

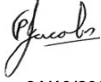


Umhlaba
Geomatics Inc.

MANDENI MUNICIPALITY SUPPLEMENTARY VALUATION ADVICE

***** VALUATION ROLL 2023 TO 2028 *****

SV 1000

Valuer: 
Date: 31/10/2023

Town	Property	Extent	Category Change		Previous Category Value Change			New Category Value Change			Effective Date	Remarks
			Previous	New	Old Val	New Val	Change	Old Val	New Val	Change		
FARMS	2621/226	910		AGA			R 0	R 0	R 285 000	R 285 000	01/07/2023	Sec 78.1.g. Category corrected
FARMS	16882/R(12)	13020		PBO			R 0	R 0	R 13 800 000	R 13 800 000	01/07/2023	Sec 78.1.g. Category corrected
FARMS	9901/R	153097	MUN	AGA	R 900 000	R 0	-R 900 000	R 0	R 900 000	R 900 000	01/07/2023	Sec 78.1.g. Category corrected
FARMS	15641/17	486277	MUN		R 1 440 000	R 0	-R 1 440 000	R 0	R 0	R 0	01/07/2023	Sec 78.1.h. Clerical error
FARMS	15641/17(0)	389107	MUN	AGA	R 950 000	R 0	-R 950 000	R 0	R 950 000	R 950 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	508	3838	MUN	VL	R 650 000	R 0	-R 650 000	R 0	R 650 000	R 650 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	952	1341	MUN	VL	R 142 000	R 0	-R 142 000	R 0	R 142 000	R 142 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1036	1275	MUN	RES	R 1 200 000	R 0	-R 1 200 000	R 0	R 1 200 000	R 1 200 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1045	1400	MUN	VL	R 145 000	R 0	-R 145 000	R 0	R 145 000	R 145 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1046	1438	MUN	VL	R 146 000	R 0	-R 146 000	R 0	R 146 000	R 146 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1065	1551	MUN	VL	R 151 000	R 0	-R 151 000	R 0	R 151 000	R 151 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1066	1323	MUN	VL	R 142 000	R 0	-R 142 000	R 0	R 142 000	R 142 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1172	1823	MUN	RES	R 1 229 000	R 0	-R 1 229 000	R 0	R 1 229 000	R 1 229 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1196	1320	MUN	VL	R 142 000	R 0	-R 142 000	R 0	R 142 000	R 142 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1197	1155	MUN	VL	R 134 000	R 0	-R 134 000	R 0	R 134 000	R 134 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1198	1190	MUN	VL	R 136 000	R 0	-R 136 000	R 0	R 136 000	R 136 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1199	1159	MUN	VL	R 134 000	R 0	-R 134 000	R 0	R 134 000	R 134 000	01/07/2023	Sec 78.1.g. Category corrected
MANDINI	1230	1200	MUN	VL	R 136 000	R 0	-R 136 000	R 0	R 136 000	R 136 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	205/3/R	716145	MUN	PSI	R 1 775 000	R 0	-R 1 775 000	R 0	R 1 775 000	R 1 775 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	205/4/R	749621	MUN	PSI	R 1 875 000	R 0	-R 1 875 000	R 0	R 1 875 000	R 1 875 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	363	770	MUN	RES	R 154 000	R 0	-R 154 000	R 0	R 154 000	R 154 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	394	349	MUN	RES	R 160 000	R 0	-R 160 000	R 0	R 160 000	R 160 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	395	424	MUN	RES	R 228 000	R 0	-R 228 000	R 0	R 228 000	R 228 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	400	432	MUN	RES	R 200 000	R 0	-R 200 000	R 0	R 200 000	R 200 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	419	3889	MUN	PSP	R 2 091 000	R 0	-R 2 091 000	R 0	R 2 091 000	R 2 091 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	444	464	MUN	RES	R 179 000	R 0	-R 179 000	R 0	R 179 000	R 179 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	448	480	MUN	RES	R 149 000	R 0	-R 149 000	R 0	R 149 000	R 149 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	451	334	MUN	RES	R 154 000	R 0	-R 154 000	R 0	R 154 000	R 154 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	456	287	MUN	RES	R 163 000	R 0	-R 163 000	R 0	R 163 000	R 163 000	01/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	461	490	MUN	RES	R 178 000	R 0	-R 178 000	R 0	R 178 000	R 178 000	01/07/2023	Sec 78.1.g. Category corrected
FARMS	15866/R	323237			R 400 000	R 0	-R 400 000			R 0	01/07/2023	Sec 78.1.h. Clerical error



MANDENI MUNICIPALITY
SUPPLEMENTARY VALUATION SUMMARY
 ***** VALUATION ROLL 2020 TO 2020 *****

SV 1000

MPRA Category	Old Value	Change	New Value	Category Description
AGA	R 1 662 892 600	R 2 135 000	R 1 665 027 600	Agriculture properties used for agricultural purposes
AGB	R 0	-R 400 000	R 0	Agricultural properties used for other business and commercial purposes
ASA	R 0	R 0	R 0	Smallholding used for agricultural /residential purposes
ASB	R 0	R 0	R 0	Smallholdings used for business/commercial/industrial purposes
BUR	R 0	R 0	R 0	Business and Commercial properties (with residential usage)
BUS	R 392 348 200	R 0	R 392 348 200	Business and Commercial properties
IND	R 1 078 507 600	R 0	R 1 078 507 600	Industrial properties
INF	R 0	R 0	R 0	Informal settlements
INR	R 0	R 0	R 0	Industrial properties (with residential usage)
LR	R 0	R 0	R 0	Land reform properties
MIN	R 11 682 000	R 0	R 11 682 000	Mining Properties
MUN	R 219 722 000	-R 15 083 000	R 204 639 000	Municipal properties
PBO	R 49 465 000	R 13 800 000	R 63 265 000	Public Benefits Organisation
PSI	R 180 919 200	R 3 650 000	R 184 569 200	Public Service Infrastructure
PVT	R 0	R 0	R 0	Privately owned town serviced by the owner
RES	R 1 738 930 200	R 3 994 000	R 1 742 924 200	Residential Properties
PSP	R 660 804 000	R 2 091 000	R 662 895 000	Public Service Properties
STP	R 0	R 0	R 0	State owned properties
STT	R 0	R 0	R 0	State trust land
VL	R 75 210 000	R 2 058 000	R 77 268 000	Vacant land (other than residential)
VP	R 0	R 0	R 0	Vacant Property
WOC	R 0	R 0	R 0	Worship
WOR	R 31 875 000	R 0	R 31 875 000	Worship
PBP	R 0	R 0	R 0	Public Benefit Organisation Property
CEM	R 0	R 0	R 0	Cemetery (Private)
RBB	R 0	R 0	R 0	Residentially Based Business Properties
	R 6 102 355 800		R 6 115 000 800	