

**MUNISIPALITEIT      DRAKENSTEIN**  
**MUNICIPALITY      DRAKENSTEIN**

**4DE AANVULLENDE WAARDASIE**  
**4TH SUPPLEMENTARY VALUATION**

(Paarl RD - 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
D	Landbou/Agriculture
E	Munisipale eiendomme/Municipal property
i *	Meerdoelig/ Multi Purpose
Unknown	Category is unknown

Geographical Area : Paarl RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
12		Kilcairn Besigheids Trust	D	KILCAIRN .	3.4261 Ha	0	See :- Paarl RD 1457*. Note :- Sect..78(1)(d) Waardevermindering: Gewysigde aanplantingskedsule Sect.78(4)(d) E.D. - Implementation 1 July 2011
94	5	St Andrews Park Pty Ltd	D	KRUISHOF .	32.6595 Ha	0	Note :- Sect..78(1)(d) Verval Sien 1748 Sect.78(4)(d) E.D. - Implementation 1 July 2011
115	2	St Andrews Park Pty Ltd	D	KRUISHOF .	156.4667 Ha	0	Note :- Sect..78(1)(d) Verval Sien 1748 Sect.78(4)(d) E.D. - Implementation 1 July 2011
115	3	St Andrews park Pty Ltd	D	Kruishof 0	32.4131 Ha	1 620 000	Note :- Sect.78(1)(c) Subdivided from 115/2 Sect.78(4)(c) E.D - Implementation 1 July 2011
154		Schooneoord Pty Ltd	D	SCHOON OORD .	302.8704 Ha	0	Note :- Sect..78(1)(d) Verval Sien 1743 - Implementation 1 July 2011
155		Schooneoord Pty Ltd	D	SCHOONOORT .	38.0443 Ha	0	Note :- Sect..78(1)(d) Verval Sien 1743 - Implementation 1 July 2011
161*	1	Vinkelvonkel Pty Ltd	D	SLENT .	204.2290 Ha	0	Including :- Paarl RD 161/1, Paarl RD 161/4. Note :- Verval Sien 161/10 en 161/11 - Implementation 1 July 2011
161	1	Vinkelvonkel Pty Ltd	D	SLENT .	184.1491 Ha	0	See :- Paarl RD 161*/1. Note :- Verval Sien 161/10 en 161/11 - Implementation 1 July 2011
161	4	Vinkelvonkel Pty Ltd	D	SLENT .	20.0799 Ha	0	See :- Paarl RD 161*/1. Note :- Verval Sien 161/10 en 161/11 - Implementation 1 July 2011
161	10	Vinkelvonkel Pty Ltd	D	Slent 0	90.2202 Ha	4 200 000	Note :- Sect.78(1)(c) cosolidation of 161/1 and 161/4 - Implementation 1 July 2011
161	11	Eagle Creek Inv.298 Pty Ltd	D	Slent 0	80.2316 Ha	601 500	Note :- Sect.78(1)(c) cosolidation of 161/1 and 161/4 - Implementation 1 July 2011
180	9	Kriel Hermanus Johannes	i *	SLEUTELTJIE .	4 785 m <sup>2</sup>	965 500	Note :- Sect.78(1)(f) Category change/Verandering in Kategorie Sect.78(4)(f) E.D. - Implementation 1 July 2011
	9	Kriel Hermanus Johannes	A	SLEUTELTJIE .	0 m <sup>2</sup>	575 000	Apportionment A
	9	Kriel Hermanus Johannes	C	SLEUTELTJIE .	0 m <sup>2</sup>	390 500	Apportionment B
180	10	Conradie Gideon	A	BLY .	6 695 m <sup>2</sup>	1 205 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
182	2	Venter Daniel Jacobus	D	GLY .	5.8925 Ha	6 205 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
295	6	H F Smit Boerdery Pty Ltd	D	LEEUWRIVIER .	44.4754 Ha	0	Note :- Verval Sien 295/22 en 295/23 - Implementation 1 July 2011
295	8	H F Smit Boerdery Pty Ltd	D	LEEUWRIVIER .	3.4261 Ha	0	Note :- Verval Sien 295/22 en 295/23 - Implementation 1 July 2011

