



evaluations  
Capitalising property intelligence



# Mthonjaneni Local Municipality

## General Valuation 2020

EFFECTIVE DATE OF VALUATION ROLL:  
**01 JULY 2020**

**SUPPLEMENTARY VALUATION ROLL 1  
SECTIONAL TITLE PROPERTIES**

**PERIOD OF VALUATION ROLL: 01 JULY 2020 - 30 JUNE 2025**

[www.mthonjaneni.org.za](http://www.mthonjaneni.org.za)

DATE OF VALUATIONS: 02 JULY 2019



**MTHONJANENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1****PERIOD OF VALUATION ROLL: 01 JULY 2020 – 30 JUNE 2025****DATE OF VALUATION: 02 JULY 2019**

ACCOUNT NO	SG CODE	SCHEME NAME	SS UNIT NO	STREET NO.	STREET ADDRESS	OWNERS NAME	EXTENT (SQM)	USE CATEGORY	RATING CATEGORY	MARKET VALUE	PIN (INTERNAL REFERENCE NO.)	EFFECTIVE DATE
1966	N0GU0202000002590000100001	SS MONDAREN CENTRE	1		VICTORIA STREET	MAK PROPERTIES (PTY) LTD	103	ST - Offices and/or Retail	Business and Commercial	R 560 000	100781	2020/07/01
7760	N0GU0202000002590000100002	SS MONDAREN CENTRE	2		VICTORIA STREET	MAK PROPERTIES (PTY) LTD	168	ST - Offices and/or Retail	Business and Commercial	R 770 000	100782	2020/07/01
7770	N0GU0202000002590000100003	SS MONDAREN CENTRE	3		VICTORIA STREET	MAK PROPERTIES (PTY) LTD	219	ST - Offices and/or Retail	Business and Commercial	R 970 000	100783	2020/07/01
7780	N0GU0202000002590000100004	SS MONDAREN CENTRE	4		VICTORIA STREET	MAK PROPERTIES (PTY) LTD	221	ST - Offices and/or Retail	Business and Commercial	R 860 000	100784	2020/07/01

MTHONJANENI MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1  
PERIOD OF VALUATION ROLL: 01 JULY 2020 – 30 JUNE 2025  
DATE OF VALUATION: 02 JULY 2019

**SUMMARY BY CATEGORY**

ID	RATING CATEGORY	PROPERTY COUNT	MARKET VALUE
1	BUSINESS/COMMERCIAL	4	R3 160 000
Total		4	R 3 160 000

**CERTIFICATION BY MUNICIPAL VALUER AS**  
**CONTEMPLATED IN SECTION 34 (c) OF THE ACT**

I, Faiaz Shaik, Identity Number 8509235256080, do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (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 1 for the Mthonjaneni Local Municipality in terms of the provisions of the Act . In the discharge of my duties as municipal valuer, I have complied with sections 43 and 44 of the Act.

No	PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
1	Sectional Title Properties	4	R3,160,000
2	Full Title Properties	14	R20,684,000
	<b>Total</b>	<b>18</b>	<b>R23,844,000</b>

Certified at Durban this 02nd day of June 2021

Professional Registration Number with the South African Council for the Property Valuers Profession : 6498

Category of Professional Registration: Professional Valuer



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Signature of Municipal Valuer