

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Bettys Bay - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
PSP	8(2)(h) Properties owned by the state and used for public service purposes
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land
POW	Place of Worship

Geographical Area : Bettys Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2017		Residential	Beach Boulevard 12	1 265 m ²	4 425 000	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): SV 1 Batch 6
2024		Residential	Gulley Road 10	1 354 m ²	2 890 000	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): SV 1 Batch 6
2033		Residential	Delpont Road 11	1 475 m ²	1 935 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 8
2040		Residential	Hill Road 2	1 299 m ²	1 615 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
2047		Residential	Gulley Road 9	956 m ²	2 310 000	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): SV 1 Batch 6
2051		Residential	Crystal Road 8	1 468 m ²	6 025 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
2119		Residential	Heath Road 25	1 618 m ²	2 680 000	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): SV 1 Batch 8
2139		Residential	Greeb Road 19	1 554 m ²	2 155 000	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): SV 1 Batch 6
2142		Residential	Easy Road 26	1 554 m ²	2 185 000	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): SV 1 Batch 5
2147		Residential	Easy Road 16	1 063 m ²	2 110 000	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): SV 1 Batch 4
2148		Residential	Easy Road 14	1 249 m ²	2 295 000	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): SV 1 Batch 3
2164		Residential	Coot Road 18	1 181 m ²	2 115 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
2171		Residential	Coot Road 4	1 201 m ²	3 010 000	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): SV 1 Batch 6
2178		Residential	Coot Road 11	1 366 m ²	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): SV 1 Batch 6
2202		Residential	Park Road 19	1 349 m ²	1 775 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2204		Residential	Heron Road 5	1 301 m ²	2 140 000	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): SV 1 Batch 6
2205		Residential	Heron Road 7	1 301 m ²	1 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
2217		Residential	Heron Road 31	1 102 m ²	2 080 000	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): SV 1 Batch 5
2225		Residential	Porter Drive 64	1 402 m ²	2 280 000	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): SV1 Batch 8
2240		Residential	Porter Drive 49	1 176 m ²	650 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
2245		Residential	Partridge Road 8	1 130 m ²	2 800 000	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): SV1 Batch 2
2254		Residential	Partridge Road 11	1 388 m ²	1 690 000	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): SV1 Batch 2
2284		Residential	Willow Road 12	1 319 m ²	1 780 000	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): SV 1 Batch 8
2346		Residential	Buck Road 3	1 488 m ²	2 420 000	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): SV1 Batch 5
2496		Residential	Bass Road 5	1 816 m ²	2 030 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
2525		Residential	Clarence Drive 160	2 178 m ²	2 850 000	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) SV1 Batch 2.
2561		Residential	Bass Road 65	2 385 m ²	2 730 000	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): SV 1 Batch 3
2564		Residential	Bass Road 59	1 962 m ²	2 760 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 8
2598		Residential	Kloof Road 14	2 913 m ²	2 660 000	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): SV1 Batch 2
2612		Residential	Clarence Drive 159	2 863 m ²	1 550 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
2613		Residential	Clarence Drive 157	2 998 m ²	2 100 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2645		Residential	Clarence Drive 107	1 262 m ²	1 890 000	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): SV 1 Batch 6
2647		Residential	Clarence Drive 99	1 520 m ²	2 420 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 4
2750		Residential	Lipkin Road 14	1 517 m ²	3 215 000	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): SV 1 Batch 4
2751		Residential	Lipkin Road 12	1 517 m ²	1 810 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
2768		Residential	Lipkin Road 27	1 419 m ²	2 610 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
2786		Residential	Four Streams Road 30	1 485 m ²	2 725 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
2810		Residential	Clarence Drive 220	1 477 m ²	2 280 000	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): SV 1 Batch 6
2821		Residential	Clarence Drive 242	1 467 m ²	2 270 000	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): SV 1 Batch 4
2822		Residential	Clarence Drive 244	1 586 m ²	2 405 000	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): SV 1 Batch 6
2831		Residential	Clarence Drive 262	896 m ²	3 805 000	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): SV 1 Batch 8
2835		Residential	Cliff Road 31	990 m ²	5 465 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
2859		Residential	Protea Road 10	1 543 m ²	5 935 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
2903		Residential	High Level Road 79	2 860 m ²	1 480 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
2912		Residential	High Level Road 61	2 555 m ²	2 860 000	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): SV 1 Batch 3
2980		Residential	Aristea Road 8	1 448 m ²	1 935 000	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): SV 1 Batch 4
2989		MULTI *	Clarence Drive 205	1 108 m ²	3 135 000	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): SV 1 Batch 6
		Residential	Clarence Drive 205	0 m ²	730 000	Apportionment A

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
		Commercial	Clarence Drive 205	0 m ²	2 405 000	Apportionment B
3030		Residential	Four Streams Road 9	1 283 m ²	3 060 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
3055		Residential	Seaview Drive 13	1 353 m ²	1 680 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
3075		Residential	Seaview Drive 55	1 472 m ²	1 400 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No further progress SV1 B9
3077		Residential	Seaview Drive 59	1 338 m ²	2 935 000	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): SV1 Batch 2
3083		Residential	Seaview Drive 71	1 338 m ²	1 925 000	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): SV1 Batch 7
3120		Residential	Seaview Drive 52	1 338 m ²	2 395 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 5
3157		Residential	Clarence Drive 317	1 338 m ²	900 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Incomplete SV1 B9
3171		Residential	Seaview Drive 2	2 081 m ²	600 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Incomplete SV1 B9
3210		Residential	Albertyn Drive 24	1 470 m ²	4 090 000	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): SV 1 Batch 6
3249		Residential	Dolphin Drive 28	1 750 m ²	4 115 000	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): SV 1 Batch 6
3261		Residential	Dolphin Drive 33	1 646 m ²	6 055 000	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): SV1 Batch 8
3315		Residential	Clarence Drive 380	1 472 m ²	2 145 000	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): SV 1 Batch 4
3340		Vacant Land	Dolphin Drive 42	1 824 m ²	535 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
3347		Residential	Luckhoff Road 15	1 815 m ²	2 020 000	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): SV 1 Batch 5
3349		Residential	Luckhoff Road 11	1 815 m ²	3 265 000	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): SV1 Batch 2

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3425		Residential	Dolphin Drive 56	1 300 m ²	2 775 000	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): SV 1 Batch 5
3431		Residential	Anemone Street 5	1 083 m ²	3 190 000	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): SV 1 Batch 4
3440		Residential	Abalone Street 6	980 m ²	2 465 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
3443		Residential	Abalone Street 12	900 m ²	1 805 000	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): SV 1 Batch 6
3445		Residential	Abalone Street 16	880 m ²	2 450 000	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): SV1 Batch 2
3456		Residential	Straight Street 4	2 671 m ²	2 040 000	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): SV 1 Batch 6
3463		Vacant Land	High Level Road	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 5639 SV1 B9
3475		Residential	Shelter Road 5	1 380 m ²	3 725 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
3482		Residential	Restio Close 1	887 m ²	900 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
3531		Residential	Oxalis Road 8	726 m ²	2 050 000	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): SV 1 Batch 6
3537		Residential	Oxalis Road 9	821 m ²	1 440 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
3543		Residential	Paranomus Road 11	879 m ²	1 970 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
3547		Residential	Oxalis Road 15	666 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B(
3560		Residential	Nemesia Road 17	1 075 m ²	2 370 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
3563		Residential	Nemesia Road 23	1 135 m ²	2 600 000	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): SV 1 Batch 5
3622		Residential	Diastella Road 9	627 m ²	2 505 000	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): SV 1 Batch 5

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3626		Residential	Microloma Road 8	600 m ²	2 320 000	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): SV 1 Batch 6
3630		Residential	Disa Road 35	600 m ²	1 570 000	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): SV 1 Batch 4
3690		Residential	Morea Road 16	660 m ²	1 905 000	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): SV 1 Batch 8
3693		Residential	Morea Road 22	654 m ²	1 870 000	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): SV 1 Batch 4
3708		Residential	Muraltia Road 3	600 m ²	1 470 000	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): SV 1 Batch 4
3717		Residential	Myrica Road 26	785 m ²	2 455 000	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): SV 1 Batch 6
3726		Residential	Nivenia Road 14	600 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
3761		Residential	Nivenia Road 11	600 m ²	2 990 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
3770		Vacant Land	Nerine Crescent 1	1 117 m ²	1 530 000	Note :- Sec 78(1)(e)- substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(aA): - Incorrect Valuation Zone SV1 Batch 2
3771		Residential	Nerine Crescent 3	1 251 m ²	5 050 000	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): SV1 Batch 2
3779		Residential	Nerine Crescent 19	880 m ²	3 500 000	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): SV1 B9
3780		Residential	Nerine Crescent 21	900 m ²	4 640 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV 1 Batch 8
3803		Residential	Diastella Road 15	917 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
3817		Residential	Gladiolus Crescent 4	759 m ²	3 220 000	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): SV1 Batch 2
3836		Residential	Drosera Road 3	1 110 m ²	800 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3865		Residential	Cyanella Place 9	936 m ²	2 930 000	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): SV 1 Batch 4
3893		Residential	Diastella Road 49	880 m ²	2 675 000	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): SV1 Batch 2
3924		Residential	Cotula Slot 16	1 084 m ²	4 325 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 4
3926		Residential	Disa Road 81	1 423 m ²	4 445 000	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): SV1 Batch 8
3948		Residential	Diastella Road 69	1 070 m ²	2 000 000	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): SV 1 Batch 8
3977		Residential	Gladiolus Crescent 47	770 m ²	1 000 000	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): SV1 Batch 2
4004		Residential	Diastella Road 95	1 140 m ²	2 225 000	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): SV 1 Batch 4:
4068		Residential	Gladiolus Crescent 3	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - See Erf 5637 SV1 Batch 1
4115		Residential	Aster Crescent 41	1 085 m ²	1 200 000	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): SV 1 Batch 8
4122		Residential	Agapanthus Road 14	1 137 m ²	1 570 000	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): SV 1 Batch 5
4213		Residential	Crassula Avenue 32	1 218 m ²	1 995 000	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): SV 1 Batch 8
4235		Residential	Adenandra Road 34	800 m ²	1 980 000	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): SV1 Batch 7
4236		Residential	Adenandra Road 36	800 m ²	2 665 000	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): SV 1 Batch 5
4244		Residential	Arctopus Road 16	800 m ²	1 750 000	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): SV1 Batch 2
4264		Residential	Arctopus Road 4	989 m ²	2 260 000	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): SV 1 Batch 4

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4275		Residential	Wallers Road 50	923 m ²	3 590 000	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): SV 1 Batch 4
4300		Residential	Bobartia Road 4	800 m ²	1 820 000	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): SV 1 Batch 4
4314		Residential	Athanasia Close 3	1 050 m ²	2 045 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
4359		Residential	Agapanthus Road 31	1 457 m ²	2 630 000	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): SV 1 Batch 5
4396		Residential	Amarylis Crescent 32	903 m ²	2 500 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
4413		Residential	Ixia Road 2	818 m ²	1 850 000	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): SV 1 Batch 5
4416		Residential	Ixia Road 8	854 m ²	1 000 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
4425		Residential	White Road 51	630 m ²	2 200 000	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): SV 1 Batch 5
4439		Residential	Ixia Road 15	632 m ²	2 210 000	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) SV 1 Batch 4:
4462		Residential	Lachenalia Road 40	588 m ²	1 965 000	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): SV1 Batch 2
4499		Residential	Ixia Road 72	773 m ²	400 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
4529		Residential	Ixia Road 20	600 m ²	1 545 000	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): SV1 Batch 2
4533		Residential	Ixia Road 28	942 m ²	1 185 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
4548		Residential	Ixia Road 50	701 m ²	2 320 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
4551		Residential	Lakeside Drive 6	779 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
4576		Vacant Land	Disa Circle 17	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - See Erf 5628 SV1 Batch 1

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4583		Residential	Disa Circle 27	880 m ²	1 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
4627		Residential	Disa Circle 77	880 m ²	1 240 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
4673		Residential	Disa Circle 126	880 m ²	2 025 000	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): SV 1 Batch 8
4682		Residential	Oxalis Road 60	1 100 m ²	1 360 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
4710		Residential	Oxalis Road 41	660 m ²	1 895 000	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): SV 1 Batch 4
4733		Residential	Oxalis Road 75	660 m ²	1 950 000	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): SV 1 Batch 8
4740		Residential	Oxalis Road 89	661 m ²	700 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
4763		Residential	White Road 21	770 m ²	2 080 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
4795		Residential	Salvia Road 35	770 m ²	700 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
4796		Residential	Salvia Road 37	770 m ²	1 460 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 4
4797		Residential	Salvia Road 39	828 m ²	1 460 000	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): SV1 Batch 8
4828		Residential	Salvia Road 26	817 m ²	450 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
4831		Residential	Salvia Road 32	876 m ²	850 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
4881		Residential	Roells Slot 4	1 098 m ²	1 485 000	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): SV1 Batch 2
4905		Residential	Lakeside Drive 75	913 m ²	450 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
4913		Residential	Saltero Slot 2	810 m ²	1 425 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8

Geographical Area : Bettys Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4923		Residential	Lakeside Drive 55	830 m ²	1 415 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
4935		Residential	Serruria Slot 4	958 m ²	1 280 000	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): SV1 Batch 2
4942		Residential	Serruria Slot 1	691 m ²	1 420 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
4944		Residential	Ursinia Circle 3	818 m ²	850 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
4950		Residential	Ursinia Circle 15	696 m ²	1 710 000	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): SV 1 Batch 3
4955		Residential	Watsonia Road 22	600 m ²	1 095 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 4
4956		Residential	Watsonia Road 24	767 m ²	2 310 000	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): SV1 Batch 8
4958		Residential	Ursinia Circle 21	738 m ²	1 640 000	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): SV1 Batch 2
4961		Residential	Watsonia Road 21	600 m ²	1 610 000	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): SV 1 Batch 4
5008		Residential	Senecio Slot 34	847 m ²	1 000 000	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): SV 1 Batch 5
5023		Residential	Senecio Circle 5	588 m ²	1 670 000	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): SV 1 Batch 5
5029		Residential	Senecio Circle 25	600 m ²	1 960 000	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): SV1 Batch 2
5149		POW	Aristea Road 11	2 602 m ²	1 890 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
5379		Residential	Otter Slot 18	1 771 m ²	2 335 000	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): SV 1 Batch 8
5468		Residential	Marine Drive 5	1 492 m ²	6 605 000	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): SV 1 Batch 4
5471		Commercial	Commonage	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Cons to Erven 5583, 5584, 5585, 5586 SV1 Batch 3

Geographical Area : Bettys Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5513		Commercial	Commonage	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Subdivided to Erven 5587- 5592 SV1 Batch 3
5514		PSP	Mooiuitsig Township	743 m ²	892 000	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):
5515		Commercial	Commonage	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Now Erven 5581 + 5582 SV1 Batch 3
5581		Residential	Uit Disa Circle	285 m ²	83 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Sub From Erf 5515 SV1 Batch 3
5582		Residential	Uit Disa Circle	233 m ²	80 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Sub From Erf 5515 SV1 Batch 3
5583		Residential	Uit Disa Circle	314 m ²	98 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Sub From Erf 5471 SV1 Batch 3
5584		Residential	Uit Disa Circle	280 m ²	96 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Sub From Erf 5471 SV1 Batch 3
5585		Residential	Uit Disa Circle	306 m ²	97 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Sub From Erf 5471 SV1 Batch 3
5586		Residential	Uit Disa Circle	270 m ²	96 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Sub From Erf 5471 SV1 Batch 3
5587		Residential	Uit Disa Weg	268 m ²	75 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 5513 SV1 Batch 3
5588		Residential	Uit Disa Weg	306 m ²	77 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 5513 SV1 Batch 3
5589		Residential	Uit Disa Weg	328 m ²	78 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 5513 SV1 Batch 3
5590		Residential	Uit Disa Weg	343 m ²	78 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 5513 SV1 Batch 3
5591		Residential	Uit Disa Weg	376 m ²	80 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 5513 SV1 Batch 3
5592		Residential	Uit Disa Weg	395 m ²	81 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 5513 SV1 Batch 3

Geographical Area : Bettys Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5620		Residential	Restio Close 5	1 101 m ²	2 090 000	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): SV1 Batch 2
5623		Residential	Agapanthus Road 47	1 246 m ²	900 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
5625		Residential	Anemone Street 16	2 004 m ²	3 565 000	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): SV1 Batch 7
5628		Vacant Land	Disa Circle 87	1 575 m ²	635 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
5631		Residential	Oxalis Road 69	1 265 m ²	2 225 000	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): SV 1 Batch 4
5632		Residential	Lachenalia Road 4	793 m ²	1 690 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
5637		Residential	Gladiolus Crescent	795 m ²	2 430 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From 4068+5636 SV1 Batch 1
5639		Vacant Land	High Level Road	5.7918 Ha	1 160 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
Bettys Bay Totals :- (179 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)				25.0397 Ha	R 350 151 000	

Totals per Category for Bettys Bay

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	167	18.3510 Ha	18.3510 Ha	341 104 000	342 299 000
Commercial	3	0 m ²	0 m ²	2 405 000	2 405 000
PSP	1	743 m ²	743 m ²	892 000	892 000
MULTI *	1	1 108 m ²	1 108 m ²	0	0
Vacant Land	6	6.2434 Ha	6.2434 Ha	3 860 000	3 860 000
POW	1	2 602 m ²	2 602 m ²	1 890 000	1 890 000
Totals	179	25.0397 Ha	25.0397 Ha	R 350 151 000	R 351 346 000

* Multipurpose Category - Current value = R3 135 000.00. Pre-Dispute value = R3 135 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Birkenhead - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land
Unknown	Category is unknown

Geographical Area : Birkenhead

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
13		MULTI *	Marine Drive B 9	4.4017 Ha	4 160 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Marine Drive B 9	0 m ²	985 000	Apportionment A
		Commercial	Marine Drive B 9	0 m ²	3 175 000	Apportionment B
62		Vacant Land	Birkenhead	3.8998 Ha	18 750 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 424 Af SV1 Batch 9
63		Vacant Land	Birkenhead	9.0467 Ha	39 000 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 7
66		Residential	Birkenhead	3 178 m ²	10 050 000	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): SV1 Bach 4
71		Vacant Land	Romansbaai	2 884 m ²	1 360 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
75		Vacant Land	Romansbaai	1 600 m ²	1 110 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
112		Vacant Land	Romansbaai	2 149 m ²	4 140 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 63 SV1 Batch 3
113		Vacant Land	Romansbaai 113	2 149 m ²	1 235 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
116		Vacant Land	Romansbaai	1 099 m ²	950 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
121		Residential	Birkenhead	1 522 m ²	4 495 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3
129		Residential	Birkenhead	1 932 m ²	1 600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
132		Vacant Land	Romansbaai	1 405 m ²	1 055 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2
133		Residential	Farms	1 237 m ²	3 675 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch 3
136		Vacant Land	Romansbaai	1 299 m ²	1 020 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1

Geographical Area : Birkenhead

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
137		Vacant Land	Romansbaai	1 200 m ²	988 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
138		Vacant Land	Romansbaai	1 434 m ²	1 065 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
140		Residential	Romansbaai	1 333 m ²	2 400 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
141		Vacant Land	Romansbaai	1 170 m ²	976 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
142		Vacant Land	Romansbaai	1 379 m ²	1 045 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
143		Vacant Land	Romansbaai	1 200 m ²	988 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 7
144		Residential	Romansbaai	1 597 m ²	4 445 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 8
145		Vacant Land	Romansbaai	1 316 m ²	1 025 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 7
146		Vacant Land	Romansbaai	1 359 m ²	1 040 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
147		Vacant Land	Romansbaai	1 225 m ²	996 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
149		Vacant Land	Romansbaai	1 200 m ²	1 465 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 63 SV1 Batch 3
152		Residential	Birkenhead	1 298 m ²	4 490 000	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): SV1 B9
154		Residential	Birkenhead	1 286 m ²	3 910 000	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): SV1 Batch 8
155		Vacant Land	Romansbaai	1 770 m ²	1 150 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
157		Residential	Birkenhead	6 380 m ²	7 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9

Geographical Area : Birkenhead

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
158		Vacant Land	Romansbaai	2 104 m ²	4 105 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
159		Residential	Birkenhead 159	1 564 m ²	4 245 000	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): SV1 Batch 8
167		Residential	Birkenhead	1 200 m ²	3 725 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch 3
168		Vacant Land	Romansbaai	1 622 m ²	1 115 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 7
171		Residential	Birkenhead	1 681 m ²	10 700 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
172		Residential	Birkenhead	1 730 m ²	8 500 000	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): SV1 Batch 8
174		Vacant Land	Romansbaai	1 200 m ²	988 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
181		Residential	Birkenhead	1 478 m ²	2 960 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
184		Vacant Land	Romansbaai	1 244 m ²	814 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2
185		Vacant Land	Romansbaai	1 284 m ²	1 015 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
330		Vacant Land	Oystercatcher Street	3 318 m ²	1 790 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 4
331		Vacant Land	Birkenhead	2 136 m ²	3 540 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 4
344		Residential	Oystercatcher Street	1 568 m ²	4 750 000	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): SV1 Bach 4
346		Vacant Land	Romansbaai	1 818 m ²	1 165 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 4
353		Residential	Romansbaai	1 334 m ²	3 540 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
356		Residential	Birkenhead	2 098 m ²	4 225 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3

Geographical Area : Birkenhead

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
361		Residential	Oystercatcher Street	1 198 m ²	3 820 000	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): SV1 Batch 8
362		Vacant Land	Romansbaai	1 337 m ²	1 035 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2
365		Vacant Land	Romansbaai	1 284 m ²	1 015 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
366		Vacant Land	Romansbaai	1 200 m ²	988 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
368		Residential	Birkenhead	1 208 m ²	3 740 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
374		Residential	Birkenhead	1 342 m ²	4 250 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
384		Vacant Land	Romansbaai	1 497 m ²	1 080 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 62 SV1 Batch 3
385		Vacant Land	Romansbaai	1 443 m ²	1 065 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 62 SV1 Batch 3
386		Vacant Land	Romansbaai	1 527 m ²	1 090 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
389		Vacant Land	Romansbaai	1 481 m ²	1 075 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 4
391		Residential	Birkenhead	1 460 m ²	1 400 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
392		Vacant Land	Romansbaai	1 327 m ²	1 030 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
401		Residential	Romansbaai	1 200 m ²	3 915 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
405		Vacant Land	Romansbaai	1 201 m ²	988 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
406		Residential	Birkenhead	1 531 m ²	3 625 000	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): SV1 Bach 4
420		Residential	Kingfisher Street	1 302 m ²	4 215 000	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): SV1 Batch 8

Geographical Area : Birkenhead

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
422		Residential	Birkenhead	1 200 m ²	4 050 000	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): SV1 Bach 4
423		Vacant Land	Romansbaai	1 200 m ²	988 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
424		Vacant Land	Romansbaai	1 230 m ²	998 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf62 SV1 Batch 8
426		Vacant Land	Romansbaai	1 275 m ²	1 015 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
427		Vacant Land	Romansbaai	1 305 m ²	1 025 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
428		Vacant Land	Romansbaai	1 415 m ²	1 060 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
429		Vacant Land	Romansbaai	1 438 m ²	1 065 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
430		Vacant Land	Romansbaai	1 412 m ²	1 055 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
431		Vacant Land	Romansbaai	1 200 m ²	988 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
445		Residential	Kingfisher Street	1 535 m ²	4 355 000	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): SV1 Batch 4
447		Residential	Kingfisher Street	1 661 m ²	4 965 000	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): SV1 Batch 4
Birkenhead Totals :- (72 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)				28.2871 Ha	R 238 655 000	

Totals per Category for Birkenhead

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	27	4.6053 Ha	4.6053 Ha	124 030 000	124 425 000
Commercial	0	0 m ²	0 m ²	3 175 000	3 175 000
MULTI *	1	4.4017 Ha	4.4017 Ha	0	0
Vacant Land	44	19.2801 Ha	17.4959 Ha	111 450 000	92 847 000
Unknown	0	0 m ²	2.9871 Ha	0	0
Totals	72	28.2871 Ha	29.4900 Ha	R 238 655 000	R 220 447 000

* Multipurpose Category - Current value = R4 160 000.00. Pre-Dispute value = R4 160 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(BREDASDORP 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Industrial	8(2)(c) Industrial properties
Commercial	8(2)(b) Business and Commercial properties
Agricultural	8(2)(g) Agricultural properties
MINE	8(2)(d) Mining properties
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land
Protected Area	8(2)(j) Protected Areas

Geographical Area : BREDASDORP RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
204	7	Vacant Land	Farms 0	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
204	8	Residential	Farms 0	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
204	14	Residential	FARM 204	12.7475 Ha	293 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
204	15	Residential	FARM 204	74.5780 Ha	2 050 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
213	41	Residential	Church Street 1	1 067 m ²	987 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 7
213	64	MULTI *	Main Road 9	9 072 m ²	3 015 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	64	Residential	Main Road 9	0 m ²	2 621 000	Apportionment A
	64	Commercial	Main Road 9	0 m ²	394 000	Apportionment B
213	83	MULTI *	Farms	87.3243 Ha	2 220 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	83	Residential	Farms	0 m ²	313 000	Apportionment A
	83	Agricultural	Farms	0 m ²	1 907 000	Apportionment B
213	103	Residential	Olienhout Avenue 8	1 953 m ²	1 090 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
213	111	Residential	Vleiloerie Avenue 13	3 283 m ²	1 335 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 7
213	112	MULTI *	Vleiloerie Avenue 11	5 716 m ²	1 450 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	112	Residential	Vleiloerie Avenue 11	0 m ²	890 000	Apportionment A
	112	Commercial	Vleiloerie Avenue 11	0 m ²	560 000	Apportionment B
213	136	Residential	Farms	1.7531 Ha	1 640 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
213	158	Vacant Land	Church Street 12	8 045 m ²	579 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6

Geographical Area : BREDASDORP RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
213	164	Residential	Main Road 30	3 039 m ²	1 465 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
213	186	Residential	Kloof Street 14	9 158 m ²	1 295 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
213	195	Residential	Farms 26	7 843 m ²	1 675 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
213	236	Vacant Land	Baardscheeders Bosch 236	4 024 m ²	483 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
213	237	Vacant Land	Baardscheeders Bosch 237	8 056 m ²	580 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c):
234		MULTI *	Farms 0	641.3428 Ha	4 235 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Industrial	Farms 0	0 m ²	202 000	Apportionment A
		Agricultural	Farms 0	0 m ²	4 033 000	Apportionment B
297	64	MULTI *	Farms	3.4625 Ha	2 150 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 2
	64	Residential	Farms	0 m ²	1 650 000	Apportionment A
	64	Commercial	Farms	0 m ²	500 000	Apportionment B
321		MULTI *	Farms	1 794.3567 Ha	15 000 000	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): SV 1 Batch 6
		Agricultural	Farms	0 m ²	13 111 000	Apportionment A
		MINE	Farms	0 m ²	31 000	Apportionment B
		Protected Area	Farms	0 m ²	1 858 000	Apportionment C
BREDASDORP RD Totals :- (20 proper sites, 13 multipurpose, 0 site apportionments and 0 dummy records)				2 621.6905 Ha	R 41 542 000	

