

MUNISIPALITEIT DRAKENSTEIN
MUNICIPALITY DRAKENSTEIN

4DE AANVULLENDE WAARDASIE
4TH SUPPLEMENTARY VALUATION

(Pearl Valley Estate - 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
A2	Residensieël Landelik/Residential Rural (Includes Geographical areas Pearl Valley etc)
B	Sake/Business
i *	Meerdoelig/ Multi Purpose
M	Private Open Space

Geographical Area : Pearl Valley Estate

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
40		Buys Cara Anne	A2	Pearl Valley 40	604 m ²	1 685 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.(Onvoltooid) - Implementation 1 July 2011
42		Shelby A	A2	Pearl Valley 42	590 m ²	4 730 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
43		African Shadow Prop Ltd	A2	Pearl Valley 43	989 m ²	5 420 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
75		Wine Dog Trust	A2	Pearl Valley 75	526 m ²	5 080 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
96		Finishing Touch Trading 413 Pty Ltd	A2	Pearl Valley 96	497 m ²	4 585 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
125		Erasmus Erlank	A2	Pearl Valley 125	548 m ²	5 015 000	Note :- Sect.78(1)(f)Herwaardasie - Implementation 1 July 2011
254		Wouter De Vos Family Trust	A2	Pearl Valley .	1 200 m ²	7 585 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
276		Michiel Trust	A2	Pearl Valley .	1 528 m ²	8 455 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
287		Sugar Creek Trading 120 Pty Ltd	A2	Pearl Valley .	1 560 m ²	3 635 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.(Onvoltooid) - Implementation 1 July 2011
335		Cee Vee Transport Consultants C C	A2	Pearl Valley 335	1 305 m ²	8 015 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
340		Klein Constantia Trust	A2	Pearl Valley 340	1 464 m ²	10 300 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
358		Jerryville Estates Ltd Incorporated In Guernsey Channel Island	A2	Pearl Valley 358	1 666 m ²	4 570 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.(Onvoltooid) - Implementation 1 July 2011
359		Pegram Greta Anneen	A2	Pearl Valley 359	1 514 m ²	5 000 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.(Onvoltooid) - Implementation 1 July 2011
366		Deon Cronje Familie Trust	A2	Pearl Valley 366	1 400 m ²	6 675 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
410		Pearl Valley Links Trust	A2	Pearl Valley 410 410	1 025 m ²	1 715 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.(Onvoltooid) - Implementation 1 July 2011

Geographical Area : Pearl Valley Estate

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
415		George Angus Prop Trust	A2	Pearl Valley 415 415	718 m ²	2 790 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.(Onvoltooid) - Implementation 1 July 2011
420		Brown Sean Morne, Brown Zandra Sureta	A2	Pearl Valley 420 420	1 018 m ²	2 000 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.(Onvoltooid) - Implementation 1 July 2011
421		Dotcom Trading 994 Pty Ltd	A2	Pearl Valley 421	728 m ²	2 000 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.(Onvoltooid) - Implementation 1 July 2011
452		Rickard Brian, Rickard Gwendoline Mabel	A2	Pearl Valley 452	1 319 m ²	7 080 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
493		Novelway Inv Pty Ltd	i *	Golf Course and Clubhouse 0	85.4997 Ha	56 150 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
		Novelway Inv Pty Ltd	B	Golf Course and Clubhouse 0	0 m ²	26 400 000	Apportionment A
		Novelway Inv Pty Ltd	M	Golf Course and Clubhouse 0	0 m ²	29 750 000	Apportionment B
Pearl Valley Estate Totals :- (20 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)					87.5196 Ha	R 152 485 000	

Totals per Category for Pearl Valley Estate

Category	Sites	Extent	Pre-Dispute extent	Current Value	Pre-Dispute value
A2	19	2.0199 Ha	2.0199 Ha	96 335 000	96 335 000
B	0	0 m ²	0 m ²	26 400 000	26 400 000
i *	1	85.4997 Ha	85.4997 Ha	0	0
M	0	0 m ²	0 m ²	29 750 000	29 750 000
Totals	20	87.5196 Ha	87.5196 Ha	R 152 485 000	R 152 485 000

* Multipurpose Category - Current value = R 56 150 000.00. Pre-Dispute value = R 56 150 000.00. These values were apportioned to the relevant individual Categories.

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

I, _____, 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