


# MANDENI MUNICIPALITY SUPPLEMENTARY VALUATION ADVICE

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

SV 1002

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		
PADIANAGAR	1247	686	MUN	RES	R 149 000	R 0	-R 149 000	R 0	R 149 000	R 149 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	1253	728	MUN	RES	R 160 000	R 0	-R 160 000	R 0	R 160 000	R 160 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	1254	476	MUN	RES	R 154 000	R 0	-R 154 000	R 0	R 154 000	R 154 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	1255	484	MUN	RES	R 214 000	R 0	-R 214 000	R 0	R 214 000	R 214 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	1258	650	MUN	RES	R 265 000	R 0	-R 265 000	R 0	R 265 000	R 265 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	1261	479	MUN	RES	R 201 000	R 0	-R 201 000	R 0	R 201 000	R 201 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	1281	386	MUN	RES	R 147 000	R 0	-R 147 000	R 0	R 147 000	R 147 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	1283	1377	MUN	RES	R 353 000	R 0	-R 353 000	R 0	R 353 000	R 353 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	3/1	537	MUN	PSI	R 1 000	R 0	-R 1 000	R 0	R 1 000	R 1 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	7/R	21854	VL	MUN	R 230 000	R 0	-R 230 000	R 0	R 230 000	R 230 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	30/R	3499	MUN	PSI	R 5 000	R 0	-R 5 000	R 0	R 5 000	R 5 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	165	250	MUN	RES	R 136 000	R 0	-R 136 000	R 0	R 136 000	R 136 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	193	151	MUN	RES	R 161 000	R 0	-R 161 000	R 0	R 161 000	R 161 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	203	152	MUN	RES	R 178 000	R 0	-R 178 000	R 0	R 178 000	R 178 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	233	151	MUN	RES	R 190 000	R 0	-R 190 000	R 0	R 190 000	R 190 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	253	213	MUN	RES	R 273 000	R 0	-R 273 000	R 0	R 273 000	R 273 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	257	154	MUN	RES	R 176 000	R 0	-R 176 000	R 0	R 176 000	R 176 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	274	255	MUN	RES	R 426 000	R 0	-R 426 000	R 0	R 426 000	R 426 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	281	250	MUN	RES	R 387 000	R 0	-R 387 000	R 0	R 387 000	R 387 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	293	250	MUN	RES	R 210 000	R 0	-R 210 000	R 0	R 210 000	R 210 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	304	250	MUN	RES	R 216 000	R 0	-R 216 000	R 0	R 216 000	R 216 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	340	320	MUN	RES	R 263 000	R 0	-R 263 000	R 0	R 263 000	R 263 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	343	307	MUN	RES	R 310 000	R 0	-R 310 000	R 0	R 310 000	R 310 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	357	315	MUN	RES	R 188 000	R 0	-R 188 000	R 0	R 188 000	R 188 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	362	508	MUN	VL	R 55 000	R 0	-R 55 000	R 0	R 55 000	R 55 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	390	367	MUN	RES	R 188 000	R 0	-R 188 000	R 0	R 188 000	R 188 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	395	312	MUN	RES	R 219 000	R 0	-R 219 000	R 0	R 219 000	R 219 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	441	259	MUN	RES	R 180 000	R 0	-R 180 000	R 0	R 180 000	R 180 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA	451	272	MUN	RES	R 261 000	R 0	-R 261 000	R 0	R 261 000	R 261 000	31/07/2023	Sec 78.1.g. Category corrected
TUGELA MOUTH	48	2955	MUN	VL	R 325 000	R 0	-R 325 000	R 0	R 325 000	R 325 000	31/07/2023	Sec 78.1.g. Category corrected
ISITHEBE INDUSTRIAL ES	163	13112	MUN	VL	R 656 000	R 0	-R 656 000	R 0	R 656 000	R 656 000	31/07/2023	Sec 78.1.g. Category corrected



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

SV 1002

MPRA Category	Old Value	Change	New Value	Category Description
AGA	R 1 665 027 600	R 0	R 1 665 027 600	Agriculture properties used for agricultural purposes
AGB	R 0	R 0	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 199 383 000	-R 6 417 000	R 192 966 000	Municipal properties
PBO	R 63 265 000	R 0	R 63 265 000	Public Benefits Organisation
PSI	R 184 569 200	R 6 000	R 184 575 200	Public Service Infrastructure
PVT	R 0	R 0	R 0	Privately owned town serviced by the owner
RES	R 1 748 180 200	R 5 605 000	R 1 753 785 200	Residential Properties
PSP	R 662 895 000	R 0	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 77 268 000	R 806 000	R 78 074 000	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
	<b>R 6 115 000 800</b>		<b>R 6 115 000 800</b>	