



Main Street
Creighton, 3263

P.O Box 62

Creighton 3263

Phone: +27 39 833 1038

Fax: +27 39 833 1179

Email: mailbox@ndz.gov.za

A Better Place for ALL

www.ndz.gov.za

**ADDENDUM FOR GENERAL VALUATION AND PREPARATION OF A
VALUATION ROLL FOR IMPLEMENTATION 1 JULY 2027
AND PREPARATION AND UPDATING OF THE VALUATION
ROLL FOR THE PERIOD 1 JULY 2027 TO 30 JUNE 2032
BID NO: BTO-B050/25/26**

Date: 09/01/2026

The addendum is intended to furnish service providers with the correct revised figures for section N.

1. On pages 90, 91, 92, 93, and 132, we have revised all figures and attached the correct versions.
2. (see attached correct pages)

See below extended date:

PROJECT NAME	CONTRACT NO.	EVALUATION CRITERIA	NON-COMPULSORY BRIEFING DATE	PREVIOUS CLOSING DATE	EXTENDED CLOSING DATE
GENERAL VALUATION AND PREPARATION OF A VALUATION ROLL FOR IMPLEMENTATION 1 JULY 2027 AND PREPARATION AND UPDATING OF THE VALUATION ROLL FOR THE PERIOD 1 JULY 2027 TO 30 JUNE 2032 BID NO: BTO-B050/25/26	BID NUMBER: BTO-B050-25-26	Mandatory documents, ability and capability and 80/20(price and specific goals)	25 November 2025 @10:00 am Virtual	15 December 2025 @12h00	20 January 2026 @ 12h00

RECOMMENDED BY:


MISS N. HOLIWE
SCM MANAGER

APPROVED BY:


MR. N.C. ZEZI
MUNICIPAL MANAGER

I acknowledge receipt of this Addendum No.1

Name:.....

Signature:.....

Date:.....

Name of Tenderer (Company Name):.....

A Better Place for All

PART A: SCHEDULE OF PER FIXED AMOUNTS: GENERAL VALUATION BID						
No	Description	Unit	Quantity	Bid Rate incl VAT	Bid Amount (R) incl VAT	
5.3	Data Collection, Data Capture and Digitised Building Footprint methodology, quality assurance plans and training manuals.	Fixed cost item	1			
5.4	General Valuation Roll (GV) close out report (Annexure E)	Fixed cost item	1			
5.5	General valuation roll objections / appeals processing: by the municipal valuer in terms of the MPRA as envisaged by Sections 50, 51, 52, 53 and 69 and the bid specifications.	NA	NA	To include in price per property	To include in price per property	
5.6	General Valuation Objection processing close out report: including count, value changes and GIS spatial layer update (including Year 1) Annexure F	Fixed cost item	1			
5.7	General Valuation Appeals processing (only attendance at appeal boards can be claimed as quoted under Part D of the schedule).	NA	NA	To include in price per property	To include in price per property	
5.8	General Valuation Appeal close out report: including count, value changes and GIS spatial layer update (including Year 1) Annexure G	Fixed cost item	1			
5.9	Collection and upload of photographs (JPEG format and 2 photos per building). To be priced on a rate per property.)	Per Property	1			
A - Sub-Total (1.1 to 5.9)			na			

PART B: SCHEDULE OF PROPERTY PER ENTRY RATES: GENERAL VALUATION BID						
No	Description	Unit	Quantity	Bid Rate incl VAT	Bid Amount (R) incl VAT	
6	Category of Property (COP) / Property Use (PU) descriptions for valuation rolls (Read with applicable specifications - Annexure "A" and "D" of the Bid documents)					
	Farms/Agricultural/Rural Communal/PSI/Vacant Land (6.1 to 6.7)					
6.1	Agricultural property [COP s8 MPRA]	Count	1283			
6.2	Rural communal property	Count	1			
6.3	Public Service Infrastructure Properties (PSI) – Grouped [COP s8 MPRA]	Count	78			

