

Witzenberg Munisipaliteit

Supplementary Valuation 2 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
PSP	8(2)(f) Properties owned by an organ of state and used for public service purposes

Geographical Area : Tulbagh

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
152		Commercial	van der Stelstraat 4	250 m²	1 120 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
173		Commercial	Kerkstraat 28	268 m²	1 629 000	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
262		Residential	Piet Retiefstraat	1 039 m²	628 000	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
386		PSP	Ryk Tulbaghstraat	0 m²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Erf 3357
408		PSP	Obiquasingel	0 m²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Erf 3357
500		Residential	Hoogstaat 12	1 064 m²	1 480 000	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 Garage
620		Residential	Magnoliastraat	820 m²	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): - Incomplete
631		Residential	Watsoniastraat	805 m²	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): - Incomplete
726		Residential	Nuwestraat 26	860 m²	1 335 000	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 Complete
1258		Residential	Dennelaan	599 m²	846 000	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):
3357		PSP	Obiqua Street 00	2.2628 Ha	17 833 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From Erf 408 + 386 School
Tulbagh Totals :- (11 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				2.8333 Ha	R 25 871 000	

Totals per Category for Tulbagh

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	6	5 187 m ²	5 187 m ²	5 289 000	5 289 000
Commercial	2	518 m ²	518 m ²	2 749 000	2 749 000
PSP	3	2.2628 Ha	2.2628 Ha	17 833 000	17 833 000
Totals	11	2.8333 Ha	2.8333 Ha	R 25 871 000	R 25 871 000

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