

# Ulundi Local Municipality

*“ The City of Heritage “*



## Second Supplementary Valuation Roll

For the period 01/07/2013 to 30/6/2017

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

I, Roger Martin Fitchet, Identity Number 5807285141084, do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), as amended, hereinafter referred to as the "Act", to the best of my skills and knowledge and without fear, favor or prejudice, prepared the Second Supplementary Valuation Roll for Ulundi Local Municipality for the period 1 July 2013 to 30 June 2017 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 Durban this 25<sup>th</sup> day of June 2015

Professional Registration Number with the South African Council for the Property Valuers Profession: 1373

Category of Professional Registration: Registered Professional Valuer



Signature of Municipal Valuer

## INDEX TO RATES CATEGORIES

Rates Category	Code
Agricultural Properties	AG
Business, Commercial and Industrial Property	BUS
Municipal Property	MUN
Public Service Infrastructure	PSI
Residential	RES
State Owned Properties	SOP
Specialised Non Market Properties	SPL
Vacant Land	VL

**BASIS OF SUPPLEMENTARY VALUATION ROLL IN TERMS OF THE MUNICIPAL PROPERTY RATES ACT (ACT 6 OF 2004)**

**S78. Supplementary valuations**

- (1) A municipality must, whenever necessary, cause a supplementary valuation to be made in respect of any rateable property—
- (a) incorrectly omitted from the valuation roll;
  - (b) included in a municipality after the last general valuation;
  - (c) subdivided or consolidated after the last general valuation;
  - (d) of which the market value has substantially increased or decreased for any reason after the last general valuation;
  - (e) substantially incorrectly valued during the last general valuation; or
  - (f) that must be revalued for any other exceptional reason.
  - (g) of which the Rates Category has changed
- (2) For the purposes of subsection (1), the provisions of Part 2 of Chapter 4 and Chapters 5, 6 and 7, read with the necessary changes as the context may require, are applicable, except that—
- (a) a municipal valuer who prepared the valuation roll may be designated for the preparation and completion of the supplementary valuation roll; and
  - (b) the supplementary valuation roll takes effect on the first day of the month following the completion of the public inspection period required for the supplementary valuation roll in terms of section 49 (as read with this section), and remains valid for the duration of the municipality's current valuation roll.
- (3) Supplementary valuations must reflect the market value of properties determined in accordance with—
- (a) market conditions that applied as at the date of valuation determined for purposes of the municipality's last general valuation; and
  - (b) any other applicable provisions of this Act.
- (4) Rates on a property based on the valuation of that property in a supplementary valuation roll become payable with effect from—
- (a) the effective date of the supplementary roll, in the case of a property referred to in subsection (1)(a), (e) or (f);
  - (b) the date on which the property was included in the municipality, in the case of a property referred to in subsection (1)(b);
  - (c) the date on which the subdivision or consolidation of the property was registered in the Deeds Office in the case of a property referred to in subsection (1)(c); or
  - (d) the date on which the event referred to in subsection (1) (d) has occurred.
- S79. Amendment of valuation rolls**
- (1) A municipality must regularly cause its valuation roll to be amended to reflect any changes to the particulars on the roll, except that changes to the roll in circumstances where section 78 applies may only be effected through a supplementary roll in accordance with that section.

