

Summary of Municipal		
Valuation amount	No. of BNG house	Capital Growth (Based on R 31, 929 subsidy amount)
R 59,000.00	7	46%
R 65,000.00	1	51%
R 72,000.00	1	56%
R 74,000.00	4	57%
R 75,000.00	14	57%
R 76,000.00	4	58%
R 77,000.00	4	59%
R 78,000.00	18	59%
R 79,000.00	18	60%
R 80,000.00	38	60%
R 82,000.00	1	61%
R 83,000.00	1	62%
R 100,000.00	7	75%
R 130,000.00	24	
No owner in Deeds office	29	
No value given	21	
Average Municipal Value = R 87,035		R 87,035

Three Scenarios	BNG House Value	Difference between the smallest credit linked package (R184,000)	Repayment over a 20 year period at an interest rate of 15.5%	Affordability - Based on repayment being 1/3 of Household income (Pre-NCA)
Replacement cost & Perception of value being almost double	$R\ 70,000 + R\ 35,000 = R\ 105,000$	R 79,000.00	R 1,069.57	R 3,208.70
Replacement cost & 35% growth over 2 years	$(R\ 70,000 * 35\%) + R\ 70,000 = R\ 94,500$	R 89,500.00	R 1,211.72	R 3,635.17
Anerage Municipal Rate	R 87,035	R 96,965.00	R 1,312.79	R 3,938.37

