Trust	u902-15	*	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	16 October 2025
902	15	Umlaas	19.7883ha	The Robdav Trust	u902-15*	R11 000 000	Agricultural	Agriculture	78(1)(c) - Subdivision/Consolidation	16 October 2025
902	27	Umlaas	0.4873ha	Trevton Properties Cc		R40 000	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	16 October 2025
14135	5	Ingomankulu	125.1097ha	The Robdav Trust	u902-15	*	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	16 October 2025
902	9	Umlaas	1.0547ha	Trevton Properties Cc		R85 000	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 February 2026
902	49	Umlaas	20.2358ha	Trevton Properties Cc		R0	Agricultural	Agriculture	78(1)(c) - Subdivision/Consolidation	16 October 2025
902	73	Umlaas	50.9338 ha	Trevton Properties Cc		R20 000 000	Agricultural	Agriculture	78(1)(c) - Subdivision/Consolidation	16 October 2025
902	73	Umlaas	0ha	Trevton Properties Cc		R0	Multiple Use Property	Multiple Use Property	78(1)(c) - Subdivision/Consolidation	16 October 2025
902	73	Umlaas	50.9338 ha	Trevton Properties Cc		R3 500 000	Commercial	Gilly's Guest House	78(1)(c) - Subdivision/Consolidation	16 October 2025
14135	4	Ingomankulu	20.9197ha	The Robdav Trust	u902-15	*	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 February 2026
497	0	Camperdown	104.4835ha	Umlaas Junction Proprietary Limited	u-497*	R116 000 000.00	Vacant Land	Vacant Industrial land	78(1)(c) - Subdivision/Consolidation	07 March 2025
498	0	Camperdown	31.9000ha	Umlaas Junction Proprietary Limited	u-497	*	Vacant Land	Vacant Industrial land	78(1)(c) - Subdivision/Consolidation	07 March 2025
16732	0	Et Farms	75.8622ha	Virginia Trust	u16732-0*	R52 000 000.00	Agricultural	Agriculture	78(1)(f) - Re-valued for any other exceptional reason	01 July 2024
16732	0	Et Farms	0	Virginia Trust		R0.00	Multiple Use Property	Multiple Use Property	78(1)(f) - Re-valued for any other exceptional reason	01 July 2024
16732	0	Et Farms	34.4900ha	Virginia Trust		R400 000.00	Protected Area	Nature Reserve	78(1)(g) - Category change	01 July 2024
17425	1	Virginia	213.3170ha	Virginia Trust	u16732-0	*	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 July 2024
17425	1	Virginia	0	Virginia Trust		R0.00	Multiple Use Property	Multiple Use Property	78(1)(f) - Revaluation for exceptional reasons	01 July 2024
17425	1	Virginia	158.3200ha	Virginia Trust		R1 600 000.00	Protected Area	Nature Reserve	78(1)(g) - Change of Category	01 July 2024
945	117	Honig Krantz	7.6143ha	Yellow Ribbon Trust		R2 600 000.00	Agricultural	Dwelling/Small Holding	78(1)(g) - Category change	01 June 2025
1330	109	Camperdown	15.51ha	Camperdown SR-CC		R1 000.00	Municipal	Dam	78(1)(g) - Category change	01 July 2024
1330	110	Camperdown	2.35ha	Camperdown SR-CC		R1 000.00	Municipal	Dam	78(1)(g) - Category change	01 July 2024
10	1	Camperdown	930m ²	Camperdown SR-CC		R1 000.00	Municipal	Water Works	78(1)(g) - Category change	01 July 2024
107	0	Camperdown	1.92ha	Camperdown SR-CC		R1 000.00	Municipal	Dam	78(1)(g) - Category change	01 July 2024
108	0	Camperdown	1.78ha	Camperdown SR-CC		R1 000.00	Municipal	Dam	78(1)(g) - Category change	01 July 2024
28	0	Camperdown	637m ²	Province of KwaZulu-Natal		R140 000.00	Public Service Purpose	Vacant Land	78(1)(g) - Category change	01 July 2024
904	42	Poortje	25.6033ha	Bridoon Trade & Invest 172 Pty Ltd		R2 000 000.00	Agricultural	Agriculture	78(1)(f) - Revaluation for exceptional reasons	01 July 2024



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

I, Thandokayise C Majola, Identity Number 9203135501089, 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. 2 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 5th March 2026

Professional Registration number with the South African Council for the Property Valuers Profession: 8035

Professional Associated Valuer by Category of Professional Registration

A handwritten signature in black ink that reads 'T. C. Majola'.

Signature of Municipal Valuer

