



# Mpofana Municipality

## Supplementary Valuation Roll No. 6

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

**Fixed Date of Valuation:** 1 July 2018

**Date of Compilation:** 30 September 2025



# Mpofana Municipality

## Supplementary Valuation Roll No. 6

In terms of Local Government: Municipal Rates Act, 2004 as amended (Act No. 6 of 2004)

30 September 2025

### 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

# Mpofana Municipality

## Supplementary Valuation Roll No. 6

In terms of Local Government: Municipal Rates Act, 2004 as amended (Act No. 6 of 2004)

30 September 2025

### Summary of Supplementary Valuation Roll No. 6

Category	Count	Market Value
Agriculture	21	R 105 550 000.00
Business & Commercial	2	R 4 800 000.00
Industrial	1	R 1 100 000.00
Multiple Use Property	1	-
Public Service Infrastructure	1	R 1 000.00
Public Service Purpose	1	R 4 300 000.00
Residential	66	R 45 585 000.00
Vacant Land	23	R 12 050 000.00
<b>Grand Total</b>	<b>116</b>	<b>R 173 386 000.00</b>

**Mpofana Municipality Supplementary Roll 6**  
**In terms of Local Government: Municipal Rates Act, 2004 as amended (Act No. 6 of 2004)**

Erf	Portion	Township/Farm	Extent	SS Name	SS Number	Owner	Linked SG	Market Value	Category	Use	Section 79 Reason	Effective Date
2212	43	Wellington	5.1636ha			Zungu Siyabonga Cyprian Boh		R1 200 000	Agriculture	Agriculture	78(1)(g) - Category change	01 June 2022
7	0	Bruntville	379m <sup>2</sup>			Hadebe Buti Roslare		R90 000	Residential	Dwelling	78(1)(e) - Incorrectly valued	01 July 2025
1084	0	Bruntville	440m <sup>2</sup>			Khumalo Makhosazana Gasta		R90 000	Residential	Dwelling	78(1)(e) - Incorrectly valued	01 July 2025
4	0	Bruntville	300 m <sup>2</sup>			Province of KwaZulu-Natal		R150 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
18	0	Bruntville	308 m <sup>2</sup>			Ngcobo Russia Mzwangedwa		R400 000	Residential	Rental Accommodation	78(1)(g) - Category change	01 April 2023
1398	0	Bruntville	515m <sup>2</sup>			Duma Thamsanqa Petros		R400 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
720	0	Bruntville	417 m <sup>2</sup>			Province of KwaZulu-Natal		R450 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
1236	0	Bruntville	306m <sup>2</sup>			Mtungwa Thembekile Beauty		R450 000	Residential	Rental Accommodation	78(1)(g) - Category change	01 July 2021
482	0	Mooi River	2428m <sup>2</sup>			Vilakazi Bheki Clifford		R450 000	Residential	Dwelling	78(1)(g) - Category change	01 June 2022
696	0	Bruntville	299m <sup>2</sup>			Mpangase Michael Sbusiso		R500 000	Residential	Dwelling	78(1)(g) - Category change	01 March 2020
532	0	Mooi River Ext 1	1798m <sup>2</sup>			Wasling Shane		R550 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
28	0	Bruntville	300m <sup>2</sup>			Zuma Jabulani Peter Emmanuel		R650 000	Residential	Dwelling	78(1)(g) - Category change	01 June 2022
513	0	Mooi River Ext 1	1613m <sup>2</sup>			Matibane Mfusi		R650 000	Residential	Dwelling	78(1)(g) - Category change	01 June 2020
421	0	Bruntville	308m <sup>2</sup>			Khanyile Mamorena Elizabeth		R700 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
