

MUNISIPALITEIT DRAKENSTEIN
MUNICIPALITY DRAKENSTEIN

4DE AANVULLENDE WAARDASIE
4TH SUPPLEMENTARY VALUATION

(Wellington - 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
A1	Residensieël Vakant/Residential Vacant
B	Sake/Business
C	Industrieël/Industrial
D	Landbou/Agriculture
E	Munisipale eiendomme/Municipal property
F	Staatseiendom/ State Property
G	Godsdiens/ Religious
i *	Meerdoelig/ Multi Purpose
M	Private Open Space

Geographical Area : Wellington

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
204		Mun Wellington	F	Jan Van Riebeeck	675 m ²	20 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
762	2	Campher MD	A	Pinestraat 00021A	796 m ²	481 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
1197		Marais Charlotta, Marais Petrus van Eeden	A	Bainstraat	296 m ²	0	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating(Sien 1196 vir waardasie) - Implementation 1 July 2011
1614		H F Smit Boerdery Pty Ltd	D	LEEUWRIVIER .	12.7855 Ha	0	See :- Paarl RD 295*/22. Note :- Sect.78(1)(c) KonsolidasieOnderverdeel vanaf 295/6 en 295/8 - Implementation 1 July 2011
2347		Pretorius Percival	A1	Burnsstraat 14	641 m ²	421 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
2420		Davey Richard Benjamin	A	Valleistraat	0 m ²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 8971-8973,2719 af Sect.78(4)(c) E.D - Implementation 1 July 2011
2564	1	BET EL EVANGELISTIC BAND	A	Vredestraat 7	2.5588 Ha	1 785 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
2589		Davids Francois Morne	A1	Newtonstraat 0	323 m ²	331 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel 14222 af Sect.78(4)(c) E.D - Implementation 1 July 2011
2717		DAVEY RB	A	HERCULESSTRAAT	0 m ²	0	Note :- Sect.78(1)(f) Sien 8971-8973 - Implementation 1 July 2011
2718		DAVEY RB	A1	HERCULESSTRAAT	0 m ²	0	Note :- Sect.78(1)(f) Sien 8971-8973 - Implementation 1 July 2011
2719		Davey James William Richard	A	Valleistraat	927 m ²	555 500	Note :- Sect.78(1)(c) Subdivided /Onderverdeel van 2420 Sect.78(4)(c) E.D - Implementation 1 July 2011
2792		Republiek van Suid-Afrika	F	Hawekwa Gevangenis .	6.0449 Ha	6 010 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
2871		Stander Barend Paul, Stander Johanna Nicolina	A	Proteastraat 12	581 m ²	883 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering (Onvoltooid) Sect.78(4)(d) E.D. - Implementation 1 July 2011
3327	1	CHURCH OF THE NAZARENE 07035887616(KERK), <u>04140447329(PASTORIE)</u>	G	Pelikaanstraat 70	1 251 m ²	600 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
3835	1	OPENBARE WERKE/GRONDSAKE, LAERSKOOL HUGO RUST	F	Jan van Riebeeckstr 15	4.1563 Ha	8 365 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011

