

Witzenberg Munisipaliteit

Supplementary Valuation 2 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 |
| PSI | 8(2)(g) Public service infrastructure properties |
| Multi* | 8(2)(i)* Properties used for multiple purposes, subject to section 9 |

Geographical Area : Ceres

| Erf No | Portion | Category | Address | Extent | Value | Other Particulars |
|--------|---------|--------------|-----------------------|----------------------|------------|---|
| 1067 | | Commercial | Voortrekkerstraat 117 | 0 m ² | 0 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Erf 10912 |
| 1068 | | Residential | Cilliersstraat 3 | 0 m ² | 0 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Erf 10912 |
| 1074 | | Residential | Fabriekstraat | 0 m ² | 0 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Erf 10912 |
| 1085 | | Residential | Porterstraat 1 | 1 071 m ² | 2 070 000 | 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): Additions & Alterations |
| 1140 | | PSI | Unknown | 0 m ² | 0 | 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): |
| 1242 | | Residential | Keetstraat 3 | 1 190 m ² | 2 705 000 | 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): Carport |
| 1432 | | Residential | Murchisonstraat 17 | 1 487 m ² | 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): Additions and Alterations |
| 1576 | | Residential | Staffstraat 9 | 526 m ² | 1 795 000 | 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): Additions & Alterations |
| 1623 | | Residential | Slabbertstraat 4 | 793 m ² | 2 005 000 | 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): Additions & Alterations |
| 1877 | | Agricultural | Rural | 65.9092 Ha | 20 600 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): |
| 1970 | | Residential | Hugostraat 26 | 991 m ² | 1 715 000 | 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): Additions & Alterations |
| 2121 | | Residential | Albetsingel 7 | 731 m ² | 935 000 | 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): |
| 2161 | | Residential | St Paulsstraat 13 | 868 m ² | 1 405 000 | 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): Complete Additions |
| 2168 | | Commercial | St Petersstraat 1 | 786 m ² | 1 353 000 | 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): Additions to Creche |
| 2239 | | Residential | Albetsingel 18 | 685 m ² | 1 115 000 | 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): New Flat |
| 2498 | | Residential | Beetsstraat 21 | 571 m ² | 970 000 | 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): Complete Structure |

Geographical Area : Ceres

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|--------|---------|-------------|---------------------|----------------------|------------|---|
| 2594 | | Residential | Maritzstraat 6 | 798 m ² | 1 725 000 | 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): |
| 2815 | | Residential | Eerstelaan 18 | 629 m ² | 1 745 000 | 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): |
| 3295 | | Residential | Noordhoekstraat 818 | 309 m ² | 213 000 | 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): Incomplete Additions |
| 3681 | | Residential | Stanleystraat 8 | 1 225 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): Storeroom Complete |
| 3765 | | Residential | Potgieterstraat 2B | 1 122 m ² | 1 430 000 | 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): |
| 3805 | | Residential | Venusstraat 24 | 398 m ² | 180 000 | 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): |
| 3978 | | Residential | Aandblomstraat 14 | 367 m ² | 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): Additions to Dwelling Partially Complete |
| 4225 | | Residential | Erosiaan 35 | 312 m ² | 208 000 | 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): Incomplete Additions to Dwelling |
| 4619 | | Residential | Faurestraat 18 | 754 m ² | 1 935 000 | 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): New Storeroom & New Covered Area |
| 6100 | | Commercial | Plaas | 8.0299 Ha | 41 879 000 | 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): New Additions |
| 6102 | | Commercial | Uysstraat 3 | 4 808 m ² | 4 604 000 | 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): New Carport |
| 6166 | | Residential | Sultanasingel | 477 m ² | 1 405 000 | 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): New Dwellings |
| 6221 | | Residential | Kiewietstraat 4 | 982 m ² | 2 805 000 | 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): New 2nd Dwelling |
| 7619 | | Residential | Vosstraat 27 | 856 m ² | 1 445 000 | 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): Incomplete Flat |
| 7648 | | Residential | Morrisdale | 479 m ² | 585 000 | 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): 2nd Dwelling Complete |
| 7900 | | Commercial | Plaas | 0 m ² | 0 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Erf 10928 |

Geographical Area : Ceres

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|--------|---------|-------------|------------------------|----------------------|------------|--|
| 7911 | | Multi* | Rural | 2.6901 Ha | 3 883 000 | 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): |
| | | Residential | Rural | 0 m ² | 1 495 000 | Apportionment A |
| | | Commercial | Rural | 0 m ² | 2 388 000 | Apportionment B |
| 7921 | | Residential | Albertsingel 2 | 570 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): Incomplete 2nd Dwelling |
| 8046 | | Residential | Umzumaailaan 18 | 828 m ² | 2 455 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Erf 10926 Af Pergola |
| 8447 | | Residential | Krotz | 240 m ² | 686 000 | 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): New Dwelling |
| 8471 | | Residential | Golf Estate | 37.6321 Ha | 24 437 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Erwe 8488 + 8549 + 8554 Af |
| 8488 | | Residential | Apple Tree Street 16 | 625 m ² | 731 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): |
| 8503 | | Residential | Golf Estate | 500 m ² | 3 890 000 | 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): Swimming Pool |
| 8549 | | Residential | Orange Tree Street 18 | 512 m ² | 662 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): |
| 8554 | | Residential | Orange Tree Street | 601 m ² | 718 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): |
| 9610 | | Commercial | Unknown | 26.4541 Ha | 86 418 000 | 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): New Store |
| 10906 | | Residential | Golf Estate | 1 046 m ² | 4 585 000 | 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): Swimming Pool |
| 10912 | | Commercial | VOORTREKKER STREET 117 | 4 054 m ² | 4 170 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From Erf1068+1067+1074 |
| 10926 | | Residential | Sederbergsingel 3 | 273 m ² | 428 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): |
| 10928 | | Commercial | VOS STREET 00 | 30.1136 Ha | 41 140 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From Erf 7900 |
| 10929 | | Residential | Sederbergsingel 5 | 272 m ² | 427 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): |

Geographical Area : Ceres

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|---|---------|-------------|-----------------------|--------------------|---------------|---|
| 10939 | | Residential | Orange Tree Street 13 | 712 m ² | 1 070 000 | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): |
| Ceres Totals :- (48 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records) | | | | 174.1738 Ha | R 277 627 000 | |

Totals per Category for Ceres

| Category | Sites | Extent | Previous extent | Current Value | Previous value |
|---------------|-----------|--------------------|--------------------|----------------------|----------------------|
| Residential | 37 | 40.0121 Ha | 40.0121 Ha | 75 075 000 | 75 075 000 |
| Commercial | 8 | 65.5624 Ha | 65.5624 Ha | 181 952 000 | 181 952 000 |
| Agricultural | 1 | 65.9092 Ha | 65.9092 Ha | 20 600 000 | 20 600 000 |
| PSI | 1 | 0 m ² | 0 m ² | 0 | 0 |
| Multi* | 1 | 2.6901 Ha | 2.6901 Ha | 0 | 0 |
| Totals | 48 | 174.1738 Ha | 174.1738 Ha | R 277 627 000 | R 277 627 000 |

* Multipurpose Category - Current value = R3 883 000.00. Pre-Dispute value = R3 883 000.00. 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 10th day of February 2025.

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