

Witzenberg Munisipaliteit

Supplementary Valuation 1 for 20220701

(Ceres RD - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(c) Business and commercial properties
Agricultural	8(2)(d) Agricultural properties
PSI	8(2)(g) Public service infrastructure properties
PBO	8(2)(h) Properties owned by public benefit organisations and used for specified public benefit activities
Multi*	8(2)(i)* Properties used for multiple purposes, subject to section 9
PROT	Protected Area

Geographical Area : Ceres RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
29	7	Agricultural	DE BOSCH	141.3298 Ha	730 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
54	1	Agricultural	BUFFELSPAD 0	289.2951 Ha	958 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
62	24	Agricultural	Ceres RD	37.4243 Ha	929 000	Note :- Sec 78(1)(a)-Incorrectly omitted from the roll. Rates payable sec 78(4)(a):
84		Agricultural	BIZANS GAT	1 610.6842 Ha	2 065 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
104	4	Multi*	BERGPLAAS 0	73.5681 Ha	238 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
	4	Residential	BERGPLAAS 0	0 m ²	72 000	Apportionment A
	4	PROT	BERGPLAAS 0	0 m ²	166 000	Apportionment B
115		Agricultural	WOLVE RIVIER 0	752.8631 Ha	3 680 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
126		Agricultural	TWEE FONTEIN 0	617.6938 Ha	20 950 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
131	4	Agricultural	DE TRAP	90.1943 Ha	7 625 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
132	2	Agricultural	ROZENDAL	607.1226 Ha	20 300 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
132	3	Agricultural	ROZENDAL	85.6532 Ha	2 705 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
132	4	Agricultural	ROZENDAL	137.6561 Ha	3 925 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
132	11	Agricultural	ROZENDAL	318.5237 Ha	4 810 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
198		Agricultural	DE VLEI 0	713.2242 Ha	47 350 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
201		Agricultural	KROMFONTEIN 0	1 674.1220 Ha	221 500 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
201	1	Agricultural	KROMFONTEIN 0	2 255.5151 Ha	186 000 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
208	1	Agricultural	UPPER BOSCH KLOOF 0	383.8334 Ha	14 000 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a):
209	1	Agricultural	KLEINVLEI 0	295.4589 Ha	6 000 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
213	5	Agricultural	WAGEN DRIFT 0	194.3089 Ha	5 490 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):

Geographical Area : Ceres RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
221		Agricultural	VAALBOKS KLOOF	4 049.1903 Ha	58 900 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
221	1	Agricultural	VAALBOKS KLOOF	814.1813 Ha	24 100 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
225		Agricultural	ONDER LANG KLOOF	4 176.9311 Ha	3 135 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
232	3	Multi*	GROOT KLOOF	1 211.6675 Ha	2 055 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
	3	Commercial	GROOT KLOOF	0 m ²	1 101 000	Apportionment A:- Tierkloof Mountain Cottage
	3	Agricultural	GROOT KLOOF	0 m ²	954 000	Apportionment B
243	1	Agricultural	RIETPOORT	2 853.2980 Ha	1 995 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a): - Wind Farm - Agri Portion SV1 Batch1
243	101	Commercial	Perdekraal East Windfarm 1	1 209.5210 Ha	10 735 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a): - Mainstream Lease SV1 Batch1
245		Agricultural	LOWER STINKFONTEIN	3 523.9867 Ha	2 465 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a): - Wind Farm - Agri Portion SV1 Batch1
245	101	Commercial	Perdekraal East Windfarm 2	1 847.8768 Ha	11 665 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a): - Mainstream Lease SV1 Batch1
277	2	Agricultural	ONVERWAGT	985.2057 Ha	1 380 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
279	7	Agricultural	HOOP EN UITKOMST	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
316		Agricultural	DOORN PLAAT 0	884.3078 Ha	694 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
322		Agricultural	NOOITGEDAGT 0	813.5470 Ha	98 000 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
323	1	Agricultural	KOELE FONTEIN 0	191.2107 Ha	9 430 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
327		Agricultural	DRIEFONTEIN	1 909.3880 Ha	0	See :- Ceres RD 331*. Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
327	1	Agricultural	DRIEFONTEIN	2 752.1634 Ha	0	See :- Ceres RD 331*. Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
331*		Agricultural	VRYSTAAT	9 308.6107 Ha	74 000 000	Including :- Ceres RD 327, Ceres RD 327/1, Ceres RD 331, Ceres RD 331/2, Ceres RD 452, Ceres RD 458. Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):