**INDEX TO DOMINANT USE CATEGORIES**

Code	Use Category	Code	Use Category	Code	Use Category	Code	Use Category	Code	Use Category	Code	Use Category
ABT	ABATTOR	CRE	CRECHE	LIB	LIBRARY	PPH	PUMP HOUSE	TXR	TAXI RANK		
AG	AGRICULTURAL	CREM	CREMATORIUM	MKT	MARKET	Q	QUARRY	TE	TELEPHONE EXCHANGE		
APT	AIRPORT	DY	DAIRY	MILIT	MILITARY	STN	RAILWAY STATION	WQ	TOILET		
AGA	ART GALLERY	DRN	DRAIN	MS	MISSION STATION	RLY	RAILWAYS	TC	TRAINING COLLEGE CENTRE		
BK	BAKERY	DH	DRILL HALL	MOT	MOTEL	REC	RECREATIONAL CLUB	TTB	TRIBAL TRUST LAND		
BNK	BANK	STR	DWELLING S TITLE	MUS	MUSEUM	RES	RESERVOIR	UN	UNIVERSITY		
BAR	BAR	DW	DWELLINGS	NSY	NURSERY	RST	RESTAURANT	U	UNKNOWN		
BKS	BARRACKS	EW	ELECTRICITY WORKS	NHO	NURSING HOME	ROW	RIGHT OF WAY	VADM	VACANT LAND ADMINISTRATION		
BB	BED & BREAKFAST	ENT	ENTERTAINMENT	OF	OFFICE	SAN	SANATORIUM	VBC	VACANT LAND BUILDING CLAUSE		
BH	BOARDING HOUSE RES	FAC	FACTORY	OFF	OFFICE & FLATS	SCH	SCHOOL	VCOM	VACANT LAND COMMERCIAL		
BST	BOTTLE STORE	FOF	FACTORY/OFFICES	OD	OIL DEPOT	SDW	SEWERAGE DISPOSAL WORKS	VLED	VACANT LAND EDUCATIONAL		
BRY	BREWERY	FST	FIRE STATION	QAH	OLD AGE HOME	SH	SHOP	VIND	VACANT LAND INDUSTRIAL		
BS	BUS SHELTER	F	FLATS	OR	ORPHANAGE	SHF	SHOP AND FLATS	VGR	VACANT LAND GENERAL INDUSTRIAL		
BP	BUSINESS PREMISES	FH	FUNERAL HOME	OB	OUT BUILDINGS	SHC	SHOPPING CENTRE	VNS	VACANT LAND INSTITUTIONAL		
CAS	CASINO	GAL	GALLERY	PKG	PARKING	SHO	SHOPS AND OFFICES	VLOF	VACANT LAND OFFICE		
CPT	CAR PORT	G	GARAGE	PAV	PAVILION	SHR	SHOW ROOM & WORKSHOPS	VIND	VACANT LAND INDUSTRIAL		
CP	CARAVAN PARK	GC	GOLF CLUB	PFS	PETROL FILLING STATION	SY	SHOWYARD	VRES	VACANT LAND SINGLE RESIDENTIAL		
GEM	CEMETERY	GS	GRAND STAND	PO	POST OFFICE	SAP	SOUTH AFRICAN POLICE (POLICE STATION)	VSZ	VACANT LAND SPECIAL ZONE		
CH	CHURCH; MOSQUE; TEMPLE	GVM	GYMNASIUM	PS	POWER STATION	SCSC	SPORTS COMPLEX	VPOW	VACANT LAND WORSHIP		
CHD	CHURCH/DWELLING	HALL	HALL	PRN	PRISON	SHI	SMALLHOLDING	WH	WAREHOUSE		
CIN	CINEMA	HOS	HOSPITAL	PSPSP	PRIVATE OPEN SPACE	SR	STORE ROOM	WT	WATER TOWER		
CIV	CIVIC CENTRE	HS	HOSTEL	PAMUS	PUBLIC AMUSEMENT	STM	STREAM	WKS	WORKS		
CL	CLINIC	HOT	HOTEL	POS	PUBLIC OPEN SPACE	SUB	SUBSTATION	WS	WORKSHOP		
CB	CLUB	LAB	LABORATORY	PKG	PUBLIC PARKING	SB	SWIMMING POOL	WSD	WORKSHOP AND DWELLING		
CI	COMMUNAL IMPROVED	LAW	LAW COURTS	PWD	PUBLIC WORKS DEPT	TAV	TAVERN				

Second Supplementary Valuation Roll: Ulundi Municipality

SG CODE	TOWNSHIP	ERF	PTN	EXTENT M2	STREET NAME	FARM NAME	Deed Owner	Owner (FINANCE)	RATES	USE	MARKET VALUE	578 REASON	Effective Date
NGU00000001584000017000	GU	15840	17	15909096	4500 SHELL FILLING STATION		PHUJINZYAWO LODGE	NTENDERA	BUS	B8	0 578 (1) (f) Duplication, Remove from Roll		01-Jul-14
NGU0000000158400001003	GU	432	1	10000	KOMFOOR COMBINED SCHOOL		INGONVAMA TRUST - TRUSTEES SHELL FILLING STATION	BUS	PS	B8	4 100 000 578 (1) (a) Omission		01-Aug-15
NGU0000000143760000046	GU	14376	0	10000	MT-HLUNZINXOXOLO SECONDARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 000 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000033	GU	15840	1	10000	MAZONKE JUNIOR SECONDARY SCHOOL	VULCAN	REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 800 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000036	GU	15840	0	10000	KWABHAMU		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	700 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000042	GU	15840	0	10000	MAHUIDA JUNIOR SECONDARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 400 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000045	GU	15840	0	10000	MFANAVENDELA PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 500 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000049	GU	15840	0	10000	MOJINSENI HIGH SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	900 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000053	GU	15840	4	10000	LET-HITHEMBA PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	440 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000054	GU	15840	4	10000	MDIMELA SECONDARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 100 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000054	GU	15840	4	10000	GZWELENI JUNIOR PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	600 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000061	GU	15840	4	10000	SIVANANDA SENIOR PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 400 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	7	10000	CEZA PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 500 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	7	10000	MJUNGU HIGH SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 100 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	7	10000	PHUKWASE HIGH SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 900 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	8	10000	ENKONJENI PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 700 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	18	10000	MAVELONYAMA SENIOR PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	640 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	18	10000	SIBANISAKHE HIGH SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 200 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	18	10000	ZWELENI HIGH SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 200 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	18	10000	HLUMGULWANE PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 600 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	0	10000	MAHSHITSHOLO HIGH SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 600 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	0	10000	SIHLINHLANHLA SECONDARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 600 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	0	10000	BHOKWENI PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 200 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	0	10000	EWELA PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	3 900 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	0	10000	MHAWUYKELWA COMPREHENSIVE PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	3 100 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	0	10000	TSHEMUDOVU PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 000 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	0	10000	ZALIZWI PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 800 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	4	10000	JIKAZA PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	3 800 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	4	10000	SILANDA COMPREHENSIVE PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	4 700 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	4	10000	VUTHELA PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 700 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	4	10000	ZIHLALO PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 700 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	4	10000	ZOMBOBE JUNIOR PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 500 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	4	10000	LANDUYAZI PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	2 100 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	4	10000	ERASMUSSTONEN PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 000 000 578 (1) (e) Correction to Value		01-Aug-15
NGU00000001584000000070	GU	15840	4	10000	ERASMUSSTONEN PRIMARY SCHOOL		REGIONAL AND LAND AFFAIRS	SOP	SCH	SCH	1 000 000 578 (1) (e) Correction to Value		01-Aug-15