

MUNISIPALITEIT DRAKENSTEIN
MUNICIPALITY DRAKENSTEIN

4DE AANVULLENDE WAARDASIE
4TH SUPPLEMENTARY VALUATION

(Sectional Schemes - Valuation Roll)

In accordance with Section 55 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 55 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20080701

Categories Reference

Category	Description
A	Residensieël/Residential
B	Sake/Business
C	Industrieël/Industrial

Sectional Title Scheme : SS Du Kloof Lifestyle Estate

SS No	Unit	Owner/s	Category	Flat or Door No	Extent	Value	Other Particulars
143	15	Du Kloof Eiendomme Pty Ltd	A	15	247 m ²	2 225 000	Note :- Sect.78(1)(c) Subdivided from 585/60 See Sectional title - Implementation 1 July 2011
143	16	Du Kloof Eiendomme Pty Ltd	A	16	248 m ²	2 230 000	Note :- Sect.78(1)(c) Subdivided from 585/60 See Sectional title - Implementation 1 July 2011
143	17	Du Kloof Eiendomme Pty Ltd	A	17	250 m ²	2 250 000	Note :- Sect.78(1)(c) Subdivided from 585/60 See Sectional title - Implementation 1 July 2011
143	24	Du Kloof Eiendomme Pty Ltd	A	24	265 m ²	2 385 000	Note :- Sect.78(1)(c) Subdivided from 585/60 See Sectional title Sect.78(4)(c) E.D - Implementation 1 July 2011
SS Du Kloof Lifestyle Estate Totals :- (4 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)					1 010 m ²	R 9 090 000	

Sectional Title Scheme : SS Fyngoud

SS No	Unit	Owner/s	Category	Flat or Door No	Extent	Value	Other Particulars
308	34	Raad van Trustees Fyngoud	A	34	92 m ²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sien dele 35;36 Sect.78(4)(c) E.D - Implementation 1 July 2011
308	35	Spangenberg Nicolaas Hendrik	A	35	75 m ²	585 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
308	36	Raad van Trustees Fyngoud	A	36	17 m ²	0	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering (Gang) - Implementation 1 July 2011
SS Fyngoud Totals :- (3 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)					184 m ²	R 585 000	

Sectional Title Scheme : SS Mount View

SS No	Unit	Owner/s	Category	Flat or Door No	Extent	Value	Other Particulars
424	73	Nolte E	A	73	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	74	Boland Inv. Trust	A	74	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	75	Moosa I N	A	75	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	76	PAM Brink	A	76	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	77	De Villiers Trust	A	77	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	78	Gemma Trust	A	78	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	79	Gemma Trust	A	79	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	80	Ramkatzel Trust	A	80	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	81	Assam E	A	81	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	82	Barnard HM	A	82	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	83	Shaik MR	A	83	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	84	Ebrahim MR	A	84	60 m ²	300 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
424	96	Nolte AA	B	96	60 m ²	360 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
SS Mount View Totals :- (13 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)					780 m ²	R 3 960 000	

Sectional Title Scheme : SS That Storage Space

SS No	Unit	Owner/s	Category	Flat or Door No	Extent	Value	Other Particulars
73	1	Mountainside Inv Trust	C	1	958 m ²	3 595 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
73	2	Mountainside Inv Trust	C	2	1 111 m ²	4 165 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
73	3	Mountainside Inv Trust	C	3	1 156 m ²	4 335 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
73	4	Mountainside Inv Trust	C	4	1 189 m ²	4 460 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
73	5	Mountainside Inv Trust	C	5	1 223 m ²	4 585 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
73	6	Mountainside Inv Trust	C	6	1 263 m ²	4 735 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
73	7	Mountainside Inv Trust	C	7	1 283 m ²	4 810 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
SS That Storage Space Totals :- (7 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)					8 183 m ²	R 30 685 000	
Roll Totals :- (27 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)					1.0157 Ha	R 44 320 000	

Totals per Category for Sectional Schemes

Category	Sites	Extent	Pre-Dispute extent	Current Value	Pre-Dispute value
A	19	1 914 m ²	1 914 m ²	13 275 000	13 275 000
B	1	60 m ²	60 m ²	360 000	360 000
C	7	8 183 m ²	8 183 m ²	30 685 000	30 685 000
Totals	27	1.0157 Ha	1.0157 Ha	R 44 320 000	R 44 320 000

CERTIFICATION BY MUNICIPAL VALUER AS CONTEMPLATED IN SECTION 34(C) OF THE ACT

I, _____, Identity number _____ 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 Drakenstein 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 _____ this _____ day of _____ 20_____.

Professional Registration Number with the South African Council for the Property Valuers Profession: _____

Category of Professional Registration: PROFESSIONAL VALUER.

MUNICIPAL VALUER