



Umhlaba
Geomatics Inc.

MANDENI MUNICIPALITY SUPPLEMENTARY VALUATION ADVICE

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

SV 1003

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 | | |
| ISITHEBE INDUSTRIAL ESTATE | 188 | 3340 | MUN | VL | R 234 000 | R 0 | -R 234 000 | R 0 | R 234 000 | R 234 000 | 31/07/2023 | Sec 78.1.g. Category corrected |
| ISITHEBE INDUSTRIAL ESTATE | 190 | 5160 | MUN | IND | R 3 120 000 | R 0 | -R 3 120 000 | R 0 | R 3 120 000 | R 3 120 000 | 31/07/2023 | Sec 78.1.g. Category corrected |
| ISITHEBE INDUSTRIAL ESTATE | 196 | 4830 | MUN | VL | R 290 000 | R 0 | -R 290 000 | R 0 | R 290 000 | R 290 000 | 31/07/2023 | Sec 78.1.g. Category corrected |
| ISITHEBE INDUSTRIAL ESTATE | 201 | 6650 | MUN | IND | R 3 720 000 | R 0 | -R 3 720 000 | R 0 | R 3 720 000 | R 3 720 000 | 31/07/2023 | Sec 78.1.g. Category corrected |
| ISITHEBE INDUSTRIAL ESTATE | 252 | 20504 | MUN | PSI | R 205 000 | R 0 | -R 205 000 | R 0 | R 205 000 | R 205 000 | 31/07/2023 | Sec 78.1.g. Category corrected |
| PADIANAGAR | 1908 | 824 | | RES | | | R 0 | R 0 | R 449 000 | R 449 000 | 31/07/2023 | Sec 78.1.g. Category corrected |
| ISITHEBE INDUSTRIAL ESTATE | 80 | 28585 | IND | | R 4 950 000 | R 2 983 000 | -R 1 967 000 | | | | 01/07/2023 | Sec 78.1.e. Incorrectly valued |
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MANDENI MUNICIPALITY
SUPPLEMENTARY VALUATION SUMMARY
 ***** VALUATION ROLL 2020 TO 2020 *****

SV 1003

| 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 4 873 000 | R 1 083 380 600 | 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 192 966 000 | -R 7 569 000 | R 185 397 000 | Municipal properties |
| PBO | R 63 265 000 | R 0 | R 63 265 000 | Public Benefits Organisation |
| PSI | R 184 575 200 | R 205 000 | R 184 780 200 | Public Service Infrastructure |
| PVT | R 0 | R 0 | R 0 | Privately owned town serviced by the owner |
| RES | R 1 753 785 200 | R 449 000 | R 1 754 234 200 | 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 78 074 000 | R 524 000 | R 78 598 000 | 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 6 115 000 800 | | R 6 113 482 800 | |