Geographical Area : Paarl RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
295*	22	HFSmit Boerdery	D	Hawekwa 0	78.6386 Ha	7 415 000	Including :- Wellington 1614, Wellington 12677, Paarl RD 295/22, Paarl RD 295/23. Note :- Sect.78(1)(c) KonsolidasieOnderverdeel vanaf 295/6 en 295/8 Sect.78(4)(c) E.D - Implementation 1 July 2011
295	22	HFSmit Boerdery	D	Hawekwa 0	3.4351 Ha	0	See :- Paarl RD 295*/22. Note :- Sect.78(1)(c) KonsolidasieOnderverdeel vanaf 295/6 en 295/8 - Implementation 1 July 2011
295	23	HFSmit Boerdery	Unknown	Hawekwa 0	44.4664 Ha	0	See :- Paarl RD 295*/22. Note :- Sect.78(1)(c) KonsolidasieOnderverdeel vanaf 295/6 en 295/8 - Implementation 1 July 2011
355*	2	Du Plessis Trust	D	Uitkyk .	101.1674 Ha	12 300 000	Including :- Paarl RD 355/2, Paarl RD 358. Note :- Sect..78(1)(d) waardevermindering. Verandering is aanplantings sowel as aanbouings Sect.78(4)(d) E.D. - Implementation 1 July 2011
355	2	Du Plessis Trust	D	FARM 355 .	33.3701 Ha	0	See :- Paarl RD 355*/2. Note :- Sect..78(1)(d) waardevermindering. Verandering is aanplantings sowel as aanbouings Sect.78(4)(d) E.D. - Implementation 1 July 2011
358		Du Plessis Trust	D	KYKUIT .	67.7973 Ha	0	See :- Paarl RD 355*/2. Note :- Sect..78(1)(d) waardevermindering. Verandering is aanplantings sowel as aanbouings Sect.78(4)(d) E.D. - Implementation 1 July 2011
376	2	Parr Family Trust	D	BREEZY HILL .	6.8473 Ha	5 355 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
585*	15	DU KLOOF EIENDOMME PTY LTD D	D	ELANDSJAGT .	24.2349 Ha	0	Including :- Paarl RD 585/15, Paarl RD 585/26. Note :- Verval Sien 585/60, 585/61 & 585/62 - Implementation 1 July 2011
585	15	DU KLOOF EIENDOMME PTY LTD D	D	ELANDSJAGT .	22.6240 Ha	0	See :- Paarl RD 585*/15. Note :- Verval Sien 585/60, 585/61 & 585/62 - Implementation 1 July 2011
585	26	TRADE UP FRONT 176 (EDMS) BPK	D	ELANDSJAGT .	1.6109 Ha	0	See :- Paarl RD 585*/15. Note :- Verval Sien 585/60, 585/61 & 585/62 - Implementation 1 July 2011
585	60	Du Kloof Eiendomme Pty Ltd	B	Elandsjagt 0	4.8147 Ha	7 500 000	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel in (See Sectional Title Du Kloof Lifestyle Estate ) Sect.78(4)(c) E.D - Implementation 1 July 2011
585	61	Du Kloof Eiendomme Pty Ltd	D	Elandsjagt 0	1.2850 Ha	637 500	Note :- Sect. 78(1)(c) Consolidated from 585/26 & 585/56 Sect.78(4)(c) E. D. - Implementation 1 July 2011
585	62	Du Kloof Eiendomme Pty Ltd	D	Elandsjagt 0	17.2108 Ha	2 395 000	Note :- Sect. 78(1)(c) Consolidated from/585/15 & 585/59 Sect.78(4)(c) E. D. - Implementation 1 July 2011

**Geographical Area : Paarl RD**

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
811	29	Kevin Maree Trust	D	DIGTEBY .	12.1929 Ha	5 365 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
1254		Oorgangsraad-Wellington	E	FARM 1254	2.8556 Ha	100 000	Note :- Sect.78(1)(f) Category change/Verandering in Kategorie Sect.78(4)(f) E.D. - Implementation 1 July 2011
1342		Passerini Consulting Pty Ltd	D	WIDE HORIZON .	5.1314 Ha	7 705 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
1387	3	Jones Maret Sprake, Jones Michael Robert Sprake	D	EDEN .	3.2557 Ha	3 160 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
1455	2	Nel Alida	D	WATERPOEL 0	4 710 m <sup>2</sup>	3 915 000	Note :- Sect.78(1)(f) Category change/Verandering in Kategorie Sect.78(4)(f) E.D. - Implementation 1 July 2011
1455	6	STAR FOCUS 121 PTY LTD	D	WATERPOEL 0	5 947 m <sup>2</sup>	5 670 000	Note :- Sect.78(1)(f) Category change/Verandering in Kategorie Sect.78(4)(f) E.D. - Implementation 1 July 2011
1455	9	Strachan Adele Rachel, Atkinson Warren Keith	D	WATERPOEL 0	5 787 m <sup>2</sup>	3 845 000	Note :- Sect.78(1)(f) Category change/Verandering in Kategorie Sect.78(4)(f) E.D. - Implementation 1 July 2011
1457*		Kilcairn Besigheids Trust	D	KILCAIRN .	344.0358 Ha	8 735 000	Including :- Paarl RD 12, Paarl RD 1457. Note :- Sect..78(1)(d) Waardevermindering: Gewysigde aanplantingskedere Sect.78(4)(d) E.D. - Implementation 1 July 2011
1457		Kilcairn Besigheids Trust	D	KILCAIRN .	340.6097 Ha	0	See :- Paarl RD 1457*. Note :- Sect..78(1)(d) Waardevermindering: Gewysigde aanplantingskedere Sect.78(4)(d) E.D. - Implementation 1 July 2011
1581		Kleine Valley Boerdery Pty Ltd	i *	FARM 1581 .	57.3259 Ha	7 850 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
		Kleine Valley Boerdery Pty Ltd	D	FARM 1581 .	0 m <sup>2</sup>	5 185 000	Apportionment A
		Kleine Valley Boerdery Pty Ltd	B	FARM 1581 .	0 m <sup>2</sup>	2 665 000	Apportionment B
1584		Wallis Lee Alan, Wallis Abigail Suzi	D	ON CHAVONNE .	8.9669 Ha	7 660 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
1594		Bommelstein Development Pty Ltd	D	Vrymansfontein	0 m <sup>2</sup>	0	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel Geen Restant - Implementation 1 July 2011
1594	1	Li Xiuyan	D	Vrymansfontein 0	7.1019 Ha	887 500	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011