Geographical Area : Wellington

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
4378		Visser Gerrit	A	Da Gamastraat 4	820 m ²	1 335 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
4537		Roux Trevor	A	Black Princestraat 28	1 140 m ²	2 570 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
4722		Esperant Trust	D	Plaas .	9.9169 Ha	6 000 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
4735	1	ST GEORGES PRES.CHURCH	G	Jan van Riebeeckstr 0	2 346 m ²	2 155 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
5405		Bunta Charlotte, Bunta Buyisile Abednego	A	Pooleweg 44	497 m ²	400 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
5422		Appollis Anvor, Appollis Lynnette Marena	A	Maylaan 14	383 m ²	481 500	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
5718		Mun Wellington	E	Pentzstraat	1 102 m ²	20 000	Note :- Sect.78(1)(a) Incorrectly omitted/Foutiewe weglating - Implementation 1 July 2011
5746		Simpson Roselina Susan	A	Hoogstraat 00009B	423 m ²	417 000	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel 13884/5 af Sect.78(4)(c) E.D - Implementation 1 July 2011
6308		Mun Wellington	E	Springbokweg 3	149 m ²	20 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie - Implementation 1 July 2011
6328		Neel Christa Van, Neel Calvin John Van	A	Cawoodsingel 24	551 m ²	143 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie - Implementation 1 July 2011
8708		Mun Drakenstein	A	Benjaminstraat 35	253 m ²	281 500	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
8971		Beukes Wilhelmina Margery	A	Valleistraat 1	619 m ²	245 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 2420 Sect.78(4)(c) E.D - Implementation 1 July 2011
8972		Pekeur Johanna Helena	A	Valleistraat 2	618 m ²	245 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 2420 Sect.78(4)(c) E.D - Implementation 1 July 2011
8973		Davey Rozanne Mercia	A	Valleistraat 3	617 m ²	245 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 2420 Sect.78(4)(c) E.D - Implementation 1 July 2011
9813		Bruyn Lourens Philip De	A	Onverwacht 0	447 m ²	1 050 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011

Geographical Area : Wellington

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
10804		Burger Johanna Alida	E	Bergsig 10	412 m ²	0	Note :- Sect. 78(1)(c) Consolidated from/Konsol. van 28285/6;28370Sect.78(4)(c) E. D. Straat - Implementation 1 July 2011
10855		Mun Wellington	E	Du Pondstraat	5.1202 Ha	512 000	Note :- Sect.78(1)(a) Incorrectly ommitted/Foutiewe weglating - Implementation 1 July 2011
12677		H F Smit Boerdery Pty Ltd	D	LEEUWRIVIER .	17.9516 Ha	0	See :- Paarl RD 295*/22. Note :- Sect.78(1)(c) KonsolidasieOnderverdeel vanaf 295/6 en 295/8 - Implementation 1 July 2011
12704		Triumph Garage Pty Ltd	C	Versaillesstraat	2 917 m ²	583 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 540 Sect.78(4)(c) E.D - Implementation 1 July 2011
12708		Triumph Garage Pty Ltd	C	Versaillesstraat	843 m ²	168 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 540 Sect.78(4)(c) E.D - Implementation 1 July 2011
12709		Triumph Garage Pty Ltd	C	Versaillesstraat	745 m ²	149 000	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 540 Sect.78(4)(c) E.D - Implementation 1 July 2011
12710		Triumph Garage Pty Ltd	C	Versaillesstraat	404 m ²	121 000	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 540 Sect.78(4)(c) E.D - Implementation 1 July 2011
12711		Triumph Garage Pty Ltd	C	Versaillesstraat	429 m ²	128 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 540 Sect.78(4)(c) E.D - Implementation 1 July 2011
12712		Triumph Garage Pty Ltd	C	Versaillesstraat	429 m ²	128 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 540 Sect.78(4)(c) E.D - Implementation 1 July 2011
12713		Triumph Garage Pty Ltd	C	Versaillesstraat	429 m ²	128 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 540 Sect.78(4)(c) E.D - Implementation 1 July 2011
12714		Triumph Garage Pty Ltd	C	Versaillesstraat	429 m ²	128 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 540 Sect.78(4)(c) E.D - Implementation 1 July 2011
12823		Engelbrecht Johannes Cornelius	A1	Uit-Jacqueslaan 0	672 m ²	1 395 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
13127		Dormell Prop 601 Pty Ltd	A1	Diemersfontein .	1 795 m ²	3 440 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
13168		Xantium Trading 504 Pty Ltd	B	Nywerheidspark 0	9 913 m ²	3 950 000	Note :- Sect.78(1)(f) Herwaardasie - Implementation 1 July 2011
13172		Davids Virgil Heinrich Matcwell	A	Voorstraat 24	420 m ²	449 000	Note :- Sect.78(1)(f) Herwaardasie - Implementation 1 July 2011

