

DRAKENSTEIN MUNISIPALITEIT DRAKENSTEIN MUNICIPALITY

ALGEMENE WAARDASIE 2016 GENERAL VALUATION 2016

(Bainskloof Pass - Valuation Roll)

**In accordance with Section 30 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 30 van die Munisipale Eiendomsbelastingwet 6 van 2004**

Date of valuation : 20160701

Categories Reference

Category	Description
A	Residensieël/Residential
A1	Residensieël Vakant/Residential Vacant
A2	Residensieël Landelik/Residential Rural (Includes Geographical areas Pearl Valley etc)
B	Sake/Business
E	Munisipale eiendomme/Municipal property
F	Staatseiendom/ State Property
G	Godsdiens/ Religious

Geographical Area : Bainskloof Pass

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
1		Evangelical Lutheran Church-Southern Africa	G	Bainskloof 33	803 m²	948 500	
5		Joubert Cillie Dogters Trust	A2	Bainskloof 14	803 m²	813 500	
6		Bains Kloof Trust	A	Bainskloof 30	413 m²	763 000	
8		Joubert Gabriel Daniel, Merwe Willem Francois van Der and other	A1	Bainskloof 30	71 m²	48 600	
9		Joubert Cillie Dogters Trust	A1	Bainskloof 30	71 m²	48 600	
13		Reinders Peter Johannes	A2	Bainskloof 0	892 m²	746 500	
14		Roux Peter Jacobus Le, Le Roux Peter Jacobus and other	A2	Bainskloof 28	892 m²	844 000	
15		Lenel Trust	A2	Bainskloof 36	892 m²	881 500	
16		Pienaar Jacob De Villiers	A2	Bainskloof 35	892 m²	645 000	
17		University Of Cape Town	A2	Bainskloof 24	446 m²	725 500	
18		C C G Family Trust	A2	Bainskloof 27	447 m²	797 000	
19		Botha Willem Jacobus	A2	Bainskloof 22	892 m²	649 000	
25		Bainskloof Butler Family Trust	A2	Bainskloof 21	892 m²	709 000	
26		Joubert Pierre Michael	A2	Bainskloof 0	892 m²	705 000	
27		Yates Ingrid, Steyn Carmen and other	A2	Bainskloof 16	1 280 m²	830 000	
28		Du Toit Suzette Maria, Toit Suzette Maria Du	A2	Bainskloof 26	693 m²	700 000	
29		Fitt Allan Seymour Knighton	A2	Bainskloof 25	287 m²	481 500	
30		Leuvennink Muller Trust	A2	Bainskloof 0	300 m²	512 000	
31		Radiant River Trust	A2	Bainskloof 0	741 m²	1 010 000	
32		Leuvennink Muller Trust	A1	Bainskloof 37	1 026 m²	196 000	
38		Vathi Inv C C	B	Bainskloof 18	892 m²	1 490 000	
39		Vathi Inv C C	A1	Bainskloof 0	892 m²	230 500	
40		Botha Marthinus Jacobus	A2	Bainskloof 19	892 m²	641 500	
41		Botha Marthinus Jacobus	A1	Bainskloof 0	892 m²	182 000	
42		Marais Daniel Charl	A2	Bainskloof 20	892 m²	731 500	
43		Hauman Pierre	A2	Bainskloof 34	892 m²	697 500	
44		Republiek van Suid-Afrika	F	Bainskloof 0	3 960 m²	482 500	
45		Mun Drakenstein	E	Bainskloof 0	48.8225 Ha	3 418 000	
46		Mun Drakenstein	E	Bainskloof 0	3 621 m²	462 500	
47		Bains Kloof Trust	A2	Bainskloof 31	524 m²	663 000	
48		Bains Kloof Trust	A1	Bainskloof 0	330 m²	122 000	

Geographical Area : Bainskloof Pass

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
49		T C B Jordaan Jnr Familietrust	A2	Bainskloof 32	339 m²	1 525 000	
51		VERENIGDE CHRISTEN STUDENTEVERENIGING	G	Bainskloof 30	134 m²	81 900	
52		Verenigde Christen Studentevereniging van Suider-Afrika	G	Bainskloof 0	4 239 m²	3 965 000	
53		Wellington Rotary Services Organization	A2	Bainskloof 29	7 168 m²	1 340 000	
54		Selakele Trust	A1	Bainskloof 0	4 276 m²	501 500	
Bainskloof Pass Totals :- (36 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)					53.1793 Ha	R 29 588 600	

Totals per Category for Bainskloof Pass

Category	Sites	Extent	Pre-Dispute extent	Current Value	Pre-Dispute value
A	1	413 m ²	413 m ²	763 000	763 000
A1	7	7 558 m ²	7 558 m ²	1 329 200	1 329 200
A2	21	2.1948 Ha	2.1948 Ha	16 648 000	16 648 000
B	1	892 m ²	892 m ²	1 490 000	1 490 000
E	2	49.1846 Ha	49.1846 Ha	3 880 500	3 880 500
F	1	3 960 m ²	3 960 m ²	482 500	482 500
G	3	5 176 m ²	5 176 m ²	4 995 400	4 995 400
Totals	36	53.1793 Ha	53.1793 Ha	R 29 588 600	R 29 588 600

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 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 MOORREESBURG this 30th day of JANUARY 2017.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: PROFESSIONAL ASSOCIATED VALUER.

MUNICIPAL VALUER