

# DRAKENSTEIN MUNISIPALITEIT DRAKENSTEIN MUNICIPALITY

Supplementary Valuation Roll 5 for 2020-07-01

(Drakenstein Municipality - Supplementary Valuation Roll)

In accordance with Section 78 of the Local Government: Municipal Property Rates Act, No 6 of 2004  
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of Valuation: 2020-07-01



**Deeltitel / Sectional Title**

**Kategorieleutel / Category Reference**

| Category | Description                                |
|----------|--|
| A        | Residential                                |
| A1       | Residential Vacant                         |
| A2       | Residential Rural                          |
| B        | Busines                                    |
| B1       | Rural Business                             |
| C        | Industrial                                 |
| C1       | Rural Industrial                           |
| D        | Agriculture                                |
| E        | Municipal Property                         |
| F        | State Property and Public Service Purposes |

| Category | Description                   |
|----------|-------------------------------|
| G        | Place of Worship              |
| H        | Education                     |
| J        | Other Purpose                 |
| L        | Welfare/NGO                   |
| M        | Private Open Space            |
| N        | Recreation/Sport Facilities   |
| P        | Public Service Infrastructure |
| R        | Non-residential               |
| VAS      | Mining                        |

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In compliance with the Protection of Personal Information Act, No 4 of 2013, the names of owners of property listed herein have been redacted.