Geographical Area : Wellington

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
13336		Japie De Vos Trust	M	Serenata Oord 0	596 m ²	150 000	Note :- Sect.78(1)(f) Category change/Verandering in Kategorie Sect.78(4)(f) E.D. - Implementation 1 July 2011
13569		LEIVOOR ONTWIKKELINGS PTY LTD	A1	Bainsvallei	405 m ²	979 000	Note :- Sect.78(1)(f) Foutiwe Groottes - Implementation 1 July 2011
13779		Suter Raymond John	A	Stellenrijkstraat 20	722 m ²	1 550 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
13789		Brand W	A	Le Rouxstraat 24A	482 m ²	699 000	Note :- Sect.78(1)(a) Geboue weggelaat - Implementation 1 July 2011
13811		Provence Trust	i *	Uit Hoofstraat	5.3321 Ha	6 135 000	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel 14370 af Sect.78(4)(c) E.D - Implementation 1 July 2011
		Provence Trust	A	Uit Hoofstraat	0 m ²	1 950 000	Apportionment A
		Provence Trust	B	Uit Hoofstraat	0 m ²	4 185 000	Apportionment B
13884		Simpson Roselina Susan	A	Kronebergstraat	407 m ²	135 000	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 5746 Sect.78(4)(c) E.D - Implementation 1 July 2011
13885		Simpson Roselina Susan	A	Kronebergstraat	209 m ²	593 500	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 5746 Sect.78(4)(c) E.D - Implementation 1 July 2011
14020		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	442 500	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14021		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	422 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14023		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	419 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14024		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	421 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14025		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	421 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14027		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	425 500	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14031		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	420 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14032		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	429 500	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011

Geographical Area : Wellington

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
14033		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	424 500	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14035		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	430 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14037		Imvusa Trading 476 C C	A1	SEPTEMBERSTRAAT	0 m ²	423 500	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14038		QEBENYA	A	Septemberstraat	361 m ²	438 000	Note :- Sect..78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. - Implementation 1 July 2011
14222		LC Jack	A	Newtonstraat 40	323 m ²	174 500	Note :- Sect.78(1)(c) Subdivided /Onderverdeel van 2589 Sect.78(4)(c) E.D - Implementation 1 July 2011
14370		Palm Trust	A	Hoofstraat 0	2 167 m ²	0	Note :- Sect.78(1)(c) Subdivided to/Onderverdeel van 13811 Sect.78(4)(c) E.D - Implementation 1 July 2011
Wellington Totals :- (66 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)					67.9627 Ha	R 61 876 000	

Totals per Category for Wellington

Category	Sites	Extent	Pre-Dispute extent	Current Value	Pre-Dispute value
A	26	3.9647 Ha	3.9647 Ha	17 108 000	17 108 000
A1	17	3 836 m ²	3 836 m ²	11 245 000	11 245 000
B	1	9 913 m ²	9 913 m ²	8 135 000	8 135 000
C	8	6 625 m ²	6 625 m ²	1 536 000	1 536 000
D	3	40.6540 Ha	40.6540 Ha	6 000 000	6 000 000
E	4	5.2865 Ha	5.2865 Ha	552 000	552 000
F	3	10.2687 Ha	10.2687 Ha	14 395 000	14 395 000
G	2	3 597 m ²	3 597 m ²	2 755 000	2 755 000
i *	1	5.3321 Ha	5.3321 Ha	0	0
M	1	596 m ²	596 m ²	150 000	150 000
Totals	66	67.9627 Ha	67.9627 Ha	R 61 876 000	R 61 876 000

* Multipurpose Category - Current value = R 6 135 000.00. Pre-Dispute value = R 6 135 000.00. These values were apportioned to the relevant individual Categories.

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

I, _____, 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