Totals per Category for BREDASDORP RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	10	91.7129 Ha	91.7129 Ha	17 304 000	17 304 000
Industrial	0	0 m ²	0 m ²	202 000	202 000
Commercial	0	0 m ²	0 m ²	1 454 000	1 454 000
Agricultural	0	0 m ²	0 m ²	19 051 000	19 032 000
MINE	0	0 m ²	0 m ²	31 000	0
MULTI *	6	2 527.9651 Ha	2 527.9651 Ha	0	0
Vacant Land	4	2.0125 Ha	2.0125 Ha	1 642 000	1 642 000
Protected Area	0	0 m ²	0 m ²	1 858 000	1 858 000
Totals	20	2 621.6905 Ha	2 621.6905 Ha	R 41 542 000	R 41 492 000

* Multipurpose Category - Current value = R28 070 000.00. Pre-Dispute value = R28 020 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(CALEDON 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
Agricultural	8(2)(g) Agricultural properties
PSI	8(2)(e) Public service infrastructure properties
PBO	8(2)(f) Properties owned by public benefit organisations and used for specific public benefit activities
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land
Protected Area	8(2)(j) Protected Areas

Geographical Area : CALEDON RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
461		Protected Area	FARM 461	13 224.7667 Ha	33 050 000	Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a): SV 1 Batch 2
539		Protected Area	PAARDE POORT	808.3450 Ha	2 020 000	Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a): SV 1 Batch 6
542	55	Residential	Farms 0	594 m ²	4 780 000	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): SV 1 Batch 7
542	99	Residential	Farms 0	919 m ²	6 590 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 4
542	141	Residential	Farms 0	878 m ²	7 465 000	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): SV 1 Batch 7
542	270	Residential	Farms	1 472 m ²	6 070 000	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): SV 1 Batch 7
542	299	Residential	Farms	1 200 m ²	6 510 000	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): SV 1 Batch 7
559	61	MULTI *	Hangklip Smallholdings 61	7.4091 Ha	2 544 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
	61	Commercial	Hangklip Smallholdings 61	0 m ²	1 603 000	Apportionment A:- Fomo Art Gallery
	61	Agricultural	Hangklip Smallholdings 61	0 m ²	941 000	Apportionment B
559	123	Agricultural	Hangklip Smallholdings	24.6088 Ha	4 175 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
559	132	MULTI *	Hangklip Smallholdings	512.4043 Ha	4 250 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
	132	Commercial	Hangklip Smallholdings	0 m ²	1 260 000	Apportionment A:- The River Retreat
	132	Agricultural	Hangklip Smallholdings	0 m ²	2 990 000	Apportionment B
559	141	Residential	Hangklip Smallholdings 141	21.9052 Ha	7 635 000	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): SV 1 Batch 7
559	148	Residential	Hangklip Smallholdings 148	21.5563 Ha	10 100 000	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): SV 1 Batch 7
559	222	Residential	Hangklip Smallholdings	14.8571 Ha	1 825 000	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 : CALEDON RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
572	8	Vacant Land Farms 0		28.1411 Ha	5 630 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2
572	13	Agricultural Farms 0		12.8200 Ha	3 205 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2
572	14	Agricultural Farms 0		2.1776 Ha	1 090 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2
575	4	Agricultural Farms 575/4		164.1619 Ha	15 150 000	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): SV 1 Batch 7
575	6	Vacant Land Farms 0		0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Erwe 3475+3497+3500+3463 - No Remainder SV1 Batch 3
575	21	MULTI * Farms 0		654.0915 Ha	11 540 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 2
	21	Commercial Farms 0		0 m ²	690 000	Apportionment A:- Nursery
	21	Agricultural Farms 0		0 m ²	10 850 000	Apportionment B
575	80	Vacant Land Farms		7.0371 Ha	64 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 6
575	116	Residential Farms		1 872 m ²	11 400 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
575	125	Residential Farms		1 686 m ²	9 620 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 8
575	126	Residential Farms		1 659 m ²	10 450 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
575	140	Residential Farms		1 927 m ²	5 000 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
575	144	Residential Farms		1 621 m ²	5 000 000	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): SV 1 Batch 7
575	163	Residential Farms		2 019 m ²	9 740 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV 1 Batch 7
575	164	Residential Farms		2 043 m ²	9 215 000	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): SV 1 Batch 7
575	169	Residential Farms		2 503 m ²	11 800 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7

Geographical Area : CALEDON RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
575	180	Vacant Land Farms		0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
575	181	Vacant Land Farms		0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
575	192	Residential Farms		1 913 m ²	9 435 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
575	194	Residential Farms		1 969 m ²	11 300 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
575	196	Residential Farms		3 907 m ²	11 250 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
575	199	Residential Farms		3 768 m ²	10 950 000	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): SV 1 Batch 7
575	201	Vacant Land Farms		3 754 m ²	3 385 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 6
575	204	Residential Farms		3 849 m ²	5 500 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
575	248	Residential	AFDAKS RIVIER	4 010 m ²	3 605 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
578		Agricultural Farms 0		258.9641 Ha	1 490 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
584		MULTI * Farms 0		749.3849 Ha	13 100 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 5
		Residential Farms 0		0 m ²	2 600 000	Apportionment A
		Protected Area Farms 0		0 m ²	10 500 000	Apportionment B
585	1	MULTI * Farms 0		4.6553 Ha	4 913 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 2
	1	Commercial Farms 0		0 m ²	373 000	Apportionment A:- Tasting Area
	1	Agricultural Farms 0		0 m ²	4 540 000	Apportionment B
585	7	MULTI * Farms 0		27.4042 Ha	20 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 2
	7	Residential Farms 0		0 m ²	10 000 000	Apportionment A

Geographical Area : CALEDON RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
	7	Commercial	Farms 0	0 m ²	6 000 000	Apportionment B
	7	Agricultural	Farms 0	0 m ²	4 000 000	Apportionment C
587	2	MULTI *	Farms 0	120.5683 Ha	14 550 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 5
	2	Commercial	Farms 0	0 m ²	1 000 000	Apportionment A
	2	Agricultural	Farms 0	0 m ²	13 550 000	Apportionment B
587	64	Agricultural	Farms 0	20.0000 Ha	4 440 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
587	85	Agricultural	Farms	60.7072 Ha	12 800 000	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): SV 1 Batch 7
587	102	MULTI *	Farms 22	98.5278 Ha	22 550 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	102	Commercial	Farms 22	0 m ²	1 550 000	Apportionment A
	102	Agricultural	Farms 22	0 m ²	21 000 000	Apportionment B
626		Agricultural	Farms 0	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 7
633	63	MULTI *	Farms	10.1884 Ha	11 300 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 5
	63	Residential	Farms	0 m ²	11 100 000	Apportionment A
	63	Commercial	Farms	0 m ²	200 000	Apportionment B
641	3	MULTI *	Farms	168.5941 Ha	7 400 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	3	Commercial	Farms	0 m ²	2 200 000	Apportionment A
	3	Agricultural	Farms	0 m ²	5 200 000	Apportionment B
641	5	MULTI *	Farms 0	171.3064 Ha	8 950 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 7
	5	Commercial	Farms 0	0 m ²	917 000	Apportionment A

Geographical Area : CALEDON RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
	5	Agricultural	Farms 0	0 m ²	8 033 000	Apportionment B
641	9	MULTI *	Farms	167.9195 Ha	9 945 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	9	Commercial	Farms	0 m ²	2 938 000	Apportionment A
	9	Agricultural	Farms	0 m ²	7 007 000	Apportionment B
641	10	MULTI *	Farms	168.7006 Ha	20 100 000	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): SV 1 Batch 7
	10	Commercial	Farms	0 m ²	3 500 000	Apportionment A
	10	Agricultural	Farms	0 m ²	16 600 000	Apportionment B
643	7	Residential	Farms	21.0127 Ha	4 400 000	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): SV 1 Batch 7
643	9	Residential	Farms	15.0704 Ha	5 160 000	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): SV 1 Batch 7
660	4	MULTI *	Farms 0	48.2473 Ha	8 121 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 7
	4	Commercial	Farms 0	0 m ²	4 021 000	Apportionment A
	4	Agricultural	Farms 0	0 m ²	4 100 000	Apportionment B
671	2	MULTI *	Farms	76.9137 Ha	7 410 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	2	Commercial	Farms	0 m ²	1 247 000	Apportionment A
	2	Agricultural	Farms	0 m ²	6 163 000	Apportionment B
672	12	Agricultural	Farms 0	47.0412 Ha	3 470 000	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): SV 1 Batch 7
679	20	MULTI *	Farms 0	199.8356 Ha	10 300 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	20	Commercial	Farms 0	0 m ²	4 373 000	Apportionment A

Geographical Area : CALEDON RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
	20	Agricultural	Farms 0	0 m ²	5 927 000	Apportionment B
681		MULTI *	Farms 0	560.3743 Ha	6 550 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Commercial	Farms 0	0 m ²	1 306 000	Apportionment A
		Agricultural	Farms 0	0 m ²	5 244 000	Apportionment B
695	7	MULTI *	Farms	124.1971 Ha	3 705 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	7	Agricultural	Farms	0 m ²	1 520 000	Apportionment A
	7	Protected Area	Farms	0 m ²	2 185 000	Apportionment B
695	24	MULTI *	Farms 0	10.5791 Ha	3 545 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	24	Commercial	Farms 0	0 m ²	2 470 000	Apportionment A
	24	Agricultural	Farms 0	0 m ²	1 075 000	Apportionment B
695	29	MULTI *	Farms 0	40.3536 Ha	4 345 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a) SV 1 Batch 2:
	29	Commercial	Farms 0	0 m ²	2 400 000	Apportionment A
	29	Agricultural	Farms 0	0 m ²	1 945 000	Apportionment B
695	70	MULTI *	Farms	60.7382 Ha	4 853 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	70	Commercial	Farms	0 m ²	3 053 000	Apportionment A
	70	Agricultural	Farms	0 m ²	1 800 000	Apportionment B
698	1	MULTI *	Farms	124.2193 Ha	31 494 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 2
	1	Commercial	Farms	0 m ²	30 500 000	Apportionment A
	1	Protected Area	Farms	0 m ²	994 000	Apportionment B
701	4	MULTI *	Farms	6.5704 Ha	2 030 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5

Geographical Area : CALEDON RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
	4	Residential	Farms	0 m ²	1 307 000	Apportionment A
	4	Protected Area	Farms	0 m ²	723 000	Apportionment B
703	14	MULTI *	Farms	258.4755 Ha	16 860 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 2
	14	Commercial	Farms	0 m ²	13 800 000	Apportionment A
	14	Protected Area	Farms	0 m ²	3 060 000	Apportionment B
708	19	MULTI *	Farms	22.9127 Ha	3 760 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	19	Agricultural	Farms	0 m ²	1 655 000	Apportionment A
	19	Protected Area	Farms	0 m ²	2 105 000	Apportionment B
708	20	MULTI *	Farms	22.3668 Ha	4 020 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 2
	20	Residential	Farms	0 m ²	2 015 000	Apportionment A
	20	Commercial	Farms	0 m ²	2 005 000	Apportionment B
708	29	MULTI *	Farms	21.4660 Ha	3 920 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 2
	29	Commercial	Farms	0 m ²	1 365 000	Apportionment A
	29	Agricultural	Farms	0 m ²	2 555 000	Apportionment B
708	169	PSI	Farms	1.0568 Ha	5 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 7
709		MULTI *	Farms	31.1872 Ha	4 865 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Commercial	Farms	0 m ²	2 370 000	Apportionment A
		Agricultural	Farms	0 m ²	2 495 000	Apportionment B
711	8	MULTI *	Farms	10.0000 Ha	3 210 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a) SV 1 Batch 5
	8	Commercial	Farms	0 m ²	1 810 000	Apportionment A

Geographical Area : CALEDON RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
	8	Protected Area	Farms	0 m ²	1 400 000	Apportionment B
723	30	MULTI *	Farms	3.3986 Ha	5 965 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
	30	PBO	Farms	0 m ²	1 885 000	Apportionment A
	30	Protected Area	Farms	0 m ²	4 080 000	Apportionment B
723	31	MULTI *	Farms	7.6237 Ha	7 123 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 7
	31	PBO	Farms	0 m ²	2 278 000	Apportionment A
	31	Protected Area	Farms	0 m ²	4 845 000	Apportionment B
723	33	MULTI *	Farms 0	64.2878 Ha	10 352 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 5
	33	Residential	Farms 0	0 m ²	5 095 000	Apportionment A
	33	Commercial	Farms 0	0 m ²	5 257 000	Apportionment B:- Perivoli Lagoon House
723	34	Residential	Farms 0	75.7348 Ha	6 175 000	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): SV 1 Batch 7
725	2	MULTI *	Farms 0	46.4691 Ha	9 915 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	2	Commercial	Farms 0	0 m ²	4 812 000	Apportionment A
	2	Agricultural	Farms 0	0 m ²	5 103 000	Apportionment B
764		MULTI *	Farms 0	131.8595 Ha	12 708 000	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): SV 1 Batch 7
		Commercial	Farms 0	0 m ²	3 078 000	Apportionment A
		Agricultural	Farms 0	0 m ²	9 630 000	Apportionment B
788		Agricultural	Farms 0	448.6376 Ha	11 900 000	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): SV 1 Batch 7
819		MULTI *	Farms 0	419.4800 Ha	10 750 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Commercial	Farms 0	0 m ²	630 000	Apportionment A

Geographical Area : CALEDON RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
		Agricultural	Farms 0	0 m ²	10 120 000	Apportionment B
830		Agricultural	Farms 0	172.5614 Ha	3 905 000	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): SV 1 Batch 7
830	1	Agricultural	Farms 0	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
919		MULTI *	Farms	241.0302 Ha	57 600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 5
		Commercial	Farms	0 m ²	52 600 000	Apportionment A
		Protected Area	Farms	0 m ²	5 000 000	Apportionment B
970		MULTI *	Farms 970	81.1848 Ha	5 905 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Commercial	Farms 970	0 m ²	1 484 000	Apportionment A
		Agricultural	Farms 970	0 m ²	4 421 000	Apportionment B
984		MULTI *	Farms	725.8758 Ha	17 450 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Commercial	Farms	0 m ²	2 570 000	Apportionment A
		Agricultural	Farms	0 m ²	14 880 000	Apportionment B
984	1	MULTI *	Farms	220.5808 Ha	2 195 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	1	Commercial	Farms	0 m ²	564 000	Apportionment A
	1	Agricultural	Farms	0 m ²	1 631 000	Apportionment B
984	2	MULTI *	Farms	167.3036 Ha	1 340 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
	2	Commercial	Farms	0 m ²	208 000	Apportionment A
	2	Agricultural	Farms	0 m ²	1 132 000	Apportionment B
986		MULTI *	Farms 0	675.9462 Ha	6 760 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 5

Geographical Area : CALEDON RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
		Agricultural	Farms 0	0 m ²	690 000	Apportionment A
		Protected Area	Farms 0	0 m ²	6 070 000	Apportionment B
1000		MULTI *	Farms	5.4391 Ha	4 678 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 7
		Residential	Farms	0 m ²	2 625 000	Apportionment A
		Commercial	Farms	0 m ²	2 053 000	Apportionment B
1005		Agricultural	Farms 0	144.7408 Ha	6 815 000	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): SV 1 Batch 7
1039		Agricultural	-	280.4905 Ha	3 535 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 6
1046		Agricultural	-	359.5332 Ha	6 485 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 7
CALEDON RD Totals :- (91 proper sites, 85 multipurpose, 0 site apportionments and 0 dummy records)				23 510.3542 Ha	R 800 396 000	

Totals per Category for CALEDON RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	25	174.1174 Ha	194.1174 Ha	225 717 000	227 662 000
Commercial	0	0 m ²	0 m ²	166 207 000	167 582 000
Agricultural	15	1 996.4443 Ha	1 976.4443 Ha	255 257 000	249 442 000
PSI	1	1.0568 Ha	1.0568 Ha	5 000	5 000
PBO	0	0 m ²	0 m ²	4 163 000	4 163 000
MULTI *	42	7 270.0704 Ha	7 270.0704 Ha	0	0
Vacant Land	6	35.5536 Ha	55.5589 Ha	73 015 000	75 415 000
Protected Area	2	14 033.1117 Ha	14 033.1117 Ha	76 032 000	76 032 000
Totals	91	23 510.3542 Ha	23 530.3595 Ha	R 800 396 000	R 800 301 000

* Multipurpose Category - Current value = R422 871 000.00. Pre-Dispute value = R422 721 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(De Kelders - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land

Geographical Area : De Kelders

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
11		Residential	Smuts Street 9	595 m ²	2 345 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
35		Residential	Normandie Street 8	595 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
50		Residential	Morkel Street 4	595 m ²	1 735 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
128		Residential	Vyfer Street 60	595 m ²	2 225 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
168		Residential	Morkel Street 20	595 m ²	1 670 000	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): SV 1 Batch 2
214		Residential	Morkel Street 44	595 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
226		Residential	De Villiers Street 68	595 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
251		Residential	Vyfer Street 94	595 m ²	2 395 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
254		Vacant Land	Vyfer Street 88	595 m ²	732 000	Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a): SV1 Batch 6
297		Residential	Crescent Street 1	744 m ²	1 405 000	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): SV1 Bach 4
308		Residential	Crescent Street 23	595 m ²	2 070 000	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): SV1 Bach 4
310		Residential	Crescent Street 27	595 m ²	1 710 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
313		Residential	Main Road 32	714 m ²	1 815 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
327		Residential	Main Road 4	744 m ²	1 950 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV 1Batch 3
333		Residential	Main Road 9	595 m ²	1 390 000	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): SV1 Bach 4
371		Residential	Main Road 51	595 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9

Geographical Area : De Kelders

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
391		Residential	Main Road 87	683 m ²	1 740 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
398		Residential	Stirling Street 26	595 m ²	2 365 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
409		Residential	Stirling Street 16	595 m ²	2 310 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
410		Residential	Stirling Street 14	595 m ²	2 075 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
415		Residential	Main Road 63	1 021 m ²	3 575 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 8
426		Residential	Main Road 72	595 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
439		Residential	Colenso Avenue 17	595 m ²	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): SV1 Bach 4
472		Residential	Ingang Street 6	595 m ²	5 620 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
499		Residential	Botha Street 16	830 m ²	2 090 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
507		Residential	Main Road 93	595 m ²	700 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
515		Residential	Main Road 111	595 m ²	1 425 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
537		Residential	Stirling Street 54	595 m ²	1 570 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
546		Residential	Stirling Street 39	683 m ²	1 635 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
599		Residential	Jubilee Street 28	595 m ²	1 805 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
669		Vacant Land	Steyn Street 27	595 m ²	646 000	Note :- Sec 78(1)(d)-market value substantially decreased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 B9

Geographical Area : De Kelders

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
679		Residential	Mark Straat 18	595 m ²	2 340 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
736		Residential	Birkenhead Street 26	752 m ²	2 580 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
781		Residential	Woltemade Street 8	616 m ²	1 870 000	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): SV1 Batch 8
804		Residential	York Street 21	595 m ²	2 620 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch 3
837		Residential	Main Road 157	859 m ²	2 595 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
852		Residential	Berg Straat 32	595 m ²	1 200 000	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): SV1 Batch 8
853		Residential	Berg Straat 30	595 m ²	1 060 000	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): SV 1 Batch 2
901		Residential	Berg Straat 69	595 m ²	1 510 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
904		Residential	Berg Straat 75	1 004 m ²	1 755 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
915		Residential	Main Road 195	595 m ²	1 125 000	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): SV 1 Batch 2
920		Residential	Berg Straat 62	595 m ²	1 540 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
927		Residential	Main Road 183	595 m ²	1 505 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
965		Residential	Killarney Street 12	595 m ²	2 075 000	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): SV21 Batch 4
999		Residential	Long Street 20	686 m ²	2 625 000	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): SV1 Bach 4
1005		Residential	Waterkant Street 13	632 m ²	2 970 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 1

Geographical Area : De Kelders

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1030		Residential	Killarney Street 50	1 039 m ²	1 000 000	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): SV1 Batch 5 - Incomplete
1034		Residential	Killarney Street 42	595 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1080		Residential	Cliff Street 89	495 m ²	4 140 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1086		Residential	Vyfer Street 110	495 m ²	700 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1088		MULTI *	Cliff Street 81	495 m ²	4 625 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 2
		Residential	Cliff Street 81	0 m ²	4 100 000	Apportionment A
		Commercial	Cliff Street 81	0 m ²	525 000	Apportionment B
1142		Residential	Cliff Street 113	496 m ²	2 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1143		Residential	Cliff Street 115	0 m ²	0	Note :- Sec 78(1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - See Erf 1936 SV1 Batch 1
1144		Residential	Cliff Street 117	496 m ²	5 610 000	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): SV 1 Batch 2
1145		Residential	Cliff Street 119	496 m ²	5 280 000	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): SV 1 Batch 2
1162		Residential	De Villiers Street 116	496 m ²	900 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1168		Residential	De Villiers Street 97	495 m ²	2 420 000	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): SV1 Bach 4
1237		Vacant Land	Barnard Straat 19	640 m ²	340 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
1305		MULTI *	Eiland Street 24	1 897 m ²	2 890 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 2
		Residential	Eiland Street 24	0 m ²	1 590 000	Apportionment A
		Commercial	Eiland Street 24	0 m ²	1 300 000	Apportionment B

Geographical Area : De Kelders

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1308		Residential	Botha Street 6	888 m ²	2 465 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1331		Residential	Berg Street 76	551 m ²	1 465 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1334		Residential	Ingang Street 18	510 m ²	2 185 000	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): SV1 Batch 8
1931		Residential	Front Street 15A	699 m ²	2 605 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 8
1932		Residential	Front Street 9A	735 m ²	4 180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1936		Residential	Cliff Street 117	543 m ²	5 515 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1143 SV1 Batch 1
De Kelders Totals :- (65 proper sites, 4 multipurpose, 0 site apportionments and 0 dummy records)				4.1664 Ha	R 132 423 000	

Totals per Category for De Kelders

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	60	3.7442 Ha	3.7442 Ha	128 880 000	128 880 000
Commercial	0	0 m ²	0 m ²	1 825 000	1 825 000
MULTI *	2	2 392 m ²	2 392 m ²	0	0
Vacant Land	3	1 830 m ²	1 830 m ²	1 718 000	1 718 000
Totals	65	4.1664 Ha	4.1664 Ha	R 132 423 000	R 132 423 000

* Multipurpose Category - Current value = R7 515 000.00. Pre-Dispute value = R7 515 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Fisherhaven - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties

Geographical Area : Fisherhaven

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
28		Residential	Broadway 38	1 335 m ²	2 490 000	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): SV1 Batch 6
31		Residential	Broadway 32	1 427 m ²	1 380 000	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): SV1 Batch 8
53		Residential	Riverside Drive 69	1 140 m ²	1 935 000	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): SV1 Batch 6
68		Residential	Riverside Drive 80	978 m ²	2 155 000	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): SV1 Batch 8
76		Residential	Broadway 86	1 179 m ²	2 315 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 3
140		Residential	Broadway 21	981 m ²	1 515 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
142		Residential	Broadway 25	872 m ²	1 830 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
147		Residential	Lagoon Road 7	1 116 m ²	1 825 000	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): SV1 Batch 6
173		Residential	Broadway 13	853 m ²	1 970 000	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): SV1 Batch 6
229		Residential	School Road 19	1 018 m ²	1 485 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 3
271		Residential	School Road 31	927 m ²	2 045 000	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): SV1 Batch 2
277		Residential	School Road 43	927 m ²	1 270 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 2
288		Residential	Boundary Road 38	1 453 m ²	1 030 000	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): SV1 Batch 2
309		Residential	School Road 50	927 m ²	700 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
326		Residential	College Road 22	923 m ²	1 685 000	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): SV1 Batch 2
329		Residential	College Road 16	923 m ²	1 540 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9

Geographical Area : Fisherhaven

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
343		Residential	Lagoon Road 39	996 m ²	650 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
371		Residential	Keurboom Road 18	1 217 m ²	2 510 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
384		Residential	Farm Road 16	1 467 m ²	1 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
391		Residential	Protea Road 67	1 447 m ²	1 595 000	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): SV1 Batch 8
425		Residential	Flying Dutchman Way 90	1 453 m ²	1 450 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
465		Residential	Flying Dutchman Way 58	1 338 m ²	1 400 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
466		Residential	Flying Dutchman Way 60	1 264 m ²	1 965 000	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): SV1 Bacth 2
485		Residential	Church Street 27	1 338 m ²	875 000	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): SV1 Batch 2
566		Residential	Schooner Avenue 51	1 487 m ²	2 875 000	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): SV1 Batch 8
584		Residential	Schooner Avenue 33	1 487 m ²	1 465 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 4
614		Residential	Flying Dutchman Way 14	1 487 m ²	2 290 000	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): SV1 Batch 2
645		Residential	Bolero Lane 30	1 487 m ²	2 135 000	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): SV1 Batch 2
678		Residential	Bolero Lane 23	1 487 m ²	1 925 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 4
702		Residential	China Marais Avenue 12	1 487 m ²	2 595 000	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): SV1 Batch 2
730		Residential	Sprog Lane 23	1 327 m ²	1 575 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
732		Residential	Sprog Lane 27	1 338 m ²	1 550 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3

Geographical Area : Fisherhaven

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
733		Residential	Sprog Lane 29	1 338 m ²	1 375 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
781		Residential	Broadway 48	912 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Now SS 48 Broadway SV1 Batch 8
787		Residential	Protea Road 56	1 147 m ²	580 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
793		Residential	Protea Road 71	1 015 m ²	1 185 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
813		Residential	Riverside Drive 19A	808 m ²	1 245 000	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): SV1 Batch 8
827		Residential	Service Road 6	1 286 m ²	4 775 000	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): SV1 Batch 2
Fisherhaven Totals :- (38 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				4.5592 Ha	R 64 185 000	

Totals per Category for Fisherhaven

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	38	4.5592 Ha	4.5592 Ha	64 185 000	64 185 000
Totals	38	4.5592 Ha	4.5592 Ha	R 64 185 000	R 64 185 000

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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Franskraalstrand - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
MULTI *	8(2)(k) Properties used for multiple purposes

