

Umzumbe Municipality
Supplementary Roll 4
Prepared in terms of the
Municipal Property Rates Act No. 6 of 2004



Undertaken For: Umzumbe Municipality
P O Box 561
Hibberdene
4220

Fixed Date of Valuation: 01 July 2017

Valid From Date: 01 July 2018

Date of Compilation: 31 March 2022

Valid To Date: 30 June 2023

Prepared By: _____



Categories:

AGRICULTURE
COMMUNAL LAND
MULTI PURPOSE
PUBLIC SERVICE PROPERTY

AGRIC
COMM LAND
MULTI PURP
PSP

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

AGRICULTURE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
3484	0	R	CAMPANIA	REGIONAL & LAND AFFAIRS (KZN PUBLIC WORKS)	AGRIC	CAMPANIA NO. 3484	8.3617 Ha	R 290 000	
3484	2		CAMPANIA	REGIONAL & LAND AFFAIRS	AGRIC	PTN 2 CAMPANIA NO. 3484	8.3035 Ha	R 290 000	
3484	3		CAMPANIA	REGIONAL & LAND AFFAIRS	AGRIC	PTN 3 CAMPANIA NO. 3484	8.3061 Ha	R 290 000	
3484	4		CAMPANIA	REGIONAL & LAND AFFAIRS	AGRIC	PTN 4 CAMPANIA NO. 3484	6.0703 Ha	R 250 000	
3484	5		CAMPANIA	REGIONAL & LAND AFFAIRS	AGRIC	PTN 5 CAMPANIA NO. 3484	4.4789 Ha	R 202 000	
3484	6		CAMPANIA	REGIONAL & LAND AFFAIRS	AGRIC	PTN 6 CAMPANIA NO. 3484	6.0703 Ha	R 250 000	
13107	0		INFUMBI	REGIONAL & LAND AFFAIRS	AGRIC	INFUMBI NO. 13107	737.9803 Ha	R 1 600 000	
3476	5		LOT 60 UMTWALUMI	NAT.GOV.OF RSA (PUBLIC WORKS)	AGRIC	PTN 5 LOT 60 UMTWALUMI NO. 3476	214.6965 Ha	R 1 980 000	
3476	13		LOT 60 UMTWALUMI	NAT.GOV.OF RSA (PUBLIC WORKS)	AGRIC	PTN 13 LOT 60 UMTWALUMI NO. 3476	131.5381 Ha	R 200 000	
3476	14		LOT 60 UMTWALUMI	NAT.GOV.OF RSA (PUBLIC WORKS)	AGRIC	PTN 14 LOT 60 UMTWALUMI NO. 3476	106.1090 Ha	R 720 000	
3476	15		LOT 60 UMTWALUMI	NAT.GOV.OF RSA (PUBLIC WORKS)	AGRIC	PTN 15 LOT 60 UMTWALUMI NO. 3476	5.8692 Ha	R 80 000	
3476	16		LOT 60 UMTWALUMI	NAT.GOV.OF RSA (PUBLIC WORKS)	AGRIC	PTN 16 LOT 60 UMTWALUMI NO. 3476	199.8658 Ha	R 4 062 000	
3476	18		LOT 60 UMTWALUMI	NAT.GOV.OF RSA (PUBLIC WORKS)	AGRIC	PTN 18 LOT 60 UMTWALUMI NO. 3476	102.8206 Ha	R 410 000	
16088	0		PULUMBANE	REGIONAL & LAND AFFAIRS	AGRIC	PULUMBANE NO. 16088	799.3434 Ha	R 1 600 000	