Geographical Area : Ceres RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
331		Agricultural	VRYSTAAT	1 658.9680 Ha	0	See :- Ceres RD 331*. Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
331	2	Agricultural	VRYSTAAT	1 928.0914 Ha	0	See :- Ceres RD 331*. Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
357*	3	Agricultural	HOTTENTOTS KRAAL	1 100.2698 Ha	77 450 000	Including :- Ceres RD 357/3, Ceres RD 357/5. Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
357	3	Agricultural	HOTTENTOTS KRAAL	991.6311 Ha	0	See :- Ceres RD 357*/3. Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
357	5	Agricultural	HOTTENTOTS KRAAL	108.6387 Ha	0	See :- Ceres RD 357*/3. Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
368	10	Agricultural	TWEE FONTEINEN 0	228.8155 Ha	14 250 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
368	19	Agricultural	TWEE FONTEINEN 0	32.8791 Ha	134 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
368	21	Multi*	TWEE FONTEINEN 0	2.5697 Ha	1 785 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
	21	Residential	TWEE FONTEINEN 0	0 m ²	245 000	Apportionment A
	21	Agricultural	TWEE FONTEINEN 0	0 m ²	1 540 000	Apportionment B
368	24	Agricultural	TWEE FONTEINEN 0	660.1936 Ha	20 100 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
368	28	Agricultural	TWEE FONTEINEN 0	80.7578 Ha	14 450 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
368	34	Agricultural	TWEE FONTEINEN	19.4735 Ha	6 010 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
368	35	PBO	TWEE FONTEINEN	5.4490 Ha	5 610 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
368	39	Agricultural	TWEE FONTEINEN 0	57.3628 Ha	4 125 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
371	19	Agricultural	WOLVENHUIS 0	87.7004 Ha	11 600 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
371	32	PSI	WOLVENHUIS	2.9201 Ha	4 000	Note :- Sec 78(1)(a)-Incorrectly omitted from the roll. Rates payable sec 78(4)(a):
371	36	Residential	WOLVENHUIS	7.5158 Ha	2 225 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
372	62	Agricultural	WAGENBOOMS RIVIER 0	10.0714 Ha	4 365 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
372	64	Agricultural	WAGENBOOMS RIVIER 0	10.0715 Ha	2 760 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
372	65	Agricultural	WAGENBOOMS RIVIER 0	10.0715 Ha	3 170 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):

Geographical Area : Ceres RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
372	66	Agricultural	WAGENBOOMS RIVIER 0	10.0715 Ha	2 700 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
372	85	Agricultural	WAGENBOOMS RIVIER 0	24.3800 Ha	8 405 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
372	112	Agricultural	WAGENBOOMS RIVIER 0	4.3931 Ha	49 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
372	137	Agricultural	WAGENBOOMS RIVIER 0	25.1314 Ha	5 405 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
379	1	Multi*	HARTEBEEEST VALLEY 0	343.2054 Ha	92 950 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
	1	Commercial	HARTEBEEEST VALLEY 0	0 m ²	14 600 000	Apportionment A
	1	Agricultural	HARTEBEEEST VALLEY 0	0 m ²	78 350 000	Apportionment B
379	4	Agricultural	HARTEBEEEST VALLEY	287.0822 Ha	100 000 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
383	13	Agricultural	STINK FONTEIN 0	211.8449 Ha	8 410 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
402	1	Agricultural	TANDFONTEIN 0	714.2587 Ha	43 650 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
402	4	Multi*	TANDFONTEIN 0	1 584.9864 Ha	20 200 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
	4	Agricultural	TANDFONTEIN 0	0 m ²	18 316 000	Apportionment A
	4	PROT	TANDFONTEIN 0	0 m ²	1 884 000	Apportionment B
406	1	Agricultural	LEEURIVIER 0	215.6440 Ha	18 950 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
423		Multi*	VOELVLEI 0	17.4964 Ha	5 160 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
		Commercial	VOELVLEI 0	0 m ²	1 090 000	Apportionment A
		Agricultural	VOELVLEI 0	0 m ²	4 070 000	Apportionment B
433		Multi*	WABOOMSRIVIER 0	2 164.6853 Ha	72 350 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
		Agricultural	WABOOMSRIVIER 0	0 m ²	68 966 000	Apportionment A
		PROT	WABOOMSRIVIER 0	0 m ²	3 384 000	Apportionment B
434		Multi*	APPELFONTEIN 0	1 995.7141 Ha	37 950 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):

Geographical Area : Ceres RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
		Agricultural	APPELFONTEIN 0	0 m ²	34 446 000	Apportionment A
		PROT	APPELFONTEIN 0	0 m ²	3 504 000	Apportionment B
437		Agricultural	WELBEDAG 0	582.6959 Ha	24 650 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
444		Agricultural	PAARDEKLOOF 0	1 014.4858 Ha	160 500 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
444	1	Agricultural	PAARDEKLOOF 0	84.7335 Ha	22 550 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
452		Agricultural	ODESSA	599.4553 Ha	0	See :- Ceres RD 331*. Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
458		Agricultural	GOUDMYN	460.5446 Ha	0	See :- Ceres RD 331*. Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
473		Agricultural	BO SNEEUWKOP	3 334.0477 Ha	54 900 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
504	1	Agricultural	CERES RD	501.7845 Ha	610 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
512		Agricultural	FARM 512	20.3065 Ha	66 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
514		Agricultural	CERES	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
519		Agricultural	Plaas	146.2549 Ha	21 450 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
520		Agricultural	Plaas	622.1501 Ha	1 420 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
Ceres RD Totals :- (75 proper sites, 16 multipurpose, 0 site apportionments and 2 dummy records)				58 369.4792 Ha	R1 718 172 000	

Totals per Category for Ceres RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	1	7.5158 Ha	7.5158 Ha	2 542 000	2 542 000
Commercial	2	3 057.3978 Ha	3 057.3978 Ha	39 191 000	39 191 000
Agricultural	62	47 902.3036 Ha	47 902.3036 Ha	1 661 887 000	1 661 887 000
PSI	1	2.9201 Ha	2.9201 Ha	4 000	4 000
PBO	1	5.4490 Ha	5.4490 Ha	5 610 000	5 610 000
Multi*	8	7 393.8929 Ha	7 393.8929 Ha	0	0
PROT	0	0 m ²	0 m ²	8 938 000	8 938 000
Totals	75	58 369.4792 Ha	58 369.4792 Ha	R1 718 172 000	R1 718 172 000

* Multipurpose Category - Current value = R232 688 000.00. Pre-Dispute value = R232 688 000.00. These values were apportioned To the relevant individual Categories.