Geographical Area : Franskraalstrand

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
46		Residential	Naude Street 36	595 m ²	1 330 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
79		Residential	Naude Street 70	595 m ²	1 270 000	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): SV1 Batch 4
82		Residential	Naude Street 72	595 m ²	1 175 000	Note :- Sec 78(5)(c)-The municipal valuer adjust the valuation on consideration of the request for a review contemplated in sec 78(5)(b): SV1 Batch 2
128		Residential	Sea View Drive 41	595 m ²	4 125 000	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): SV1 Bach 4
142		Residential	Sea View Drive 59	799 m ²	3 805 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
150		Residential	Sea View Drive 73	595 m ²	2 595 000	Note :- Sec 78(1)(d)-market value substantially decreased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 B9
187		Residential	Le Grange Street 22	595 m ²	1 595 000	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): SV1 Bach 4
193		Residential	Le Grange Street 26	612 m ²	1 795 000	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): SV1 Bach 4
206		Residential	Sea View Drive 91	815 m ²	5 055 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
314		Residential	Cilliers Street 5	595 m ²	1 160 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
356		Residential	Schneider Street 44	898 m ²	2 925 000	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): SV 1 Batch 2
365		Residential	Schneider Street 52	683 m ²	2 390 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
378		Residential	Schneider Street 66	595 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
384		MULTI *	Cilliers Street 75	410 m ²	2 010 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 2
		Residential	Cilliers Street 75	0 m ²	1 610 000	Apportionment A
		Commercial	Cilliers Street 75	0 m ²	400 000	Apportionment B

Geographical Area : Franskraalstrand

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
558		Residential	Meyer Street 66	595 m ²	1 910 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
680		Residential	Cilliers Street 141	595 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
719		Residential	Duminy Street 6	654 m ²	960 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
735		Residential	College Street 22	798 m ²	1 090 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
785		MULTI *	Joubert Street 21	751 m ²	1 930 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Joubert Street 21	0 m ²	976 000	Apportionment A
		Commercial	Joubert Street 21	0 m ²	954 000	Apportionment B
811		Residential	Toms Street 21	956 m ²	1 825 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
819		Residential	Toms Street 2	791 m ²	1 395 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
834		Residential	Joubert Street 14	788 m ²	750 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
941		Residential	Roeland Street 28	1 158 m ²	1 245 000	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): SV 1 Batch 2
945		Residential	Roeland Street 36	684 m ²	1 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
959		Residential	Le Roux Street 9	684 m ²	1 800 000	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): SV1 Bath 8
960		Residential	Le Roux Street 7	684 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
996		Residential	Du Toit Street 52	677 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1001		Residential	Marais Street 75	718 m ²	1 290 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 8

Geographical Area : Franskraalstrand

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1009		Residential	Toms Street 43	786 m ²	1 650 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1026		Residential	Cilliers Street 120	620 m ²	1 355 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1045		Residential	Dyer Street 4	595 m ²	550 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
1077		Residential	Meyer Street 79	735 m ²	1 525 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1146		Residential	Christine Crescent 63	747 m ²	1 410 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1169		Residential	Christine Crescent 38	697 m ²	1 350 000	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): SV1 Batch 4
1189		Residential	Maureen Street 16	700 m ²	1 470 000	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): SV1 Bach 4
1200		Residential	Christine Crescent 16	680 m ²	1 580 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1201		Residential	Christine Crescent 18	680 m ²	1 685 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
1202		Residential	Christine Crescent 20	680 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1207		Residential	Christine Crescent 4	688 m ²	1 485 000	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): SV 1 Batch 2
1268		Residential	Laura Crescent 26	677 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1270		Residential	Laura Crescent 30	704 m ²	550 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1276		Residential	Lisa Street 6	692 m ²	873 000	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): SV 1 Batch 2
1311		Residential	Julia Street 14	735 m ²	977 000	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): SV 1 Batch 2

Geographical Area : Franskraalstrand

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1398		Residential	Kelly Close 5	707 m ²	1 290 000	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): SV1 Bach 4
1465		Residential	Joanne Close 1	857 m ²	1 715 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1467		Residential	Joanne Close 5	735 m ²	1 545 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1468		Residential	Joanne Close 7	938 m ²	300 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1490		Residential	Conja Close	937 m ²	1 220 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1501		Residential	Taryn Close 26	998 m ²	1 545 000	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): SV 1 Batch 2
1505		Residential	Taryn Close 17	987 m ²	1 120 000	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): SV 1 Batch 2
1508		Residential	Taryn Close 11	805 m ²	1 290 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
1644		Residential	Clairvaux Crescent 9	288 m ²	1 700 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1676		Residential	Franskraal	414 m ²	989 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1687		Residential	Franskraal	480 m ²	1 215 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1688		Residential	Franskraal	325 m ²	1 105 000	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): SV1 Bach 4
1689		Residential	Franskraal	325 m ²	1 320 000	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): SV1 Bach 4
1691		Residential	Franskraal	390 m ²	1 190 000	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): SV1 Bach 4
1692		Residential	Franskraal	378 m ²	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): SV1 Bach 4

Geographical Area : Franskraalstrand

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1695		Residential	Franskraal	413 m ²	450 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1705		Residential	Franskraal	450 m ²	1 380 000	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): SV1 Bach 4
Franskraalstrand Totals :- (60 proper sites, 4 multipurpose, 0 site apportionments and 0 dummy records)				4.0353 Ha	R 86 794 000	

Totals per Category for Franskraalstrand

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	58	3.9192 Ha	3.9192 Ha	85 440 000	85 440 000
Commercial	0	0 m ²	0 m ²	1 354 000	1 354 000
MULTI *	2	1 161 m ²	1 161 m ²	0	0
Totals	60	4.0353 Ha	4.0353 Ha	R 86 794 000	R 86 794 000

* Multipurpose Category - Current value = R3 940 000.00. Pre-Dispute value = R3 940 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Gansbaai - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Industrial	8(2)(c) Industrial properties
Commercial	8(2)(b) Business and Commercial properties
PBO	8(2)(f) Properties owned by public benefit organisations and used for specific public benefit activities
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land
Protected Area	8(2)(j) Protected Areas
POW	Place of Worship

Geographical Area : Gansbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
57		MULTI *	Kerk Straat 30	892 m ²	2 200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
		Residential	Kerk Straat 30	0 m ²	1 200 000	Apportionment A
		PBO	Kerk Straat 30	0 m ²	1 000 000	Apportionment B
60		Residential	Kort Straat 4	1 031 m ²	2 155 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
79		Vacant Land	Dirkie Uys Street 2	972 m ²	632 000	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): SV1 Batch 8
96		MULTI *	Barnard Straat 38	991 m ²	840 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
		Residential	Barnard Straat 38	0 m ²	700 000	Apportionment A
		Commercial	Barnard Straat 38	0 m ²	140 000	Apportionment B
100		Residential	Barnard Straat 39	991 m ²	1 000 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
167		Residential	Kerk Straat 50	991 m ²	1 380 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
210		Commercial	Commonage	1 499.2366 Ha	27 500 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Erf 1884 Af SV1 Batch 5
222		Residential	Groenewald Straat 1	793 m ²	700 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 8
236		Residential	Kusweg 11	644 m ²	4 235 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
261		Residential	Park Straat 73	793 m ²	1 620 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
270		Residential	Park Straat 83	694 m ²	3 180 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
370		Residential	Barnard Straat 12	732 m ²	1 115 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
378		Residential	Barnard Straat 4	744 m ²	890 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5

Geographical Area : Gansbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
416		PBO	Kerk Straat 49	694 m ²	1 915 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
451		Residential	Germishuys Straat 4	694 m ²	1 430 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
472		Residential	Hoop Straat 10	472 m ²	1 220 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
512		POW	Klein Straat 18	1 084 m ²	1 352 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
611		PBO	Commonage	6.3153 Ha	950 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): 4081 off SV1 Batch 1
632		Residential	Barnard Straat 42	496 m ²	780 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
852		MULTI *	Angelier Street 23	496 m ²	208 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 2
		Residential	Angelier Street 23	0 m ²	150 000	Apportionment A
		Commercial	Angelier Street 23	0 m ²	58 000	Apportionment B
861		MULTI *	Gousblom Street 2	316 m ²	468 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
		Residential	Gousblom Street 2	0 m ²	388 000	Apportionment A
		Commercial	Gousblom Street 2	0 m ²	80 000	Apportionment B
862		MULTI *	Gousblom Street 4	394 m ²	450 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Gousblom Street 4	0 m ²	103 000	Apportionment A
		Commercial	Gousblom Street 4	0 m ²	347 000	Apportionment B
1014		MULTI *	Gousblom Street 33	349 m ²	538 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
		Residential	Gousblom Street 33	0 m ²	432 000	Apportionment A
		Commercial	Gousblom Street 33	0 m ²	106 000	Apportionment B

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1711		Industrial	Industry Circle 13	1 507 m ²	1 901 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1913		MULTI *	Highway Street 2	380 m ²	559 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Highway Street 2	0 m ²	413 000	Apportionment A
		Commercial	Highway Street 2	0 m ²	146 000	Apportionment B
2063		Residential	Dahlia Street 21	204 m ²	875 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2093		MULTI *	Roos Street 40	212 m ²	463 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 2
		Residential	Roos Street 40	0 m ²	403 000	Apportionment A
		Commercial	Roos Street 40	0 m ²	60 000	Apportionment B
2147		MULTI *	Dahlia Street 47	183 m ²	331 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Dahlia Street 47	0 m ²	271 000	Apportionment A
		Commercial	Dahlia Street 47	0 m ²	60 000	Apportionment B
2190		Residential	Viooltjie Street 12	198 m ²	336 000	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): SV 1 Batch 2
2274		Residential	Melkhout Straat 44	226 m ²	526 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
2281		Residential	Melkhout Straat 30	226 m ²	531 000	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): SV1 Bach 4
2425		Commercial	Fabriek Straat 15	416 m ²	1 364 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
2465		Vacant Land	Parkstreet	3 416 m ²	15 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c):
2467		Vacant Land	Public Open Space 6	6 858 m ²	856 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Portion Consolidated to Erf 6292 SV1 Batch 2
2474		Residential	Berggans Straat 25	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - See Erf 6292 SV1 Batch 2

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2488		Residential	Riviergans Singel 5	502 m ²	300 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
2498		Residential	Berggans Straat 12	525 m ²	400 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
2510		Residential	Park Straat 24	520 m ²	1 925 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
2568		Residential	Rietgans Straat 12	605 m ²	1 350 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
2581		Residential	Clyde Street 4	681 m ²	1 165 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
2604		Residential	Vleigansstraat 3	560 m ²	1 365 000	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): SV 1 Batch 2
2624		Residential	Stormgans Straat 2	520 m ²	1 415 000	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): SV1 Batch 2
2636		Residential	Berggans Straat 11	504 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
2637		Residential	Berggans Straat 9	502 m ²	3 015 000	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): SV 1 Batch 2
2646		Residential	Malgas Straat 2	582 m ²	1 220 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 9
2656		Residential	Vleigansstraat 25	1 036 m ²	1 440 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
2666		Residential	Kolgans Straat 26	500 m ²	300 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 9
2693		Residential	Trewwa Street 3	511 m ²	1 370 000	Note :- Sec 78(1)(d)-market value substantially decreased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
2701		Residential	Trewwa Street 8	502 m ²	2 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
2703		Residential	Trewwa Street 4	675 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2710		Residential	Melton Street 5	521 m ²	1 895 000	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): SV 1 Batch 2
2715		Residential	Trewwa Street 18	512 m ²	1 330 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2721		Residential	Blougans Straat 2	511 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
2722		Residential	Blougans Straat 3	574 m ²	2 810 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
2823		Residential	Melton Street 26	538 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
2824		Residential	Bietou Straat 15	503 m ²	600 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2917		Residential	Melton Street 10	668 m ²	1 795 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
2919		Residential	Seegans Singel 9	621 m ²	1 795 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
3016		Residential	Riet Straat 49	202 m ²	350 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
3062		Residential	Viooltjie Street 103	180 m ²	365 000	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): SV 1 Batch 2
3092		Residential	Kappertjie Street 23	265 m ²	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): SV 1 Batch 2
3143		MULTI *	Leeubekkie Street 82	200 m ²	140 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 2
		Residential	Leeubekkie Street 82	0 m ²	100 000	Apportionment A
		Commercial	Leeubekkie Street 82	0 m ²	40 000	Apportionment B
3160		MULTI *	Leeubekkie Street 97	180 m ²	337 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 2
		Residential	Leeubekkie Street 97	0 m ²	287 000	Apportionment A
		Commercial	Leeubekkie Street 97	0 m ²	50 000	Apportionment B

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3216		Residential	Kana Street 3	180 m ²	337 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
3813		Residential	Middelkusweg 4	651 m ²	1 980 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
3816		Residential	Albatros Straat 14	502 m ²	4 025 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
3937		Residential	Spectrum 7	343 m ²	576 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 2
3940		Residential	Spectrum 13	246 m ²	712 000	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): SV1 Bach 4
3941		Residential	Spectrum 15	250 m ²	576 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 2
4007		Residential	Violet 9	197 m ²	576 000	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): SV 1 Batch 2
4008		Residential	Violet 7	236 m ²	576 000	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): SV 1 Batch 2
4009		Residential	Violet 5	239 m ²	576 000	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): SV 1 Batch 2
4010		Residential	Violet 3	236 m ²	576 000	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): SV 1 Batch 2
4011		Residential	Violet 1	202 m ²	636 000	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): SV 1 Batch 2
4012		Residential	Spectrum 8	254 m ²	576 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 2
4015		Residential	Violet 10	183 m ²	576 000	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): SV1 Batch 1
4021		Residential	Violet 2	184 m ²	661 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 2
4022		Residential	Violet 4	217 m ²	576 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 2
4023		Residential	Violet 6	229 m ²	1 170 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 2

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4024		Residential	Violet 8	217 m ²	763 000	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): SV 1 Batch 2
4073		Residential	Duinegans Straat 7	1 026 m ²	2 600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
4081		Vacant Land	Buitekant Street	2.2500 Ha	2 200 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1 (Erf 3905 + 4080 now 4081)
4087		Residential	Blompark 4087	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 8
4088		Residential	Blompark 4088	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4089		Residential	Blompark 4089	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4090		Residential	Blombos Street 4090	125 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4091		Residential	Blompark 4091	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4092		Residential	Blompark 4092	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4094		Residential	Blompark 4094	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4096		Residential	Blompark 4096	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4097		Residential	Blompark 4097	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4098		Residential	Blompark 4098	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4100		Residential	Blompark 4100	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4101		Residential	Blompark 4101	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4102		Residential	Blompark 4102	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4104		Residential	Blompark 4104	180 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4107		Residential	Blompark 4107	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4110		Residential	Blompark 4110	131 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4112		Residential	Blompark 4112	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4126		Residential	Blompark 4126	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4127		Residential	Blompark 4127	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4128		Residential	Blompark 4128	156 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4129		Residential	Blompark 4129	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4130		Residential	Blompark 4130	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4131		Residential	Blompark 4131	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4133		Residential	Blompark 4133	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4137		Residential	Blompark 4137	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4138		Residential	Masakhane 4138	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4141		Residential	Blompark 4141	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4142		Residential	Blompark 4142	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4145		Residential	Blompark 4145	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4146		Residential	Blompark 4146	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4147		Residential	Blompark 4147	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4148		Residential	Blompark 4148	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4149		Residential	Blompark 4149	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4150		Residential	Katbossiestraat 24	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4151		Residential	Blompark 4151	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4152		Residential	Blompark 4152	125 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4403		Residential	Beverley Hills 4403	167 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4406		Residential	Blompark 4406	169 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4488		Residential	Blompark 4488	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4489		Residential	Blouleliestraat 28	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4490		Residential	Blouleliestraat 30	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4491		Residential	Blompark 4491	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4492		Protected Area	Blompark 4492	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4493		Residential	Blompark 4493	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4494		Residential	Soetdoringstraat 5	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4495		Residential	Blompark 4495	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4496		Residential	Ridderspoor Street 37	135 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4539		Residential	Ridderspoor Street 25	152 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4540		Residential	Ridderspoor Street 27	129 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4541		Residential	Ridderspoor Street 29	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4542		Residential	Blompark 4542	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4543		Residential	Blompark 4543	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4544		Residential	Blompark 821	111 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4545		Residential	Blompark 4545	111 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4546		Residential	Blompark 4546	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4594		Residential	Ridderspoor Street 40	182 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4595		Residential	Ridderspoor Street 38	165 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4596		Residential	Blompark 4596	195 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4597		Residential	Sekelbosstraat 6	164 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4598		Residential	Sekelbosstraat 8	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4599		Residential	Sekelbosstraat 10	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4600		Residential	Sekelbosstraat 12	107 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4601		Residential	Sekelbosstraat 14	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4602		Residential	Sekelbosstraat 16	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4603		Residential	Blompark 4603	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4604		Residential	Blompark 4604	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4606		Residential	Blompark 4606	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4607		Residential	Sekelbosstraat 26	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4608		Residential	Blompark 4608	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4609		Residential	Sekelbosstraat 30	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4610		Residential	Sekelbosstraat 32	114 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4611		Residential	Magrietjiesstraat 34	151 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4612		Residential	Blompark 4612	197 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4613		Residential	Blompark 4613	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4614		Residential	Sekelbosstraat 13	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4615		Residential	Sekelbosstraat 15	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4616		Residential	Sekelbosstraat 17	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4618		Residential	Sekelbosstraat 21	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4619		Residential	Sekelbosstraat 23	125 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4620		Residential	Magrietjiesstraat 44	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4621		Residential	Blompark 4621	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4622		Residential	Blompark 4622	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4623		Residential	Blompark 4623	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4624		Residential	Blompark 4624	170 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4625		Residential	Saliesstraat 2	179 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4627		Residential	Magrietjiesstraat 33	141 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4628		Residential	Magrietjiesstraat 35	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4630		Residential	Magrietjiesstraat 39	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4631		Residential	Blompark 4631	112 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4634		Residential	Saliesstraat 6	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4635		Residential	Saliesstraat 4	142 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4636		Residential	Blompark 4636	134 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4638		Residential	Blompark 4638	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4639		Residential	Saliesstraat 7	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4640		Residential	Saliesstraat 9	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4641		Residential	Lintbosstraat 8	125 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4642		Residential	Lintbosstraat 6	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4643		Residential	Lintbosstraat 4	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4645		Residential	Blompark 4645	150 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4646		Residential	Cloverstraat 3	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4648		Residential	Cloverstraat 7	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4649		Residential	Blompark 4649	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4651		Residential	Cloverstraat 13	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4652		Protected Area	Blompark 4652	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4653		Residential	Cloverstraat 17	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4654		Residential	Cloverstraat 19	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4655		Residential	Magrietjiesstraat 27	180 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4656		Residential	Magrietjiesstraat 29	160 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4657		Residential	Taaibosstraat 20	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4658		Residential	Blompark 4658	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4659		Residential	Taaibosstraat 16	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4661		Residential	Taaibosstraat 12	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4662		Residential	Blompark 821	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4663		Residential	Taaibosstraat 8	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4664		Residential	Taaibosstraat 6	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4665		Residential	Blompark 4665	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4666		Residential	Heuningbosstraat 36	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4681		Residential	Blompark 4681	114 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4683		Residential	Sekelbosstraat 9	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4684		Residential	Taaibosstraat 28	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4685		Residential	Taaibosstraat 26	97 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4686		Residential	Magrietjiesstraat 32	116 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4687		Residential	Magrietjiesstraat 30	109 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4688		Residential	Magrietjiesstraat 28	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4689		Residential	Beverley Hills 1	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4706		Residential	Blombos Street 4706	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4707		Residential	Heuningbosstraat 37	125 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4708		Residential	Blombos Street 56	176 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4774		Residential	Joe Nkqayi Street 112	141 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4775		Residential	Joe Nkqayi Street 110	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4776		Residential	Blompark 4776	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4777		Residential	Joe Nkqayi Street 106	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4778		Residential	Joe Nkqayi Street 104	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4780		Residential	Joe Nkqayi Street 100	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4781		Residential	Joe Nkqayi Street 98	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4782		Residential	Joe Nkqayi Street 96	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4783		Residential	Joe Nkqayi Street 94	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4784		Residential	Joe Nkqayi Street 92	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4785		Residential	Joe Nkqayi Street 90	147 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4787		Residential	Joe Nkqayi Street 86	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4788		Residential	Joe Nkqayi Street 84	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4789		Residential	Joe Nkqayi Street 82	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4790		Residential	Joe Nkqayi Street 80	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4791		Residential	Joe Nkqayi Street 78	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4792		Residential	Joe Nkqayi Street 76	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4793		Residential	Joe Nkqayi Street 74	120 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4845		Residential	Gqosha Street 21	141 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4846		Residential	Gqosha Street 23	142 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4848		Residential	Gqosha Street 27	145 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4849		Residential	Gqosha Street 29	139 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4851		Residential	Gqosha Street 33	143 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4872		Residential	Gqosha Street 2	155 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4873		Residential	Joe Nkqayi Street 79	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4874		Residential	Joe Nkqayi Street 77	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4875		Residential	Joe Nkqayi Street 75	125 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4876		Residential	Joe Nkqayi Street 73	124 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4877		Residential	Joe Nkqayi Street 71	123 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4878		Residential	Joe Nkqayi Street 69	145 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4879		Residential	Joe Nkqayi Street 67	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4880		Residential	Joe Nkqayi Street 65	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4881		Residential	Joe Nkqayi Street 63	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4882		Residential	Joe Nkqayi Street 61	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4883		Residential	Joe Nkqayi Street 59	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4884		Residential	Joe Nkqayi Street 57	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4885		Residential	Joe Nkqayi Street 55	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4886		Residential	Joe Nkqayi Street 53	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4887		Residential	Joe Nkqayi Street 51	115 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4891		Residential	Joe Nkqayi Street 43	115 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4895		Residential	Joe Nkqayi Street 35	115 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4898		Residential	Nothwala Street 40	115 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4903		Residential	Nothwala Street 30	115 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4904		Residential	Nothwala Street 28	125 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4905		Residential	Nothwala Street 26	192 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4906		Residential	Masakhane 4906	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4907		Residential	Nothwala Street 22	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4908		Residential	Nothwala Street 20	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4909		Residential	Nothwala Street 18	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4910		Residential	Nothwala Street 16	128 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4911		Residential	Nothwala Street 14	154 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4912		Residential	Nothwala Street 12	119 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4913		Residential	Nothwala Street 10	121 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4914		Residential	Nothwala Street 8	123 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4915		Residential	Nothwala Street 6	125 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4916		Residential	Nothwala Street 4	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4917		Residential	Gqosha Street 4	145 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4919		Residential	Nothwala Street 3	135 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4921		Residential	Nothwala Street 7	135 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4922		Residential	Nothwala Street 9	135 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4923		Residential	Nothwala Street 11	134 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4924		Residential	Nothwala Street 13	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4925		Residential	Nothwala Street 15	138 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4926		Residential	Nothwala Street 17	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4927		Residential	Nothwala Street 19	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4928		Residential	Gqosha Street 22	143 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4929		Residential	Gqosha Street 20	157 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4930		Residential	Gqosha Street 18	168 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4931		Residential	Gqosha Street 16	195 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4932		Residential	Gqosha Street 14	209 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4933		Residential	Gqosha Street 12	135 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4934		Residential	Gqosha Street 10	135 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4935		Residential	Gqosha Street 8	139 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4938		Residential	Lolwana Street 13	131 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4947		Residential	Joe Nkqayi Street 54	131 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4959		Residential	Mandela Road 20	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4967		Residential	Yawa Street 11	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4968		Residential	Ms George Street 40	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4970		Residential	Ms George Street 36	134 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4979		Residential	Joe Nkqayi Street 46	134 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4980		Residential	Joe Nkqayi Street 44	134 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4981		Residential	Joe Nkqayi Street 42	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4983		Residential	Joe Nkqayi Street 38	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
4984		Residential	Joe Nkqayi Street 36	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5004		Residential	Ms George Street 1	156 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5005		Residential	Ms George Street 3	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5006		Residential	Ms George Street 5	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5007		Residential	Ms George Street 7	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5019		Residential	Nododile Street 43	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5020		Residential	Nododile Street 41	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5021		Residential	Nododile Street 39	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5022		Residential	Nododile Street 37	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5023		Residential	Nododile Street 35	147 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5024		Residential	Nododile Street 33	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5025		Residential	Nododile Street 31	127 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5026		Residential	Nododile Street 29	171 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5027		Residential	Nododile Street 27	129 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

Geographical Area : Gansbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5028		Residential	Nododile Street 25	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5029		Residential	Nododile Street 23	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5030		Residential	Nododile Street 21	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5031		Residential	Nododile Street 19	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5032		Residential	Nododile Street 17	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5033		Residential	Nododile Street 15	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5035		Residential	Nododile Street 11	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5036		Residential	Nododile Street 9	192 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5037		Residential	Nododile Street 7	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5038		Residential	Nododile Street 5	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5039		Residential	Nododile Street 3	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5040		Residential	Nododile Street 1	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5041		Residential	Nowethu Street 10	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5042		Residential	Nowethu Street 8	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5043		Residential	Nowethu Street 6	117 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5044		Residential	Nowethu Street 4	158 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5045		Residential	Nowethu Street 2	184 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5046		Residential	Ekupheleni Street 22	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5047		Residential	Ekupheleni Street 24	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

Geographical Area : Gansbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5048		Residential	Ekupheleni Street 26	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5049		Residential	Ekupheleni Street 28	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5050		Residential	Ekupheleni Street 30	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5051		Residential	Ekupheleni Street 32	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5052		Residential	Ekupheleni Street 34	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5053		Residential	Ekupheleni Street 36	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5054		Residential	Ekupheleni Street 38	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5055		Residential	Ekupheleni Street 40	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5056		Residential	Ekupheleni Street 42	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5057		Residential	Ekupheleni Street 44	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5058		Residential	Nododile Street 16	173 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5059		Residential	Nododile Street 18	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5060		Residential	Nododile Street 20	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5061		Residential	Nododile Street 22	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5062		Residential	Nododile Street 24	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5063		Residential	Nododile Street 26	140 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5064		Residential	Nododile Street 14	200 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5065		Residential	Nododile Street 12	169 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5066		Residential	Nododile Street 10	140 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

Geographical Area : Gansbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5067		Residential	Nododile Street 8	140 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5074		Residential	Nowethu Street 1	139 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5075		Residential	Nowethu Street 3	152 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5076		Residential	Nowethu Street 5	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5077		Residential	Nowethu Street 7	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5242		Residential	Masakhane 5242	136 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5246		Residential	Masakhane 5246	149 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5248		Residential	Masakhane 5248	175 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5255		Residential	Masakhane 5255	140 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5256		Residential	Masakhane 5256	140 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5258		Residential	Masakhane 5258	141 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5259		Residential	Masakhane 5259	141 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5260		Residential	Masakhane 5260	141 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5261		Residential	Masakhane 5261	141 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5262		Residential	Masakhane 5262	167 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5263		Residential	Masakhane 5263	133 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5264		Residential	Masakhane 5264	141 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5265		Residential	Masakhane 5265	141 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5268		Residential	Masakhane 5268	141 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

Geographical Area : Gansbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5269		Residential	Masakhane 5269	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5270		Residential	Masakhane 5270	142 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5271		Residential	Masakhane 5271	150 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5272		Residential	Masakhane 5272	150 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5273		Residential	Masakhane 5273	150 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5275		Residential	Masakhane 5275	140 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5276		Residential	Masakhane 5276	140 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5277		Residential	Masakhane 5277	140 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5541		Residential	Masakhane 5541	102 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5542		Residential	Masakhane 5542	115 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5543		Residential	Masakhane 5543	115 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5544		Residential	Masakhane 5544	115 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5547		Residential	Masakhane 5547	115 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5550		Residential	Masakhane 5550	115 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5562		Residential	Masakhane 5562	157 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5563		Residential	Masakhane 5563	131 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5564		Residential	Masakhane 5564	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5565		Residential	Masakhane 5565	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5566		Residential	Masakhane 5566	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