699	0	Bruntville	314m <sup>2</sup>			Nene Thoko Nomusa		R700 000	Residential	Dwelling	78(1)(g) - Category change	01 June 2022
693	0	Bruntville	334m <sup>2</sup>			Khumalo Fikile Audrey		R850 000	Residential	Dwelling	78(1)(d) - Market value increase	01 July 2025
2170	146	Spring Vale	6.6217ha			Hesom Sharon Gillian		R1 000 000	Residential	Dwelling	78(1)(g) - Category change	01 April 2023
7	7	Mooi River	38 m <sup>2</sup>			100 M Partnership		R0	Vacant Land	Sliver Land	78(1)(e) - Incorrectly valued	01 July 2019
7	10	Mooi River	1181m <sup>2</sup>			Kunene Lucy Lungile		R350 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
599	0	Mooi River	2.5672ha			Kharga Ajeethkumar		R1 100 000	Industrial	Industrial	78(1)(g) - Category change	01 July 2019
2172	65	Fountain Hall	9339m <sup>2</sup>			Fourie Pieter		R1 100 000	Residential	Dwelling	78(1)(c) - Subdivision/Consolidation	1 September 2022
2212	83	Wellington	8548m <sup>2</sup>			Davis Nicholas Glenton		R750 000	Residential	Dwelling	78(1)(e) - Substantially incorrectly valued during the last General Valuation	01 July 2019
6853	21	Prosper	4.4767ha			Prostart Traders 77 Pty Ltd		R5 590 000	Residential	Dwelling	78(1)(g) - Category change	01 October 2024
25	0	Rosetta	1.3666ha			Fischer Wellesley Michael		R2 480 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2019
25	0	Rosetta	19933m <sup>2</sup>			Fischer Wellesley Michael		R1 000 000	Residential	Dwelling	78(1)(c) - Subdivided after the last General Valuation	29 April 2024
25	5	Rosetta	2347m <sup>2</sup>			Fischer Wellesley Michael		R1 050 000	Residential	Dwelling	78(1)(c) - Subdivided after the last General Valuation	29 April 2024
25	4	Rosetta	2224m <sup>2</sup>			Fischer Wellesley Michael		R450 000	Residential	Dwelling	78(1)(c) - Subdivided after the last General Valuation	29 April 2024
25	3	Rosetta	2338m <sup>2</sup>			Fischer Wellesley Michael		R300 000	Vacant Land	Vacant Land	78(1)(c) - Subdivided after the last General Valuation	29 April 2024
25	2	Rosetta	2740m <sup>2</sup>			Fischer Wellesley Michael		R750 000	Residential	Dwelling	78(1)(c) - Subdivided after the last General Valuation	29 April 2024
2170	241	Spring Vale	2702m <sup>2</sup>			Badenhorst Oscar Carl		R400 000	Vacant Land	Dwelling	78(1)(g) - Category change	19-Dec-23
12769	4	Jackals Kop	20.3349ha			Grifdal Investments CC		R850 000	Agriculture	Agriculture	78(1)(d) - Market value has substantially increased	23 May 2023
522	0	Mooi River Ext 1	1432m <sup>2</sup>			Clinton-Parker Margaret Claire		R560 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2019
586	0	Mooi River Ext 2	2528m <sup>2</sup>			Hadebe Nonhlanhla Angel		R850 000	Residential	Dwelling	78(1)(g) - Category change	01 June 2022
75	0	Bruntville	300m <sup>2</sup>			Vilakazi Qhamuka Paulos		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
91	0	Bruntville	300m <sup>2</sup>			Radebe Sibusiso		R90 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
146	0	Bruntville	300m <sup>2</sup>			Mnikathi Josephina Bonakele		R190 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
151	0	Bruntville	300m <sup>2</sup>			Shezi Petros Themba		R340 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025

