Ndwedwe Municipality

Supplementary Roll 1

Prepared in terms of the

Municipal Property Rates Act No. 6 of 2004

Undertaken For:	Ndwedwe Municipality Private Bag X503 NDWEDWE 4342		
Fixed Date of Valuation:	02 July 2023	**Valid From Date:**	01 July 2024
Date of Compilation:	17 March 2025	**Valid To Date:**	30 June 2025

Prepared By: _____

Categories:

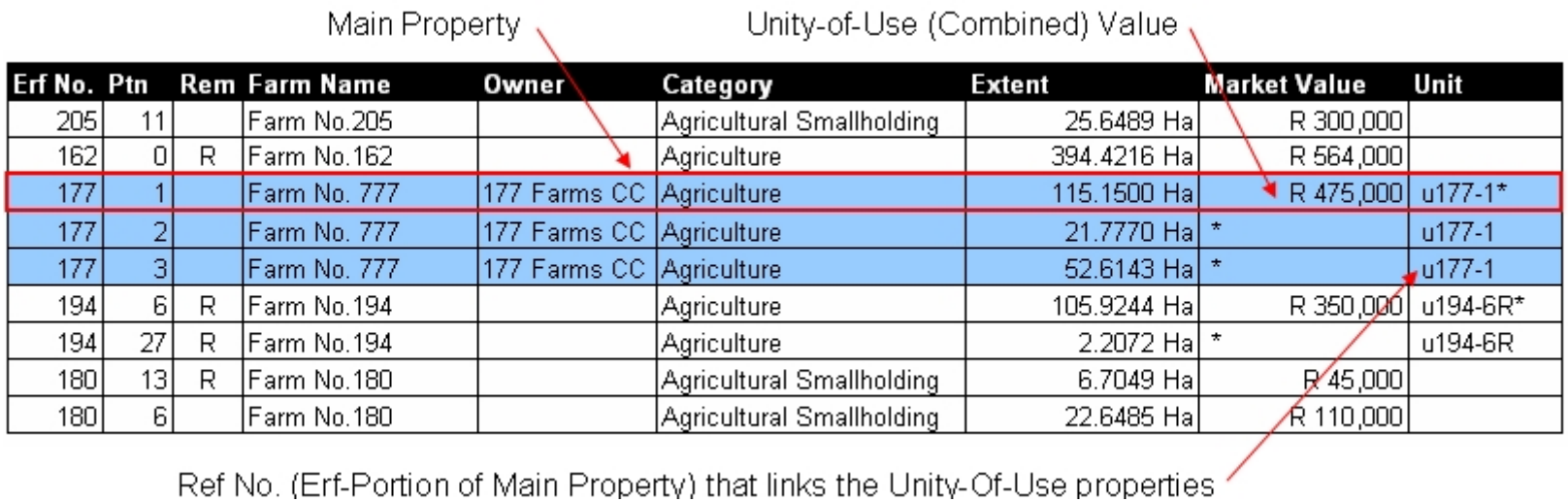
AGRICULTURAL	AGR
BUSINESS & COMMERCIAL	BUS

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	

AGRICULTURAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15375	29		LANGEBOSKOP	REDACTED DUE TO POPIA	AGR	PTN 29 LANGEBOSKOP NO. 15375	8.2085 Ha	R 2 293 000	
15375	50		LANGEBOSKOP	REDACTED DUE TO POPIA	AGR	PTN 50 LANGEBOSKOP NO. 15375	145.1328 Ha	R 17 497 000	

BUSINESS & COMMERCIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
4667	0		UMVOTI LOCATION	REDACTED DUE TO POPIA	BUS	NDWEDWE TAXI RANK	1.0000 Ha	R 1 900 000	
4667	0		UMVOTI LOCATION	REDACTED DUE TO POPIA	BUS	DEPARTMENT OF TRANSPORT - NDWEDWE OFFICE	1.0000 Ha	R 2 820 000	
4667	11		UMVOTI LOCATION	REDACTED DUE TO POPIA	BUS	DEPARTMENT OF EDUCATION - NDWEDWE OFFICES	1.0000 Ha	R 4 470 000	

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

I, Scott Aldridge, Identity Number 7511175189082 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 Ndwedwe 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 17 March 2025

Professional Registration number with the South African Council for The Property Valuers Profession: 4286

Professional Valuer by Category of Professional Registration



Signature of Valuer of Municipality