Geographical Area : Gansbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5568		Residential	Masakhane 5568	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5569		Residential	Masakhane 5569	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5570		Residential	Masakhane 5570	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5571		Residential	Masakhane 5571	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5572		Residential	Masakhane 5572	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5573		Residential	Masakhane 5573	137 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5574		Residential	Masakhane 5574	137 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5575		Residential	Masakhane 5575	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5579		Residential	Masakhane 5579	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5581		Residential	Masakhane 5581	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5583		Residential	Masakhane 5583	144 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5584		Residential	Masakhane 5584	178 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5587		Residential	Masakhane 5587	138 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5588		Residential	Masakhane 5588	138 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5589		Residential	Masakhane 5589	143 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5590		Residential	Masakhane 5590	143 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5592		Residential	Masakhane 5592	138 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5593		Residential	Masakhane 5593	138 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5594		Residential	Masakhane 5594	110 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

Geographical Area : Gansbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5596		Residential	Masakhane 5596	122 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5598		Residential	Masakhane 5598	175 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5599		Residential	Masakhane 5599	151 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5600		Residential	Masakhane 5600	151 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5602		Residential	Masakhane 5602	151 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5604		Residential	Masakhane 5604	121 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5605		Residential	Masakhane 5605	134 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5606		Residential	Masakhane 5606	134 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5607		Residential	Masakhane 5607	134 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5609		Residential	Masakhane 5609	134 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5617		Residential	Masakhane 5617	130 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5618		Residential	Masakhane 5618	119 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5628		Residential	Masakhane 5628	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5629		Residential	Masakhane 5629	131 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5632		Residential	Masakhane 5632	131 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5646		Residential	Masakhane	164 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5651		Residential	Masakhane 5651	118 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5848		Residential	Masakhane 5848	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5873	1	Residential	Masakhane 5873	112 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

Geographical Area : Gansbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5895		Residential	Masakhane 5895	114 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5896		Residential	Masakhane 5896	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
5897		Residential	Masakhane 5897	132 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
6014		Residential	Masakhane 6014	126 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
6078		Residential	Masakhane 6078	114 m ²	205 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
6292		Residential	Berggans street 25	635 m ²	2 400 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2
Gansbaai Totals :- (427 proper sites, 22 multipurpose, 0 site apportionments and 0 dummy records)				1 517.3249 Ha	R 188 920 000	

Totals per Category for Gansbaai

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	404	7.5450 Ha	7.5450 Ha	147 738 000	147 738 000
Industrial	1	1 507 m ²	1 507 m ²	1 901 000	1 901 000
Commercial	2	1 499.2782 Ha	1 499.2782 Ha	29 951 000	29 951 000
PBO	2	6.3847 Ha	6.3847 Ha	3 865 000	3 865 000
MULTI *	11	4 593 m ²	4 593 m ²	0	0
Vacant Land	4	3.3746 Ha	3.3746 Ha	3 703 000	3 703 000
Protected Area	2	240 m ²	240 m ²	410 000	410 000
POW	1	1 084 m ²	1 084 m ²	1 352 000	1 352 000
Totals	427	1 517.3249 Ha	1 517.3249 Ha	R 188 920 000	R 188 920 000

* Multipurpose Category - Current value = R6 534 000.00. Pre-Dispute value = R6 534 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Hawston - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Industrial	8(2)(c) Industrial properties
Commercial	8(2)(b) Business and Commercial properties
Agricultural	8(2)(g) Agricultural properties
PSI	8(2)(e) Public service infrastructure properties
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land
Unknown	Category is unknown

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1		Commercial	Hawston 1	275.6292 Ha	4 498 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Various Erven Subdivided SV1 Batch 3
20		Vacant Land	Marine Drive	3 080 m ²	41 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
28		Vacant Land	Church Street	4 289 m ²	186 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
55		Vacant Land	Chapel Street	528 m ²	37 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
139		Residential	Long Street ZZZZ	595 m ²	280 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
265		Residential	Kendal Close ZZZZ	843 m ²	350 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
384		Residential	Marine Drive ZZZZ	595 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
387		Residential	Marine Drive 387	595 m ²	250 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
407		Commercial	Forestay Street	1.9807 Ha	4 120 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Various Erven Subdivided SV1 Batch 3
412		Commercial	George Viljoen Street ZZZZ	2 158 m ²	3 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): - Request for Revaluation - No Financial Information Supplied SV1 Batch 2
431		Vacant Land	Long Street	641 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
432		Vacant Land	Church Street	637 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
433		Vacant Land	Plein Street	636 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
436		Vacant Land	Long Street	636 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
442		Vacant Land	Marine Drive	605 m ²	41 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
446		Vacant Land	Long Street	604 m ²	41 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
447		Vacant Land	Marine Drive	605 m ²	41 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
448		Vacant Land	Plein Street	604 m ²	41 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
451		Vacant Land	Marine Drive	604 m ²	51 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
452		Vacant Land	Creche Road 36B	605 m ²	41 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
456		Vacant Land	Long Street	1 220 m ²	71 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
464		Vacant Land	Long Street	637 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
465		Vacant Land	Long Street	648 m ²	43 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
466		Vacant Land	Marine Drive	648 m ²	43 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
469		Vacant Land	Long Street	637 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
470		Vacant Land	Long Street	649 m ²	43 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
471		Vacant Land	Long Street	649 m ²	43 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
473		Vacant Land	Plein Street	636 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
474		Vacant Land	Plein Street	636 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
475		Vacant Land	Long Street	645 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
476		Vacant Land	Long Street	646 m ²	43 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
477		Vacant Land	Church Street	3 513 m ²	45 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
486		Vacant Land	Church Street	588 m ²	40 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
487		Vacant Land	Plein Street	636 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
488		Vacant Land	Long Street	636 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
489		Vacant Land	Vlei Road	642 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
505		Residential	Seaview Drive 21	748 m ²	588 000	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): SV1 Batch 6
609		Vacant Land	Sport Road	605 m ²	41 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
610		Vacant Land	Sport Road	605 m ²	41 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
616		Vacant Land	Plein Street	637 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
685		Residential	Florida Cres F72	334 m ²	150 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
817		MULTI *	Essex Road E90	298 m ²	251 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
		Residential	Essex Road E90	0 m ²	200 000	Apportionment A
		Commercial	Essex Road E90	0 m ²	51 000	Apportionment B
841		Residential	Eaton Crescent E34	490 m ²	212 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
852		Residential	Ebony Crescent E45	493 m ²	283 000	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): SV1 Batch 6

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
897		Residential	Carlton Crescent C61	296 m ²	148 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
1093		Vacant Land	Church Street	3 854 m ²	48 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
1111		Residential	Hawston ZZZZ	636 m ²	400 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
1112		Vacant Land	Hawston	636 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
1113		Vacant Land	Hawston	637 m ²	42 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
1114		Vacant Land	Hawston	651 m ²	43 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
1115		Vacant Land	Hawston	651 m ²	43 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
1137		Vacant Land	Hawston	1 250 m ²	68 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
1138		Vacant Land	Hawston	670 m ²	44 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
1210		MULTI *	Woodlands Road 1210	338 m ²	348 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Woodlands Road 1210	0 m ²	296 000	Apportionment A
		Commercial	Woodlands Road 1210	0 m ²	52 000	Apportionment B
1219		MULTI *	Mill Street 1219	424 m ²	347 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Mill Street 1219	0 m ²	281 000	Apportionment A
		Commercial	Mill Street 1219	0 m ²	66 000	Apportionment B
1387		Vacant Land	Church Street 1387	5 982 m ²	65 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
1390		Residential	Church Street 1390	1 197 m ²	870 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 8

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1484		Vacant Land	Church Street 32	394 m ²	31 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
1588		Residential	Southampton Street	262 m ²	337 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 4.
1612		Residential	Southampton Street	249 m ²	346 000	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): SV1 Batch 4
1618		Residential	Cambridge Road 4	275 m ²	310 000	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): SV1 Batch 4
1713		Residential	Marine Drive	829 m ²	571 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
2047		MULTI *	Morningdew Close	231 m ²	409 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
		Residential	Morningdew Close	0 m ²	330 000	Apportionment A
		Commercial	Morningdew Close	0 m ²	79 000	Apportionment B
2121		MULTI *	Yorkshire Road 2121	240 m ²	234 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
		Residential	Yorkshire Road 2121	0 m ²	187 000	Apportionment A
		Commercial	Yorkshire Road 2121	0 m ²	47 000	Apportionment B
2686		Vacant Land	Church Street	4 748 m ²	158 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 3
2690		Residential	Victoria Street 2690	420 m ²	300 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
2691		Residential	Victoria Street 2691	428 m ²	180 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
2696		Residential	Fairbairn Crescent 43	350 m ²	678 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 4
2703		Residential	Brooklyn Street 42	350 m ²	460 000	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): SV1 Batch 6
2704		Residential	Brooklyn Street 44	350 m ²	404 000	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): SV1 Batch 6

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2774		MULTI *	Cambridge Road 70	225 m ²	257 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
		Residential	Cambridge Road 70	0 m ²	205 000	Apportionment A
		Commercial	Cambridge Road 70	0 m ²	52 000	Apportionment B
2778		Residential	Watts Close 3	200 m ²	263 000	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): SV1 Batch 6
2793		Vacant Land	Hawston 4	315 m ²	118 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 7
2805		MULTI *	Seueby Street 7	200 m ²	261 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Seueby Street 7	0 m ²	171 100	Apportionment A
		Commercial	Seueby Street 7	0 m ²	89 900	Apportionment B
2819		Residential	Baker Street 5	220 m ²	253 000	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): SV1 Batch 6
2909		Residential	Fairbairn Crescent 3	352 m ²	676 000	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): SV1 Batch 9
2928		Residential	Brooklyn Street 12	350 m ²	424 000	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): SV1 Batch 9
2986		MULTI *	Hess Street 1	162 m ²	249 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 4
		Residential	Hess Street 1	0 m ²	205 000	Apportionment A
		Commercial	Hess Street 1	0 m ²	44 000	Apportionment B:- Shops
2992		Residential	Bucchianeri Street 4	127 m ²	269 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 4
3021		Residential	Hess Street 2	120 m ²	257 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 4
3052		Residential	Fisher Street 60	146 m ²	321 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 4
3102		Residential	Figaji Street 1	130 m ²	205 000	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): SV1 Batch 1

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3210		Residential	Swartz Street 6	120 m ²	205 000	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): SV1 Batch 1
3235		Vacant Land	3235 Hawston	176 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3244		Vacant Land	3244 Hawston	154 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3245		Vacant Land	3245 Hawston	157 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 B9
3246		Vacant Land	3246 Hawston	160 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3248		Vacant Land	3248 Hawston	166 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3251		Vacant Land	3251 Hawston	172 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3253		Residential	3253 Hawston	173 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3259		Vacant Land	3259 Hawston	135 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3260		Vacant Land	3260 Hawston	135 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 B9
3263		Vacant Land	3263 Hawston	142 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3264		Vacant Land	3264 Hawston	135 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3265		Vacant Land	3265 Hawston	127 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3269		Vacant Land	3269 Hawston	189 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3273		Vacant Land	3273 Hawston	150 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 B9
3274		Vacant Land	3274 Hawston	142 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3276		Vacant Land	3276 Hawston	189 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3277		Vacant Land	3277 Hawston	189 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3280		Vacant Land	3280 Hawston	150 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3283		Vacant Land	3283 Hawston	189 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 B9
3284		Vacant Land	3284 Hawston	189 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3285		Vacant Land	3285 Hawston	135 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3288		Vacant Land	3288 Hawston	142 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3393		Residential	Slabbert Street 8	136 m ²	205 000	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): SV1 Batch 1
3400		Vacant Land	3400 Hawston	202 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3402		Vacant Land	3402 Hawston	219 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 B9
3407		Vacant Land	3407 Hawston	157 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3408		Vacant Land	3408 Hawston	157 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3415		Vacant Land	3415 Hawston	157 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3416		Vacant Land	3416 Hawston	212 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3418		Vacant Land	3418 Hawston	157 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3421		Vacant Land	3421 Hawston	158 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3423		Vacant Land	3423 Hawston	149 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3428		Vacant Land	3428 Hawston	202 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3429		Vacant Land	3429 Hawston	147 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3432		Vacant Land	3432 Hawston	201 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3433		Vacant Land	3433 Hawston	158 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3434		Vacant Land	3434 Hawston	158 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 B9

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3435		Vacant Land	3435 Hawston	157 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3439		Vacant Land	3439 Hawston	149 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3440		Vacant Land	3440 Hawston	150 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3449		Vacant Land	3449 Hawston	158 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3450		Vacant Land	3450 Hawston	138 m ²	45 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 7
3456		Vacant Land	Hawston Nuwe Industrial	11.0782 Ha	30 500 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
3457		Agricultural	Hawston Agter Nuwe Industrial	65.6493 Ha	1 950 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
3463		Vacant Land	Pennant Street	4 876 m ²	5 120 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1
3464		Vacant Land	Flagship Business Park	1.7624 Ha	16 650 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
3475		Vacant Land	Forestay Street	2 608 m ²	2 740 000	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): SV1 Batch 1
3497		Vacant Land	Forestay Street	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Now Erf 3557 SV1 Batch 3
3500		Vacant Land	Winward Street	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Now Erf 3557 SV1 Batch 3
3517		Vacant Land	Hawston Nuwe Industrial	1 242 m ²	1 305 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 3456 SV1 Batch 3
3518		Vacant Land	Hawston Nuwe Industrial	1 230 m ²	1 290 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 3456 SV1 Batch 3
3538		Vacant Land	Chester Road	549 m ²	203 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1 SV1 Batch 3
3539		Vacant Land	Chester Road	549 m ²	203 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 407 SV1 Batch 3

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3540		Vacant Land	Chester Road	549 m ²	203 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1 SV1 Batch 3
3541		Vacant Land	Chester Road	549 m ²	203 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1 SV1 Batch 3
3542	PSI		Olive Way	863 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1 (Road Remainder SV1 Batch 3
3543		Vacant Land	Forestay Street	1 513 m ²	424 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 407 SV1 Batch 3
3544		Vacant Land	Forestay Street	1 513 m ²	424 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 407 SV1 Batch 3
3545		Vacant Land	Forestay Street	1 513 m ²	424 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 407 SV1 Batch 3
3546		Vacant Land	Forestay Street	1 513 m ²	424 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 407 SV1 Batch 3
3547		Vacant Land	Forestay Street	1 513 m ²	424 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 407 SV1 Batch 3
3548		Vacant Land	Forestay Street	1 513 m ²	424 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 407 SV1 Batch 3
3549		Vacant Land	Forestay Street	1 513 m ²	424 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 407 SV1 Batch 3
3550		Vacant Land	Forestay Street	1 513 m ²	424 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 407 SV1 Batch 3
3552		Vacant Land	Flagship Business Park	9 926 m ²	10 400 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
3555		Vacant Land	Flagship Business Park	3 332 m ²	3 500 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
3556		Vacant Land	Flagship Business Park	3 195 m ²	3 355 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6

Geographical Area : Hawston

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3557		Industrial	Forestay Street	3 012 m ²	7 484 000	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): SV1 Batch 6
Hawston Totals :- (151 proper sites, 16 multipurpose, 0 site apportionments and 0 dummy records)				367.8151 Ha	R 117 734 000	

Totals per Category for Hawston

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	31	1.2409 Ha	1.2409 Ha	12 615 100	12 615 100
Industrial	1	3 012 m ²	0 m ²	7 484 000	0
Commercial	3	277.8257 Ha	277.8257 Ha	12 598 900	12 598 900
Agricultural	1	65.6493 Ha	65.6493 Ha	1 950 000	1 950 000
PSI	1	863 m ²	863 m ²	1 000	1 000
MULTI *	8	2 118 m ²	2 118 m ²	0	0
Vacant Land	106	22.4999 Ha	24.4041 Ha	83 085 000	71 665 000
Unknown	0	0 m ²	3.0022 Ha	0	0
Totals	151	367.8151 Ha	372.4203 Ha	R 117 734 000	R 98 830 000

* Multipurpose Category - Current value = R2 356 000.00. Pre-Dispute value = R2 356 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Hermanus - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Industrial	8(2)(c) Industrial properties
Commercial	8(2)(b) Business and Commercial properties
PBO	8(2)(f) Properties owned by public benefit organisations and used for specific public benefit activities
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
34		Residential	Windsor Crescent 13	798 m ²	3 010 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
41		Residential	Sunnybrae Crescent 4	838 m ²	3 225 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
82		Residential	Canterbury Street 58	694 m ²	3 225 000	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): SV1 Bach 4
89		Residential	Coronation Road 12	608 m ²	3 115 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 2
126		Residential	Westcliff Road 60	694 m ²	2 700 000	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): SV1 Bach 4
194		Residential	Canterbury Street 30	674 m ²	2 710 000	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): SV1 Batch 5
223		Residential	Orothamnus Avenue 10	782 m ²	3 170 000	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): SV1 Batch 5
294		Residential	Cliff Road 20	1 247 m ²	9 930 000	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): SV1 Batch 8
310		Residential	Cliff Road 11A	1 041 m ²	10 050 000	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): SV1 Batch 5
312		PBO	Royal Street 11	892 m ²	3 270 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
341		Residential	Westcliff Road 24	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 12716 SV1 Batch 3
452		Vacant Land	Main Road 30	2 252 m ²	1 260 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
476		Commercial	Flower Street 26	1 116 m ²	5 015 000	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): SV1 Batch 5
527		Residential	Marine Drive 3	942 m ²	8 020 000	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): SV1 Batch 5
569		Residential	Marine Drive 16	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - See Erf 11015 SV1 Batch 1
673		Vacant Land	Harbour Road 1	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 7999 SV1 Batch 2

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
674		Vacant Land	Harbour Road 3	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 7999 SV1 Batch 2
675		Commercial	Main Road 72	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 7999 SV1 Batch 2
676		Commercial	Harbour Road 1	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 7999 SV1 Batch 2
678		Vacant Land	Harbour Road	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 7999 SV1 Batch 2
688		MULTI *	Aberdeen Street 10	880 m ²	3 260 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Aberdeen Street 10	0 m ²	643 000	Apportionment A
		Commercial	Aberdeen Street 10	0 m ²	2 617 000	Apportionment B
815		Commercial	Main Road 82	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 7999 SV1 Batch 2
971		Residential	Moffat Street 11	782 m ²	6 250 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
1006		Residential	Mc Farlane Street 11	833 m ²	6 960 000	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): SV1 Batch 5
1043		Residential	Musson Street 54	892 m ²	6 430 000	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): SV1 Batch 8
1076		Residential	Mitchell Street 81	892 m ²	4 975 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 9
1090		Residential	Luyt Street 34	952 m ²	5 945 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 9
1104		Residential	Mitchell Street 57	892 m ²	5 155 000	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): SV1 Batch 5
1187		MULTI *	Main Road 213	892 m ²	4 360 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 7
		Residential	Main Road 213	0 m ²	860 000	Apportionment A
		Commercial	Main Road 213	0 m ²	3 500 000	Apportionment B

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1234		Residential	Main Road 200	6 587 m ²	22 800 000	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): SV1 Batch 5
1295		Residential	Main Road 315	892 m ²	6 300 000	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): SV1 Batch 6
1331		Residential	Main Road 298	1 428 m ²	11 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 7
1368		Vacant Land	Main Road 314	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
1373		Residential	Main Road 316	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
1408		Residential	Kiewiet Avenue 10	496 m ²	3 670 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Re Valuation Request SV1 Batch 3
1548		Residential	Main Road 346	546 m ²	5 950 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 8
1593		Residential	Kwaaiwater Road 23	1 134 m ²	16 450 000	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): SV1 Batch 5
1652		Residential	Contour Street 13	2 441 m ²	9 155 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 9
1682		Residential	Tenth Street 21	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erven 12836+12837 SV1 Batch 2
1684		Residential	Tenth Street 19	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erven 12836+12837 SV1 Batch 2
1686		Vacant Land	Tenth Street 19A	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erven 12836+12837 SV1 Batch 2
1694		Residential	Reservoir Road 14	773 m ²	4 940 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 9
1727		Residential	Fifth Street 4	495 m ²	4 010 000	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): SV1 Bach 4
1802		Residential	First Avenue 26	535 m ²	4 190 000	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): SV 1 Batch 5

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1915		Residential	Eighth Street 32	495 m ²	6 350 000	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): SV1 Batch 8
1993		Residential	Tenth Street 45	991 m ²	9 820 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 7
2015		Residential	Eighth Street 43	2 015 m ²	8 280 000	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): SV1 Batch 4
2076		Residential	Fifth Street 54	495 m ²	4 200 000	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): SV1 Bach 4
2096		Residential	Fourth Street 44	495 m ²	3 800 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2208		Residential	Ninth Street 71	495 m ²	5 680 000	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): SV 1 Batch 5
2228		Residential	Tenth Street 71	991 m ²	29 750 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 9
2346		Industrial	Arum Road 8	1 859 m ²	2 850 000	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): SV1 Batch 8
2582		Commercial	Tenth Street 121	595 m ²	0	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): - See New SS 10de Straat, Nommer 121, Voelklip SV1 Batch 2
2704		Residential	Tenth Street 144	991 m ²	6 050 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
2868		Residential	Ninth Street 158	495 m ²	4 770 000	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): - Erf Extent Incorrect on GV SV1 Batch 1
2892		Residential	Eighth Street 156	495 m ²	3 900 000	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): SV 1 Batch 5
2908		Residential	Seventh Street 171	496 m ²	6 170 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Erf 12838 Af SV1 Batch 4
2909		Residential	Seventh Street 169	917 m ²	4 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
2985		Residential	Fifth Street 166	495 m ²	3 750 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): - Updated Erf Extent SV1 Batch 6

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3180		Commercial	Third Street 193	991 m ²	7 050 000	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): SV 1 Batch 5
3259		Vacant Land	Tenth Street 215	496 m ²	6 000 000	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): - Building Demolished SV1 Batch 8
3319		Residential	Eighth Street 208	496 m ²	5 700 000	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): SV1 Batch 5
3326		Residential	Eighth Street 212	496 m ²	6 070 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
3351		Vacant Land	Seventh Street 210	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Cons to 12821 SV1 Batch 1
3352		Residential	Sixth Street 209	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Cons to 12821 SV1 Batch 1
3360		Residential	Sixth Street 217	495 m ²	3 930 000	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): SV1 Batch 8
3363		Vacant Land	Seventh Street 222	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 12841 SV1 Batch 8
3364		Vacant Land	Sixth Street 221	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 12841 SV1 Batch 8
3422		Residential	Third Street 203	991 m ²	3 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
3540		Residential	Eleventh Street 240	496 m ²	9 300 000	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): SV1 Batch 5
3551		Residential	Tenth Street 232	1 983 m ²	9 400 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
3576		Residential	Ninth Street 232	495 m ²	6 650 000	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): SV1 Batch 4
3620		Residential	Seventh Street 232	421 m ²	2 720 000	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): SV1 Bach 4
3627		Residential	Sixth Street 237	495 m ²	4 280 000	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): SV 1 Batch 5

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3651		Residential	Fifth Street 239	495 m ²	4 450 000	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): SV 1 Batch 5
3761		Residential	Thirteenth Avenue 10	535 m ²	6 200 000	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): SV1 Bach 4
3789		Residential	Eighth Street 250	495 m ²	8 620 000	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): SV1 Batch 8
3908		Residential	Tenth Street 276	991 m ²	15 800 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 8
4032		Residential	Fourth Street 272	495 m ²	3 310 000	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): SV 1 Batch 5
4061		Residential	Tenth Street 291	1 239 m ²	20 150 000	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): SV1 Batch 5
4083		Residential	Ninth Street 305	478 m ²	3 470 000	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): SV1 Batch 5
4141		Residential	Ninth Street 316	496 m ²	4 370 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
4150		Residential	Second Street 222	496 m ²	3 770 000	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): SV1 Bach 4
4255		Residential	Sixth Street 316	495 m ²	3 010 000	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): SV1 Batch 5
4389		Residential	Second Street 289	495 m ²	3 840 000	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): SV 1 Batch 5
4416		Residential	Duiker Street 6	1 041 m ²	2 700 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 9
4420		Residential	Duiker Street 10	1 041 m ²	2 515 000	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): SV1 Batch 5
4469		Residential	Flora Avenue 16	763 m ²	2 730 000	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): SV1 Bach 4
4593		MULTI *	Bird Lane 26	822 m ²	3 130 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Bird Lane 26	0 m ²	2 775 000	Apportionment A

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
		Commercial	Bird Lane 26	0 m ²	355 000	Apportionment B
4645		Residential	Robin Lane 21	763 m ²	3 100 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 9
4668		MULTI *	Fourie Street 48	807 m ²	3 635 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Fourie Street 48	0 m ²	2 950 000	Apportionment A
		Commercial	Fourie Street 48	0 m ²	685 000	Apportionment B
4742		Residential	Dolphin Street 51	744 m ²	3 780 000	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): SV1 Batch 5
4825		Residential	First Street 11	495 m ²	3 860 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
4913		Vacant Land	Main Road 4913	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 12716 SV1 Batch 3
5276		Vacant Land	Tenth Street 19B	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erven 12836+12837 SV1 Batch 2
5400		Residential	Ninth Street 105	496 m ²	5 850 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 9
5425		Residential	Fourth Street 293	991 m ²	2 440 000	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): SV 1 Batch 5
5433		Residential	Fourth Street 45	991 m ²	5 290 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
5468		Residential	Main Road 356	1 593 m ²	5 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 9
5493		Residential	Main Road 208	1 374 m ²	17 100 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
5576		Residential	Fourth Street 261	495 m ²	3 550 000	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): SV 1 Batch 5
5588		Residential	Albertyn Street 31	1 525 m ²	4 330 000	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): SV1 Batch 5
5806		Residential	Fernkloof Drive 73	1 040 m ²	7 225 000	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): SV1 Batch 8

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5901		Residential	Selkirk Street 50	840 m ²	4 235 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
5914		Residential	Francolin Close 12	809 m ²	5 385 000	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): SV1 Batch 5
5965		Residential	Waboom Street 1	970 m ²	2 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
5973		Residential	Fernkloof Drive 14	809 m ²	6 585 000	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): SV1 Batch 6
5991		Residential	Fynbos Street 16	1 076 m ²	5 770 000	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): SV1 Batch 6
5993		Residential	Fynbos Street 20	867 m ²	5 315 000	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): SV1 Batch 8
6016		Residential	Mc Farlane Street 39	438 m ²	3 885 000	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): SV1 Batch 8
6100		Residential	Canterbury Street 70	694 m ²	3 645 000	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): SV1 Batch 6
6103		Residential	Rocklands Road 39	636 m ²	1 845 000	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): SV1 Batch 6
6155		Residential	Contour Street 43	1 844 m ²	6 000 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 8
6222		Residential	Tenth Street A235	167 m ²	2 230 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 8
6242		Residential	Second Street 5	743 m ²	3 450 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
6271		Residential	Ninth Street 320	622 m ²	4 250 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 2
6334		Residential	Seventeenth Avenue 15	448 m ²	3 750 000	Note :- Sec 78(1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 12873 Af SV1 Batch 8
6351		Residential	Waboom Street 19	839 m ²	4 255 000	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): SV1 Batch 6