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

I, Hendrik Coenraad Botha, Identity number 8204085152080 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 valuation roll for WITZENBERG 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.

Certified at Moorreesburg this 27th day of February 2024.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: PROFESSIONAL VALUER.



Hendrik Coenraad Botha

MUNICIPAL VALUER

Witzenberg Munisipaliteit

Supplementary Valuation 1 for 20220701

(Ceres - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(c) Business and commercial properties
Agricultural	8(2)(d) Agricultural properties
PSP	8(2)(f) Properties owned by an organ of state and used for public service purposes
PSI	8(2)(g) Public service infrastructure properties

Geographical Area : Ceres

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1079		Residential	Pinestraat 16	2 141 m ²	2 580 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1087		Residential	Fabriekstraat 66	1 071 m ²	1 455 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1117		Commercial	Vosstraat 56	1 913 m ²	3 083 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1224		Residential	Retiefstraat 23	815 m ²	1 555 000	Note :- Sec 78(1)(e)- substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(aA):
1241		Residential	Owenstraat 34	1 314 m ²	2 675 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a):
1270		Residential	Krigestraat 8	744 m ²	2 460 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1508		Residential	Plantasiestraat 6	1 487 m ²	3 165 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1517		Residential	Alheitstraat 2	1 487 m ²	3 310 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1595		Residential	van Riebeeckstraat 41	1 253 m ²	3 370 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1602		Residential	Parkstraat 24	1 142 m ²	4 430 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1611		Commercial	Lyellstraat 59	720 m ²	2 345 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1622		Residential	Slabbertstraat 2	793 m ²	1 555 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1711		Residential	Oranjestraat 31	841 m ²	1 475 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1729		Residential	Porterstraat 42	810 m ²	1 785 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1770		Residential	Oranjestraat 47	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
1775		Commercial	Malherbestraat	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
1797		Residential	Phillipstraat 31	890 m ²	4 550 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1884		Agricultural	Rural	88.7938 Ha	19 350 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
1897		Residential	Besterstraat 4	647 m ²	736 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):

Geographical Area : Ceres

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1960		Residential	van Riebeeckstraat 5	596 m ²	1 615 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1970		Residential	Hugostraat 26	991 m ²	1 435 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1984		Residential	Derdelaan 4	1 005 m ²	1 810 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2051		Residential	Vosstraat 5	708 m ²	1 000 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2096		Residential	St Georgesstraat 9	776 m ²	873 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2158		Residential	St Paulsstraat 7	811 m ²	849 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2205		Residential	Albertsingel 35	625 m ²	972 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2223		Residential	Albertsingel 43	744 m ²	831 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2314		PSI	Oranjestraat	80 m ²	1 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a):
2462		Residential	Naudestraat 16	652 m ²	859 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
2469		Residential	Beetsstraat 11	769 m ²	977 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2482		Residential	Naudestraat 15	827 m ²	1 085 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2614		Agricultural	Rural	108.0586 Ha	23 050 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
2626		PSP	Langstraat	3.0136 Ha	12 950 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2672		Residential	Langstraat 16	363 m ²	723 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2870		Commercial	Voortrekkerstraat 135	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
2914		Residential	Faurestraat 15	793 m ²	1 565 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3046		Residential	Da Gamastraat 646	242 m ²	297 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3074		Residential	Deltastraat 679	242 m ²	456 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3270		Residential	Klaradynstraat 79	242 m ²	337 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):

Geographical Area : Ceres

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3373		Residential	Limpopostraat 535	210 m ²	279 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3533		Residential	Mostertshoeklaan 11	1 187 m ²	3 715 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3658		Residential	Oranjestraat 51	841 m ²	1 925 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
3674		Residential	Stanleystraat 1	975 m ²	2 120 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3699		Residential	Fortuinstraat 14	1 040 m ²	1 450 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3703		Commercial	Voortrekkerstraat	1.2954 Ha	7 139 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3783		Residential	Bergsigstraat 7	434 m ²	850 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3785		Residential	Kortstraat 11	449 m ²	1 545 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3817		Residential	Die Laan 194	317 m ²	265 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3922		Residential	van Riebeeckstraat 16	459 m ²	800 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3932		Residential	Marinastraat 273	384 m ²	273 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3956		Residential	Lotusstraat 45	376 m ²	361 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3976		Residential	Aandblomstraat 18	342 m ²	240 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
4065		Residential	Plutostraat 129	393 m ²	306 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
4207		Residential	Burgstraat 41	305 m ²	260 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
4217		Residential	Erosiaan 40	304 m ²	623 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
4387		Residential	Gousblomstraat 17	304 m ²	289 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
4421		Residential	Impalaweg 19	280 m ²	210 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
4616		Residential	Eerstelaan 3	909 m ²	1 980 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):

