

SUPPLEMENTARY VALUATION ROLL 1 2026

01 JULY 2025 – 30 JUNE 2030

EFFECTIVE DATE: 01 JULY 2025



WINNIE MADIKIZELA MANDELA
LOCAL MUNICIPALITY
GENERAL VALUATION ROLL 2025
www.winniemmlm.gov.za

CERTIFICATION BY MUNICIPAL VALUER AS CONTEMPLATED IN SECTION 34 (C) OF THE MUNICIPAL PROPERTY RATES ACT

I **Potela Peter Mabelane**, identity number **700808 5471 080** do certify that I have in accordance with the provisions of the Local Government Municipality 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 2025-2026** for **Winnie Madikizela-Mandela Local Municipality** in terms of provisions of the Act. In the discharge of my duties as municipal valuer I have complied with sections 43 and 44 of the Act.

PROPERTY CATEGORY	CATEGORY COUNT
BUSINESS AND COMMERCIAL PROPERTIES	9
INDUSTRIAL PROPERTIES	1
PUBLIC SERVICE INFRASTRUCTURE	1
PUBLIC SERVICE PURPOSE	4
RESIDENTIAL PROPERTIES	7
VACANT LAND	16
TOTAL	38

Certified at Blackdot Property Consultants on this 30th **Day of March 2026**

Professional Registration Number with the South African Council for the Property Valuers Profession: **5063**

Category of the Professional Registration: **Registered Professional Valuer**



Potela Peter mabelane
Professional Valuer
Registration No. 5063



WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY



Supplementary Valuation roll 1 for the period 1 July 2025 - 30 June 2030

Registered or other description of the property					Full Names of Owner(s)	Category determined in terms of Section 8 of the Act	Physical address of the property	Extent of the property (HA)	Market value of the property	Valuers Comments
Town Allotment	Sectional Scheme	Erf Nr	Portion	Unit						
BIZANA		00003077	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3077	1,6554	660 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003079	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	RESIDENTIAL PROPERTIES	BIZANA 3079	0,5678	2 760 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003080	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3080	0,0822	90 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003081	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3081	0,1082	120 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003082	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3082	0,1130	120 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003083	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3083	0,1235	140 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003084	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3084	2,9323	1 030 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003085	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3085	0,1369	150 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003086	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3086	0,1272	140 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003087	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3087	0,0794	90 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003088	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3088	0,5538	330 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003089	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3089	0,8102	490 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003090	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	PUBLIC SERVICE PURPOSE	BIZANA 3090	1,2153	3 100 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003093	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	PUBLIC SERVICE PURPOSE	BIZANA 3093	0,2743	2 490 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003094	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	BUSINESS AND COMMERCIAL PROPERTIES	BIZANA 3094	0,2117	680 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003095	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	RESIDENTIAL PROPERTIES	BIZANA 3095	0,1307	270 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003096	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3096	0,2322	210 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003097	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	BUSINESS AND COMMERCIAL PROPERTIES	BIZANA 3097	0,4293	10 530 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003098	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3098	0,2864	260 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003099	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3099	0,9293	560 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003100	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	INDUSTRIAL PROPERTIES	BIZANA 3100	0,5198	3 020 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003101	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	RESIDENTIAL PROPERTIES	BIZANA 3101	0,7112	1 320 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003102	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	PUBLIC SERVICE INFRASTRUCTURE	BIZANA 3102	0,0277	1 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003103	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	BUSINESS AND COMMERCIAL PROPERTIES	BIZANA 3103	0,1468	1 000 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003104	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	PUBLIC SERVICE PURPOSE	BIZANA 3104	0,4953	1 210 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003105	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	PUBLIC SERVICE PURPOSE	BIZANA 3105	1,3303	1 230 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003106	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3106	1,1214	620 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA		00003107	00000	00000	WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY	VACANT LAND	BIZANA 3107	0,8649	520 000	SECT 78(1)(b) - INCLUDED IN A MUNICIPALITY AFTER THE LAST GENERAL VALUATION
BIZANA EXT 1		00000008	00000	00000	EASTERN PONDOLAND LIQUOR SUPPLIERS PTY LTD	BUSINESS AND COMMERCIAL PROPERTIES	BIZANA EXT 1 8	0,4456	20 600 000	VALUE INCREASED
BIZANA EXT 1		00000011	00000	00000	NTSHEBE CAROLINE NOMATAMSANQA	BUSINESS AND COMMERCIAL PROPERTIES	BIZANA EXT 1 11	0,4458	9 260 000	VALUE REDUCED
BIZANA EXT 1		00000013	00000	00000	BIZANA CASH AND CARRY PTY LTD	BUSINESS AND COMMERCIAL PROPERTIES	BIZANA EXT 1 13	0,4456	11 640 000	VALUE REDUCED
BIZANA EXT 1		00000014	00000	00000	EASTERN PONDOLAND LIQUOR SUPPLIERS PTY LTD	BUSINESS AND COMMERCIAL PROPERTIES	BIZANA EXT 1 14	0,4456	0	VALUE REDUCED
BIZANA EXT 1		00000080	00000	00000	KWANDIWE KUNENE KILDAS STOFILE WILL TRUST	BUSINESS AND COMMERCIAL PROPERTIES	BIZANA EXT 1 80	0,4461	9 530 000	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION



WINNIE MADIKIZELA MANDELA LOCAL MUNICIPALITY



Supplementary Valuation roll 1 for the period 1 July 2025 - 30 June 2030

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BIZANA EXT 2		00000173	00000	00000	SOUTH AFRICAN BANTU TRUST	BUSINESS AND COMMERCIAL PROPERTIES	BIZANA EXT 2 173	0,5799	5 940 000	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
BIZANA EXT 2		00001811	00000	00000	MLOMO PUMLA	RESIDENTIAL PROPERTIES	BIZANA EXT 2 1811	0,0658	410 000	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
BIZANA EXT 3		00000565	00000	00000	TEYISE BUSISIWE	RESIDENTIAL PROPERTIES	BIZANA EXT 3 565	0,0399	310 000	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
BIZANA EXT 3		00000657	00000	00000	MVELASE MANTUZE CECILIA	RESIDENTIAL PROPERTIES	BIZANA EXT 3 657	0,0399	220 000	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
BIZANA EXT 3		00000700	00000	00000	BOMOYI NOLUNDI	RESIDENTIAL PROPERTIES	BIZANA EXT 3 700	0,0388	290 000	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION