

DRAKENSTEIN MUNISIPALITEIT DRAKENSTEIN MUNICIPALITY

ALGEMENE WAARDASIE 2016 GENERAL VALUATION 2016

(Tulbagh RD - 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
A2	Residensieël Landelik/Residential Rural (Includes Geographical areas Pearl Valley etc)
B	Sake/Business
B1	Landelik Sake/Rural Business
C	Industrieël/Industrial
C1	Landelik Industrie/Rural Industry
D	Landbou/Agriculture
E	Munisipale eiendomme/Municipal property
F	Staatseiendom/ State Property
G	Godsdiens/ Religious
i *	Meerdoelig/ Multi Purpose
P	Public Service Infrastructure/Openbare Dienste-infrastruktuur

Geographical Area : Tulbagh RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
1	2	VISAGIE FAMILIETRUST	D	Lushof	416.7119 Ha	4 695 000	
1	3	PIONEER VOEDSEL PTY	D	Morester	158.7599 Ha	11 350 000	
1*	4	DU PLESSIS	D	La Grititude	727.8053 Ha	12 650 000	Including :- Tulbagh RD 1/4, Tulbagh RD 83/2
1	4	DU PLESSIS	D	La Grititude	173.5952 Ha	0	See :- Tulbagh RD 1*/4
1	5	TURN AROUND INV 25 PTY LTD	D	Klein Bergrivier/Junction	86.1152 Ha	6 465 000	
2		VISAGIE FAMILIETRUST	D	Good Hope	10.4758 Ha	142 000	
5		Unknown	D	Schoongezicht	176.5584 Ha	0	See :- Tulbagh RD 253*/1
7	3	GOEDE HOOP INVESTMENT TRUST	D	Goedehoop	14.3020 Ha	3 065 000	
7	7	ROWMOOR INV 999 PTY LTD	D	Watervliet	211.2968 Ha	25 450 000	
12	11	DIE LEEUWENHOEK TRUST	D	Leeuwenhoek	120.1450 Ha	19 600 000	
35		SANLUCAR DE HOEK PROPRIETARY LIMITED	D	De Hoek	2 025.7191 Ha	20 200 000	
35	1	REP VAN SUID AFRIKA	F	De Hoek Estates	6.4614 Ha	323 000	
35	2	DEPT WATERWESE	F	De Hoek Estates	1.2613 Ha	126 000	
35	3	Kosie van Niekerk Familietrust	D	De Hoek Estates	172.3161 Ha	0	See :- Tulbagh RD 356*
40		Mun Drakenstein	E	Saron Meent	3 306.3860 Ha	31 600 000	
40	2	RYNSE NG SENDING KERK	G	Saron	12.7335 Ha	5 640 000	
40	3	NASIONALE BEHUISINGSRAAD	F	Saron	6.2683 Ha	1 105 000	
40	6	SJ VERMEULEN	B	Graanstraat 0	1 032 m²	682 000	
72	3	BRIMARK PLT LTD	D	Klein Berg Rivier	5.0481 Ha	25 000	Note :- Hoofpad
73*	5	MJW TRUST	D	Welgemoed/Frischgewaagd	850.3334 Ha	10 200 000	Including :- Tulbagh RD 73/5, Tulbagh RD 73/6, Tulbagh RD 73/17, Tulbagh RD 73/24
73	5	MJW TRUST	D	Halfgewaagd	438.9855 Ha	0	See :- Tulbagh RD 73*/5
73	6	KAAPSCHON BOERDERY 21 (PTY) LTD	D	Halfgewaagd	216.6742 Ha	0	See :- Tulbagh RD 73*/5
73*	8	HALFGewaagd BOERDERY (EDMS) BPK	D	Halfgewaagd	638.8136 Ha	13 500 000	Including :- Tulbagh RD 73/8, Tulbagh RD 73/26
73	8	HALFGewaagd BOERDERY (EDMS) BPK	D	Halfgewaagd	256.9596 Ha	0	See :- Tulbagh RD 73*/8
73	10	Welgevonden Trust	D	Halfgewaagd	42.8266 Ha	4 380 000	
73	13	FYNBOSLAND 228 C C	D	Halfgewaagd	12.8662 Ha	563 000	
73	17	GOUDA BOERDERY	D	Halfgewaagd	85.6532 Ha	0	See :- Tulbagh RD 73*/5
73	18	JULIA BRITZ	D	Halfgewaagd	214.1330 Ha	2 010 000	
73	19	TRANSNET SOC T/A TRANSNET FREIGHT RAIL	D	Transnet	4.2698 Ha	21 000	