Geographical Area : Ceres

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4963		Agricultural	Rural	172.9952 Ha	22 150 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
5171		Commercial	Sifile Laan 2	645 m ²	100 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
5193		Residential	Nduli	126 m ²	141 000	Note :- Sec 78(1)(a)-Incorrectly omitted from the roll. Rates payable sec 78(4)(a):
6004		Residential	Philani Laan 31	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): - See Erf 5193
6050		Residential	Oranjestraat 39	844 m ²	1 700 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
6051		Residential	Oranjestraat 3	835 m ²	900 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
6124		Residential	Krotzsingel	243 m ²	144 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
6163		Residential	Sultanasingel 3	500 m ²	1 440 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
6245		Residential	Patryslaan 13	824 m ²	2 880 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
7562		Residential	Skurwebergsingel 6	312 m ²	1 590 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
7639		Residential	St Thomasstraat 1	525 m ²	897 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
7646		Residential	St Thomasstraat 2	455 m ²	560 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
7676		Residential	Retiefstraat 2	992 m ²	937 000	Note :- Sec 78(1)(e)- substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(aA):
7903		Commercial	Cilliersstraat 41	2 185 m ²	4 241 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
7921		Residential	Albertsingel 2	570 m ²	800 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
8040		Residential	Krotzsingel	488 m ²	216 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
8339		Commercial	Uysstraat	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
8449		Residential	Krotzsingel 17B	243 m ²	144 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
8460		Commercial	Porter Street	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):

Geographical Area : Ceres

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
8471		Residential	Golf Estate	37.8059 Ha	26 137 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
8486		Residential	Golf Estate	598 m ²	3 075 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
8490		Residential	Golf Estate	512 m ²	627 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
8491		Residential	Golf Estate	508 m ²	2 925 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
8503		Residential	Golf Estate	500 m ²	3 855 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
8888		Residential	To be fixed	226 m ²	198 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
9423		Residential	Tweefontein	153 m ²	141 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
9602		Residential	Unknown	6.8462 Ha	15 000 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
9609		Commercial	PLAAS	1 981 m ²	2 528 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
9610		Commercial	Unknown	26.4541 Ha	82 456 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
10906		Residential	Golf Estate	1 046 m ²	4 575 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
10911		Residential	Golfestate	1 120 m ²	4 865 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
10924		Commercial	Voortrekkerstraat 135	731 m ²	1 985 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
10925		Commercial	Voortrekker Str 135	1 487 m ²	1 694 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
10930		Residential	Krotzsingel	486 m ²	350 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
10935		Commercial	Voortrekker Road	7 156 m ²	10 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Road Remainder
10936		Commercial	Joubert Street	1.7950 Ha	11 532 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
Ceres Totals :- (94 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				453.4912 Ha	R 336 987 000	

Totals per Category for Ceres

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	74	49.3957 Ha	49.3957 Ha	142 373 000	142 373 000
Commercial	15	31.2263 Ha	31.2263 Ha	117 113 000	117 113 000
Agricultural	3	369.8476 Ha	369.8476 Ha	64 550 000	64 550 000
PSP	1	3.0136 Ha	3.0136 Ha	12 950 000	12 950 000
PSI	1	80 m ²	80 m ²	1 000	1 000
Totals	94	453.4912 Ha	453.4912 Ha	R 336 987 000	R 336 987 000

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

I, Hendrik Coenraad Botha, Identity number 8204085152080 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 valuation roll for WITZENBERG 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.

Certified at Moorreesburg this 27th day of February 2024.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: PROFESSIONAL VALUER.



Hendrik Coenraad Botha

MUNICIPAL VALUER

Witzenberg Munisipaliteit

Supplementary Valuation 1 for 20220701

(Die Dorp Op Die Berg - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties

Geographical Area : Die Dorp Op Die Berg

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
426		Residential	Eikestraat	254 m ²	100 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
683		Residential	Kerkstraat 683	132 m ²	165 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
Die Dorp Op Die Berg Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				386 m ²	R 265 000	

Totals per Category for Die Dorp Op Die Berg

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	2	386 m ²	386 m ²	265 000	265 000
Totals	2	386 m²	386 m²	R 265 000	R 265 000

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

I, Hendrik Coenraad Botha, Identity number 8204085152080 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 valuation roll for WITZENBERG 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.

Certified at Moorreesburg this 27th day of February 2024.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: PROFESSIONAL VALUER.



Hendrik Coenraad Botha

MUNICIPAL VALUER

Witzenberg Munisipaliteit

Supplementary Valuation 1 for 20220701

(Prince Alfred Hamlet - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(c) Business and commercial properties
Agricultural	8(2)(d) Agricultural properties

Geographical Area : Prince Alfred Hamlet

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
48		Commercial	Du Plessisstraat	1 752 m ²	2 152 000	Note :- Sec 78(1)(h)-the value of which was incorrectly recorded in the valuation roll as a result of a clerical or typing error Rates payable sec 78(4)(a):
53		Residential	van Riebeeckstraat	4 283 m ²	2 650 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
207		Agricultural	Kerkstraat	16.4935 Ha	4 670 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
421		Residential	Hugostraat	2 296 m ²	3 980 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
448		Residential	Eikelaan 1	1 098 m ²	2 255 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
499		Residential	Kortstraat	808 m ²	1 340 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
501		Commercial	van Riebeeckstraat 1	716 m ²	1 678 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
591		Residential	Reidstraat 4	338 m ²	133 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
684		Residential	Bloekomlaan 1	1 107 m ²	2 250 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
836		Residential	Kareelaan	993 m ²	1 145 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
857		Residential	Kareelaan	1 463 m ²	1 100 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
983		Residential	Dennelaan	747 m ²	1 150 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
991		Residential	Dennelaan	736 m ²	750 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1023		Residential	Olienhoutlaan	603 m ²	1 465 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1426		Residential	Walter Sisulustra 1	215 m ²	251 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1602		Residential	Breestraat	295 m ²	500 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
Prince Alfred Hamlet Totals :- (16 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				18.2385 Ha	R 27 469 000	

Totals per Category for Prince Alfred Hamlet

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	13	1.4982 Ha	1.4982 Ha	18 969 000	18 969 000
Commercial	2	2 468 m ²	2 468 m ²	3 830 000	3 830 000
Agricultural	1	16.4935 Ha	16.4935 Ha	4 670 000	4 670 000
Totals	16	18.2385 Ha	18.2385 Ha	R 27 469 000	R 27 469 000

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

I, Hendrik Coenraad Botha, Identity number 8204085152080 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 valuation roll for WITZENBERG 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.

Certified at Moorreesburg this 27th day of February 2024.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: PROFESSIONAL VALUER.



Hendrik Coenraad Botha

MUNICIPAL VALUER

Witzenberg Munisipaliteit

Supplementary Valuation 1 for 20220701

(Tulbagh RD - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(c) Business and commercial properties
Agricultural	8(2)(d) Agricultural properties
Multi*	8(2)(i)* Properties used for multiple purposes, subject to section 9

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
65	3	Multi*	TWEE JONGE GEZELLEN 0	141.0310 Ha	13 128 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
	3	Commercial	TWEE JONGE GEZELLEN 0	0 m ²	3 638 000	Apportionment A
	3	Agricultural	TWEE JONGE GEZELLEN 0	0 m ²	9 490 000	Apportionment B
66	10	Agricultural	ROODE ZANDS KLOOF	30.6347 Ha	3 460 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
66	11	Agricultural	Roode Zandkloof 11	33.9263 Ha	5 375 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
101		Agricultural	DIGGERS HOME 0	71.0648 Ha	6 785 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
108	30	Agricultural	THE OLD DROSTDY 0	25.9175 Ha	3 490 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
132		Residential	FARM 132 0	8 763 m ²	2 050 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
168	15	Agricultural	KLIPFONTEIN 0	127.2390 Ha	7 030 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
182	2	Agricultural	WITZENBERG 0	677.9765 Ha	7 545 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
190	27	Agricultural	STRAATSKERK 0	131.8540 Ha	7 025 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
190	53	Multi*	STRAATSKERK 0	61.7461 Ha	8 688 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
	53	Commercial	STRAATSKERK 0	0 m ²	3 228 000	Apportionment A
	53	Agricultural	STRAATSKERK 0	0 m ²	5 460 000	Apportionment B
190	58	Multi*	STRAATS KERK	8.6310 Ha	4 643 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
	58	Commercial	STRAATS KERK	0 m ²	1 158 000	Apportionment A
	58	Agricultural	STRAATS KERK	0 m ²	3 485 000	Apportionment B
190	59	Agricultural	STRAATS KERK	6.9901 Ha	1 410 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
224	5	Agricultural	ZAGTE VALLEY 0	130.7552 Ha	2 850 000	Note :- Sec 78(1)(e)- substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(aA):
224	7	Multi*	ZAGTE VALLEY 0	758.0714 Ha	11 088 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
	7	Commercial	ZAGTE VALLEY 0	0 m ²	438 000	Apportionment A:- Schalkenbosch Wedding
	7	Agricultural	ZAGTE VALLEY 0	0 m ²	10 650 000	Apportionment B
229		Agricultural	SCHALKENBOSCH 0	204.7192 Ha	2 975 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
229	3	Agricultural	SCHALKENBOSCH 0	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
239	3	Agricultural	WELTEVREDEN	5.0003 Ha	1 195 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
243	2	Agricultural	ARTOIS 0	80.1411 Ha	4 790 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
262	9	Agricultural	BOONTJES RIVIER 0	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
262	16	Residential	BOONTJES RIVIER 0	1 483 m ²	1 290 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
262	20	Residential	BOONTJES RIVIER 0	614 m ²	1 000 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
262	34	Residential	BOONTJES RIVIER	1 108 m ²	1 130 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
262	41	Residential	Boontjies Rivier	1 330 m ²	1 505 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
262	43	Residential	Boontjies Rivier	1 420 m ²	1 450 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
262	47	Residential	BOONTJES RIVIER	1 176 m ²	1 220 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
262	48	Residential	BOONTJES RIVIER	1 239 m ²	1 325 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
264	3	Agricultural	DUIVELS BERG 0	10.6774 Ha	799 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
268	3	Agricultural	DUIVELS BERG 0	8.7807 Ha	2 430 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
268	38	Commercial	DUIVELS BERG 0	5.1590 Ha	11 262 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
294	1	Agricultural	FARM 294 0	46.9411 Ha	5 565 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
318	15	Agricultural	PALMIET VALLEY 0	11.4081 Ha	3 655 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
320	21	Agricultural	ROMANS RIVIER	29.9338 Ha	6 705 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
321	7	Residential	DE LIEFDE 0	9 513 m ²	1 630 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
321	22	Residential	DE LIEFDE 0	8 507 m ²	1 680 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
321	28	Residential	DE LIEFDE 0	7 573 m ²	1 505 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
325	18	Residential	KORT EILANDS KLOOF	9 938 m ²	750 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
325	23	Residential	KORT EILANDS KLOOF 0	1.4064 Ha	1 085 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
325	28	Residential	KORT EILANDS KLOOF	2.5213 Ha	1 015 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
347		Agricultural	SNEEUSIG 0	211.1493 Ha	29 400 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
348	1	Agricultural	GOEDGEVONDEN 0	129.3063 Ha	5 695 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
369		Multi*	ELDORADO 0	82.6669 Ha	7 914 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
		Commercial	ELDORADO 0	0 m ²	2 504 000	Apportionment A
		Agricultural	ELDORADO 0	0 m ²	5 410 000	Apportionment B
371		Multi*	WELBEDAG 0	153.4022 Ha	6 876 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
		Commercial	WELBEDAG 0	0 m ²	2 746 000	Apportionment A:- Welbedacht Game and Nature Reserve
		Agricultural	WELBEDAG 0	0 m ²	4 130 000	Apportionment B
377	7	Multi*	FARM 377	132.2788 Ha	6 418 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
	7	Commercial	FARM 377	0 m ²	1 428 000	Apportionment A
	7	Agricultural	FARM 377	0 m ²	4 990 000	Apportionment B
378		Commercial	FARM 378 0	77.1678 Ha	62 400 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
394	2	Agricultural	OUDEKLOOF 0	141.8198 Ha	4 170 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
414		Agricultural	LA RHONE	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
417		Agricultural	TULBAGH RD	605.9408 Ha	10 900 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
424		Agricultural	Plaas	25.0772 Ha	2 600 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
438		Agricultural	Plaas	0 m ²	0	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
440		Agricultural	Farm 440 0	16.3778 Ha	3 010 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
451		Commercial	451	22.9252 Ha	2 306 000	Note :- Sec 78(1)(a)-Incorrectly omitted from the roll. Rates payable sec 78(4)(a):
461		Agricultural	Fairview	84.9220 Ha	11 150 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
462		Agricultural	Tulbagh	59.3621 Ha	7 665 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
467		Agricultural	Uitvlug	84.8046 Ha	18 300 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
468		Multi*	468	194.3256 Ha	10 255 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
		Commercial	468	0 m ²	800 000	Apportionment A
		Agricultural	468	0 m ²	9 455 000	Apportionment B
469		Agricultural	Plaas	288.0532 Ha	8 250 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
472		Agricultural	Daraheen	95.3486 Ha	17 650 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
Tulbagh RD Totals :- (57 proper sites, 16 multipurpose, 0 site apportionments and 0 dummy records)				5 022.7206 Ha	R 355 487 000	

Totals per Category for Tulbagh RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	14	9.1941 Ha	9.1941 Ha	18 635 000	18 635 000
Commercial	3	105.2520 Ha	105.2520 Ha	91 908 000	91 908 000
Agricultural	32	3 376.1215 Ha	3 376.1215 Ha	244 944 000	244 944 000
Multi*	8	1 532.1530 Ha	1 532.1530 Ha	0	0
Totals	57	5 022.7206 Ha	5 022.7206 Ha	R 355 487 000	R 355 487 000

* Multipurpose Category - Current value = R69 010 000.00. Pre-Dispute value = R69 010 000.00. These values were apportioned To the relevant individual Categories.

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

I, Hendrik Coenraad Botha, Identity number 8204085152080 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 valuation roll for WITZENBERG 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.

Certified at Moorreesburg this 27th day of February 2024.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: PROFESSIONAL VALUER.



Hendrik Coenraad Botha

MUNICIPAL VALUER

Witzenberg Munisipaliteit

Supplementary Valuation 1 for 20220701

(Tulbagh - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(c) Business and commercial properties

Geographical Area : Tulbagh

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
10		Commercial	van der Stelstraat	3 706 m ²	1 669 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
18		Commercial	Maraistraat	1.8012 Ha	1 972 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
133		Residential	Meiringstraat	791 m ²	1 325 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
174		Commercial	Simon van der Stel 27	452 m ²	1 760 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
176		Commercial	Kerkstraat 3	354 m ²	2 066 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
178		Residential	Kerkstraat 3	367 m ²	1 740 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
225		Commercial	van der Stelstraat 20	551 m ²	1 929 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
321		Residential	Waverenstraat	830 m ²	1 145 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
361		Residential	Maraistraat 1	1 482 m ²	1 465 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
586		Residential	Akasiastraat	988 m ²	1 555 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
625		Residential	Rosestraat	1 018 m ²	1 325 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
687		Residential	Magnoliastraat 3	964 m ²	1 515 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
725		Residential	Buitekantstraat 3	797 m ²	753 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
749		Residential	Jakarandastraat 1	600 m ²	679 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
755		Residential	Palmsingel	618 m ²	821 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
764		Residential	Palmsingel 1	600 m ²	842 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1097		Residential	Derde Laan 20	326 m ²	224 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1117		Residential	Tweede Laan 22	309 m ²	281 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1573		Residential	van der Stelstraat	1 167 m ²	1 150 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):

Geographical Area : Tulbagh

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1580		Residential	Oosstraat 2	781 m ²	1 275 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
1581		Residential	Oosstraat 2	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
1770		Residential	Nuwestraat 8	663 m ²	906 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
1786		Residential	Watsoniastraat 1	757 m ²	1 245 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1943		Residential	Holzaphelweg 4	200 m ²	129 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2002		Residential	Geelhoutstraat	198 m ²	118 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2289		Residential	Eikelaan	368 m ²	136 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2317		Residential	Kiepersolstraat 2	422 m ²	664 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2402		Residential	Museumstraat	617 m ²	1 285 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2404		Residential	Waterkantstraat	549 m ²	1 255 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2434		Residential	Nerinastraat	639 m ²	1 650 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2452		Residential	Krieglerstraat	387 m ²	1 300 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2454		Residential	Krieglerstraat	388 m ²	984 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2688		Residential	Oosstraat 24	953 m ²	1 945 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
Tulbagh Totals :- (33 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				4.0854 Ha	R 37 108 000	

Totals per Category for Tulbagh

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	28	1.7779 Ha	1.7779 Ha	27 712 000	27 712 000
Commercial	5	2.3075 Ha	2.3075 Ha	9 396 000	9 396 000
Totals	33	4.0854 Ha	4.0854 Ha	R 37 108 000	R 37 108 000

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

I, Hendrik Coenraad Botha, Identity number 8204085152080 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 valuation roll for WITZENBERG 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.

Certified at Moorreesburg this 27th day of February 2024.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: PROFESSIONAL VALUER.



Hendrik Coenraad Botha

MUNICIPAL VALUER

Witzenberg Munisipaliteit

Supplementary Valuation 1 for 20220701

(Tulbaghweg - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Commercial	8(2)(c) Business and commercial properties
Agricultural	8(2)(d) Agricultural properties
Multi*	8(2)(i)* Properties used for multiple purposes, subject to section 9

Geographical Area : Tulbaghweg

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1		Agricultural	Tulbagh Weg	53.5229 Ha	3 210 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
110		Multi*	Tulbaghweg	18.4501 Ha	3 560 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
		Commercial	Tulbaghweg	0 m ²	2 500 000	Apportionment A
		Agricultural	Tulbaghweg	0 m ²	1 060 000	Apportionment B
Tulbaghweg Totals :- (2 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)				71.9730 Ha	R 6 770 000	

Totals per Category for Tulbaghweg

Category	Sites	Extent	Previous extent	Current Value	Previous value
Commercial	0	0 m ²	0 m ²	2 500 000	2 500 000
Agricultural	1	53.5229 Ha	53.5229 Ha	4 270 000	4 270 000
Multi*	1	18.4501 Ha	18.4501 Ha	0	0
Totals	2	71.9730 Ha	71.9730 Ha	R 6 770 000	R 6 770 000

* Multipurpose Category - Current value = R3 560 000.00. Pre-Dispute value = R3 560 000.00. These values were apportioned To the relevant individual Categories.

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

I, Hendrik Coenraad Botha, Identity number 8204085152080 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 valuation roll for WITZENBERG 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.

Certified at Moorreesburg this 27th day of February 2024.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: PROFESSIONAL VALUER.



Hendrik Coenraad Botha

MUNICIPAL VALUER

Witzenberg Munisipaliteit

Supplementary Valuation 1 for 20220701

(Wolseley - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(c) Business and commercial properties
PSP	8(2)(f) Properties owned by an organ of state and used for public service purposes
Industrial	8(2)(b) Industrial Properties

Geographical Area : Wolseley

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
160		Residential	Blyth Walk	1 758 m ²	2 305 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
442		Residential	Vredestraat	1 180 m ²	1 310 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
466		Residential	van der Stelstraat	941 m ²	1 075 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
489		Residential	Proteastraat 1	952 m ²	1 140 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
739		Commercial	Voortrekkerstraat	2.7533 Ha	7 183 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
886		Residential	Pleinstraat 1	621 m ²	623 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
889		Industrial	Voortrekkerstraat	5 001 m ²	1 622 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
915		Residential	Accaciastraat 1	743 m ²	400 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1132		Residential	Madeliefiestraat 2	355 m ²	383 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1173		Residential	Dahliastraat 6	374 m ²	159 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1524		Residential	Disastraat	965 m ²	884 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1747		Residential	Kwikkiestraat 1	213 m ²	138 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2394		Residential	Lavallestraat 3	229 m ²	120 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
2569		Residential	Nerinastraat	1 014 m ²	1 605 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
3184		PSP	MEENT	5 623 m ²	8 524 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
4109		Industrial	Voortrekkerstraat	2.1192 Ha	15 000 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
4116		Commercial	Voortrekker	3.9654 Ha	17 500 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
4118		Residential	Voortrekker Str	1 736 m ²	434 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
Wolseley Totals :- (18 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				11.0084 Ha	R 60 405 000	

Totals per Category for Wolseley

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	13	1.1081 Ha	1.1081 Ha	10 576 000	10 576 000
Commercial	2	6.7187 Ha	6.7187 Ha	24 683 000	24 683 000
PSP	1	5 623 m ²	5 623 m ²	8 524 000	8 524 000
Industrial	2	2.6193 Ha	2.6193 Ha	16 622 000	16 622 000
Totals	18	11.0084 Ha	11.0084 Ha	R 60 405 000	R 60 405 000

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

I, Hendrik Coenraad Botha, Identity number 8204085152080 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 valuation roll for WITZENBERG 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.