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Erf	Portion	Township/Farm	Extent	SS Name	SS Number	Owner	Linked SG	Market Value	Category	Use	Section 79 Reason	Effective Date
195	0	Bruntville	273m²			Dlamini James Benard		R130 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
244	0	Bruntville	250m²			Mweli Angeline		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
255	0	Bruntville	273m²			Gabuza Vuvu Samson		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
336	0	Bruntville	292m²			Phungula Mavis Rose		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
357	0	Bruntville	254m²			Ntenga Ntombintombi Reginah		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
378	0	Bruntville	249m²			Dube Jabu Aminah		R65 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
392	0	Bruntville	397m²			Mbatha Betiwal		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
399	0	Bruntville	261m²			Sakati Sbusiso Vincent		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
423	0	Bruntville	362m²			Mthethwa Thokozile Eunice		R40 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
428	0	Bruntville	473m²			Mabele Mandlenkosi Meshack		R250 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
490	0	Bruntville	327m²			Sikhakhane Nkosinathi Anthony		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
565	0	Bruntville	287m²			Hadebe Nomahlubi Elsie		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
589	0	Bruntville	330m²			Mlaba Sipho Justice		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
604	0	Bruntville	370m²			Mcunu Lindela Almos		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
610	0	Bruntville	292m²			Ndlovu Thabiso Akhona		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
659	0	Bruntville	278m²			Ndlovu Bhekokwakhe Muzwa		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
661	0	Bruntville	268m²			Ndlovu Nomusa Victoria		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
684	0	Bruntville	216m²			Sithole Nomkhosi Thulisile		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
708	0	Bruntville	252m²			Dhlamini Mfana Maurice		R340 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
755	0	Bruntville	269m²			Nyawo Busisiwe Mary-Margaret		R80 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
2170	204	Spring Vale	2970m²			Quinn Lana		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	19-Dec-23
2170	205	Spring Vale	3076m²			Quinn Lana		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	19-Dec-23
2212	44	Wellington	0			Brown Digby Stephen Ormond Ormond-		R0	Multiple Use Property	Multiple Use Property	78(1)(f) - Re-valued for any other exceptional reason	01 October 2024
2212	44	Wellington	5.7588ha			Brown Digby Stephen Ormond Ormond-		R3 400 000	Business & Commercial	Bed And Breakfast	78(1)(f) - Re-valued for any other exceptional reason	01 October 2024
2212	44	Wellington	5.7588ha			Brown Digby Stephen Ormond Ormond-		R2 600 000	Agriculture	Agriculture	78(1)(f) - Re-valued for any other exceptional reason	01 October 2024
18407	0	Lot 2	164.8089ha			Aardt Rowan Van		R1 600 000	Agriculture	Agriculture	78(1)(a) - Incorrectly omitted	01 October 2024
548	0	Mooi River Ext 1	1561m²			Zuma Bongani Eliot		R680 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2025
12769	1	Jackals Kop	215.7009ha			Sivright Rosemary Anne Bedell-	N0FS00000001276900001- P	R6 150 000	Agriculture	Agriculture	78(1)(d) - Market value has substantially increased	23 May 2023
1165	0	Mooi River	8097m²			Roman Catholic Church-Durban		R1 400 000	Business & Commercial	Community Hall	78(1)(g) - Category change	01 July 2021
7972	0	Yorkshire Wolds West A	440.6777 Ha			Butt Family Properties Proprietary Limited	N0FS00000000797200000- P	R10 500 000	Agriculture	Agriculture	78(1)(d) - Market value decrease/Increase	30 April 2025
8043	0	Yorkshire Wolds East	759.8745 Ha			Balcairn Proprietary Limited		R9 000 000	Agriculture	Agriculture	78(1)(d) - Market value decrease/Increase	30 April 2025
1826	1	Glen Lynden	364.8244 Ha			Coriand Field And Stream (Pty) Ltd		R4 300 000	Agriculture	Agriculture	78(1)(d) - Market value decrease/Increase	30 April 2025
2170	82	Spring Vale	4.6374ha			Field Helen Leyland	N0FS00000000217000082 - P	R2 500 000	Agriculture	Agriculture	78(1)(g) - Category change	01 July 2019
2170	11	Spring Vale	14293m²			Field Helen Leyland	N0FS00000000217000082 - C	R0	Agriculture	Agriculture	78(1)(g) - Category change	01 July 2019
2170	54	Spring Vale	21358m²			Field Helen Leyland	N0FS00000000217000082 - C	R0	Agriculture	Agriculture	78(1)(g) - Category change	01 July 2019
2170	86	Spring Vale	6.4516ha			Springvale Farm Trust-Trustees		R1 750 000	Vacant Land	Vacant Land	78(1)(g) - Category change	16 July 2024
14937	9	Sam	25.2000ha			Trutta Estates Pty Ltd		R2 940 000	Agriculture	Agriculture	78(1)(g) - Category change	01 July 2019