COMMUNAL LAND

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
16059	0		ALPINE	REGIONAL & LAND AFFAIRS	COMM LAND	ALPINE NO. 16059	449.0749 Ha	R 1 800 000	
9225	0		ANCHOR	REGIONAL & LAND AFFAIRS	COMM LAND	ANCHOR NO. 9225	238.1568 Ha	R 960 000	
9655	0 R		CYMRU	REGIONAL & LAND AFFAIRS	COMM LAND	CYMRU NO. 9655	219.0909 Ha	R 2 440 000	
9655	5		CYMRU	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 5 CYMRU NO. 9655	25.4953 Ha	R 180 000	
8280	0		FRANKLAND	REGIONAL & LAND AFFAIRS (POA HOUSING)	COMM LAND	FRANKLAND NO. 8280	20.4821 Ha	R 120 000	
8280	1		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 1 FRANKLAND NO. 8280	20.7180 Ha	R 105 000	
8280	2		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 2 FRANKLAND NO. 8280	49.8545 Ha	R 775 000	
8280	3		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 3 FRANKLAND NO. 8280	49.8545 Ha	R 575 000	
8280	4		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 4 FRANKLAND NO. 8280	20.7551 Ha	R 105 000	
8280	5		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 5 FRANKLAND NO. 8280	20.2875 Ha	R 320 000	
8280	6		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 6 FRANKLAND NO. 8280	30.7214 Ha	R 200 000	
8280	7		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 7 FRANKLAND NO. 8280	20.5829 Ha	R 135 000	
8280	8		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 8 FRANKLAND NO. 8280	23.0694 Ha	R 220 000	
8280	9		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 9 FRANKLAND NO. 8280	20.6800 Ha	R 210 000	
8280	10		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 10 FRANKLAND NO. 8280	22.1062 Ha	R 275 000	
8280	11		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 11 FRANKLAND NO. 8280	22.0005 Ha	R 296 000	
8280	12		FRANKLAND	NAT.GOV.OF RSA (PUBLIC WORKS)	COMM LAND	PTN 12 FRANKLAND NO. 8280	28.2686 Ha	R 150 000	
8280	13		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 13 FRANKLAND NO. 8280	22.5837 Ha	R 605 000	
8280	14		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 14 FRANKLAND NO. 8280	21.0653 Ha	R 255 000	
8280	15		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 15 FRANKLAND NO. 8280	22.7542 Ha	R 330 000	
8280	16		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 16 FRANKLAND NO. 8280	22.7561 Ha	R 160 000	
8280	17		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 17 FRANKLAND NO. 8280	21.8525 Ha	R 150 000	
8280	19		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 19 FRANKLAND NO. 8280	23.4984 Ha	R 120 000	
8280	20		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 20 FRANKLAND NO. 8280	20.2753 Ha	R 101 000	
8280	21		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 21 FRANKLAND NO. 8280	20.2906 Ha	R 101 000	
8280	25		FRANKLAND	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 25 FRANKLAND NO. 8280	1.2922 Ha	R 50 000	
4995	0 R		LOT 10 ST FAITH'S	NAT.GOV.OF RSA (PUBLIC WORKS)	COMM LAND	LOT 10 ST FAITH'S NO. 4995	63.8119 Ha	R 298 000	
4995	14		LOT 10 ST FAITH'S	NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	COMM LAND	PTN 14 LOT 10 ST FAITH'S NO. 4995	7.6998 Ha	R 30 000	
4996	0 R		LOT 12 ST FAITHS	NAT.GOV.OF RSA (PUBLIC WORKS)	COMM LAND	LOT 12 ST FAITHS NO. 4996	177.1611 Ha	R 740 000	
4996	1		LOT 12 ST FAITHS	NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA	COMM LAND	PTN 1 LOT 12 ST FAITHS NO. 4996	0.3939 Ha	R 5 000	
4992	0		LOT 13 ST FAITHS	REGIONAL & LAND AFFAIRS	COMM LAND	LOT 13 ST FAITHS NO. 4992	164.7983 Ha	R 625 000	
4993	0		LOT 14 ST FAITHS	REGIONAL & LAND AFFAIRS	COMM LAND	LOT 14 ST FAITHS NO. 4993	166.4676 Ha	R 635 000	
4994	0		LOT 15 ST FAITHS	REGIONAL & LAND AFFAIRS	COMM LAND	LOT 15 ST FAITHS NO. 4994	99.7222 Ha	R 375 000	
6819	0		LOT 16 ST FAITHS	REGIONAL & LAND AFFAIRS	COMM LAND	LOT 16 ST FAITHS NO. 6819	45.0491 Ha	R 175 000	

