

Witzenberg Munisipaliteit

Supplementary Valuation 2 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
52		Agricultural	BLOUBANK	1 m²	0	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a): SV 2 Batch 1
52	1	Agricultural	Bloubank	49.7709 Ha	8 305 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a): SV 2 Batch 1
132		Multi*	FARM 132 0	8 763 m²	3 040 000	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	FARM 132 0	0 m²	988 000	Apportionment A
		Agricultural	FARM 132 0	0 m²	2 052 000	Apportionment B
168	16	Multi*	KLIPFONTEIN	44.5672 Ha	6 405 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
	16	Commercial	KLIPFONTEIN	0 m²	400 000	Apportionment A
	16	Agricultural	KLIPFONTEIN	0 m²	6 005 000	Apportionment B
187	15	Agricultural	Kruys Valley	142.3556 Ha	5 140 000	Note :- Sec 78(1)(a)-Incorrectly omitted from the roll. Rates payable sec 78(4)(a):
262	45	Residential	BOONTJES RIVIER	819 m²	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):
294	1	Agricultural	FARM 294 0	0 m²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
302		Agricultural	NEW MUNSTER	85.2561 Ha	3 950 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): To 302ptn17
321	16	Residential	DE LIEFDE 0	7 410 m²	1 575 000	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):
321	21	Residential	DE LIEFDE 0	6 944 m²	991 000	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	14	Residential	KORT EILANDS KLOOF 0	7.7333 Ha	1 010 000	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):
325	19	Residential	KORT EILANDS KLOOF 0	2.3937 Ha	978 000	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):
332		Multi*	KAALDRAAI 0	69.0273 Ha	10 405 000	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):
		Commercial	KAALDRAAI 0	0 m²	3 500 000	Apportionment A
		Agricultural	KAALDRAAI 0	0 m²	6 905 000	Apportionment B
343	3	Agricultural	THEUNISKRAAL 0	113.3321 Ha	20 750 000	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):

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
368		Multi*	FARM 368 0	2 281 m ²	1 270 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
		Residential	FARM 368 0	0 m ²	928 000	Apportionment A
		Agricultural	FARM 368 0	0 m ²	342 000	Apportionment B
369		Multi*	ELDORADO 0	82.6669 Ha	7 249 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
		Commercial	ELDORADO 0	0 m ²	1 264 000	Apportionment A
		Agricultural	ELDORADO 0	0 m ²	5 985 000	Apportionment B
370		Agricultural	THEUNISKRAAL 0	169.1489 Ha	18 450 000	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):
419		Agricultural	Plaas	13.5422 Ha	995 000	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):
447		Agricultural	TULBAGH RD	42.8660 Ha	8 715 000	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):
448		Agricultural	TULBAGH RD	44.9462 Ha	8 265 000	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):
451		Multi*	451	22.9252 Ha	3 197 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a):
		Commercial	451	0 m ²	1 302 000	Apportionment A
		Agricultural	451	0 m ²	1 895 000	Apportionment B
473		Agricultural	Farm 473	146.9793 Ha	8 860 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From 294ptn1
Tulbagh RD Totals :- (22 proper sites, 12 multipurpose, 0 site apportionments and 0 dummy records)				1 040.1327 Ha	R 120 695 000	

Totals per Category for Tulbagh RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	5	11.6443 Ha	11.6443 Ha	7 615 000	7 615 000
Commercial	0	0 m²	0 m²	6 466 000	6 466 000
Agricultural	11	808.1974 Ha	808.1974 Ha	106 614 000	106 614 000
Multi*	6	220.2910 Ha	220.2910 Ha	0	0
Totals	22	1 040.1327 Ha	1 040.1327 Ha	R 120 695 000	R 120 695 000

* Multipurpose Category - Current value = R31 566 000.00. Pre-Dispute value = R31 566 000.00. 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