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Erf	Portion	Township/Farm	Extent	SS Name	SS Number	Owner	Linked SG	Market Value	Category	Use	Section 79 Reason	Effective Date
2983	2	Rosetta	105.1096			Veritland Pty Ltd		R6 200 000	Agriculture	Agriculture	78(1)(a) - Incorrectly omitted	01-Jan-24
28	0	Rosetta	22.5827ha			Wilson Adrian Jack		R9 500 000	Residential	Estate	78(1)(c) - Subdivided after the last General Valuation	16-Oct-20
29	0	Rosetta	133m <sup>2</sup>	SS Giants View Village(207/2020)	6	Wilson Adrian Jack		R1 450 000	Residential	SS Giants View Village	78(1)(c) - Subdivided after the last General Valuation	16-Oct-20
29	0	Rosetta	126m <sup>2</sup>	SS Giants View Village(207/2020)	5	Sobey Bradley Ryan		R1 400 000	Residential	SS Giants View Village	78(1)(c) - Subdivided after the last General Valuation	16-Oct-20
50	0	Rosetta	6564m <sup>2</sup>			Wilson Adrian Jack		R3 050 000	Residential	Estate	78(1)(c) - Subdivided after the last General Valuation	16-Oct-20
48	0	Rosetta	4010m <sup>2</sup>			Mccleary Glenda May		R450 000	Vacant Land	Estate	78(1)(c) - Subdivided after the last General Valuation	29-Jun-22
2170	402	Spring Vale	4416m <sup>2</sup>			Bassett Lindsay Glen		R2 800 000	Residential	Dwelling	78(1)(c) - Subdivision/Consolidation	19-Jul-21
870	0	Bruntville	388 m <sup>2</sup>			Administrator-Natal		R90 000	Residential	Dwelling	78(1)(e) - Incorrectly valued	01 July 2025
1049	0	Bruntville	328 m <sup>2</sup>			Administrator-Natal		R90 000	Residential	Dwelling	78(1)(e) - Incorrectly valued	01 July 2025
1050	0	Bruntville	320m <sup>2</sup>			Administrator-Natal		R90 000	Residential	Dwelling	78(1)(e) - Incorrectly valued	01 July 2025
1051	0	Bruntville	300m <sup>2</sup>			Administrator-Natal		R90 000	Residential	Dwelling	78(1)(e) - Incorrectly valued	01 July 2025
1053	0	Bruntville	288m <sup>2</sup>			Administrator-Natal		R90 000	Residential	Dwelling	78(1)(e) - Incorrectly valued	01 July 2025
1080	0	Bruntville	340 m <sup>2</sup>			Administrator-Natal		R90 000	Residential	Dwelling	78(1)(e) - Incorrectly valued	01 July 2025
1083	0	Bruntville	347 m <sup>2</sup>			Administrator-Natal		R90 000	Residential	Dwelling	78(1)(e) - Incorrectly valued	01 July 2025
1087	0	Bruntville	438 m <sup>2</sup>			Administrator-Natal		R90 000	Residential	Dwelling	78(1)(e) - Incorrectly valued	01 July 2025
63	7	Mooi River	426m <sup>2</sup>			R S A		R1 000	Public Service Infrastructure	Road	78(1)(g) - Category change	19-Dec-23
97	0	Mooi River	1,505 m <sup>2</sup>			R S A		R4 300 000	Public Service Purpose	Public Buildings	78(1)(g) - Category change	19-Dec-23
215	3	Mooi River	3078 m <sup>2</sup>			Mncube Jabulani Mandla		R250 000	Residential	Dwelling	78(1)(g) - Category change	01 July 2021
2170	13	Spring Vale	2975m <sup>2</sup>			Ngcobo Thandazile Sharon		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	34	Spring Vale	5666m <sup>2</sup>			Vawda Cassim Ismail		R500 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	35	Spring Vale	4637m <sup>2</sup>			Mahomed Yakoob Hafiz Abdullah		R500 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	49	Spring Vale	8007m <sup>2</sup>			Rampaul Courtney Lyll		R1 000 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	59	Spring Vale	7855m <sup>2</sup>			Haven Dev Co Pty Ltd		R900 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	62	Spring Vale	8283m <sup>2</sup>			Haven Dev Co Pty Ltd		R750 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	194	Spring Vale	3116m <sup>2</sup>			Drie Rivieren Farm Trust-Trustees		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	197	Spring Vale	3076m <sup>2</sup>			Channing Peter Kenneth		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	201	Spring Vale	2971m <sup>2</sup>			Sadanandam Muthuriamah		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	245	Spring Vale	2918m <sup>2</sup>			Martin Carrin Louise		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	254	Spring Vale	4086m <sup>2</sup>			During John Craige		R600 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	261	Spring Vale	1400m <sup>2</sup>			Plessis Werner De Villiers Du		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	320	Spring Vale	3175m <sup>2</sup>			Oosthuyzen Amanda		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	321	Spring Vale	3160m <sup>2</sup>			Berg Bronwyn Van Den		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	324	Spring Vale	2064m <sup>2</sup>			The Willemse Family Trust		R400 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
2170	325	Spring Vale	2004m <sup>2</sup>			The Willemse Family Trust		R500 000	Vacant Land	Vacant Land	78(1)(g) - Category change	01 July 2019
7333	3	Solitude	153.4125 Ha			Drayton Gate Cc	N0FS0000000733300003- P	R4 500 000	Agriculture	Agriculture	78(1)(d) - Market value decrease/Increase	30 April 2025
8115	1	Defence	220.5240 Ha			Brad Price Family Trust		R6 000 000	Agriculture	Agriculture	78(1)(d) - Market value decrease/Increase	30 April 2025
18369	0	Geluk	391.8267ha			Edkins Family Trust-Trustees		R14 600 000	Agriculture	Agriculture	78(1)(g) - Incorrectly omitted	30 April 2025