Geographical Area : Tulbagh RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
73	20	Fynbosland 228 C C	D	Leeuwenhoek	58.9294 Ha	7 430 000	
73	21	K2011109206 PROPRIETARY LIMITED	D	Rietvlei	89.8845 Ha	5 475 000	
73	24	KAAPSCHON BOERDERY 21 (PTY) LTD	D	Halfgewaagd	109.0205 Ha	0	See :- Tulbagh RD 73*/5
73	25	Chapatti Trading 99 C C	D	Zonguasdrif	34.6539 Ha	1 560 000	
73	26	HALFGewaagd BOERDERY (EDMS) BPK	D	Halfgewaagd	381.8540 Ha	0	See :- Tulbagh RD 73*/8
73	27	QUANTUM FOODS PTY LTD	D	Halfgewaagd	46.8948 Ha	23 100 000	
83*	1	A J DU PLESSIS TRUST	D	La Gratitude	1 108.2502 Ha	5 800 000	Including :- Tulbagh RD 83/1, Tulbagh RD 83/5, Tulbagh RD 83/6, Tulbagh RD 83/7, Tulbagh RD 83/8, Tulbagh RD 83/9, Tulbagh RD 83/10
83	1	A J DU PLESSIS TRUST	D	La Gratitude	1 107.6941 Ha	0	See :- Tulbagh RD 83*/1
83	2	A J DU PLESSIS BOERDERY TRUST PTY LTD	D	La Grititude	554.2101 Ha	0	See :- Tulbagh RD 1*/4
83	4	HARTEBEEKSRAAL TRUST	D	Bonne Esperance	665.2683 Ha	4 750 000	
83	5	DU PLESSIS	D	Hartebeeskraal	938 m²	0	See :- Tulbagh RD 83*/1
83	6	DU PLESSIS	D	Hartebeeskraal	927 m²	0	See :- Tulbagh RD 83*/1
83	7	DU PLESSIS	D	Hartebeeskraal	926 m²	0	See :- Tulbagh RD 83*/1
83	8	D PLESSIS	D	Hartebeeskraal	926 m²	0	See :- Tulbagh RD 83*/1
83	9	DU PLESSIS	D	Hartebeeskraal	927 m²	0	See :- Tulbagh RD 83*/1
83	10	AJ DU PLESSIS TRUST	D	Bonne Esperance	917 m²	0	See :- Tulbagh RD 83*/1
83	11	Transnet	D	Bonne Esperance	224.8427 Ha	562 000	
85	2	RA BRUCE	D	Moolenaars Drift	17.1309 Ha	1 805 000	
85	4	aj u plessis	D	moolenaars Drift	1 100.1770 Ha	13 000 000	
88	1	La Bonne Trust	D	Hartebeeskraal	334.8584 Ha	5 995 000	
88	2	HARTBEEKSRAAL TRUST	D	Hartebeeskraal	104.9694 Ha	6 400 000	
88	3	HARTEBEEKSRAAL TRUST	D	Hartebeeskraal	355.4608 Ha	5 600 000	
88	6	RUIGTEVLEI BOERDERY CC	D	Hartebeeskraal	106.6383 Ha	12 900 000	
88	8	GRAVENHOLM PROP CC	i *	Hartebeeskraal	165.7552 Ha	13 540 000	
	8	GRAVENHOLM PROP CC	C1	Hartebeeskraal	0 m²	4 000 000	Apportionment A
	8	GRAVENHOLM PROP CC	D	Hartebeeskraal	0 m²	9 540 000	Apportionment B
88	9	A J Du Plessis Trust	D	Hartebeeskraal	188.3680 Ha	3 135 000	
198	2	TRANSNET LTD	F	Nieuwe Kloof	9.1363 Ha	46 000	
199	2	OOS VRYSTAAT KAAP BEDRYF LIMITED	D	Gouda Veilingslokaal	40.2320 Ha	814 000	
200		RSA	F	Voëlvleidam	242.0456 Ha	0	See :- Tulbagh RD 207*
201	1	RSA	F	Voëlvlei Suiweringswerke	15.7396 Ha	7 435 000	

Geographical Area : Tulbagh RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
201	4	TRANSNET BPK	F	Sandleegte	3.0096 Ha	15 000	
202		Lamolor Pty Ltd	D	Bosplaas	1.3317 Ha	0	See :- Tulbagh RD 203*/1
203		Lamolor Pty Ltd	D	Bosplaas	7.2772 Ha	0	See :- Tulbagh RD 203*/1
203*	1	Lamolor Pty Ltd	D	Bosplaas	324.5994 Ha	14 150 000	Including :- Tulbagh RD 202, Tulbagh RD 203, Tulbagh RD 203/1, Tulbagh RD 203/2, Tulbagh RD 203/3, Tulbagh RD 203/8, Tulbagh RD 203/9, Tulbagh RD 254/6, Tulbagh RD 383, Tulbagh RD 392
203	1	Lamolor Pty Ltd	D	Bosplaas	4.8537 Ha	0	See :- Tulbagh RD 203*/1
203	2	Lamolor Pty Ltd	D	Bosplaas	3.8401 Ha	0	See :- Tulbagh RD 203*/1
203	3	Lamolor Pty Ltd	D	Bosplaas	1.9272 Ha	0	See :- Tulbagh RD 203*/1
203	7	SH WALTERS	D	Bosplaas	6 957 m²	0	See :- Tulbagh RD 206*
203	8	Lamolor Pty Ltd	D	Bosplaas	4.4077 Ha	0	See :- Tulbagh RD 203*/1
203	9	Lamolor Pty Ltd	D	Bosplaas	3 433 m²	0	See :- Tulbagh RD 203*/1
206*		KITSBELEG NEGE (PTY)LTD	D	Bosplaas	306.2573 Ha	12 900 000	Including :- Tulbagh RD 203/7, Tulbagh RD 206, Tulbagh RD 254/3, Tulbagh RD 254/4
206		KITSBELEG NEGE (PTY)LTD	D	Bosplaas	221.2881 Ha	0	See :- Tulbagh RD 206*
206	1	TRANSNET LTD	P	Bosplaas	3 959 m²	2 000	
206	2	TRANSNET LTD	P	Bosplaas	448 m²	1 000	
207*		RSA	F	Voëlvleidam	5 299.2891 Ha	30 550 000	Including :- Tulbagh RD 200, Tulbagh RD 207, Tulbagh RD 252, Tulbagh RD 253, Tulbagh RD 255
207		RSA	F	Voëlvleidam	2 860.9892 Ha	0	See :- Tulbagh RD 207*
207	1	TRANSNET LTD	P	Vogel Valley	13.0246 Ha	65 000	
207	3	TRANSNET LTD	P	Vogel Valley	6 751 m²	608 000	
207	4	TRANSNET LTD	P	Vogel Valley	1 847 m²	1 000	
207	5	TRANSNET LTD	P	Vogel Valley	4 208 m²	2 000	
207	7	TRANSNET LTD	P	Vogel Valley	2 428 m²	1 000	
207	8	TRANSNET LTD	P	Vogel Valley	3.4790 Ha	17 000	
207	9	TRANSNET LTD	P	Vogel Valley	1 636 m²	1 000	
208		CHOICE HARVEST PTY LTD	D	Onting Kop	1 791.5280 Ha	6 800 000	
208	2	SILVERVLEI FOREST DEVELOPMENT	D	Onting Kop	7 637 m²	173 000	
208	3	SUNLODGE WELLNESS ENTERPRISES CC	A2	Ontings Kop	8 501 m²	1 155 000	
208	4	K FUSSELL	D	Ontings Kop	8 875 m²	200 000	
208	5	FJ GENTNER	A2	Ontings Kop	9 743 m²	1 570 000	
208	6	SILWERVLEI FOREST DEVELOPMENT PTY LTD	D	Ontings Kop	7 751 m²	176 000	
208	7	RS DIX	D	Ontings Kop	1.1393 Ha	255 000	