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
6610		Residential	Main Road A6	634 m ²	2 800 000	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): SV1 Batch 8
6673		Residential	Tenth Street 168	494 m ²	4 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
6693		Residential	Second Street 201	496 m ²	3 390 000	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): SV1 Batch 6
6720		Residential	Fifth Street 251	496 m ²	4 310 000	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): SV1 Batch 9
7012		Residential	Fourth Street 279	492 m ²	5 150 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
7031		Residential	Ninth Street 226	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 12874 SV1 Batch 7
7032		Vacant Land	Ninth Street 228	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 12874 SV1 Batch 7
7057		Residential	Ninth Street 289	495 m ²	4 000 000	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): SV1 Batch 9
7144		Industrial	Swartdam Road 17	7 052 m ²	7 490 000	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): SV1 Batch 6
7453		MULTI *	Aster Street 42	294 m ²	272 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
		Residential	Aster Street 42	0 m ²	223 000	Apportionment A
		Commercial	Aster Street 42	0 m ²	49 000	Apportionment B
7490		MULTI *	Klein River Lagoon 7490	2.8961 Ha	35 460 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 5
		Residential	Klein River Lagoon 7490	0 m ²	9 000 000	Apportionment A
		Commercial	Klein River Lagoon 7490	0 m ²	26 460 000	Apportionment B
7507		Residential	Main Road 158	1 907 m ²	0	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): See SS Eastbourne SV1 Batch 5

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
7516		Residential	Whale Rock 6	400 m ²	4 910 000	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): SV1 Batch 8
7532		Residential	Musson Street 13	695 m ²	5 955 000	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): SV1 Batch 6
7999		Commercial	HArbour Road 3	3 168 m ²	17 212 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2 - Cons of Erven 673+674+675+676+678+815
8414		Residential	Eighth Street 140	976 m ²	8 470 000	Note :- Sec 78(1)(e)- substatially incorrectly valued during the last general valuation. Rates payable sec 78(4)(aA): - Erf Size Incorrect on GV SV1 Batch 4
9823		Commercial	Marine Drive 61	2 911 m ²	0	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): - Now SS The Esplanade SV1 Batch 3
9867		Residential	Mc Farlane Street 28	427 m ²	5 760 000	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): SV1 Batch 6
9905		Residential	Seventh Street 229	802 m ²	5 150 000	Note :- Sec 78(1)(e)- substatially incorrectly valued during the last general valuation. Rates payable sec 78(4)(aA): SV1 Batch 9
9921		Residential	Fernkloof Drive 34	819 m ²	5 445 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 12827 Af SV1 Batch 2
9999		Residential	Prestwick Village 21	772 m ²	9 610 000	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): SV1 Batch 5
10027		Residential	Prestwick Village 58	600 m ²	8 825 000	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): SV1 Batch 8
10033		Residential	Prestwick Village 64	808 m ²	8 130 000	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): SV1 Batch 8
10045		Residential	Prestwick Village 76	663 m ²	7 660 000	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): SV1 Batch 8
10114		Residential	Lakewood Village 33	886 m ²	11 600 000	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): SV1 Batch 8
10127		Residential	Lakewood Village 69	758 m ²	9 030 000	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): SV1 Batch 8
10150		Vacant Land	Lakewood Village 78	653 m ²	2 745 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
10199		Residential	Fernkloof Village 23	787 m ²	6 520 000	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): SV1 Batch 2
10315		Residential	Eleventh Street 231	1 189 m ²	29 950 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 7
10351		Residential	Westcliff Road 101	1 132 m ²	11 150 000	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): SV1 Batch 6
10353		Residential	Fifth Avenue 16	531 m ²	8 220 000	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): SV1 Batch 6
10382		Residential	Plymouth Sound 19	622 m ²	3 120 000	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): SV1 Batch 6
10388		Residential	Plymouth Sound 13	753 m ²	3 520 000	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): SV1 Batch 6
10395		Residential	Plymouth Sound 1	474 m ²	2 705 000	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): SV1 Batch 6
10396		Residential	Drake's Cove 3	552 m ²	2 855 000	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): SV1 Batch 6
10407		Residential	The Quaterdeck 13	675 m ²	3 110 000	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): SV1 Batch 6
10412		Residential	The Quaterdeck 3	787 m ²	3 725 000	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): SV1 Batch 6
10430		Residential	Mariner's Village 63	353 m ²	2 630 000	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): SV1 Batch 2
10443		Residential	Scotts Cove 7	360 m ²	2 180 000	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): SV1 Batch 6
10446		Residential	Scotts Cove 1	362 m ²	3 340 000	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): SV1 Batch 6
10460		Residential	Columbus Cove 3	360 m ²	2 105 000	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): SV1 Batch 8
10477		Residential	De Gama's Cove 2	349 m ²	2 565 000	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): SV1 Batch 6

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars	
10491		Residential	Blake's Cove 5	361 m ²	2 265 000	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): SV1 Batch 8	
10502		Residential	Magellan's Cove 3	362 m ²	2 295 000	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): SV1 Batch 6	
10504		Residential	Tromps Cove 5	359 m ²	2 295 000	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): SV1 Batch 6	
10515		Residential	Nelson's Way 6	622 m ²	2 830 000	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): SV1 Batch 6	
10521		Residential	Nelson's Way 18	399 m ²	2 640 000	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): SV1 Batch 6	
10570		Residential	Tenth Street 153	496 m ²	12 550 000	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): SV1 Batch 9	
10621		Vacant Land	Church Street West	329 m ²	300 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 1	
11006		MULTI *	Mitchell Street	1.5316 Ha	112 000 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5	
		Residential	Mitchell Street	0 m ²	40 000 000	Apportionment A	
		Commercial	Mitchell Street	0 m ²	72 000 000	Apportionment B	
11015		Residential	Marine Drive	1 198 m ²	13 750 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 569 SV1 Batch 1	
11099		Industrial	Arum Road 2	7 378 m ²	6 975 000	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): SV1 Batch 8	
11110		Residential	Blue Crane 61	473 m ²	2 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9	
11684		Residential	Kuyasa Street	Her	112 m ²	205 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 7
11846		Vacant Land	Angelier Street	155 m ²	29 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6	
11847		Vacant Land	Angelier Street	155 m ²	29 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6	

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
11850		Residential	Fuchsia Circle 7	155 m ²	29 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 8
11851		Vacant Land	Fuchsia Circle 8	155 m ²	29 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 8
11853		Vacant Land	Fuchsia Circle 10	264 m ²	41 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 8
11855		Vacant Land	Angelier Street	150 m ²	28 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
11856		Vacant Land	Fuchsia Circle 13	150 m ²	28 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 8
11858		Vacant Land	Angelier Street	233 m ²	38 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 7
11859		Vacant Land	Fuchsia Circle 16	157 m ²	29 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 8
11862		Vacant Land	Fuchsia Circle 19	156 m ²	29 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 8
12232		Residential	Main Road 312A	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
12246		Residential	Tenth Street 325	701 m ²	14 700 000	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): SV1 Batch 2
12271		Residential	Fifth Street 117	495 m ²	4 450 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
12290		Residential	Eleventh Street	991 m ²	13 400 000	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): SV1 Batch 9
12294		Commercial	Mitchell Street 62	1 573 m ²	15 250 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 4
12309		Commercial	Mussel Road 4	3.5800 Ha	35 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
12313		Residential	Eleventh Street 233	1 464 m ²	47 500 000	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): SV1 Batch 7

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
12323		Residential	Mossel River Drive 15	620 m ²	15 950 000	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): SV1 Batch 8
12549		Residential	Eleventh Street 134	519 m ²	11 150 000	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): SV1 Batch 8
12550		Residential	Eighth Avenue 3	519 m ²	11 000 000	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): SV1 Batch 9
12710		Residential	Heide Street 2	436 m ²	874 000	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): SV1 Batch 9
12716		Residential	Westcliff Road 24	1 071 m ²	3 560 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 341 + 4913 SV1 Batch 3
12717		Residential	Twelfth Street 176	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - See Erf 12833 SV1 Batch 3
12718		Residential	Tenth Avenue 1	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 12833 SV1 Batch 3
12821		Residential	Seventh Street	917 m ²	4 510 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Cons from 3351+3352 SV1 Batch 1
12827		Vacant Land	Fynbos street 4	926 m ²	2 095 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf9921 SV1 Batch 1
12833		Residential	Kuyasa Street 43	991 m ²	16 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
12836		Residential	Tenth Street 19	2 082 m ²	6 090 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1684+1682+1686+5276 SV1 Batch 2
12837		Residential	Tenth Street 21	740 m ²	3 060 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1684+1682+1686+5276 SV1 Batch 2
12838		Vacant Land	Eight Street 172	421 m ²	1 840 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 2908 SV1 Batch 4
12841		Vacant Land	Sixth Street 221	917 m ²	2 000 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erven 3363 + 3364 SV1 Batch 8
12871		Vacant Land	Main Road 316	2 974 m ²	14 150 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6

Geographical Area : Hermanus

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
12872		Residential	Main Road 314	1 983 m ²	19 000 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
12873		Residential	Seventeenth Avenue	458 m ²	1 830 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 6334 SV1 Batch 8
12874		Residential	Ninth Street 226	992 m ²	8 050 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 7031 + 7032 SV1 Batch 7
Hermanus Totals :- (207 proper sites, 14 multipurpose, 0 site apportionments and 0 dummy records)				24.1258 Ha	R1 249 237 000	

Totals per Category for Hermanus

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	158	11.9408 Ha	11.9858 Ha	1 012 789 000	1 009 609 000
Industrial	3	1.6289 Ha	1.6289 Ha	17 315 000	17 315 000
Commercial	10	4.6154 Ha	4.7046 Ha	185 193 000	186 053 000
PBO	1	892 m ²	892 m ²	3 270 000	3 270 000
MULTI *	7	4.7972 Ha	4.7080 Ha	0	0
Vacant Land	28	1.0543 Ha	1.1038 Ha	30 670 000	35 250 000
Totals	207	24.1258 Ha	24.2203 Ha	R1 249 237 000	R1 251 497 000

* Multipurpose Category - Current value = R162 117 000.00. Pre-Dispute value = R157 757 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Kleinmond - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
PSI	8(2)(e) Public service infrastructure properties
PBO	8(2)(f) Properties owned by public benefit organisations and used for specific public benefit activities
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land

Geographical Area : Kleinmond

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3002		Residential	Palmiet Road 19	654 m ²	1 365 000	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): SV 1 Batch 5
3017		Residential	Palmiet Road 49	654 m ²	750 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
3022		Residential	Palmiet Road 59	654 m ²	1 365 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
3050		Residential	Neethling Street 8	654 m ²	600 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
3110		Residential	Luckhoff Street 30	595 m ²	2 145 000	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): SV 1 Batch 8
3113		Residential	Df Strauss Street 21	595 m ²	1 730 000	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): SV 1 Batch 4
3177		Residential	De Vos Street 16	595 m ²	1 690 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
3268		Residential	Palmiet Road 48	589 m ²	1 710 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
3271		Residential	Palmiet Road 44	595 m ²	1 525 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
3308		Residential	Ij Singleton Street 9	595 m ²	1 750 000	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): SV 1 Batch 5
3335		Residential	Js Marais Street 22	595 m ²	1 760 000	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): SV 1 Batch 4
3354		Residential	Js Marais Street 60	595 m ²	1 420 000	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): SV1 Batch 2
3370		Residential	Bob Laubser Street 37	595 m ²	900 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
3371		Residential	Bob Laubser Street 35	595 m ²	2 205 000	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): SV 1 Batch 8
3374		Residential	Cr Louw Street 9	595 m ²	1 365 000	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): SV 1 Batch 4
3410		Residential	Bob Laubser Street 40	595 m ²	1 405 000	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): SV1 Batch 9

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3440		Residential	Gerrit Maritz Street 9	595 m ²	1 265 000	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): SV 1 Batch 4
3507		Residential	Alheit Street 22	628 m ²	1 400 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
3510		Residential	Hh De Kock Street 3	660 m ²	800 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
3537		Residential	Piet Le Roux Street 6	595 m ²	600 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
3558		Residential	Main Road 255	1 055 m ²	1 100 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
3624		Residential	Main Road 173	595 m ²	700 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
3658		Residential	3Rd Avenue 172	595 m ²	1 000 000	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): SV 1 Batch 8
3694		Residential	1St Avenue 159	595 m ²	2 120 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
3720		Residential	5Th Avenue 163	595 m ²	1 455 000	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): SV 1 Batch 4
3728		Residential	4Th Avenue 162	595 m ²	1 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
3798		Residential	5Th Avenue 150	595 m ²	1 950 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
3824		Residential	3Rd Avenue 140	595 m ²	2 890 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
3827		Residential	3Rd Avenue 146	595 m ²	1 880 000	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): SV 1 Batch 5
3851		Residential	1St Avenue 140	595 m ²	3 190 000	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): SV1 Batch 2
3866		Residential	Beach Road 138	595 m ²	6 400 000	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): SV1 Batch 9
3928		Residential	2Nd Avenue 137	595 m ²	2 580 000	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): SV 1 Batch 5

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3944		Residential	1St Avenue 121	595 m ²	1 875 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
3959		Residential	Main Road 115	595 m ²	1 835 000	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): SV 1 Batch 4
3979		Residential	4Th Avenue 118	595 m ²	2 245 000	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): SV 1 Batch 4
3992		Residential	3Rd Avenue 112	595 m ²	2 135 000	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): SV 1 Batch 8
4072		Residential	4Th Avenue 97	595 m ²	1 755 000	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): SV 1 Batch 6
4149		Residential	4Th Avenue 94	595 m ²	1 655 000	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): SV 1 Batch 4
4155		Residential	4Th Avenue 85	595 m ²	700 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 Batch 9
4160		Residential	3Rd Avenue 84	595 m ²	2 155 000	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): SV 1 Batch 8
4197		Residential	1St Avenue 75	597 m ²	988 000	Note :- Sec 78(1)(e)- substatially incorrectly valued during the last general valuation. Rates payable sec 78(4)(aA): SV1 Batch 3
4219		Residential	5Th Avenue 82	595 m ²	2 095 000	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): SV 1 Batch 5
4224		Residential	5Th Avenue 75	595 m ²	1 805 000	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): SV 1 Batch 6
4268		Residential	2Nd Avenue 73	595 m ²	1 490 000	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): SV 1 Batch 4
4272		Residential	1St Avenue 72	1 190 m ²	3 590 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
4324		Vacant Land	4Th Avenue 59	561 m ²	566 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Erf 8679 Af SV1 Batch 1
4375		Residential	Beach Road 66	595 m ²	5 160 000	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): SV 1 Batch 4

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4425		Residential	3Rd Street 9	595 m ²	2 160 000	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): SV 1 Batch 6
4432		Residential	2Nd Avenue 53	595 m ²	3 305 000	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): SV 1 Batch 6
4495		Residential	2Nd Street 15	595 m ²	2 365 000	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): SV 1 Batch 6
4584		Residential	3Rd Avenue 26	595 m ²	1 870 000	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): SV 1 Batch 8
4609		Residential	1St Avenue 18	595 m ²	3 755 000	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): SV 1 Batch 6
4621		Residential	1St Avenue 3	557 m ²	2 145 000	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): SV 1 Batch 4
4657		Residential	4Th Avenue 7	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 8716 SV1 Batch 3
4658		Residential	4Th Avenue 5	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
4794		Residential	11Th Avenue 28	4 461 m ²	3 445 000	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): SV 1 Batch 6
4836		Residential	9Th Avenue 52	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erven 8077 - 8080 SV1 Batch 1
4846		Residential	11Th Avenue 15	1 010 m ²	1 495 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 4
4854		Residential	9Th Avenue 20	2 037 m ²	2 585 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
4888		Residential	9Th Avenue 83	5 517 m ²	2 500 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
4894		PBO	7Th Street 29	2 082 m ²	4 028 000	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): SV 1 Batch 6
4948		Residential	Melkhout Avenue 14	595 m ²	1 830 000	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): SV 1 Batch 5

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5020		Residential	Hardepeer Avenue 11	595 m ²	1 640 000	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): SV 1 Batch 8
5053		Residential	Geelhout Avenue 35	595 m ²	2 225 000	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): SV 1 Batch 4
5068		Residential	Fonteinhout Avenue 34	595 m ²	1 960 000	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): SV 1 Batch 8
5075		Residential	Geelhout Avenue 11	595 m ²	2 090 000	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): SV 1 Batch 8
5087		Residential	Fonteinhout Avenue 14	596 m ²	1 950 000	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): SV 1 Batch 4
5122		Residential	Middleriver Road 25	595 m ²	2 090 000	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): SV 1 Batch 8
5198		Residential	Isaacsriver Road 12	595 m ²	1 890 000	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): SV 1 Batch 6
5306		Residential	Boekenhout Avenue 17	1 190 m ²	1 955 000	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): SV 1 Batch 6
5314		Residential	Amandelboom Avenue 16	595 m ²	3 160 000	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): SV 1 Batch 6
5320		Residential	Boekenhout Avenue 27	595 m ²	1 625 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
5368		MULTI *	Main Road 36	476 m ²	1 295 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Main Road 36	0 m ²	1 156 000	Apportionment A
		Commercial	Main Road 36	0 m ²	139 000	Apportionment B
5384		Residential	6Th Avenue 27	575 m ²	1 665 000	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): SV 1 Batch 4
5399		Residential	8Th Avenue 21	575 m ²	1 475 000	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): SV1 Batch 9
5512		Residential	2Nd Avenue 124	595 m ²	2 270 000	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): GV Objection SV1 Batch 2

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5544		Residential	3Rd Avenue 38	594 m ²	2 515 000	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) SV 1 Batch 4:
5563		Residential	Ursinia Avenue 8	840 m ²	2 110 000	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): SV1 Batch 4
5627		Residential	Ursinia Avenue 19	800 m ²	2 065 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
5650		Residential	Freesia Avenue 7	834 m ²	1 970 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
5723		Residential	Keurboom Avenue, Heuningkloof 15	800 m ²	1 780 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
5724		Residential	Keurboom Avenue, Heuningkloof 17	800 m ²	1 835 000	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): SV 1 Batch 8
5726		Residential	Keurboom Avenue, Heuningkloof 21	800 m ²	2 505 000	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): SV 1 Batch 8
5737		Residential	Gazania Avenue 11	800 m ²	2 485 000	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): SV1 Batch 7
5760		Residential	Acacia Avenue 14	885 m ²	1 840 000	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):
5762		Residential	Acacia Avenue 10	929 m ²	1 940 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
5763		Residential	Acacia Avenue 8	951 m ²	900 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
5774		Vacant Land	10Th Avenue 109	1 015 m ²	556 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 Batch 9
5775		Residential	9Th Avenue 110	1 016 m ²	750 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
5826		Residential	6Th Street 51	687 m ²	1 380 000	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): SV 1 Batch 5
5844		Residential	11Th Avenue 51	966 m ²	1 950 000	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): SV 1 Batch 6
5875		Residential	4Th Avenue 37	595 m ²	2 375 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
5951		Residential	11Th Avenue 72	4 164 m ²	2 050 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5968		Residential	7Th Avenue 17	1 477 m ²	2 550 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
6026		Residential	4Th Avenue 93	596 m ²	2 170 000	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): SV 1 Batch 4
6134		Residential	Esseboom Avenue 18	595 m ²	1 715 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
6141		Residential	4Th Avenue 6	1 586 m ²	4 765 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B
6148		Residential	2Nd Avenue 115	595 m ²	1 785 000	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): SV 1 Batch 6
6164		MULTI *	5Th Avenue 88	596 m ²	1 800 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	5Th Avenue 88	0 m ²	1 239 000	Apportionment A
		Commercial	5Th Avenue 88	0 m ²	561 000	Apportionment B
6239		Residential	11Th Avenue 107	1 507 m ²	1 980 000	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): SV 1 Batch 5
6292		Residential	7Th Street 58	683 m ²	1 050 000	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): SV 1 Batch 6
6305		Residential	Main Road 90	685 m ²	2 070 000	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): SV1 Batch 2
6317		Residential	11Th Avenue 37	832 m ²	1 580 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
6390		MULTI *	Bob Laubser Street 12	1 190 m ²	1 880 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Bob Laubser Street 12	0 m ²	1 393 000	Apportionment A
		Commercial	Bob Laubser Street 12	0 m ²	487 000	Apportionment B
6571		Residential	12Th Avenue 70	602 m ²	1 760 000	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): SV 1 Batch 4
6775		Residential	Swartrivier Road 39	3 570 m ²	2 930 000	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): SV 1 Batch 6

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
6794		Residential	Bergroos Crescent 22	395 m ²	215 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
6868		Residential	Nerina Street 27	286 m ²	362 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
6968		Residential	3Rd Avenue 67	595 m ²	2 470 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
6990		Residential	2Nd Avenue 38	1 190 m ²	2 600 000	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): SV 1 Batch 8
6998		Residential	12Th Avenue 86	1 011 m ²	2 025 000	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): SV 1 Batch 6
7021		Residential	2Nd Avenue 102	594 m ²	2 160 000	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): SV 1 Batch 6
7023		Residential	Js Marais Street 53	595 m ²	900 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
7054		Residential	10Th Avenue 49	684 m ²	1 520 000	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): SV 1 Batch 6
7112		Residential	6Th Street 40	800 m ²	1 295 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
7175		Residential	13Th Street 18	1 190 m ²	2 530 000	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): SV 1 Batch 4
7178		Residential	13Th Avenue 24	860 m ²	1 815 000	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): SV 1 Batch 6
7180		Residential	Amandelboom Avenue 48	595 m ²	2 535 000	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): SV 1 Batch 5
7488		Residential	11Th Avenue 44	677 m ²	1 300 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
7499		Residential	Esseboom Avenue 24	595 m ²	2 685 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
7512		Residential	Camdebo Avenue 9	595 m ²	1 760 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
7524		Residential	4Th Street 58	602 m ²	1 710 000	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): SV 1 Batch 5

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
7542		Residential	Kogelpark, Botriver Road 7	258 m ²	2 345 000	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): SV 1 Batch 6
7643		Residential	10Th Street 39	597 m ²	1 605 000	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): SV 1 Batch 5
7664		Residential	10Th Street 32	594 m ²	1 425 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
7667		Residential	10Th Street 26	596 m ²	1 620 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
7686		Residential	Polka, 9Th Avenue 7	459 m ²	1 740 000	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): SV 1 Batch 8
7701		Residential	5Th Avenue 128	897 m ²	3 305 000	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): SV 1 Batch 6
7718		Residential	4Th Street 63	766 m ²	1 150 000	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): SV 1 Batch 6
7811		Residential	12Th Avenue 37	1 016 m ²	3 035 000	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): SV1 Batch 2
7873		Residential	Schone Kleinmond I, 12Th Avenue 57	464 m ²	2 190 000	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): SV1 Batch 8
7897		Residential	11Th Avenue 92	647 m ²	1 550 000	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): SV 1 Batch 8
7936		Residential	9Th Street 44	1 000 m ²	1 670 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
7986		Residential	15Th Avenue	502 m ²	900 000	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): SV 1 Batch 8
8026		Residential	Linder Close 26	350 m ²	850 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
8027		Residential	Linder Close 28	350 m ²	850 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
8028		Residential	Linder Close 30	351 m ²	750 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
8029		Residential	Linder Close 32	350 m ²	1 405 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
8030		Residential	Linder Close 34	367 m ²	700 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8

Geographical Area : Kleinmond

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
8047		Residential	Schone Kleinmond ii, 12Th Avenue 12	456 m ²	2 185 000	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): SV 1 Batch 6
8077		Residential	Ninth Avenue	550 m ²	1 730 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
8078		Residential	Ninth Avenue	550 m ²	1 835 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 6
8079		Residential	Ninth Avenue	550 m ²	1 494 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 4836 SV1 Batch 1
8080		Residential	Ninth Avenue	913 m ²	1 335 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 4836 SV1 Batch
8082		Vacant Land	4Th Street 52	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): see Erf 8695 + 8696 SV1 Batch 3
8085		Vacant Land	4Th Street 48	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): see Erf 8695 + 8696 SV1 Batch 3
8086		Vacant Land	4Th Street 46	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): see Erf 8695 + 8696 SV1 Batch 3
8088		Residential	10Th Avenue 40	515 m ²	1 640 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
8089		Vacant Land	4Th Street 50	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): see Erf 8695 + 8696 SV1 Batch 3
8092		Residential	10Th Avenue 33	432 m ²	1 460 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
8137		PBO	Geelhout Avenue 43	2.5057 Ha	10 348 000	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): SV 1 Batch 8
8250		MULTI *	Aloe Street 49	115 m ²	185 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Aloe Street 49	0 m ²	165 000	Apportionment A
		Commercial	Aloe Street 49	0 m ²	20 000	Apportionment B
8321		MULTI *	Kuyasa Street 41	128 m ²	186 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Kuyasa Street 41	0 m ²	162 000	Apportionment A

Geographical Area : Kleinmond

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
		Commercial	Kuyasa Street 41	0 m ²	24 000	Apportionment B
8359		MULTI *	Kuyasa Street 34	128 m ²	186 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Kuyasa Street 34	0 m ²	160 000	Apportionment A
		Commercial	Kuyasa Street 34	0 m ²	26 000	Apportionment B
8605		Residential	12Th Avenue 15	2 031 m ²	2 980 000	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): SV 1 Batch 8
8627		Residential	Harbour Road	501 m ²	2 720 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
8650		Commercial	Harbour Road	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 8709 SV1 Batch 7
8651		Commercial	Harbour Road	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 8709 SV1 Batch 7
8679		PSI	Fourth Avenue 59A	31 m ²	25 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Substation (Subdivided from Erf 4324) SV1 Batch 1
8680		Commercial	Main Road 104	8 840 m ²	17 009 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
8681		PSI	11Th Avenue	84 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 4
8682		Vacant Land	11Th Avenue	311 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 4
8694		Residential	Eleventh Avenue	443 m ²	1 430 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
8695		Vacant Land	4Th Street 52A	525 m ²	409 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 8082 SV1 Batch 3
8696		Vacant Land	4th Street 50A	525 m ²	409 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 8082 SV1 Batch 3
8700		PBO	9Th Avenue 103	1 396 m ²	1 162 000	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): SV 1 Batch 8
8706		Vacant Land	Eleventh Avenue 17	1 019 m ²	556 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 4846 SV1 Batch 4