**Mpofana Municipality Supplementary Roll 6**  
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Erf	Portion	Township/Farm	Extent	SS Name	SS Number	Owner	Linked SG	Market Value	Category	Use	Section 79 Reason	Effective Date
1322	1	Poort	910.5435 Ha			Nomagwethane Communal Property Association Npc		R3 650 000	Agriculture	Agriculture	78(1)(d) - Market value decrease/Increase	30 April 2025
2095	5	Paarde Plaat	384.4213 Ha			The National Government of the Republic of South Africa	NOFT0000000132200001- P	R8 400 000	Agriculture	Agriculture	78(1)(d) - Market value decrease/Increase	30 April 2025
18026	22	Craigie Burn Estate	853.9691ha			Zubuke Community Trust-Trustees		R10 800 000	Agriculture	Agricultural	78(1)(a) - Incorrectly omitted	30 April 2025
18408	0	Crosslands of Sans Souci	277.8024ha			Botha Peter Louis		R9 700 000	Agriculture	Agriculture	78(1)(a) - Incorrectly omitted	30 April 2025
18756	0	Evergreens	1.1694ha			San Souci Trust		R60 000	Agriculture	Agriculture	78(1)(a) - Incorrectly omitted	30 April 2025

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

I, Thandokayise Cyril 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: 6 for Mpozana 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 30th September 2025

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

Professional Associated Valuer by Category of Professional Registration



Signature of Assistant Municipal Valuer

