

# **Witzenberg Munisipaliteit**

## **Supplementary Valuation 2 for 20220701**

**(Tulbaghweg - 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  |
|--------------|--|
| 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 : Tulbaghweg**

| Erf No  | Portion | Category     | Address     | Extent     | Value       | Other Particulars  |
|---|---------|--------------|-------------|------------|-------------|--|
| 110   |         | Agricultural | Tulbaghweg  | 9.5102 Ha  | 2 100 000   | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Erf 111 Af |
| 111   |         | Multi*       | Tulbagh Weg | 8.9347 Ha  | 4 202 000   | Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From 110   |
|   |         | Commercial   | Tulbagh Weg | 0 m²       | 2 500 000   | Apportionment A  |
|   |         | Agricultural | Tulbagh Weg | 0 m²       | 1 702 000   | Apportionment B  |
| <b>Tulbaghweg Totals :- (2 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)</b> |         |              |             | 18.4449 Ha | R 6 302 000 |  |

**Totals per Category for Tulbaghweg**

| Category      | Sites    | Extent            | Previous extent   | Current Value      | Previous value     |
|---------------|----------|-------------------|-------------------|--------------------|--------------------|
| Commercial    | 0        | 0 m²              | 0 m²              | 2 500 000          | 2 500 000          |
| Agricultural  | 1        | 9.5102 Ha         | 9.5102 Ha         | 3 802 000          | 3 802 000          |
| Multi*        | 1        | 8.9347 Ha         | 8.9347 Ha         | 0                  | 0                  |
| <b>Totals</b> | <b>2</b> | <b>18.4449 Ha</b> | <b>18.4449 Ha</b> | <b>R 6 302 000</b> | <b>R 6 302 000</b> |

\* Multipurpose Category - Current value = R4 202 000.00. Pre-Dispute value = R4 202 000.00. 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**