PART B: SCHEDULE OF PROPERTY PER ENTRY RATES:						
GENERAL VALUATION BID						
No	Description	Unit	Quantity	Bid Rate incl VAT	Bid Amount (R) incl VAT	
6	Category of Property (COP) / Property Use (PU) descriptions for valuation rolls (Read with applicable specifications - Annexure "A" and "D" of the Bid documents)					
6.4	Vacant Land	Count	0			
6.5	State Trust Land (STL)	Count	33			
6.6	Government Owned property – listed under Farms	Count	0			
6.7	Collection of Postal Addresses (Farm/Agricultural/PSI/Rural communal residential) schedule from municipality	Count	0			
	Sub-Total (6.1 to 6.7)		0			
	Residential (6.8 to 6.15)					
6.8	Residential Property [COP s8 MPRA]	Count	1082			
6.9	Sectional Title Residential (number of units)	Count	73			
6.10	Low Income Housing	Count	614			
6.11	Vacant Residential Land	Count	389			
6.12	Communal property	Count	0			
6.13	Registered rights to extend (sectional title)	Count	0			
6.14	Registered exclusive use areas (sectional title)	Count	0			
6.15	Collection of Postal Addresses residential	Count	0			
	Sub-Total (6.8 to 6.15)		0			
	Non Residential (6.16 to 6.21)					
6.16	Business & Commercial Property [COP s8 MPRA]	Count	163			
6.17	Industrial Property [COP s8 MPRA]	Count	23			
6.18	Sectional Title – Business / Industrial	Count	0			
6.19	Vacant Commercial / Industrial	Count	0			
6.20	Municipal owned property	Count	104			
6.21	Collection of Postal Addresses (Non residential)	Count	0			
	Sub-Total (6.16 to 6.21)		0			

PART B: SCHEDULE OF PROPERTY PER ENTRY RATES:						
GENERAL VALUATION BID						
No	Description	Unit	Quantity	Bid Rate incl VAT	Bid Amount (R) incl VAT	
6	Category of Property (COP) / Property Use (PU) descriptions for valuation rolls (Read with applicable specifications - Annexure "A" and "D" of the Bid documents)					
	Specialized Properties (6.22 to 6.61)					
6.22	Abattoirs	Count	0			
6.23	Airports/airfields	Count	0			
6.24	Casinos	Count	0			
6.25	Civic Centre/ Community Halls	Count	0			
6.26	Clinics	Count	10			
6.27	Creches	Count	1			
6.28	Golf Courses and Golf estates	Count	4			
6.29	Grain Co-ops	Count	0			
6.30	Grain Depots	Count	0			
6.31	Heavy Manufacturing/Engineering	Count	0			
6.32a	Public Service Purpose -- (used by organ of state)	Count	141			
6.32b	Hospitals (Private)	Count	1			
6.33	Hotel, Resort & Conference Centre	Count	3			
6.34	Courts of Law (COP Public Service Purpose -- used by organ of state)	Count	2			
6.35	Libraries	Count	4			
6.36	Military Bases	Count	1			
6.37	Mining Property [COP s8 MPRA]	Count	0			
6.37.1	National and provincial libraries and archives (COP Public Service Purpose -- used by organ of state)	Count	0			
6.38	Old Age / Retirement Homes	Count	0			
6.39	Petrol Filling Stations	Count	5			
6.40	Places of Worship	Count	21			
6.41	Police Stations (COP Public Service Purpose -- used by organ of state)	Count	6			