Geographical Area : Kleinmond

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
8707		Vacant Land	Tenth Avenue 14	1 019 m ²	556 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 4846 SV1 Batch 4
8708		Vacant Land	Tenth Avenue 12	1 018 m ²	556 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 4846 SV1 Batch 4
8709		Commercial	Harbour Road	5 680 m ²	5 590 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 8650 + 8651 SV1 Batch 7
8710		Residential	5Th Avenue 121	594 m ²	1 655 000	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): SV1 Batch 2
8713		PSI	Tenth Avenue	81 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Road Remainder from Sub of 4836 SV1 Batch 1
8714		PSI	Tenth Avenue	297 m ²	3 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Road Remainder from Sub of 4836 SV1 Batch 1
8715		Vacant Land	4th Avenue 5-7	1 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From 4657+4658 - Sub Again to Erf 8716+8717 SV1 B9
8716		Residential	4Th Avenue 5	595 m ²	1 795 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From 4657 + 4658 SV1 Batch 3
8717		Residential	Strand Street	595 m ²	2 705 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From 4657 + 4658 SV1 Batch 3
Kleinmond Totals :- (176 proper sites, 12 multipurpose, 0 site apportionments and 0 dummy records)				16.5115 Ha	R 319 497 000	

Totals per Category for Kleinmond

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	146	11.2940 Ha	11.1992 Ha	276 464 000	274 174 000
Commercial	4	1.4520 Ha	1.4520 Ha	23 856 000	23 856 000
PSI	4	493 m ²	493 m ²	30 000	30 000
PBO	3	2.8535 Ha	2.8535 Ha	15 538 000	15 538 000
MULTI *	6	2 633 m ²	2 633 m ²	0	0
Vacant Land	13	5 994 m ²	7 537 m ²	3 609 000	4 821 000
Totals	176	16.5115 Ha	16.5710 Ha	R 319 497 000	R 318 419 000

* Multipurpose Category - Current value = R5 532 000.00. Pre-Dispute value = R5 532 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Onrustrivier - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land

Geographical Area : Onrustrivier

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2069		Residential	Viljoen Street 74	496 m ²	3 820 000	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): SV1 Batch 8
2195		Residential	King Street 22	550 m ²	3 965 000	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): SV1 Batch 8
2242		Residential	Cross Street 8	567 m ²	2 675 000	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): SV1 Batch 4
2329		MULTI *	Krige Street 64	495 m ²	4 015 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Krige Street 64	0 m ²	2 610 000	Apportionment A
		Commercial	Krige Street 64	0 m ²	1 405 000	Apportionment B
2359		Residential	Krige Street 40	496 m ²	6 810 000	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): SV1 Batch 2
2420		Residential	Beyers Street 15	991 m ²	2 890 000	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): SV1 Batch 4
2429		Residential	Mc Farlane Street 12	495 m ²	2 955 000	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): SV1 Batch 8
2509		Residential	Dempers Street 11A	477 m ²	2 605 000	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): SV1 Batch 4
2537		Residential	Hofmeyer Street 11	496 m ²	3 450 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 5604 Af SV1 Batch 4
2662		Residential	Chiappini Street 41	496 m ²	2 815 000	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): SV1 Batch 8
2689		MULTI *	Main Road 27	2 340 m ²	4 880 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
		Residential	Main Road 27	0 m ²	4 037 000	Apportionment A
		Commercial	Main Road 27	0 m ²	843 000	Apportionment B
2795		Residential	Atlantic Drive 7	495 m ²	7 715 000	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): SV1 Batch 5

Geographical Area : Onrustrivier

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2839		Residential	Erica Street 32	826 m ²	4 505 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Portion Subdivided and Consolidated to Erf 5600(5287) SV1 Batch 1
2915		Residential	Tuna Street 10	495 m ²	6 550 000	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): SV1 Batch 2
3005		Residential	Atlantic Drive 83	496 m ²	13 750 000	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): SV1 Batch 2
3010		Residential	Atlantic Drive 93	495 m ²	14 350 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
3045		Residential	Human Street 9	694 m ²	5 110 000	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): SV1 Batch 2
3051		Residential	Marine Drive 20	833 m ²	8 475 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
3149		Residential	Cross Street 25	595 m ²	3 965 000	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): SV1 Batch 4
3167		Residential	Beyers Street 47	567 m ²	2 680 000	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): SV1 Batch 8
3345		Residential	Old Main Road 14	623 m ²	4 010 000	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): SV1 Batch 2
3389		Residential	Atlantic Drive 43	586 m ²	12 700 000	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): SV1 Batch 5
3406		Residential	Main Road 70	510 m ²	4 260 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
3493		Residential	Chiappini Street 92	508 m ²	2 545 000	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): SV1 Batch 5
3505		Vacant Land	Ted Wood Road 15	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Cons to Erf 5595 SV1 Batch 5
3588		Residential	Roos Street 9	475 m ²	2 920 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
3672		Residential	Chiappini Street 52	531 m ²	3 085 000	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): SV1 Batch 8
3694		Commercial	Onrus Trading Post ZZZZ	600 m ²	2 035 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 B9

Geographical Area : Onrustrivier

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3695		MULTI *	Onrus Trading Post ZZZZ	322 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Now SS Erf3695 SV1 Batch 8
		Residential	Onrus Trading Post ZZZZ	0 m ²	0	Apportionment A:- Now Ss Erf 3695
		Commercial	Onrus Trading Post ZZZZ	0 m ²	0	Apportionment B:- Now Ss Erf 3695
3700		MULTI *	Onrus Trading Post 3700	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 5603 SV1 Batch 6
		Residential	Onrus Trading Post 3700	0 m ²	0	Apportionment A:- Cons - See Erf 5603
		Commercial	Onrus Trading Post 3700	0 m ²	0	Apportionment B:- Cons - See Erf 5603
4045		Residential	Main Road	872 m ²	3 340 000	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): SV1 Batch 6
4058		Residential	Bosplasie Crescent 34	646 m ²	2 005 000	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): SV1 Batch 6
4216		Residential	De Chatillon Crescent 21	646 m ²	2 560 000	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): SV1 Batch 2
4219		Residential	De Chatillon Crescent 15	555 m ²	2 500 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 8
4347		Residential	Glenfruin 7	3 003 m ²	4 620 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 4
4381		Residential	Owl Rock Road 18	2 100 m ²	8 470 000	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): SV1 Batch 8
4387		Residential	Owl Rock Road 6	2 504 m ²	4 350 000	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): SV1 Batch 5
4398		Residential	Yellowwood Road 46	1 769 m ²	8 000 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
4416		Residential	Chanteclair Avenue 64	1 000 m ²	4 520 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
4417		Residential	Chanteclair Avenue 66	1 057 m ²	4 420 000	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): SV1 Batch 4
4429		Residential	Chanteclair Avenue 55	704 m ²	1 800 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9

Geographical Area : Onrustrivier

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4435		Residential	Chanteclaire Avenue 43	739 m ²	5 785 000	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): SV1 Batch 2
4447		Residential	Green Street 7	992 m ²	3 905 000	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): SV1 Batch 8
4486		Residential	Chanteclaire Avenue 38	1 062 m ²	6 690 000	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): SV1 Batch 6
4493		Residential	Waterberry Street 2	1 000 m ²	6 245 000	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): SV1 Batch 8
4498		Residential	Black Eagle Road 5	1 053 m ²	6 235 000	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): SV1 Batch 8
4510		Residential	Chanteclaire Avenue 23	758 m ²	5 110 000	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): SV1 Batch 6
4535		Residential	Chiappini Street 46	500 m ²	2 650 000	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): SV1 Batch 4
4597		Residential	Kingsway 14	689 m ²	3 070 000	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): SV1 Batch 6
4636		Residential	Bernie Figg Street 4	505 m ²	3 480 000	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): SV1 Batch 6
4642		Residential	Tubby Swingler St 19	605 m ²	2 765 000	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): SV1 Batch 4
4651		Residential	Yellowwood Road 34	2 280 m ²	5 805 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 3
4659		Residential	Yellowwood Road 20	2 069 m ²	5 705 000	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): SV1 Batch 6
4661		Residential	Yellowwood Road 17	2 034 m ²	7 335 000	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): SV1 Batch 6
4709		Residential	Lobelia Street 16	615 m ²	3 125 000	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): SV1 Batch 5
4718		Residential	Restio Avenue 5	524 m ²	2 310 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9

Geographical Area : Onrustrivier

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4733		Residential	Berghof Drive 1	1 175 m ²	3 870 000	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): SV1 Batch 4
4736		Residential	Berghof Drive 11	1 440 m ²	4 810 000	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): SV1 Batch 6
4747		Residential	Berghof Drive 12	1 029 m ²	4 625 000	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): SV1 Batch 8
4770		Residential	Lobelia Street 48	500 m ²	3 050 000	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): SV1 Batch 2
4772		Residential	Lobelia Street 44	502 m ²	3 435 000	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): SV1 Batch 2
4781		Residential	Lobelia Street 28	510 m ²	3 225 000	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): SV1 Batch 2
4836		Residential	Ted Wood Road 13	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Cons to Erf 5595 SV1 Batch 5
4982		Residential	Old Main Road 6B	615 m ²	1 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
4986		Residential	Dawson Street 54C	498 m ²	3 385 000	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): SV1 Batch 4
4996		Residential	Park Lane 6	1 242 m ²	4 550 000	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): SV1 Batch 6
5000		Residential	Berghof Drive 29	1 992 m ²	5 720 000	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): SV1 Batch 6
5020		Residential	Berghof Drive 20	968 m ²	4 525 000	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): SV1 Batch 6
5036		Residential	Sunbird Crescent 26	1 700 m ²	13 500 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
5044		Residential	Sunbird Crescent 44	1 507 m ²	5 195 000	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): SV1 Batch 6
5052		Residential	Sunbird Crescent 11	1 439 m ²	7 250 000	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): SV1 Batch 6

Geographical Area : Onrustrivier

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5080		Residential	Chiappini Street 40A	727 m ²	3 480 000	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): SV1 Batch 6
5082		Residential	Tubby Swingler St 13	1 218 m ²	4 340 000	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): SV1 Batch 9
5113		Residential	Negester North 5113	350 m ²	3 465 000	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): SV1 Bacth 2
5114		Residential	Negester North 5114	350 m ²	3 355 000	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): SV1 Batch 6
5132		Residential	Negester North 5132	384 m ²	3 420 000	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): SV1 Batch 5
5197		Residential	Lemmer Close 5	650 m ²	2 230 000	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): SV1 Batch 2
5203		Vacant Land	Lemmer Close 10	670 m ²	1 350 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
5232		Residential	Main Road 5232	506 m ²	2 885 000	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): SV1 Batch 6
5287		Residential	Arum Road 29	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - See Erf 5600 SV1 Batch 1
5558		MULTI *	Main Road	920 m ²	5 965 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
		Residential	Main Road	0 m ²	2 650 000	Apportionment A
		Commercial	Main Road	0 m ²	3 315 000	Apportionment B
5586		Residential	Roos Street 18	476 m ²	3 660 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
5590		Commercial	Onrus Trading Post 5590	644 m ²	4 070 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 B9
5595		Residential	Ted Wood Road 13	938 m ²	3 205 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 3505 + 4836 SV1 Batch 5
5600		Residential	Arum Road	650 m ²	5 420 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 5287 SV1 Batch 1

Geographical Area : Onrustrivier

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
5601		Vacant Land	Park Lane	1 593 m ²	2 750 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 4996 SV1 Batch 1
5603		MULTI *	Onrus Trading Post	304 m ²	2 055 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6
		Residential	Onrus Trading Post	0 m ²	935 000	Apportionment A
		Commercial	Onrus Trading Post	0 m ²	1 120 000	Apportionment B
5604		Vacant Land	Roos Street 38	495 m ²	770 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2537 SV1 Batch 4
Onrustrivier Totals :- (88 proper sites, 12 multipurpose, 0 site apportionments and 0 dummy records)				7.3823 Ha	R 376 895 000	

Totals per Category for Onrustrivier

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	76	6.5440 Ha	6.5440 Ha	359 237 000	364 277 000
Commercial	2	1 244 m ²	1 244 m ²	12 788 000	12 788 000
MULTI *	6	4 381 m ²	4 381 m ²	0	0
Vacant Land	4	2 758 m ²	2 758 m ²	4 870 000	4 870 000
Totals	88	7.3823 Ha	7.3823 Ha	R 376 895 000	R 381 935 000

* Multipurpose Category - Current value = R16 915 000.00. Pre-Dispute value = R16 915 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Pearly Beach - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
Vacant Land	8(3)(l) Vacant land

Geographical Area : Pearly Beach

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
32		Residential	Rotunda Way 42	853 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
45		Vacant Land	Bay Street 2	851 m ²	812 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 2
95		Residential	Spin Street 2	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf3037 SV1 Batch 3
96		Vacant Land	Spin Street 3	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf3037 SV1 Batch 3
123		Residential	Crest Road 37	972 m ²	1 135 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
148		Residential	Arc Street 7	1 089 m ²	1 620 000	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): SV 1 Batch 2
184		Residential	Central Street 23	798 m ²	1 275 000	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): SV1 Batch 8
210		Vacant Land	Broadway Street 42	972 m ²	407 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
239		Residential	Crest Road 85	972 m ²	1 150 000	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): SV1 Bach 4
310		Residential	Twist Street 46	798 m ²	1 650 000	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): SV1 Batch 8
330		Residential	The Esplanade 9	397 m ²	261 000	Note :- Sec 78(1)(d)-market value substantially decreased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 B9
331		Vacant Land	The Esplanade 7	385 m ²	256 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 8
349		Residential	Ridge Way 4	852 m ²	1 785 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
360		Residential	Arcadia Street 21	888 m ²	2 015 000	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): SV 1 Batch 2
390		Residential	Camp Street 2	959 m ²	1 355 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5

Geographical Area : Pearly Beach

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
393		Residential	Ridge Way 27	930 m ²	966 000	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): SV 1 Batch 2
395		Residential	Ridge Way 23	930 m ²	1 070 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
413		Residential	Arcadia Street 51	959 m ²	550 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 1
424		Residential	Tower Way 1	1 038 m ²	1 290 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1910 + 1911 Af SV1 Batch 4
469		Residential	Broadway Street 144	829 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
501		Residential	Arcadia Street 56	773 m ²	450 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch 3
513		Residential	Camp Street 11	927 m ²	1 380 000	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): SV1 Batch 4
529		Residential	Arcadia Street 80	958 m ²	750 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
551		Residential	Arcadia Street 79	750 m ²	1 355 000	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): SV1 Batch 8
560		Residential	Arcadia Street 82	1 273 m ²	3 345 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
573		Vacant Land	Cross Street 6	865 m ²	387 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
586		Residential	Main Road 11	1 208 m ²	1 430 000	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): SV1 Bach 4
601		Vacant Land	Commercial Street 9	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 3038 SV1 Batch 3
602		Commercial	Commercial Street 7	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 3038 SV1 Batch 3
615		Residential	Kerk Straat 16	486 m ²	1 030 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5

Geographical Area : Pearly Beach

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1552		Residential	Vergesig Street 11	1 196 m ²	2 055 000	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): SV1 Bach 4
1569		Residential	Vergesig Street 14	776 m ²	2 045 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1594		Residential	Charlie van Breda Drive 33	612 m ²	3 115 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1623		Residential	Oranje Street 30	756 m ²	950 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1624		Residential	Oranje Street 32	756 m ²	1 325 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1651		Residential	Duine Street 18	702 m ²	1 260 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1667		Vacant Land	Charlie van Breda Drive 59	635 m ²	996 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
1683		Residential	Harbour Street 14	902 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1718		Residential	Charlie van Breda Drive 91	1 049 m ²	1 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1740		Residential	Proteastraat 17	984 m ²	2 085 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1763		Commercial	Main Road 20	747 m ²	1 545 000	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): SV1 Bach 8
1773		Residential	Jurgens Street 2	607 m ²	1 505 000	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): SV1 Bach 4
1777		Residential	Jurgens Street 10	707 m ²	1 545 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1793		Residential	Hoffman Street 2	921 m ²	1 155 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1800		Residential	Charlie van Breda Drive 163	633 m ²	1 270 000	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): SV1 Bach 4

Geographical Area : Pearly Beach

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1806		Residential	Arikreukel Street 14	813 m ²	1 400 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1807		Residential	Arikreukel Street 16	640 m ²	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): SV1 Bach 4
1813		Residential	Charlie van Breda Drive 147	646 m ²	1 875 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1910		Vacant Land	Tower Way 5	1 091 m ²	427 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 424 SV1 Batch 4
1911		Vacant Land	Tower Way 3	1 079 m ²	425 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 424 SV1 Batch 4
1929		Vacant Land	Broadway Street	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Now Erf 3036 SV1 Batch 7
1930		Commercial	Commercial Street 1	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Now Erf 3036 SV1 Batch 7
2063		Residential	Noorkapper Close 1	713 m ²	2 075 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
2069		Residential	Noorkapper Close 6	752 m ²	2 730 000	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): SV1 Batch 8
2234		Residential	Pearly Beach Holiday Resort	119 m ²	757 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2405		Residential	Pearly Beach Holiday Resort	191 m ²	450 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
2453		Residential	Pearly Beach Holiday Resort	268 m ²	1 295 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
2456		Residential	Pearly Beach Holiday Resort	175 m ²	963 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
2630		Commercial	Kortmark Street 8	7 992 m ²	3 171 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 4
3033		Vacant Land	Rotunda Way 19	891 m ²	400 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 5
3036		Commercial	Commercial Street 1	3 082 m ²	3 645 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1929 + 1930 SV1 Batch 7

Geographical Area : Pearly Beach

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3037		Residential	Spin Street 2	1 692 m ²	2 285 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 95 + 96 SV1 Batch 3
3038		Commercial	Commercial Street 7	1 160 m ²	1 715 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 602 SV1 Batch 3
Pearly Beach Totals :- (63 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				5.5999 Ha	R 76 683 000	

Totals per Category for Pearly Beach

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	46	3.6249 Ha	3.6249 Ha	62 497 000	62 497 000
Commercial	6	1.2981 Ha	1.2981 Ha	10 076 000	10 076 000
Vacant Land	11	6 769 m ²	6 769 m ²	4 110 000	4 110 000
Totals	63	5.5999 Ha	5.5999 Ha	R 76 683 000	R 76 683 000

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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Pringle Bay - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
PBO	8(2)(f) Properties owned by public benefit organisations and used for specific public benefit activities
Vacant Land	8(3)(l) Vacant land

Geographical Area : Pringle Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
24		Residential	Promontory Road 15	1 227 m ²	2 895 000	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): SV 1 Batch 4
26		Residential	Promontory Road 11	1 294 m ²	3 855 000	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): SV 1 Batch 4
27		Residential	Promontory Road 9	1 381 m ²	1 560 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
34		Residential	Penguin Road 6	1 190 m ²	2 485 000	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): SV 1 Batch 4
54		Residential	Penguin Road 1	1 413 m ²	5 220 000	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): SV 1 Batch 2
86		Residential	Gull Road 15	1 407 m ²	2 505 000	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): SV 1 Batch 8
88		Residential	Gull Road 11	1 266 m ²	1 990 000	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): SV 1 Batch 8
89		Residential	Gull Road 9	1 266 m ²	2 180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
111		Residential	Albatross Road 34	1 153 m ²	1 455 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
114		Residential	Albatross Road 40	1 901 m ²	2 115 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
117		Residential	Albatross Road 33	1 222 m ²	1 985 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
158		Residential	Hangklip Road 212	1 088 m ²	1 730 000	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): SV1 Batch 2
168		Residential	Hangklip Road 207	1 516 m ²	1 500 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
241		Residential	Hangklip Road 176	1 483 m ²	5 875 000	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): SV 1 Batch 4
291		Residential	High Level Road 34	1 594 m ²	3 225 000	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): SV 1 Batch 4

Geographical Area : Pringle Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
385		Residential	High Level Road 21	1 465 m ²	1 250 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
397		PBO	Park Street 2	2 232 m ²	2 605 000	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): SV 1 Batch 8
409		Residential	Park Street 8	1 577 m ²	2 300 000	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): SV1 Batch 3
418		Residential	Park Street 7	1 484 m ²	1 800 000	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): SV 1 Batch 5
430		Vacant Land	Peak Road 23	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Now Erf 1900 SV1 Batch 1
431		Vacant Land	Peak Road 21	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Now Erf 1900 SV1 Batch 1
461		Residential	Diagonal Street 7	1 079 m ²	2 705 000	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): SV 1 Batch 4
486		Residential	Three Roads 16	1 390 m ²	1 500 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
496		Vacant Land	Gulley Road 2	1 365 m ²	10 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): Review SV1 Batch 1 SV1 Batch 2
511		Residential	Three Roads 20	1 348 m ²	2 165 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
543		Residential	Clarence Road 25	2 409 m ²	5 030 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
596		Residential	Anne Road 29	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Now Erf 1913 SV1 Batch 1
619		Residential	Anne Road 21	699 m ²	1 570 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
670		Residential	Vivian Road 2	750 m ²	4 350 000	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): SV 1 Batch 4
736		Residential	William Avenue 51	604 m ²	1 000 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
745		Residential	William Avenue 33	702 m ²	3 105 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3

Geographical Area : Pringle Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
760		Residential	Peter Road 16	600 m ²	2 990 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
763		Residential	Peter Road 13	600 m ²	2 355 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
764		Residential	Peter Road 12	600 m ²	2 285 000	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): SV 1 Batch 4
783		Residential	Vivian Road 13	777 m ²	5 375 000	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): SV 1 Batch 4
788		Residential	Vivian Road 3	750 m ²	3 595 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
796		Residential	Susan Road 18	650 m ²	4 190 000	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): SV 1 Batch 5
808		Residential	Jally Road 37	600 m ²	2 425 000	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): SV 1 Batch 4
828		Residential	Vivian Road 42	600 m ²	2 650 000	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): SV 1 Batch 5
867		Residential	Vivian Road 33	684 m ²	2 935 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
904		Residential	Jally Road 15	648 m ²	2 110 000	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): SV 1 Batch 5
920		Residential	Buffels Road 21	660 m ²	1 670 000	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): SV 1 Batch 4
928		Residential	George Way 6	884 m ²	2 430 000	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): SV 1 Batch 5
930		Residential	George Way 10	660 m ²	2 060 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
957		Residential	George Way 36	608 m ²	2 585 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
965		Residential	George Way 52	600 m ²	1 850 000	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): SV 1 Batch 4
967		Residential	George Way 56	600 m ²	2 215 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5

Geographical Area : Pringle Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
973		Residential	George Way 61	660 m ²	1 855 000	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): SV 1 Batch 8
975		Residential	George Way 57	600 m ²	1 740 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
999		Residential	George Way 29	911 m ²	1 920 000	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): SV 1 Batch 4
1003		Residential	Elizabeth Road 10	600 m ²	1 950 000	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): SV 1 Batch 5
1029		Residential	Buffels Road 67	720 m ²	2 415 000	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): SV1 Batch 2
1058		Residential	William Avenue 16	600 m ²	2 450 000	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): SV1 Batch 2
1076		Residential	George Way 11	797 m ²	1 900 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
1098		Residential	Hilton Circle 15	600 m ²	2 260 000	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): SV 1 Batch 5
1110		Residential	William Avenue 3	693 m ²	1 965 000	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): SV 1 Batch 4
1140		Residential	Hangklip Road 92	600 m ²	1 820 000	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): SV1 Batch 2
1141		Residential	Hangklip Road 94	600 m ²	1 600 000	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): SV1 Batch 2
1154		Residential	Hangklip Road 98	1 034 m ²	1 740 000	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): SV 1 Batch 5
1173		Residential	Hilton Circle 45	600 m ²	1 880 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
1175		Residential	Hilton Circle 41	883 m ²	2 595 000	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): SV 1 Batch 5
1191		Residential	Gerald Road 5	913 m ²	1 970 000	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): SV 1 Batch 6:
1195		Residential	Gerald Road 11	600 m ²	1 640 000	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): SV 1 Batch 5

Geographical Area : Pringle Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1252		Residential	Gerald Road 26	600 m ²	2 155 000	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): SV 1 Batch 4
1292		Residential	Edward Road 25	600 m ²	2 395 000	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): SV 1 Batch 8
1294		Residential	Edward Road 21	638 m ²	1 785 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5
1295		Residential	Edward Road 19	600 m ²	1 205 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
1331		Residential	Edward Road 24	690 m ²	2 555 000	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): SV 1 Batch 4
1333		Residential	Edward Road 28	600 m ²	1 875 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
1334		Residential	Edward Road 30	600 m ²	2 150 000	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): SV 1 Batch 4
1341		Residential	Caesar Road 81	600 m ²	1 990 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 8
1344		Residential	Caesar Road 75	600 m ²	1 400 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
1346		Residential	Caesar Road 71	629 m ²	2 230 000	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): SV 1 Batch 6:
1348		Residential	Denise Road 3	600 m ²	3 055 000	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): SV 1 Batch 4
1351		Residential	Edward Road 42	600 m ²	2 340 000	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): SV 1 Batch 3
1379		Residential	Caesar Road 88	848 m ²	2 590 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
1412		Residential	Carla Road 15	600 m ²	1 655 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4
1417		Residential	Carla Road 25	600 m ²	2 500 000	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): SV 1 Batch 4
1450		Residential	Diane Road 20	600 m ²	2 460 000	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): SV 1 Batch 6:
1454		Residential	Diane Road 28	600 m ²	2 265 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 4

Geographical Area : Pringle Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1469		Residential	James Avenue 14	602 m ²	2 440 000	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): SV 1 Batch 6:
1491		Residential	Diane Road 15	996 m ²	2 195 000	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): SV 1 Batch 4
1546		Residential	Diane Road 40	600 m ²	2 045 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
1549		Residential	Diane Road 46	600 m ²	2 210 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1573		Residential	Diane Road 35	600 m ²	2 405 000	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): SV1 Batch 2
1612		Residential	Betty Road 4	620 m ²	1 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
1613		Residential	Betty Road 6	608 m ²	1 685 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6:
1632		Residential	Diane Road 45	808 m ²	800 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
1633		Residential	Diane Road 43	769 m ²	1 820 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
1645		Residential	Caesar Road 26	978 m ²	2 910 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6:
1705		Residential	Hilda Circle 5	612 m ²	1 940 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1706		Residential	Hilda Circle 3	602 m ²	1 995 000	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): SV 1 Batch 6:
1756		Residential	Boundary Road 12	1 593 m ²	2 795 000	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): SV1 Batch 6
1761		Vacant Land	Buffels rd	1 769 m ²	860 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): From 496 SV1 Batch 1
1792		Residential	Hilda Circle 16	1 048 m ²	2 015 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
1796		Residential	Hilda Circle 21	1 004 m ²	2 125 000	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): SV 1 Batch 6:
1799		Residential	Hilton Circle 54	650 m ²	3 685 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a) SV 1 Batch 6:

