

# **Witzenberg Munisipaliteit**

## **Supplementary Valuation 2 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
Agricultural	8(2)(d) Agricultural properties

**Geographical Area : Ceres RD**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
18		Agricultural	VAAL FONTEIN	4 688.4149 Ha	20 000 000	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):
29	7	Agricultural	DE BOSCH	141.3298 Ha	893 000	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):
145		Agricultural	DE VLOEREN	3 426.3645 Ha	3 425 000	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):
153		Agricultural	MEIDE BERG	1 057.7217 Ha	1 975 000	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):
168	13	Agricultural	BANTAMSFONTEIN	0 m <sup>2</sup>	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): - See Ceres RD 168ptn16
168	14	Agricultural	BANTAMSFONTEIN	744.0935 Ha	716 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
168	16	Agricultural	BANTAMSFONTEIN	4 857.6858 Ha	6 175 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From 168ptn 13 + 15
442		Agricultural	KLIPFONTEIN 0	664.7040 Ha	15 600 000	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):
<b>Ceres RD Totals :- (8 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)</b>				15 580.3142 Ha	R 48 784 000	

Totals per Category for Ceres RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
Agricultural	8	15 580.3142 Ha	15 580.3142 Ha	48 784 000	48 784 000
Totals	8	15 580.3142 Ha	15 580.3142 Ha	R 48 784 000	R 48 784 000

**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 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**