PART B: SCHEDULE OF PROPERTY PER ENTRY RATES:						
GENERAL VALUATION BID						
No	Description	Unit	Quantity	Bid Rate incl VAT	Bid Amount (R) incl VAT	
6	Category of Property (COP) / Property Use (PU) descriptions for valuation rolls (Read with applicable specifications - Annexure "A" and "D" of the Bid documents)					
6.42	Post Offices	Count	0			
6.43	Power Stations & Substations	Count	1			
6.44	Correctional facilities / Prison (COP Public Service Purpose: used by organ of state)	Count	0			
6.45	Quarry	Count	0			
6.46	Racetrack	Count	0			
6.47a	School (COP Public Service Purpose – used by organ of state)	Count	20			
6.47b	School (Private)	Count	0			
6.48	Shopping Centre	Count	7			
6.49	Sports Facilities including Stadiums	Count	3			
6.50	Specialised Non-Market Properties	Count	0			
6.51	Vacant Other Land	Count	22			
6.52	Land Tenure Right (Section 1 of Upgrading of Land Tenure Rights Act, 1991 (Act No. 112 of 1991)	Count	0			
6.53	Protected areas	Count	27			
6.54	Properties used for Eco Tourism	Count	0			
6.55	Properties on which National Monuments are Proclaimed	Count	0			
6.56	Boarding House	Count	0			
6.57	Registered rights to extend (sectional title)	Count	0			
6.58	Registered exclusive use areas (sectional title)	Count	0			
6.59	Public Benefit Organisation Property [COP s8 MPRA]	Count	25			
6.60	Special Purposes property	Count	0			
6.61	Collection of Postal Addresses (Special)	Count	0			
	Sub-Total (6.22 to 6.61)		0			

PART B: SCHEDULE OF PROPERTY PER ENTRY RATES:						
GENERAL VALUATION BID						
No	Description	Unit	Quantity	Bid Rate incl VAT	Bid Amount (R) incl VAT	
6	Category of Property (COP) / Property Use (PU) descriptions for valuation rolls (Read with applicable specifications - Annexure "A" and "D" of the Bid documents)					
6	Other property not specified above (6.62 to 6.72) – municipality to specify as required					
6.62	Private Cemetery	Count	0			
6.63	Full Title Sectional Title Parent record (Nil Value)	Count	0			
6.64	Full Title Registered Property (For MP and LTR – Nil Value)	Count	0			
6.65		Count	0			
6.66		Count	0			
6.67		Count	0			
6.68		Count	0			
6.69		Count	0			
6.70		Count	0			
6.71		Count	0			
6.72	Collection of Postal Addresses	Count	0			
	Sub-Total (6.62 to 6.72)		0			
	B – Sub Total (6.1 to 6.72)		0			
I	GRAND TOTAL (A + B) (1.1 to 6.72)		0			

5. INFORMATION TO BE PROVIDED BY THE MUNICIPALITY

(1) The current valuation roll was implemented on 1 July 2022 and will expire on 30 June 2027.

During the period of the valuation roll, 03 supplementary valuation rolls have been produced with the last supplementary valuation roll having been published in the provincial gazette (#2797) in terms of the MPRA section 49 on 31/03/2025.

(2) The Municipality shall provide the following information –

(a) Information on data availability and confidence levels as per **Annexure A** to assist with the bid pricing.

(b) The number of properties with associated actual use / category of property type is inserted into the pricing schedule Section N of the Bid quotation Document for the current valuation roll with a summary of the current valuation roll and categories of property provided in the table (i) and (ii) below –

(i) Table of Dr Nkosazana Dlamini Zuma Local Municipality - Current Roll properties (Part of Section "N" Part B)

Description	Valuations Quantity	Valuations Value
Agriculture	1,317	R4,116,322,000
Business & Commercial	180	R537,302,000
Impermissible	21	R28,884,000
Industrial	6	R20,400,000
Multiple Use Properties	45	R0
Municipal	104	R79,194,000
Place of public worship	0	R0
Protected Areas	27	R60,827,000
Public Benefit Organisations	25	R67,260,000
Public Service Infrastructure	78	R1,782,000
Public service purpose	141	R450,292,000
Residential	1,769	R918,779,000
Subdiv\Consol	3	R0
Vacant Land	430	R89,665,000
Total	4,146	R6,370,707,000