Geographical Area : Pringle Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1816		Residential	Erica Slot 6	1 238 m ²	1 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1821		Residential	Erica Slot 1	1 014 m ²	1 990 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6
1851		Residential	Anne Road 31	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Now Erf 1914 SV1 Batch 1
1866		Residential	Albatross Road 18	1 374 m ²	2 145 000	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): SV 1 Batch 4
1870		Residential	Caesar Road 40	1 250 m ²	2 775 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 6
1891		Vacant Land	High Level Road 69	1 686 m ²	2 165 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1915 Af SV1 Batch 4
1896		Residential	Bobbie Road 6	1 796 m ²	1 100 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1900		Vacant Land	Peak Road 21	1 013 m ²	1 510 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 430 + 431 SV1 Batch 1
1901		Residential	Buffels Road	1 550 m ²	2 985 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 8
1902		Vacant Land	Gulley Road	1 928 m ²	890 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): From 1909 SV1 Batch 1
1903		Vacant Land	Gulley Road	1 950 m ²	890 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): From 1909 SV1 Batch 1
1904		Vacant Land	Gulley Road	1 950 m ²	890 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): From 1909 SV1 Batch 1
1906		Vacant Land	Gulley Road	1 920 m ²	885 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): From 1909 SV1 Batch 1
1909		Vacant Land	Freda Road	3 500 m ²	1 080 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): 1902-1904, 1906, 1910-1913 off SV1 Batch 1
1913		Residential	Anne Road 29	1 306 m ²	3 145 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 596 SV1 Batch 1
1914		Residential	Anne Road 31	2 015 m ²	7 940 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1851 SV1 Batch 1

Geographical Area : Pringle Bay

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1915		Vacant Land	High Level Road 71	1 685 m ²	1 755 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1891 SV1 Batch 4
Pringle Bay Totals :- (114 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				11.1676 Ha	R 251 060 000	

Totals per Category for Pringle Bay

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	101	9.0678 Ha	9.0678 Ha	237 520 000	237 520 000
PBO	1	2 232 m ²	2 232 m ²	2 605 000	2 605 000
Vacant Land	12	1.8766 Ha	1.8766 Ha	10 935 000	11 700 000
Totals	114	11.1676 Ha	11.1676 Ha	R 251 060 000	R 251 825 000

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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Rooi-Els - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties

Geographical Area : Rooi-Els

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
24		Residential	River View 9	1 840 m ²	2 745 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 3
36		Residential	Clarence Drive 10	942 m ²	2 525 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 8
55		Residential	Lovers Walk 29	1 387 m ²	6 255 000	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):
62		Residential	Lovers Walk 2	1 003 m ²	3 730 000	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): SV 1 Batch 5
74		Residential	Ixia Road 9	1 205 m ²	4 090 000	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): SV 1 Batch 4
109		Residential	Priestleya Road 8	963 m ²	2 330 000	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): SV 1 Batch 6:
136		Residential	Rocklands Road 25	960 m ²	4 060 000	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): SV 1 Batch 6:
182		Residential	Blenna Street 3	1 177 m ²	3 485 000	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): SV1 Batch 8
217		Residential	Harveya Road 35	1 044 m ²	4 570 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 2
219		Residential	Harveya Road 31	1 185 m ²	5 435 000	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): SV 1 Batch 5
270		Residential	Perspicua Road 6	2 217 m ²	3 840 000	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):
281		Residential	Oceanview Road 35	1 437 m ²	5 985 000	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): SV 1 Batch 4
302		Residential	Clarence Drive 28	1 081 m ²	2 390 000	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): SV 1 Batch 6:
311		Residential	Roella Road 13	1 425 m ²	1 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
317		Residential	Roella Road 16	1 507 m ²	3 470 000	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): SV 1 Batch 2

Geographical Area : Rooi-Els

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
319		Residential	Roella Road 20	1 402 m ²	3 515 000	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): SV 1 Batch 2
Rooi-Els Totals :- (16 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				2.0775 Ha	R 59 925 000	

Totals per Category for Rooi-Els

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	16	2.0775 Ha	2.0775 Ha	59 925 000	59 925 000
Totals	16	2.0775 Ha	2.0775 Ha	R 59 925 000	R 59 925 000

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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Sandbaai - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Industrial	8(2)(c) Industrial properties
Commercial	8(2)(b) Business and Commercial properties
Vacant Land	8(3)(l) Vacant land

Geographical Area : Sandbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
30		Residential	Piet Retief Crescent 253	714 m ²	2 670 000	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): SV1 Batch 5
58		Residential	Kusweg 86	714 m ²	4 445 000	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): SV1 Batch 8
96		Residential	Brunia Street 4	703 m ²	2 610 000	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): SV1 Batch 4
113		Residential	Piet Retief Crescent 167	714 m ²	2 530 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
114		Residential	Kusweg 30	714 m ²	3 735 000	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): SV1 Batch 5
132		Residential	Beach Road 14	714 m ²	4 780 000	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): SV1 Batch 2
165		Residential	De Villiers Street 154	902 m ²	2 405 000	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): SV1 Batch 5
171		Residential	Piet Retief Crescent 153	822 m ²	2 660 000	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): SV1 Batch 2
179		Residential	Jan van Riebeek Crescent 111	714 m ²	1 950 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 8
182		Residential	Piet Retief Crescent 140	952 m ²	600 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
214		Residential	Jan van Riebeek Crescent 129	902 m ²	3 095 000	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): SV1 Batch 2
317		Residential	Louis Trichard Street 13	803 m ²	2 240 000	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): SV1 Batch 8
322		Residential	Piet Retief Crescent 200	879 m ²	3 500 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1
363		Residential	Main Road 11	773 m ²	1 720 000	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): SV1 Batch 5
364		Residential	Main Road 13	773 m ²	2 470 000	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): SV1 Batch 5

Geographical Area : Sandbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
369		Residential	Main Road 19	870 m ²	3 510 000	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): SV1 Batch 5
374		Vacant Land	Duiker Crescent 10	1 547 m ²	1 075 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
388		Residential	Andries Pretorius Street 4	1 340 m ²	2 305 000	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): SV1 Batch 5
397		Residential	Jan van Riebeek Crescent 179	748 m ²	2 270 000	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): SV1 Batch 5
438		Residential	Skilpad Crescent 16	1 549 m ²	2 830 000	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): SV1 Batch 4
444		Residential	Andries Pretorius Street 26	773 m ²	1 795 000	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): SV1 Batch 4
490		Residential	Jan van Riebeek Crescent 197	902 m ²	2 205 000	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): SV1 Batch 5
500		Residential	Jan van Riebeek Crescent 191	872 m ²	2 290 000	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): SV1 Batch 5
516		Residential	Long Street 9	827 m ²	1 565 000	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): SV1 Batch 5
581		Residential	Schneider Street 35	714 m ²	1 015 000	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): SV1 Batch 5
610		Vacant Land	De Villiers Street 149	571 m ²	400 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
630		Residential	De Villiers Street 142	773 m ²	2 075 000	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): SV1 Batch 2
663		Residential	Jan van Riebeek Crescent 101	719 m ²	1 255 000	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): SV1 Batch 4
683		Residential	Klip Crescent 18	714 m ²	1 160 000	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): SV1 Batch 8
757		Residential	Piet Retief Crescent 95	714 m ²	1 645 000	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): SV1 Batch 4

Geographical Area : Sandbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
800		Residential	De Villiers Street 109	714 m ²	2 655 000	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): SV1 Batch 2
813		Residential	De Villiers Street 123	714 m ²	1 795 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 8
819		Residential	Jimmy Smith Street 67	701 m ²	1 475 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
822		Vacant Land	Schneider Street 25	714 m ²	445 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
841		Residential	End Street 94	914 m ²	1 895 000	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): SV1 Batch 5
862		Residential	End Street 62	638 m ²	1 620 000	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): SV1 Batch 3
866		Residential	End Street 58	625 m ²	1 850 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
894		Residential	De Villiers Street 80	696 m ²	2 205 000	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): SV1 Batch 5
907		Residential	Jan van Riebeek Crescent 61	1 392 m ²	2 815 000	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): SV1 Batch 5
936		Vacant Land	Grysbok Crescent 4	591 m ²	700 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 3100 Af SV1 Batch 1
945		Residential	Grysbok Crescent 14	696 m ²	2 300 000	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): SV1 Batch 2
1054		Residential	De Villiers Street 47	595 m ²	1 505 000	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): SV1 Batch 4
1068		Commercial	End Street 52	674 m ²	1 755 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 3
1075		Residential	Andries Pretorius Street 61	773 m ²	1 920 000	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): SV1 Batch 5
1106		Residential	Jan van Riebeek Crescent 3	714 m ²	1 935 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
1137		Residential	Piet Retief Crescent 29	696 m ²	2 160 000	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): SV1 Batch 6

Geographical Area : Sandbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1151		Residential	De Villiers Street 16	714 m ²	1 930 000	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): SV1 Batch 8
1186		Residential	De Villiers Street 17	714 m ²	2 185 000	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): SV1 Batch 8
1206		Residential	De Villiers Street 35	644 m ²	1 925 000	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): SV1 Batch 6
1222		Residential	West End Street 26	1 350 m ²	2 745 000	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): SV1 Batch 6
1227		Residential	Dirkie Uys Street 10	714 m ²	2 000 000	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): SV1 Batch 8
1244		Residential	Mentz Street 8	1 183 m ²	3 760 000	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): SV1 Batch 6
1329		Residential	Belladonna Street 3	1 128 m ²	2 840 000	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): SV1 Batch 6
1391		Residential	West End Street 29	867 m ²	2 085 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1405		Residential	Branderdraai Street 18	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 3101 SV1 Batch 8
1406		Vacant Land	Sandbaai	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 3101 SV1 Batch 8
1410		Residential	Nico Vd Merwe Street 4	768 m ²	2 615 000	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): SV1 Batch 6
1425		Residential	Nico Vd Merwe Street 1	912 m ²	2 590 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 8
1442		Residential	Branderdraai Street 4A	786 m ²	2 310 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
1498		Residential	Vader Visser Street 13	583 m ²	2 485 000	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): SV1 Batch 8
1500		Residential	Japie Heese Street 5	782 m ²	2 570 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
1504		Residential	Vader Visser Street 11	583 m ²	2 960 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3

Geographical Area : Sandbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1540		Vacant Land	Long Street 5	726 m ²	770 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Erf 3128 Af SV1 Batch 8
1794		Industrial	Cobalt Road 4	2 098 m ²	2 500 000	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): SV1 Batch 1
1943		Residential	Leisure Park - Bergsig Street 3	350 m ²	1 990 000	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): SV1 Batch 4
2166		Residential	Leisure Park - Bergsig Street 2166	2 967 m ²	2 845 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2179 + 2181 Af SV1 Batch 1
2173		Residential	Leisure Park - Bergsig Street 2166	364 m ²	2 020 000	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): SV1 Batch 4
2176		Residential	Leisure Park - Bergsig Street 2166	412 m ²	2 320 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2177		Residential	LEISURE PARK	334 m ²	2 115 000	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): SV1 Batch 8
2179		Residential	Leisure Park - Bergsig Street	358 m ²	2 150 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2166 SV1 Batch 1
2181		Residential	Leisure Park - Bergsig Street	364 m ²	2 250 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2166 SV1 Batch 1
2185		Vacant Land	Leisure Park - Bergsig Street	872 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Road Remainder SV1 Batch 4
2293		Residential	Leisure Park - Bergsig Street 63	338 m ²	2 145 000	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): SV1 Batch 4
2307		Residential	Mooizicht Gardens - Bergsig Street 2307	375 m ²	2 290 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2323		Residential	Mooizicht Gardens - Bergsig Street 2323	384 m ²	2 465 000	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): SV1 Batch 8
2333		Residential	Mooizicht Gardens - Bergsig Street 76	384 m ²	2 140 000	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): SV1 Batch 4
2352		Residential	Mooizicht Gardens - Bergsig Street 2352	428 m ²	2 450 000	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): SV1 Batch 8

Geographical Area : Sandbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2353		Residential	Mooizicht Gardens - Bergsig Street 2353	415 m ²	2 500 000	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): SV1 Batch 8
2415		Residential	Sandbaai 2415	476 m ²	1 250 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
2422		Residential	Sandbaai 2422	455 m ²	2 180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
2451		Residential	Cove Street 2451	321 m ²	1 860 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2466		Residential	Cove Street 2466	332 m ²	2 130 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2481		Residential	Cove Street 2481	329 m ²	1 980 000	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): SV1 Batch 7
2503		Residential	Romany Street 51	220 m ²	1 850 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2535		Residential	Mia Street 10	216 m ²	1 795 000	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): SV1 Batch 8
2563		Residential	Romany Street 4	200 m ²	1 900 000	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): SV1 Batch 4
2598		Residential	Bergsig Street 1	224 m ²	2 155 000	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): SV1 Batch 7
2637		Residential	Stergianos Street 53	216 m ²	2 155 000	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): SV1 Batch 8
2657		Residential	Stergianos Street 13	216 m ²	2 000 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 7
2861		Commercial	Bergsig Street	10.4136 Ha	398 500 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
3100		Vacant Land	Grysbok Crescent 4A	592 m ²	700 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 936 SV1 Batch 1
3101		Residential	Branderdraai Street 18	981 m ²	3 230 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1405 + 1406 SV1 Batch 8
3114		Vacant Land	Bergsig Street	491 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Road Remainder SV1 Batch 6

Geographical Area : Sandbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3116		Residential	Bergsig Street	293 m ²	1 840 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
3119		Residential	Bergsig Street	313 m ²	1 895 000	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): SV1 Batch 8
3127		Vacant Land	Piet Retief Crescent	704 m ²	760 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 322 SV1 Batch 1
3128		Vacant Land	Lang Street	657 m ²	735 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1540 SV1 Batch 8
Sandbaai Totals :- (97 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				17.1542 Ha	R 594 702 000	

Totals per Category for Sandbaai

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	83	5.7169 Ha	5.7169 Ha	186 360 000	186 360 000
Industrial	1	2 098 m ²	2 098 m ²	2 500 000	2 500 000
Commercial	2	10.4810 Ha	10.4810 Ha	400 255 000	400 255 000
Vacant Land	11	7 465 m ²	7 465 m ²	5 587 000	5 587 000
Totals	97	17.1542 Ha	17.1542 Ha	R 594 702 000	R 594 702 000

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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Stanford - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
Agricultural	8(2)(g) Agricultural properties
PSI	8(2)(e) Public service infrastructure properties
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land

Geographical Area : Stanford

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1		Residential	De Bruyn Street 44	2 100 m ²	2 285 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
64		Residential	Caledon Street 14	1 330 m ²	3 640 000	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): SV1 Batch 6
91		Residential	Church Street 29	1 093 m ²	2 895 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): - Incorrect Erf Extent on GV SV1 Batch 2
177		Residential	Morton Street 5	990 m ²	2 450 000	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): SV1 Batch 6
293		MULTI *	Farm	387.7904 Ha	15 400 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 2
		Commercial	Farm	0 m ²	600 000	Apportionment A
		Agricultural	Farm	0 m ²	14 800 000	Apportionment B
419		Residential	Longmarket Street 40	1 983 m ²	2 790 000	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): SV1 Batch 6
422		Residential	Longmarket Street 29	1 981 m ²	4 385 000	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): SV1 Batch 6
431		Residential	Caledon Street 6	2 106 m ²	4 275 000	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): SV1 Batch 6
438		Residential	On The R43 Road	5.2508 Ha	6 000 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 2
570		Vacant Land	Longmarket Street 13	627 m ²	972 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 8
571		Residential	King Street 10	2 081 m ²	3 770 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 8
572		Vacant Land	Longmarket Street 15	625 m ²	971 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 8
573		Residential	King Street 10A	611 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 571 for Valuation SV1 Batch 8
645		Residential	Kiewietz Crescent 3	356 m ²	521 000	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): SV1 Batch 8

Geographical Area : Stanford

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
719		Residential	Heinrich Street 7	1 260 m ²	3 815 000	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): SV1 Bach 4
758		Residential	Moria Street 17	490 m ²	598 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
802		Residential	Haggia Street 6	370 m ²	229 000	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): SV 1 Batch 2
838		Residential	Dreyer Street 29	516 m ²	611 000	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) SV 1 Batch 2:
853		Residential	Demper Street 17	510 m ²	906 000	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): SV 1 Batch 2
908		Residential	Abner Street 8	481 m ²	686 000	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): SV 1 Batch 2
959		Residential	Abner Street 53	516 m ²	134 000	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): Property Burned down SV1 Batch 2
960		Residential	Abner Street 51	516 m ²	459 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 2
1156		Vacant Land	Valey Street 12	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Now Erf 3119 SV1 Batch 7
1157		Vacant Land	Valey Street 14	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Now Erf 3119 SV1 Batch 7
1237		Commercial	Kleine Street 28	3 000 m ²	1 820 000	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): SV 1 Batch 2
1286		Commercial	Heuwel Street 7	3 114 m ²	1 150 000	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): SV1 Batch 8
1334		Residential	Blombos Street 16	200 m ²	138 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
1792		Residential	Moore Street	516 m ²	2 455 000	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): SV1 Batch 4
1950		Residential	Verona Crescent 35	691 m ²	2 785 000	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): SV1 Batch2 (Incorrect Extents on GV)

Geographical Area : Stanford

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1965		Residential	Grace Close 11	749 m ²	3 370 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 3
1978		Residential	Adele Close 5	874 m ²	2 825 000	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): SV1 B9
1980		Residential	Adele Close 7	945 m ²	4 385 000	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): SV1 Batch 4
1981		Residential	Lucy Crescent 15	751 m ²	3 245 000	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): SV1 Batch 4
1996		Residential	Lucy Crescent 37	715 m ²	2 735 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 6
1999		Residential	Lucy Crescent 22	740 m ²	3 150 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2021		Residential	Verona Crescent 5	852 m ²	2 400 000	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): SV 1 Batch 2
2027		Residential	Gloria Deo Way 3	704 m ²	2 780 000	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 House SV1 Batch 1
2045		Vacant Land	Sannie Badenhorst Street	1.4735 Ha	5 200 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2055 Af SV1 Batch 1
2055		Vacant Land	Sannie Badenhorst Street	318 m ²	507 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2045 SV1 Batch 1
2112		Residential	Buiten Street 6A	628 m ²	4 135 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2132		Residential	Small Holding - Stanford 806	770 m ²	3 170 000	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): SV1 Bach 4
2219		PSI	Kannemeyer Street	2 655 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
2283		Vacant Land	44a Bruyn Street	899 m ²	709 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
3118		Vacant Land	Queen Victoria Street 7	671 m ²	537 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 192 SV1 Batch 1

Geographical Area : Stanford

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3119		Vacant Land	Valey Street 12	2 578 m ²	928 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1156 + 1157 SV1 Batch 7
Stanford Totals :- (45 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)				398.8059 Ha	R 106 217 000	

Totals per Category for Stanford

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	32	8.0933 Ha	8.0933 Ha	78 022 000	78 547 000
Commercial	2	6 114 m ²	6 114 m ²	3 570 000	3 570 000
Agricultural	0	0 m ²	0 m ²	14 800 000	14 800 000
PSI	1	2 655 m ²	2 655 m ²	1 000	1 000
MULTI *	1	387.7904 Ha	387.7904 Ha	0	0
Vacant Land	9	2.0453 Ha	2.0453 Ha	9 824 000	9 824 000
Totals	45	398.8059 Ha	398.8059 Ha	R 106 217 000	R 106 742 000

* Multipurpose Category - Current value = R15 400 000.00. Pre-Dispute value = R15 400 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Van Dyksbaai - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
PBO	8(2)(f) Properties owned by public benefit organisations and used for specific public benefit activities
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land
Protected Area	8(2)(j) Protected Areas

Geographical Area : Van Dyksbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
45		Vacant Land	Onse Baai 8	991 m ²	2 660 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 3
53		Residential	van Dyk Straat 73	1 260 m ²	2 015 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
94		Residential	Perlemoen Street 69	608 m ²	2 300 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
97		Residential	Perlemoen Street 63	727 m ²	1 620 000	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): SV1 Bath 8
142		Residential	Kabeljou Street 26	600 m ²	1 780 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
211		Residential	Kabeljou Street 7	653 m ²	3 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
242		Residential	Halfkoord Street 11	600 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
265		Residential	Halfkoord Street 22	800 m ²	1 840 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
302		Residential	Galjoen Street 8	620 m ²	1 530 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
315		Residential	Roman Street 14	675 m ²	1 115 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 B9
322		Residential	Steenbras Way 17	600 m ²	1 200 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
330		Residential	Halfkoord Street 6	587 m ²	500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
351		Residential	Stompneus Street 4	643 m ²	1 060 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
370		Residential	Steenbras Way 22	683 m ²	1 435 000	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): SV1 Batch 8
376		Residential	Steenbras Way 34	687 m ²	1 935 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5

Geographical Area : Van Dyksbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
377		Residential	Snoek Street 33	687 m ²	800 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
386		Residential	Snoek Street 15	680 m ²	1 635 000	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): SV1 Bach 4
413		Residential	Roman Street 4	600 m ²	1 590 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
449		Residential	Duiker Street 24	816 m ²	1 990 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
492		Residential	Steenbok Street 43	691 m ²	1 215 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
541		Residential	Du Toit Street 5	1 212 m ²	1 410 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
589		Residential	Bokmakierie Crescent 3	624 m ²	1 485 000	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): SV1 Bach 4
615		Residential	Steenbok Street 1	733 m ²	1 015 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
623		Residential	Duiker Street 2	690 m ²	1 455 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): - New House SV1 Batch 2
625		Vacant Land	Duiker Street 6	637 m ²	274 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
626		Residential	Duiker Street 8	672 m ²	1 580 000	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): SV1 Bach 4
643		Residential	Steenbok Street 22	700 m ²	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): SV1 Bach 4
1059		Residential	van Zyl Street 5	600 m ²	1 810 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
1062		Residential	van Zyl Street 8	600 m ²	1 550 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
1129		Residential	De Witt Street 10	600 m ²	2 450 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
1143		Residential	Slabber Street 5	600 m ²	1 945 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
1201		MULTI *	Farms 711	2.3181 Ha	8 590 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 2

Geographical Area : Van Dyksbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
		Residential	Farms 711	0 m ²	2 590 000	Apportionment A
		Commercial	Farms 711	0 m ²	3 500 000	Apportionment B
		PBO	Farms 711	0 m ²	2 500 000	Apportionment C
1223		Residential	Bosbok Street	1.0928 Ha	4 160 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1229		MULTI *	Bosbok Street	1.2993 Ha	2 500 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
		Residential	Bosbok Street	0 m ²	2 200 000	Apportionment A
		Protected Area	Bosbok Street	0 m ²	300 000	Apportionment B
1368		Residential	Perlemoen Street	661 m ²	2 420 000	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): SV1 Batch 8
1377		Residential	Duiker Crescent 1	736 m ²	2 430 000	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): SV1 Bath 8
1399		Residential	Duiker Crescent 55	947 m ²	2 820 000	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): SV1 Bath 8
1415		Residential	Duiker Crescent 22	767 m ²	2 245 000	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): SV1 Bach 4
1417		Residential	Duiker Crescent 24	794 m ²	2 525 000	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): SV1 Bath 8
1510		Residential	Island View Drive 89	944 m ²	1 905 000	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): SV1 Bach 4
1529		Residential	Island View Drive 51	649 m ²	1 050 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
1534		Residential	Island View Drive 41	756 m ²	2 020 000	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): SV1 Bach 4
1535		Vacant Land	Island View Drive 39	853 m ²	411 000	Note :- Haal af van SV's. For sale. Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9

Geographical Area : Van Dyksbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1570		Vacant Land	Hartebees Street 7	618 m ²	270 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
1572		Vacant Land	Blesbok Street 16	606 m ²	351 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
1586		Residential	Klipspringer 4	600 m ²	1 450 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 5
1651		Vacant Land	Groenberg	2.6280 Ha	6 150 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Development Erf SV1 Batch 2
1652		Vacant Land	Ribbok Street 9	610 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1653		Vacant Land	Ribbok Street 8	601 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1654		Vacant Land	Ribbok Street 7	601 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1655		Vacant Land	Ribbok Street 6	618 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1656		Vacant Land	Ribbok Street 5	616 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1657		Vacant Land	Ribbok Street 4	600 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1658		Vacant Land	Ribbok Street 3	697 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1659		Vacant Land	Ribbok Street 2	725 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1661		Vacant Land	Steenbok Street 70	623 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1662		Vacant Land	Bontebok Street 17	684 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1663		Vacant Land	Bontebok Street 15	647 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Still Part of Development Erf 1651 SV1 Batch 2

Geographical Area : Van Dyksbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1664		Vacant Land	Bontebok Street 13	602 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1665		Vacant Land	Bontebok Street 11	600 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1666		Vacant Land	Bontebok Street 9	600 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1667		Vacant Land	Bontebok Street 7	600 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1668		Vacant Land	Bontebok Street 5	600 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1669		Vacant Land	Bontebok Street 3	600 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1670		Vacant Land	Bontebok Street 1	601 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1671		Vacant Land	Blesbok Street 51	865 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1672		Vacant Land	Blesbok Street 49	600 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1673		Vacant Land	Blesbok Street 47	600 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1674		Vacant Land	Blesbok Street 45	600 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1675		Vacant Land	Blesbok Street 43	688 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1676		Vacant Land	Blesbok Street 41	605 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1677		Vacant Land	Blesbok Street 39	645 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1678		Vacant Land	Blesbok Street 37	749 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2

Geographical Area : Van Dyksbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1679		Vacant Land	Blesbok Street 35	841 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1680		Vacant Land	Blesbok Street 33	844 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1683		Vacant Land	Blesbok Street 28	600 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1685		Residential	Hartebees Street 25	645 m ²	1 325 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1688		Vacant Land	Hartebees Street 30	604 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1689		Vacant Land	Hartebees Street 32	603 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1690		Vacant Land	Steenbok Street 55	610 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1691		Residential	Steenbok Street 53	601 m ²	1 225 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1693		Vacant Land	Bontebok Street 2	660 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1694		Vacant Land	Bontebok Street 4	628 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1695		Vacant Land	Bontebok Street 6	624 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1696		Vacant Land	Bontebok Street 8	619 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1697		Vacant Land	Bontebok Street 10	617 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1698		Vacant Land	Steenbok Street 72	601 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1699		Vacant Land	Steenbok Street 74	612 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2

Geographical Area : Van Dyksbaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1700		Vacant Land	Steenbok Street 76	605 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
1701		Vacant Land	Steenbok Street 78	635 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): Still Part of Development Erf 1651 SV1 Batch 2
Van Dyksbaai Totals :- (90 proper sites, 5 multipurpose, 0 site apportionments and 0 dummy records)				13.1715 Ha	R 91 686 000	

Totals per Category for Van Dyksbaai

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	41	3.9276 Ha	3.8676 Ha	75 270 000	72 820 000
Commercial	0	0 m ²	0 m ²	3 500 000	3 500 000
PBO	0	0 m ²	0 m ²	2 500 000	2 500 000
MULTI *	2	3.6174 Ha	3.6174 Ha	0	0
Vacant Land	47	5.6265 Ha	5.6865 Ha	10 116 000	12 566 000
Protected Area	0	0 m ²	0 m ²	300 000	300 000
Totals	90	13.1715 Ha	13.1715 Ha	R 91 686 000	R 91 686 000

* Multipurpose Category - Current value = R11 090 000.00. Pre-Dispute value = R11 090 000.00. 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Vermont - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
PSI	8(2)(e) Public service infrastructure properties
Vacant Land	8(3)(l) Vacant land
Unknown	Category is unknown

