

Witzenberg Munisipaliteit

Supplementary Valuation 2 for 20220701

(Wolseley - 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 : Wolseley

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
408		Residential	Wienersloop	1 916 m²	820 000	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
581		Residential	Vyfde Laan 1	584 m²	377 000	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 to Dwelling
4116		Commercial	Voortrekker	3.9654 Ha	21 000 000	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):
Wolseley Totals :- (3 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				4.2154 Ha	R 22 197 000	

Totals per Category for Wolseley

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	2	2 500 m²	2 500 m²	1 197 000	1 197 000
Commercial	1	3.9654 Ha	3.9654 Ha	21 000 000	21 000 000
Totals	3	4.2154 Ha	4.2154 Ha	R 22 197 000	R 22 197 000

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