Certified at Moorreesburg this 27th day of February 2024.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: PROFESSIONAL VALUER.



Hendrik Coenraad Botha

MUNICIPAL VALUER

Witzenberg Munisipaliteit

Supplementary Valuation 1 for 20220701

(Worcester RD - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(c) Business and commercial properties
Agricultural	8(2)(d) Agricultural properties
Multi*	8(2)(i)* Properties used for multiple purposes, subject to section 9
PROT	Protected Area

Geographical Area : Worcester RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
197	1	Agricultural	WABOOMSRIVIER 0	65.1838 Ha	13 400 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
208	34	Agricultural	KLEINEBERG 0	3.9482 Ha	22 100 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
208	77	Residential	KLEINEBERG	7 873 m ²	2 065 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
208	80	Residential	KLEINEBERG 0	1.0671 Ha	1 340 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
208	87	Residential	KLEINEBERG 0	1.1401 Ha	1 805 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
208	90	Residential	KLEINEBERG 0	1 m ²	1 885 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
210	2	Multi*	BASTIAANS KLOOF 0	766.3693 Ha	4 555 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
	2	Residential	BASTIAANS KLOOF 0	0 m ²	3 330 000	Apportionment A
	2	PROT	BASTIAANS KLOOF 0	0 m ²	1 225 000	Apportionment B
214	30	Agricultural	WITTE ELSE BOOM 0	98.6092 Ha	19 050 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
218	21	Agricultural	BOSJESMANS VALLEY 0	37.1036 Ha	7 195 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
218	60	Commercial	BOSJESMANS VALLEY 0	6.2901 Ha	33 749 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
248	4	Residential	WAAIHOEK 0	1.0406 Ha	1 600 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
248	18	Agricultural	WAAIHOEK	53.0933 Ha	2 190 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
298	7	Agricultural	DE BREEDE RIVIER 0	54.1314 Ha	21 750 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
298	28	Multi*	DE BREEDE RIVIER	26.1789 Ha	9 535 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
	28	Commercial	DE BREEDE RIVIER	0 m ²	875 000	Apportionment A
	28	Agricultural	DE BREEDE RIVIER	0 m ²	8 660 000	Apportionment B
602		Agricultural	VREDEHOEK 0	618.4962 Ha	26 800 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
632	6	Multi*	EIKEHOF	128.3406 Ha	6 951 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):

Geographical Area : Worcester RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
	6	Commercial	EIKEHOF	0 m ²	3 741 000	Apportionment A:- Eikehof Farm
	6	Agricultural	EIKEHOF	0 m ²	3 210 000	Apportionment B
656		Multi*	FARM 0	298.6511 Ha	23 150 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
		Commercial	FARM 0	0 m ²	500 000	Apportionment A:- Vergenoeg Cottages
		Agricultural	FARM 0	0 m ²	22 650 000	Apportionment B
Worcester RD Totals :- (17 proper sites, 8 multipurpose, 0 site apportionments and 0 dummy records)				2 160.4309 Ha	R 199 120 000	

Totals per Category for Worcester RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	5	4.0352 Ha	4.0352 Ha	12 025 000	12 025 000
Commercial	1	6.2901 Ha	6.2901 Ha	38 865 000	38 865 000
Agricultural	7	930.5657 Ha	930.5657 Ha	147 005 000	147 005 000
Multi*	4	1 219.5399 Ha	1 219.5399 Ha	0	0
PROT	0	0 m ²	0 m ²	1 225 000	1 225 000
Totals	17	2 160.4309 Ha	2 160.4309 Ha	R 199 120 000	R 199 120 000

* Multipurpose Category - Current value = R44 191 000.00. Pre-Dispute value = R44 191 000.00. These values were apportioned To the relevant individual Categories.

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

I, Hendrik Coenraad Botha, Identity number 8204085152080 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 valuation roll for WITZENBERG 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.

Certified at Moorreesburg this 27th day of February 2024.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: PROFESSIONAL VALUER.



Hendrik Coenraad Botha

MUNICIPAL VALUER

Totals per Category for all Towns and Rural

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	150	74.5636 Ha	74.5636 Ha	233 097 000	233 097 000
Commercial	30	3 209.4392 Ha	3 209.4392 Ha	327 486 000	327 486 000
Agricultural	106	52 648.8548 Ha	52 648.8548 Ha	2 127 326 000	2 127 326 000
Industrial	2	2.6193 Ha	2.6193 Ha	16 622 000	16 622 000
PSP	2	3.5759 Ha	3.5759 Ha	21 474 000	21 474 000
PBO	1	5.4490 Ha	5.4490 Ha	5 610 000	5 610 000
Multi*	21	10 164.0359 Ha	10 164.0359 Ha	0	0
PROT	0	0 m ²	0 m ²	10 163 000	10 163 000
PSI	2	2.9281 Ha	2.9281 Ha	5 000	5 000
Totals	314	66 111.4658 Ha	66 111.4658 Ha	R2 741 783 000	R2 741 783 000

* Multipurpose Category - Current value = R349 449 000.00. Pre-Dispute value = R349 449 000.00. These values were apportioned To the relevant individual Categories.