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
510		Residential	Pelican Crescent 24	714 m ²	1 615 000	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): SV1 Batch 6
519		Residential	Pelican Crescent 6	734 m ²	1 900 000	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): SV1 Batch 6
576		Residential	Duiker Street 21	625 m ²	9 240 000	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): SV1 Batch 6
609		Residential	Malmok Crescent 23	720 m ²	1 995 000	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): SV1 Batch 6
680		Residential	Stormvoel Crescent 49	625 m ²	1 765 000	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): SV1 Batch 4
714		Residential	Duiker Street 9	632 m ²	3 510 000	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): SV1 Batch 2
720		Residential	Malmok Crescent 10	838 m ²	2 395 000	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): SV1 Batch 6
729		Residential	Malmok Crescent 28	744 m ²	2 090 000	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): SV1 Batch 6
739		Residential	Malmok Crescent 48	882 m ²	950 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
761		Residential	Shearwater Crescent 37	744 m ²	2 710 000	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): SV1 Batch 6
769		Residential	Shearwater Crescent 25	744 m ²	2 470 000	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): SV1 Batch 6
772		Residential	Shearwater Crescent 19	1 035 m ²	1 510 000	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): SV1 Batch 6
775		Residential	Shearwater Crescent 13	773 m ²	2 490 000	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): SV1 Batch 2
789		Residential	Shearwater Crescent 26	625 m ²	1 980 000	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): SV1 Batch 2
799		Residential	Fulmar Street 13	947 m ²	1 790 000	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): SV1 Batch 6

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
856		Residential	Ganet Road 13	836 m ²	2 665 000	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): SV1 Batch 8
943		Residential	Kersbos Street 6	610 m ²	2 430 000	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): SV1 Batch 6
948		Residential	Kersbos Street 16	668 m ²	2 065 000	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): SV1 Batch 6
963		Commercial	Ghwarrie Crescent 22	700 m ²	3 125 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 4
994		Residential	Melkhout Street 19	645 m ²	3 080 000	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): SV1 Batch 6
999		Residential	Ghwarrie Crescent 17	700 m ²	2 550 000	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): SV1 Batch 6
1007		Residential	Melkhout Street 2	765 m ²	2 145 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
1008		Residential	Melkhout Street 4	700 m ²	3 240 000	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): SV1 Batch 6
1026		Residential	Kandelaar Street 26	700 m ²	3 080 000	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): SV1 Batch 2
1032		Residential	Dekriet Street 2	924 m ²	3 915 000	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): SV1 Batch 6
1033		Residential	Dekriet Street 4	1 071 m ²	4 820 000	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): SV1 Batch 6
1038		Residential	Dekriet Street 5	630 m ²	2 745 000	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): SV1 Batch 8
1045		Residential	Krintang Crescent 6	730 m ²	1 885 000	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): SV1 Batch 2
1065		Residential	Krintang Crescent 17	856 m ²	3 555 000	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): SV1 Batch 4
1078		Residential	Glasolien Street 9	820 m ²	2 485 000	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): SV1 Batch 2

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1083		Residential	Bietou Street 2	714 m ²	6 520 000	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): SV1 Batch 2
1097		Vacant Land	Bietou Street 19	660 m ²	3 990 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 6
1127		Residential	Albatross Street 6	1 918 m ²	3 285 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2571 Af SV1 Batch 1
1158		Residential	Stormvoel Crescent 17	550 m ²	3 090 000	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): SV1 Batch 4
1175		Residential	Gull Close 15	528 m ²	2 235 000	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): SV1 Batch 6
1213		Residential	Siffie Crescent 17	697 m ²	3 205 000	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): SV1 Batch 6
1214		Residential	Siffie Crescent 15	680 m ²	2 470 000	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): SV1 Batch 6
1220		Residential	Siffie Crescent 3	610 m ²	3 490 000	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): SV1 Batch 6
1227		Residential	Siffie Crescent 43	698 m ²	3 515 000	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): SV1 Batch 2
1260		Residential	Limpet Street 2	875 m ²	1 000 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
1354		Residential	Alikreukel Street 11	632 m ²	7 640 000	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): SV1 Batch 8
1382		Residential	Kandelaar Street 57	660 m ²	3 290 000	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): SV1 Batch 6
1447		Vacant Land	Siffie Crescent	2 517 m ²	920 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 4
1454		Vacant Land	Siffie Crescent 9	6 267 m ²	6 035 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): - Extent Change SV1 Batch 6
1473		Residential	Vermont Avenue 43	564 m ²	2 045 000	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): SV1 Batch 6

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1478		Residential	Soutpan Close 8	512 m ²	2 170 000	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): SV1 Batch 8
1489		Vacant Land Small Holding		1.0479 Ha	3 335 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2570 Af SV1 Batch 1
1491		Vacant Land Small Holding ZZZZ		0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - GP 2331 - 2352 SV1 Batch 2
1495		Vacant Land Siffie Crescent		4 560 m ²	2 210 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2572 Afgesny SV1 Batch 1
1497		Residential	Lynx Road ZZZZ	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Various Erven 2573 to 2591 SV1 Batch 3
1568		Residential	Tiptol Crescent 26	569 m ²	1 000 000	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): SV1 Batch 6
1574		Residential	Tiptol Crescent 8	509 m ²	1 710 000	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): SV1 Batch 8
1609		Vacant Land Geelvink Close 7		689 m ²	4 070 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5
1632		Residential	Suikerbekkie Street 8	506 m ²	1 865 000	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): SV1 Batch 6
1768		Residential	Indigo Avenue 16	600 m ²	2 590 000	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): SV1 Batch 6
1771		Vacant Land Indigo Avenue 22		600 m ²	801 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
1827		Residential	Hemel-En-Seelaan 1	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Now Erf 2593 SV1 Batch 1
1844		Residential	Amber Avenue 29	850 m ²	2 785 000	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): SV1 Batch 8
1879		Residential	Sepia Avenue 22	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Now Erf 2629 SV1 Batch 3
1880		Vacant Land Sepia Avenue 20		0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Now Erf 2629 SV1 Batch 3

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1926		Vacant Land	Saffron (West) Crescent	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): No Remainder SV1 Batch 4
1946		Residential	Saffron (West) Crescent 10	600 m ²	2 205 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1962		Residential	Sienna Street 9	881 m ²	2 830 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B9
1980		Residential	Saffron (West) Crescent 38	677 m ²	1 250 000	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): SV1 Batch 8
2026		Residential	Okerlaan 15	703 m ²	2 355 000	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): SV1 Batch 6
2030		Residential	Okerlaan 23	668 m ²	2 675 000	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): SV1 Batch 6
2037		Residential	Serrulata 4	635 m ²	3 705 000	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): SV1 Batch 2
2038		Residential	Serrulata 3	684 m ²	3 430 000	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): SV1 Batch 2
2043		Residential	Kiepersol 4	663 m ²	2 710 000	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): SV1 Batch 6
2047		Residential	Kiepersol 3	651 m ²	1 250 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incomplete SV1 B9
2050		Vacant Land	Siffie Crescent 9	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - PArt of Erf 1454 SV1 Batch 6
2051		Residential	Kiepersol 11	828 m ²	2 725 000	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): SV1 Batch 6
2054		Vacant Land	Bauhinia 2	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - PArt of Erf 1454 SV1 Batch 6
2055		Vacant Land	Bauhinia 3	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - PArt of Erf 1454 SV1 Batch 6
2056		Vacant Land	Bauhinia 4	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - PArt of Erf 1454 SV1 Batch 6

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2057		Vacant Land	Bauhinia 5	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - PArt of Erf 1454 SV1 Batch 6
2063		Vacant Land	Bauhinia 11	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - PArt of Erf 1454 SV1 Batch 6
2064		Vacant Land	Bauhinia 12	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - PArt of Erf 1454 SV1 Batch 6
2081		Residential	Sepia Avenue 48	1 530 m ²	3 175 000	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): SV1 Batch 6
2101		Residential	Milky Lane 27	702 m ²	3 600 000	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): SV1 Batch 6
2121		Residential	Turtle Close 7	612 m ²	2 235 000	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): SV1 Batch 8
2127		Vacant Land	Turtle Close 5	608 m ²	806 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - Incorrect Erf Size Applied SV1 Batch 2
2171		Residential	Francolin Close 18	615 m ²	4 065 000	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): SV1 Batch 6
2180		Residential	Francolin Close 15	605 m ²	3 195 000	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): SV1 Batch 6
2208		Residential	Little Swift Close 17	631 m ²	1 500 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): No Further Progress SV1 B9
2209		Residential	Little Swift Close 15	622 m ²	2 630 000	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): SV1 Batch 6
2218		Residential	Little Swift Close 14	381 m ²	2 965 000	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): SV1 Batch 2
2237		Vacant Land	Mahonie 11	601 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2238		Vacant Land	Mahonie 10	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2239		Vacant Land	Mahonie 9	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2240		Vacant Land	Mahonie 8	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2241		Vacant Land	Mahonie 7	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2242		Vacant Land	Mahonie 6	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2243		Vacant Land	Mahonie 5	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2244		Vacant Land	Mahonie 4	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2245		Vacant Land	Mahonie 3	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2246		Vacant Land	Mahonie 2	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2247		Vacant Land	Mahonie 1	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2250		Residential	Essenhout 5	657 m ²	2 610 000	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): SV1 Batch 6
2251		Residential	Essenhout 7	629 m ²	2 545 000	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): SV1 Batch 8
2252		Vacant Land	Olienhout 11	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2254		Residential	Olienhout 19	761 m ²	3 250 000	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): SV2 Batch 5
2263		PSI	Mahonie 2263	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2264		PSI	Karee 2264	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - See Erf 2309 SV1 Batch 5
2285		Residential	Olienhout 10	602 m ²	2 730 000	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): SV1 Batch 6

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2289		Residential	Olienhout 18	602 m ²	2 550 000	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): SV1 Batch 6
2309		Vacant Land	Lynx Road	1.0994 Ha	6 600 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): - Development Erf SV1 Batch 5
2310		Vacant Land	Lynx Road	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Subdivided Leaving no Remainder SV1 Batch 1
2342		Residential	Blue Crane 14	614 m ²	3 525 000	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): SV1 Batch 6
2516		Vacant Land	Francolin Close	654 m ²	836 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1447 SV1 Batch 4
2520		Vacant Land	Francolin Close	604 m ²	804 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1447 SV1 Batch 4
2521		Vacant Land	Francolin Close	611 m ²	809 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1447 SV1 Batch 4
2522		Vacant Land	Francolin Close	603 m ²	804 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1447 SV1 Batch 4
2523		Vacant Land	Francolin Close	603 m ²	804 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1447 SV1 Batch 4
2524		Vacant Land	Siffie Crescent	609 m ²	698 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1447 SV1 Batch 1
2525		Vacant Land	Siffie Crescent	608 m ²	698 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1447 SV1 Batch 1
2526		Residential	Cedar Close 5	590 m ²	2 740 000	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): SV1 Batch 2
2527		Vacant Land	Siffie Crescent	612 m ²	809 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1447 SV1 Batch 1
2528		Residential	Francolin Close 2528	391 m ²	2 355 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3
2530		Residential	Siffie Crescent ZZZZ	372 m ²	2 390 000	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): SV1 Batch 2

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2531		Residential	Siffie Crescent	363 m ²	2 120 000	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): SV1 Batch 8
2532		Residential	Siffie Crescent	348 m ²	2 950 000	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): SV1 Batch 3
2533		Residential	Water Pear Close 10	359 m ²	2 585 000	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): SV1 Batch 2
2534		Vacant Land	Siffie Crescent	235 m ²	20 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1447 - POS SV1 Batch 1
2536		Residential	Siffie Crescent	365 m ²	1 920 000	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): SV1 Batch 8
2537		Vacant Land	Siffie Crescent	772 m ²	50 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1447 - POS SV1 Batch 1
2541		Residential	Siffie Crescent ZZZZ	385 m ²	2 725 000	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): SV1 Batch 2
2544		Vacant Land	Siffie Crescent	601 m ²	694 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1447 SV1 Batch 1
2545		Vacant Land	Siffie Crescent	601 m ²	694 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1447 SV1 Batch 1
2547		PSI	Siffie Crescent	3 931 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1447 - Road remainder SV1 Batch 1
2548		Vacant Land	Vermont - Saffron Crescent	600 m ²	1 015 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1926 SV1 Batch 4
2550		Residential	Saffron (West) Crescent	600 m ²	3 155 000	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): SV1 Batch 8
2552		Residential	Saffron Crescent	600 m ²	3 120 000	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): SV1 Batch 8
2558		Residential	Saffron Crescent	381 m ²	2 760 000	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): SV1 Batch 4
2559		Vacant Land	Vermont - Saffron Crescent	365 m ²	777 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1926 SV1 Batch 4

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2560		Residential	Saffron (West) Crescent	597 m ²	3 295 000	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): SV1 Batch 8
2561		Vacant Land	Vermon - Saffron Crescent	600 m ²	1 015 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1926 SV1 Batch 4
2562		Vacant Land	Vermon - Saffron Crescent	608 m ²	1 020 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1926 SV1 Batch 4
2563		Vacant Land	Vermon - Saffron Crescent	596 m ²	1 010 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - From Erf 1926 SV1 Batch 4
2564		Vacant Land	Siffie Crescent ZZZZ	1 118 m ²	50 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): PROS SV1 Batch 3
2565		Vacant Land	Vermon - Saffron Crescent	621 m ²	10 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Entrance Road SV1 Batch 3
2570		Residential	Small Holding	4 206 m ²	2 570 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1489 SV1 Batch 1
2571		Residential	Strandloper Lane 1	747 m ²	1 570 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Afgesny van Erf 1127 SV1 Batch 1
2572		Residential	Lynx Road	9 189 m ²	3 100 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From 1495 SV1 Batch 1
2573		Vacant Land	Lynx Road	607 m ²	806 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2574		Vacant Land	Lynx Road	600 m ²	801 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2575		Vacant Land	Lynx Road	603 m ²	804 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2576		Vacant Land	Lynx Road	368 m ²	622 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2577		Vacant Land	Lynx Road	368 m ²	622 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2578		Vacant Land	Lynx Road	354 m ²	608 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2579		Vacant Land	Lynx Road	395 m ²	646 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2580		Vacant Land	Lynx Road	348 m ²	602 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2581		Vacant Land	Lynx Road	362 m ²	615 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2582		Vacant Land	Lynx Road	413 m ²	662 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2583		Vacant Land	Lynx Road	774 m ²	50 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2584		Vacant Land	Lynx Road	630 m ²	820 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2585		Vacant Land	Lynx Road	603 m ²	804 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2586		Vacant Land	Lynx Road	100 m ²	10 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2587		Vacant Land	Lynx Road	600 m ²	801 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2588		Vacant Land	Lynx Road	676 m ²	849 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2589		Vacant Land	Lynx Road	607 m ²	806 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2590		Residential	Lynx Road	682 m ²	3 175 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2591		PSI	Lynx Road	2 068 m ²	10 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1497 SV1 Batch 3
2593		Residential	Hemel-En-Seelaan 1	848 m ²	2 130 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1827 SV1 Batch 1

Geographical Area : Vermont

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2629		Residential	Sepia Avenue 22	954 m ²	2 670 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1879 + 1880 SV1 Batch 3
Vermont Totals :- (165 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				13.7942 Ha	R 301 463 000	

Totals per Category for Vermont

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	92	7.3239 Ha	7.1314 Ha	246 015 000	237 005 000
Commercial	1	700 m ²	700 m ²	3 125 000	3 125 000
PSI	4	5 999 m ²	5 999 m ²	11 000	11 000
Vacant Land	68	5.8004 Ha	5.9308 Ha	52 312 000	50 554 000
Unknown	0	0 m ²	6 465 m ²	0	0
Totals	165	13.7942 Ha	14.3786 Ha	R 301 463 000	R 290 695 000

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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Zwelihle - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties
PSP	8(2)(h) Properties owned by the state and used for public service purposes
PSI	8(2)(e) Public service infrastructure properties
MULTI *	8(2)(k) Properties used for multiple purposes
Vacant Land	8(3)(l) Vacant land

Geographical Area : Zwelihle

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
13		Vacant Land	Zwelihle Plots	4 513 m ²	30 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erven 1880-1882, SV1 B9
314		Residential	Zwelihle 314	8 811 m ²	356 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Erf 1936 Af SV1 Batch 5 - Shacks / Informal Housing
367		MULTI *	Jikeleza 367	212 m ²	448 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 B3
		Residential	Jikeleza 367	0 m ²	348 000	Apportionment A
		Commercial	Jikeleza 367	0 m ²	100 000	Apportionment B
370		Vacant Land	Jikeleza 370	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Cons See Erf 2113 SV1 Batch 1
371		Residential	Jikeleza 371	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Cons See Erf 2113 SV1 Batch 1
403		Residential	Landlela 403	200 m ²	150 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 B9
477		Residential	Loba 477	221 m ²	60 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 B9
1854		Vacant Land	Zwelihle	9 030 m ²	250 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 313 SV1 Batch 8
1886		Vacant Land	Zwelihle Plot 1886	166 m ²	10 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B9
1936		PSP	Zwelihle	1.7683 Ha	11 700 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 5
1938		PSI	Chruch Street	3 079 m ²	250 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): On Map Erven 1980 + 1981 (Substation) SV1 Batch 8
2113		Residential	Jikeleza Street	421 m ²	115 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 370 + 371 SV1 Batch 1
Zwelihle Totals :- (12 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)				4.4336 Ha	R 13 369 000	

Totals per Category for Zwelihle

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	5	9 653 m ²	9 653 m ²	1 029 000	1 029 000
Commercial	0	0 m ²	0 m ²	100 000	100 000
PSP	1	1.7683 Ha	1.7683 Ha	11 700 000	11 700 000
PSI	1	3 079 m ²	3 079 m ²	250 000	250 000
MULTI *	1	212 m ²	212 m ²	0	0
Vacant Land	4	1.3709 Ha	1.3709 Ha	290 000	290 000
Totals	12	4.4336 Ha	4.4336 Ha	R 13 369 000	R 13 369 000

* Multipurpose Category - Current value = R448 000.00. Pre-Dispute value = R448 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 Overstrand Local 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 May 2024.

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

Overstrand Municipality

Supplementary Valuation 1 for 2022

(Sectional Schemes - 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 : 2022/07/02

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(b) Business and Commercial properties

Sectional Title Scheme : SS 10De Straat,Nommer 121,Voelklip

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
311	1	Residential	1	182 m ²	3 185 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS - From Erf 2582 SV1 Batch 2. Use is Unknown
311	2	Commercial	2	174 m ²	3 045 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS - From Erf 2582 SV1 Batch 2. Use is Unknown
311	3	Residential	3	218 m ²	3 815 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS - From Erf 2582 SV1 Batch 2. Use is Unknown
SS 10De Straat,Nommer 121,Voelklip Totals :- (3 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				574 m ²	R 10 045 000	

Sectional Title Scheme : SS 48 Broadway

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
238	1	Residential	1	205 m ²	2 050 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): - New SS 48 Broadway SV1 Batch 8. Use is Unknown
238	2	Residential	2	143 m ²	1 715 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): - New SS 48 Broadway SV1 Batch 8. Use is Unknown
SS 48 Broadway Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				348 m ²	R 3 765 000	

Sectional Title Scheme : SS Baleana Bay

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
613	37	Residential	37	131 m ²	990 000	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): SV1 Batch 5. Use is Unknown
SS Baleana Bay Totals :- (1 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				131 m ²	R 990 000	

Sectional Title Scheme : SS Carlane

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
61	18	Residential	18	39 m ²	117 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): (Garage) SV1 Batch 2. Use is Unknown
61	19	Residential	19	19 m ²	57 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): (Garage) SV1 Batch 2. Use is Unknown
SS Carlane Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				58 m ²	R 174 000	

Sectional Title Scheme : SS De Werf

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
266	12	Residential	12	308 m ²	4 310 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 5. Use is Unknown
266	13	Residential	13	456 m ²	6 385 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 5. Use is Unknown
SS De Werf Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				764 m ²	R 10 695 000	

Sectional Title Scheme : SS Eastbourne

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
390	1	Residential	1	481 m ²	10 202 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 5. Use is RES
390	2	Residential	2	289 m ²	6 129 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 5. Use is Unknown
390	3	Residential	3	282 m ²	5 981 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 5. Use is Unknown
390	4	Residential	4	25 m ²	238 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 5. Use is Unknown
390	5	Residential	5	21 m ²	200 000	Note :- Sec 78 (1)(c)-subdivided after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 5. Use is Unknown
SS Eastbourne Totals :- (5 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				1 098 m ²	R 22 750 000	

Sectional Title Scheme : SS Erf 1794 Cobalt Close

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
792	1	Commercial	1	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 1. Use is Unknown
792	2	Commercial	2	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 1. Use is Unknown
792	3	Residential	3	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 1. Use is Unknown
792	4	Residential	4	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 1. Use is Unknown
792	5	Residential	5	0 m ²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 1. Use is Unknown
SS Erf 1794 Cobalt Close Totals :- (5 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				0 m ²	R 0	

Sectional Title Scheme : SS Erf 3695

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
313	1	Commercial	1	51 m ²	510 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): From Erf 3695 SV1 Batch 8. Use is Unknown
313	2	Commercial	2	69 m ²	690 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): From Erf 3695 SV1 Batch 8. Use is Unknown
313	3	Residential	3	102 m ²	1 020 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): From Erf 3695 SV1 Batch 8. Use is Unknown
SS Erf 3695 Totals :- (3 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				222 m ²	R 2 220 000	

Sectional Title Scheme : SS Fairways

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
408	6	Residential	6	188 m ²	6 110 000	Note :- Sec 78(1)(d)-market value substantially changed New SS Fairways Unit. Rates payable sec 78(4)(d): SV1 Batch 6. Use is Unknown
408	7	Residential	7	187 m ²	6 080 000	Note :- Sec 78(1)(d)-market value substantially changed New SS Fairways Unit. Rates payable sec 78(4)(d): SV1 Batch 6. Use is Unknown
408	8	Commercial	8	23 m ²	20 000	Note :- Sec 78(1)(d)-market value substantially changed New SS Fairways Unit. Rates payable sec 78(4)(d): SV1 Batch 6. Use is Unknown
409	9	Residential	9	187 m ²	6 080 000	Note :- Sec 78(1)(d)-market value substantially changed New SS Fairways Unit. Rates payable sec 78(4)(d): SV1 Batch 6. Use is Unknown
409	10	Residential	10	186 m ²	6 045 000	Note :- Sec 78(1)(d)-market value substantially changed New SS Fairways Unit. Rates payable sec 78(4)(d): SV1 Batch 6. Use is Unknown
409	11	Residential	11	186 m ²	6 045 000	Note :- Sec 78(1)(d)-market value substantially changed New SS Fairways Unit. Rates payable sec 78(4)(d): SV1 Batch 6. Use is Unknown
409	12	Residential	12	186 m ²	6 045 000	Note :- Sec 78(1)(d)-market value substantially changed New SS Fairways Unit. Rates payable sec 78(4)(d): SV1 Batch 6. Use is Unknown
SS Fairways Totals :- (7 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				1 143 m ²	R 36 425 000	

Sectional Title Scheme : SS Fernwood

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
141	49	Residential	49	183 m ²	2 655 000	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): SV1 Batch2. Use is Unknown
SS Fernwood Totals :- (1 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				183 m ²	R 2 655 000	

Sectional Title Scheme : SS Fynbos Park

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
53	34	Residential	34	48 m ²	860 000	Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a): SV1 Batch 1. Use is Unknown
53	37	Residential	37	46 m ²	820 500	Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a): SV1 Batch 1. Use is Unknown
53	39	Residential	39	46 m ²	820 500	Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a): SV1 Batch 1. Use is Unknown
SS Fynbos Park Totals :- (3 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				140 m ²	R 2 501 000	

Sectional Title Scheme : SS Kleinmond Centre

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
866	16	Commercial	16	242 m ²	400 000	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): SV1 Batch 1. Use is Unknown

SS Kleinmond Centre Totals :- (1 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)	242 m ²	R 400 000
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Sectional Title Scheme : SS M & L Business Centre

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
884	8	Commercial	8	104 m ²	936 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 2. Use is Unknown
884	9	Commercial	9	69 m ²	621 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 2. Use is Unknown
SS M & L Business Centre Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				173 m ²	R 1 557 000	

Sectional Title Scheme : SS Meerensee

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
601	20	Residential	20	186 m ²	2 175 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 1. Use is Unknown
SS Meerensee Totals :- (1 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				186 m ²	R 2 175 000	

Sectional Title Scheme : SS The Esplanade

SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
376	1	Residential	1	34 m ²	1 445 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	2	Residential	2	34 m ²	1 445 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	3	Residential	3	34 m ²	1 445 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	4	Residential	4	34 m ²	1 445 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	5	Residential	5	39 m ²	1 660 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	6	Residential	6	41 m ²	1 745 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	7	Residential	7	40 m ²	1 700 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	8	Residential	8	17 m ²	722 500	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	107	Residential	107	103 m ²	4 380 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	108	Residential	108	91 m ²	3 870 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	109	Residential	109	89 m ²	3 785 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	110	Residential	110	84 m ²	3 570 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	111	Residential	111	83 m ²	3 530 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	112	Residential	112	88 m ²	3 740 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	113	Residential	113	80 m ²	3 400 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	114	Residential	114	82 m ²	3 485 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	115	Residential	115	114 m ²	4 275 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 5. Use is Unknown
376	116	Residential	116	88 m ²	3 740 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	207	Residential	207	103 m ²	4 380 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown

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SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
376	208	Residential	208	90 m ²	3 825 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	209	Residential	209	90 m ²	3 825 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	210	Residential	210	85 m ²	3 615 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	211	Residential	211	82 m ²	3 485 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	212	Residential	212	89 m ²	3 785 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	213	Residential	213	79 m ²	3 360 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	214	Residential	214	83 m ²	3 530 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	215	Residential	215	113 m ²	4 805 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	216	Residential	216	88 m ²	3 740 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	303	Residential	303	103 m ²	4 380 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	304	Residential	304	65 m ²	2 765 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	305	Residential	305	89 m ²	3 785 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	306	Residential	306	84 m ²	3 570 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	307	Residential	307	81 m ²	3 445 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	308	Residential	308	88 m ²	3 740 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	309	Residential	309	79 m ²	3 360 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	310	Residential	310	83 m ²	3 530 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
376	311	Residential	311	94 m ²	3 995 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown

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SS No	Unit	Category	Flat or Door No	Extent	Value	Other Particulars
376	312	Residential	312	81 m ²	3 445 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): SV1 Batch 3. Use is Unknown
SS The Esplanade Totals :- (38 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				2 924 m ²	R 123 747 500	
Roll Totals :- (76 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				8 186 m ²	R 220 099 500	

Totals per Category for Sectional Schemes

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	67	7 454 m ²	7 454 m ²	213 877 500	214 446 500
Commercial	9	732 m ²	732 m ²	6 222 000	6 222 000
Totals	76	8 186 m²	8 186 m²	R 220 099 500	R 220 668 500

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 Overstrand Local 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 May 2024.

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