Geographical Area : Tulbagh RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
208	8	SILWERVLEI FOREST DEVELOPMENT PTY LTD	D	Ontings Kop	1.1350 Ha	254 000	
208	9	8IGHT COLOUR TRUST	D	Ontings Kop	1.1629 Ha	260 000	
208	10	Beukes Andre, Heerden Brenton Van	A2	ONTINGS KOP	1.9900 Ha	1 190 000	
208	11	JE PILBEAM	D	Ontings Kop	9 408 m²	212 000	
208	12	SILWERVLEI FOREST DEVELOPMENT PTY LTD	D	Ontings Kop	4.3498 Ha	864 000	
208	13	SILWERVLEI FOREST DEVELOPMENT PTY LTD	D	Ontings Kop	8.2487 Ha	461 000	
252		RSA	F	Voëlvleidam	415.6978 Ha	0	See :- Tulbagh RD 207*
253		RSA	F	Voëlvleidam	813.5799 Ha	0	See :- Tulbagh RD 207*
253*	1	VOGELVALLIJ BOERDERY PTY LTD	D	Schoongezicht	594.7543 Ha	13 000 000	Including :- Tulbagh RD 5, Tulbagh RD 253/1, Tulbagh RD 254/8
253	1	VOGELVALLIJ BOERDERY PTY LTD	D	Schoongezicht	334.0910 Ha	0	See :- Tulbagh RD 253*/1
253	2	OORGANGSRAAD, KAAPSTAD	F	Vogel Vallij	132.1228 Ha	11 600 000	
253	3	TRANSNET LTD	D	Vogel Vallij	7 217 m²	4 000	
254		MOSLAND 17 (PTY) LTD	D	SpesBona	199.4577 Ha	11 150 000	
254	3	KITSBELEG NEGE PTY LTD	D	Bosplaas	13.6177 Ha	0	See :- Tulbagh RD 206*
254	4	KITSBELEG NEGE PTY LTD	D	Bosplaas	70.6558 Ha	0	See :- Tulbagh RD 206*
254	6	Lamolor Pty Ltd	D	Bosplaas	11.8784 Ha	0	See :- Tulbagh RD 203*/1
254	8	VOGELVALLIJ BOERDERY	D	Schoongezicht	84.1049 Ha	0	See :- Tulbagh RD 253*/1
254	9	TRANSNET LTD	P	Klein Koopmansrivier	6.8679 Ha	34 000	
254	10	TRANSNET LTD	P	Klein Koopmansrivier	3 136 m²	2 000	
254	11	TRANSNET LTD	P	Klein Koopmansrivier	1.4929 Ha	7 000	
254	12	TRANSNET LTD	P	Klein Koopmansrivier	1.6173 Ha	8 000	
254	13	TRANSNET LTD	P	Klein Koopmansrivier	1.1496 Ha	6 000	
254	14	TRANSNET LTD	P	Klein Koopmansrivier	3 650 m²	2 000	
254	15	TRANSNET LTD	P	Klein Koopmansrivier	4 504 m²	2 000	
254	16	TRANSNET LTD	P	TRANSNET	1.1566 Ha	6 000	
255		RSA	F	Kasteels Kloof	966.9766 Ha	0	See :- Tulbagh RD 207*
336		BANZI TRADE 47 (EDMS)BPK	D	Lushof	214.2917 Ha	22 600 000	
346		1 WESVANIE_(EDMS)BPK	D	Wesland	303.5373 Ha	26 950 000	
346	2	AKARANA BOERDERY EDMS BPK	D	De Hoop	127.8836 Ha	11 700 000	

