

# **Witzenberg Munisipaliteit**

## **Supplementary Valuation 2 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

**Geographical Area : Prince Alfred Hamlet**

<b>Erf No</b>	<b>Portion</b>	<b>Category</b>	<b>Address</b>	<b>Extent</b>	<b>Value</b>	<b>Other Particulars</b>
33		Residential	Rouxstraat	1 515 m <sup>2</sup>	1 735 000	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): Alterations
773		Residential	Breestraat	7 835 m <sup>2</sup>	3 656 000	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 Carports
841		Residential	Kareelaan 1	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 Erf 2081
842		Residential	Kareelaan 1	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 Erf 2081
1019		Residential	Olienhoutlaan	749 m <sup>2</sup>	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): New Dwelling
1031		Residential	Olienhoutlaan 1	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 Erf 2077
1032		Residential	Olienhoutlaan	870 m <sup>2</sup>	251 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Erf 2076 Af
1098		Commercial	Voortrekkerstraat	4 650 m <sup>2</sup>	6 174 000	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 Shop Additions
1602		Residential	Breestraat	295 m <sup>2</sup>	814 000	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): Dwelling Complete
2077		Residential	Olienhoutlaan 14	1 429 m <sup>2</sup>	1 941 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From Erf 1031 + 2076
2081		Residential	Kareelaan 11	1 832 m <sup>2</sup>	451 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From 841 + 842
<b>Prince Alfred Hamlet Totals :- (11 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)</b>				1.9175 Ha	R 16 217 000	

**Totals per Category for Prince Alfred Hamlet**

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	10	1.4525 Ha	1.4525 Ha	10 043 000	10 043 000
Commercial	1	4 650 m <sup>2</sup>	4 650 m <sup>2</sup>	6 174 000	6 174 000
<b>Totals</b>	<b>11</b>	<b>1.9175 Ha</b>	<b>1.9175 Ha</b>	<b>R 16 217 000</b>	<b>R 16 217 000</b>

**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**