**Geographical Area : Paarl RD**

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
1594	2	Bommelstein Development	D	Vrymansfontein 0	6.4473 Ha	823 000	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011
1594	3	Bommelstein Development	D	Vrymansfontein 0	6.5361 Ha	832 000	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011
1594	4	Bommelstein Development	D	Vrymansfontein 0	6.5229 Ha	830 500	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011
1594	5	Bommelstein Development	D	Vrymansfontein 0	6.8245 Ha	0	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011
1594	6	Bommelstein Development	D	Vrymansfontein 0	7.7541 Ha	948 000	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011
1594	7	Bommelstein Development	D	Vrymansfontein 0	7.8588 Ha	957 500	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011
1594	8	Bommelstein Development	D	Vrymansfontein 0	7.4659 Ha	921 500	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011
1594	9	Bommelstein Development	D	Vrymansfontein 0	7.6150 Ha	935 500	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011
1594	10	Bommelstein Development	D	Vrymansfontein 0	7.6838 Ha	941 500	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011
1594	11	DE Uitzicht HOA	D	Vrymansfontein 0	1.3371 Ha	0	Note :- Sect.78(1)(c) Subdivided from/Onderverdeling van 1594 - Implementation 1 July 2011
1660		Theron Johannes Petrus	D	Nimes 0	27.6541 Ha	4 220 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
1683		Weltevrede Trust	D	WELTEVREDE .	146.3689 Ha	10 300 000	Note :- Sect.78(1)(f) Foutiewe grootte - Implementation 1 July 2011
1701		Hartebeeskraal Beleggings Pty Ltd	D	Hartebeeskraal	131.1091 Ha	11 050 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
1736		BABYLONS TOREN Pty Ltd	D	BABYLONSTOREN	203.9151 Ha	0	Note :- Sect. 78(1)(c) Verval Siën Plaas 1740n Sect.78(4)(c) E. D. - Implementation 1 July 2011
1740		Babylons Toren Pty Ltd	D	Babylons Toren 0	193.6634 Ha	42 650 000	Note :- Sect. 78(1)(c) Konsol. van 1736 & 1380/5 Sect.78(4)(c) E. D. - Implementation 1 July 2011

**Geographical Area : Paarl RD**

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
1741		Noble Hill Vineyards Pty Ltd	D	NOBLE HILL	49.8728 Ha	12 700 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
1743		Schooneoord Pty ltd	D	Schooneoord 0	275.3084 Ha	8 715 000	Note :- Sect. 78(1)(c) Konsol. van Plaas 154/155 Sect.78(4)(c) E. D. - Implementation 1 July 2011
1743	1	Christo Trust	D	Schooneoord 0	72.4176 Ha	1 800 000	Note :- Sect..78(1)(d) Onderverdeling van 1743 - Implementation 1 July 2011
1748		St Andrews park Pty Ltd	D	Kruishof 0	157.0815 Ha	5 310 000	Note :- Sect. 78(1)(c) Konsol. van Plaas 115/2 en 94/5 Sect.78(4)(c) E. D. - Implementation 1 July 2011
<b>Paarl RD Totals :- (56 proper sites, 4 multipurpose, 0 site apportionments and 5 dummy records)</b>					2 961.4853 Ha	R 209 226 500	

**Totals per Category for Paarl RD**

Category	Sites	Extent	Pre-Dispute extent	Current Value	Pre-Dispute value
A	1	6 695 m <sup>2</sup>	6 695 m <sup>2</sup>	1 780 000	1 780 000
B	1	4.8147 Ha	4.8147 Ha	10 165 000	10 165 000
C	0	0 m <sup>2</sup>	0 m <sup>2</sup>	390 500	390 500
D	50	2 850.8747 Ha	2 850.8747 Ha	196 791 000	196 791 000
E	1	2.8556 Ha	2.8556 Ha	100 000	100 000
i *	2	57.8044 Ha	57.8044 Ha	0	0
Unknown	1	44.4664 Ha	44.4664 Ha	0	0
<b>Totals</b>	<b>56</b>	<b>2 961.4853 Ha</b>	<b>2 961.4853 Ha</b>	<b>R 209 226 500</b>	<b>R 209 226 500</b>

\* Multipurpose Category - Current value = R 8 815 500.00. Pre-Dispute value = R 8 815 500.00. These values were apportioned to the relevant individual Categories.

**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.

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**MUNICIPAL VALUER**