COMMUNAL LAND

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
6818	0		LOT 8 ST FAITHS	NAT.GOV.OF RSA (PUBLIC WORKS)	COMM LAND	LOT 8 ST FAITHS NO. 6818	188.1888 Ha	R 790 000	
5941	0	R	LOT F A 4	REGIONAL & LAND AFFAIRS	COMM LAND	LOT F A 4 NO. 5941	21.0740 Ha	R 85 000	
5941	1		LOT F A 4	REGIONAL & LAND AFFAIRS	COMM LAND	PTN 1 LOT F A 4 NO. 5941	1.0240 Ha	R 1 833 000	
9222	0		LOT T6	REGIONAL & LAND AFFAIRS	COMM LAND	LOT T6 NO. 9222	196.6218 Ha	R 800 000	
16057	0		LYTHAM	REGIONAL & LAND AFFAIRS	COMM LAND	LYTHAM NO. 16057	264.9225 Ha	R 1 060 000	
16090	0		MAISIE	REGIONAL & LAND AFFAIRS (POA HOUSING)	COMM LAND	MAISIE NO. 16090	241.9718 Ha	R 967 000	
6829	0		OXLANDS	REGIONAL & LAND AFFAIRS	COMM LAND	OXLANDS NO. 6829	81.9843 Ha	R 163 000	
16913	0		SCRUB HILL NO. 16913	R S A	COMM LAND	SCRUB HILL NO. 16913	38.8031 Ha	R 140 000	
16912	0		SUNNYSIDE NO. 16912	R S A	COMM LAND	SUNNYSIDE NO. 16912	31.2414 Ha	R 140 000	
16091	0		SWAT	REGIONAL & LAND AFFAIRS	COMM LAND	SWAT NO. 16091	239.1111 Ha	R 960 000	
9224	0		THE CABLE	REGIONAL & LAND AFFAIRS	COMM LAND	THE CABLE NO. 9224	324.0640 Ha	R 1 300 000	
7761	4		THE GOAT	NAT.GOV.OF RSA (PUBLIC WORKS)	COMM LAND	PTN 4 THE GOAT NO. 7761	80.5948 Ha	R 4 255 000	
8788	0		THE LINKS	REGIONAL & LAND AFFAIRS	COMM LAND	THE LINKS NO. 8788	190.7159 Ha	R 800 000	
9218	0	R	THE PEAK	NAT.GOV.OF RSA (PUBLIC WORKS)	COMM LAND	THE PEAK NO. 9218	301.0940 Ha	R 1 000 000	
9218	2		THE PEAK	NAT.GOV.OF RSA (PUBLIC WORKS)	COMM LAND	PTN 2 THE PEAK NO. 9218	20.6253 Ha	R 525 000	
9218	3		THE PEAK	NAT.GOV.OF RSA (PUBLIC WORKS)	COMM LAND	PTN 3 THE PEAK NO. 9218	40.1969 Ha	R 808 000	
7475	0		THE SHEEPWALK	REGIONAL & LAND AFFAIRS	COMM LAND	THE SHEEPWALK NO. 7475	152.5160 Ha	R 305 000	
9000	0		TOPHET	REGIONAL & LAND AFFAIRS	COMM LAND	TOPHET NO. 9000	758.0983 Ha	R 3 080 000	

MULTI PURPOSE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
9225	0		ANCHOR	REGIONAL & LAND AFFAIRS	MULTI PURP	ANCHOR NO. 9225	239.1568 Ha		
9655	0	R	CYMRU	REGIONAL & LAND AFFAIRS	MULTI PURP	CYMRU NO. 9655	221.0909 Ha		
9222	0		LOT T6	REGIONAL & LAND AFFAIRS	MULTI PURP	LOT T6 NO. 9222	196.6218 Ha		
9224	0		THE CABLE	REGIONAL & LAND AFFAIRS	MULTI PURP	THE CABLE NO. 9224	325.0640 Ha		

PUBLIC SERVICE PROPERTY

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
16459	0		ALEXANDRA NATIVE LOCATION	KZN HEALTH DEPARTMENT	PSP	MFUNDO ARNOLD LUSHABA COMMUNITY HEALTH CENTRE	10,000 m²	R 43 000 000	
16459	0		ALEXANDRA NATIVE LOCATION NO.3	KZN DEPARTMENT OF HEALTH	PSP	NYANGWINI CLINIC	1.0000 Ha	R 2 440 000	

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 Umzumbe 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 31 March 2022

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 black ink, appearing to read 'A.R. Stephenson', is written above a horizontal line.

Signature of Valuer of Municipality