Geographical Area : Tulbagh RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
346	7	Theresa Britz Trust	D	LANKGEWAG	79.2529 Ha	14 050 000	
346	8	KOSIE VAN NIEKERK FAMILIE TRUST	D	De Hoop	58.5519 Ha	8 075 000	
346	10	KAAP AGRI BEDRYF BPK(9129/001)	C	Lankgewag 0	1.9235 Ha	2 627 000	
356*		KOSIE VAN NIEKERK FAMILIE TRUST	D	Vorentoe	356.6938 Ha	27 500 000	Including :- Tulbagh RD 35/3, Tulbagh RD 356
356		KOSIE VAN NIEKERK FAMILIE TRUST	D	Vorentoe	184.3777 Ha	0	See :- Tulbagh RD 356*
356	1	DIE LEEUWENHOEK TRUST	D	Leeuwenhoek	45.0499 Ha	4 580 000	
359		QUANTUM FOODS PTY LTD	D	Bergsig annex	793.1700 Ha	2 535 000	
359	1	BERGSIG BREEDERS PTY LTD	D	Bergsig Breeders	280.4895 Ha	22 300 000	
365		KOOPMANSRIVIER PLASE CC	D	Koopmansrivier Plase C C	24.9678 Ha	1 070 000	
372		LUSHOF FAMILIE TRUST	D	Lushof	63.0319 Ha	10 650 000	
375		VISAGIE FAMILIETRUST	D	Twee Revieren	610.8083 Ha	6 665 000	
375	1	MARTIN VAN NIEKERK TRUST	D	Twee Rivieren	75.4557 Ha	3 470 000	
383		Lamolor Pty Ltd	D	Bosplaas	266.6030 Ha	0	See :- Tulbagh RD 203*/1
387	3	SUPERBIA TWENTY FOUR PTY LTD	C	Gouda 0	3.9748 Ha	15 038 000	
387	8	HURRY WUIM TRUST	D	Farm 387	137.5108 Ha	14 900 000	
392		Lamolor Pty Ltd	D	Bosplaas	22.1371 Ha	0	See :- Tulbagh RD 203*/1
397*		Blue Falcon 140 Trading Pty Ltd	i *	La Bonne Esperance	3 682.5140 Ha	37 450 000	Including :- Tulbagh RD 397, Tulbagh RD 397/3, Tulbagh RD 398, Tulbagh RD 399
		Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	0 m²	23 700 000	Apportionment A
		Blue Falcon 140 Trading Pty Ltd	C1	La Bonne Esperance	0 m²	13 750 000	Apportionment B
397		Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	2 933.4061 Ha	0	See :- Tulbagh RD 397*
397	1	LA BONNE TRUST	D	LA BONNE	421.5878 Ha	0	
397	2	LA BONNE TRUST	D	Farm 387	424.5878 Ha	3 115 000	
397	3	Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	450.5192 Ha	0	See :- Tulbagh RD 397*
397	6	Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	25.8242 Ha	671 000	
397	7	Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	26.1240 Ha	261 000	
397	8	Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	23.3574 Ha	234 000	
397	9	Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	28.4562 Ha	285 000	
397	10	Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	26.9664 Ha	270 000	
397	11	Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	29.3950 Ha	294 000	
398		Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	230.9794 Ha	0	See :- Tulbagh RD 397*

Geographical Area : Tulbagh RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
399		Blue Falcon 140 Trading Pty Ltd	D	La Bonne Esperance	67.6093 Ha	0	See :- Tulbagh RD 397*
403		Kleine Vallei Boerdery Pty Ltd	D	Bosplaas	209.8541 Ha	4 190 000	
403	2	RYKTIQ PTY LTD	D	Bosplaas	50.6744 Ha	4 355 000	
408		Agenda Search Trade C C	D	Montagne Riviere	60.7350 Ha	3 700 000	
412		Mun Drakenstein	E	Sandleegte	426.1980 Ha	4 865 000	
432		TOMIS	i *	Tomis Veekrale en slagpale	74.7009 Ha	11 375 000	
		TOMIS	B1	Tomis Veekrale en slagpale	0 m²	5 000 000	Apportionment A
		TOMIS	D	Tomis Veekrale en slagpale	0 m²	6 375 000	Apportionment B
439		A & L Trust	D	Kleine Bergrivier	98.2439 Ha	2 715 000	
441		Kleine Vallei Boerdery Pty Ltd	D	Kleine Valley	279.7111 Ha	6 470 000	
442		Leeurivier Familietrust	D	Leeurivier	34.8100 Ha	3 245 000	
Tulbagh RD Totals :- (144 proper sites, 6 multipurpose, 0 site apportionments and 10 dummy records)					31 347.3604 Ha	R 679 048 000	

Totals per Category for Tulbagh RD

Category	Sites	Extent	Pre-Dispute extent	Current Value	Pre-Dispute value
A2	3	3.8144 Ha	3.8144 Ha	3 915 000	3 915 000
B	1	1 032 m²	1 032 m²	682 000	682 000
B1	0	0 m²	0 m²	5 000 000	5 000 000
C	2	5.8983 Ha	5.8983 Ha	17 665 000	17 665 000
C1	0	0 m²	0 m²	17 750 000	17 750 000
D	104	21 846.4379 Ha	21 846.4379 Ha	539 966 000	539 966 000
E	2	3 732.5840 Ha	3 732.5840 Ha	36 465 000	36 465 000
F	12	5 473.2884 Ha	5 473.2884 Ha	51 200 000	51 200 000
G	1	12.7335 Ha	12.7335 Ha	5 640 000	5 640 000
i *	2	240.4561 Ha	240.4561 Ha	0	0
P	17	32.0446 Ha	32.0446 Ha	765 000	765 000
Totals	144	31 347.3604 Ha	31 347.3604 Ha	R 679 048 000	R 679 048 000

* Multipurpose Category - Current value = R 62 365 000,00. Pre-Dispute value = R 62 365 000,00. These values were apportioned To the relevant individual Categories.

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

I, 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