| Scheme Name/Number           | Area         | Erf No | Owner/s**                            | Physical Address    | Unit Number | Flat or Door | Category | Extent sqm | Market Value   | Any other prescribed particulars |
|------------------------------|--------------|--------|--------------------------------------|---------------------|-------------|--------------|----------|------------|----------------|----------------------------------|
|                              |              |        | Redacted - POPIA Compliance          |                     |             | Number       |          |            |                |                                  |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | SEDEMAN TRACY CATHERINE              | KONINGSTRAAT        | 1           |              | A        | 66         | R 1 255 000.00 | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | VERMEULEN NIDIA                      | KONINGSTRAAT        | 2           |              | A        | 66         | R 1 255 000.00 | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | GRM & HP NEIL                        | BLUE MOUNTAIN MEWS  | 3           |              | A        | 66         | R 1 255 000.00 | 78(1)(d)IncreaseinMarketValue    |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | WILLIAMS QUADE VIRGIL                | KONINGSTRAAT        | 4           |              | A        | 66         | R 1 255 000.00 | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | A & EC DUVENHAGE                     | BLUE MOUNTAIN MEWS  | 19          |              | A        | 66         | R 1 255 000.00 | 78(1)(d)IncreaseinMarketValue    |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | BM/JM VAN DER WESTHUIZEN             | BLUE MOUNTAIN MEWS  | 22          |              | A        | 66         | R 1 255 000.00 | 78(1)(d)IncreaseinMarketValue    |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | BM/JM VAN DER WESTHUIZEN             | BLUE MOUNTAIN MEWS  | 24          |              | A        | 66         | R 1 255 000.00 | 78(1)(d)IncreaseinMarketValue    |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | GRM & HP NEIL                        | BLUE MOUNTAIN MEWS  | 103         |              | R        | 18         | R 145 000.00   | 78(1)(d)IncreaseinMarketValue    |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | WILLIAMS QUADE VIRGIL WILLIAMS GHAI  | KONINGSTRAAT        | 104         |              | R        | 18         | R 145 000.00   | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | A & EC DUVENHAGE                     | BLUE MOUNTAIN MEWS  | 119         |              | R        | 18         | R 145 000.00   | 78(1)(d)IncreaseinMarketValue    |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | WILCREST CONSTRUCTION PTY LTD        | KONINGSTRAAT        | 120         |              | R        | 18         | R 145 000.00   | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | WILCREST CONSTRUCTION PTY LTD        | KONINGSTRAAT        | 121         |              | R        | 18         | R 145 000.00   | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | BM/JM VAN DER WESTHUIZEN             | BLUE MOUNTAIN MEWS  | 122         |              | R        | 18         | R 145 000.00   | 78(1)(d)IncreaseinMarketValue    |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | SMIT WYNOUNA MARINA                  | KONINGSTRAAT        | 123         |              | R        | 18         | R 145 000.00   | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | BM/JM VAN DER WESTHUIZEN             | BLUE MOUNTAIN MEWS  | 124         |              | R        | 18         | R 145 000.00   | 78(1)(d)IncreaseinMarketValue    |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | WILCREST CONSTRUCTION PTY LTD        | KONINGSTRAAT        | 20          |              | A        | 66         | R 1 255 000.00 | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | WILCREST CONSTRUCTION PTY LTD        | KONINGSTRAAT        | 21          |              | A        | 66         | R 1 255 000.00 | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | SMIT WYNOUNA MARINA                  | KONINGSTRAAT        | 23          |              | A        | 66         | R 1 255 000.00 | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | SEDEMAN TRACY CATHERINE              | KONINGSTRAAT        | 101         |              | R        | 18         | R 145 000.00   | 78(1)(c)Subdivision              |
| BLUE MOUNTAIN MEWS           | Paarl        | 39924  | VERMEULEN NIDIA                      | KONINGSTRAAT        | 102         |              | R        | 18         | R 145 000.00   | 78(1)(c)Subdivision              |
| MOUNT VIEW 1                 | Wellington   | 14920  | W/OB SMALL                           | SS MOUNT VIEW1      | 1           |              | A        | 59         | R 650 000.00   | 78(1)(d)IncreaseinMarketValue    |
| MOUNT VIEW 1                 | Wellington   | 14920  | S SMITH                              | MOUNT VIEW 1        | 2           |              | A        | 58         | R 660 000.00   | 78(1)(d)IncreaseinMarketValue    |
| SIMONSVLEI BUSINESS PARK     | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 2           |              | B        | 1711       | R 3 250 000.00 | 78(1)(c)Subdivision              |
| SIMONSVLEI BUSINESS PARK     | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 3           |              | B        | 53         | R 170 000.00   | 78(1)(c)Subdivision              |
| SIMONSVLEI BUSINESS PARK     | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 4           |              | B        | 374        | R 1 010 000.00 | 78(1)(c)Subdivision              |
| SIMONSVLEI BUSINESS PARK     | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 5           |              | B        | 1421       | R 2 770 000.00 | 78(1)(c)Subdivision              |
| SIMONSVLEI BUSINESS PARK     | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 6           |              | B        | 821        | R 1 720 000.00 | 78(1)(c)Subdivision              |
| SIMONSVLEI BUSINESS PARK     | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 7           |              | B        | 130        | R 370 000.00   | 78(1)(c)Subdivision              |
| SIMONSVLEI BUSINESS PARK     | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 8           |              | B        | 2898       | R 5 070 000.00 | 78(1)(c)Subdivision              |
| SIMONSVLEI BUSINESS PARK     | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 9           |              | B        | 994        | R 2 090 000.00 | 78(1)(c)Subdivision              |
| SIMONSVLEI BUSINESS PARK     | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 10          |              | B        | 879        | R 1 850 000.00 | 78(1)(c)Subdivision              |
| SIMONSVLEI BUSINESS PARK     | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 11          |              | B        | 3332       | R 5 500 000.00 | 78(1)(c)Subdivision              |
| SIMONSVLEI BUSSINESS PARK    | Paarl        | 41493  | SIMONSVLEI INTERNASIONAAL PTY LTD    | SIMONSVLEI          | 1           |              | B        | 842        | R 1 770 000.00 | 78(1)(c)Subdivision              |
| SS ALEXANDERHOF              | Paarl        | 4524   | AMBERLEA TRUST                       | 10 ALEXANDER STREET | 5           |              |          | 0          | R -            | 78(1)(h)IncorrectlyRecordedValue |
| SS GRAND VERDEAU             | Wellington   | 14662  | MINENT 107 PROPERTY INVESTMENTS      | SS GRAND VERDEAU    | 39          |              | R        | 17         | R 70 000.00    | 78(1)(g)PropertyCategoryChanged  |
| SS MANTIS PEARL VALLEY HOTEL | Pearl Valley | 629    | PV 5121 HOTEL OPERATIONS PROPRIETARY | PEARL VALLEY        | 102         |              | A2       | 68         | R 2 040 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 77          |              | A2       | 158        | R 3 000 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 79          |              | A2       | 180        | R 3 420 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 80          |              | A2       | 181        | R 3 440 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 81          |              | A2       | 158        | R 3 000 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 83          |              | A2       | 171        | R 3 250 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 95          |              | A2       | 170        | R 3 230 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 96          |              | A2       | 170        | R 3 230 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 105         |              | A2       | 171        | R 3 250 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 106         |              | A2       | 171        | R 3 250 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 107         |              | A2       | 170        | R 3 230 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 108         |              | A2       | 141        | R 2 680 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 110         |              | A2       | 142        | R 2 700 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 111         |              | A2       | 143        | R 2 720 000.00 | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN             | Val De Vie   | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD       | VAL DE VIE          | 113         |              | A2       | 142        | R 2 700 000.00 | 78(1)(c)Subdivision              |

| Scheme Name/Number | Area       | Erf No | Owner/s**                      | Physical Address | Unit   | Flat or Door | Category | Extent sqm | Market Value            | Any other prescribed particulars |
|--------------------|------------|--------|--------------------------------|------------------|--------|--------------|----------|------------|-------------------------|----------------------------------|
|                    |            |        | Redacted - POPIA Compliance    |                  | Number | Number       |          |            |                         |                                  |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 114    |              | A2       | 143        | R 2 720 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 115    |              | A2       | 170        | R 3 230 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 116    |              | A2       | 170        | R 3 230 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 119    |              | A2       | 144        | R 2 740 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 122    |              | A2       | 145        | R 2 760 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 123    |              | A2       | 145        | R 2 760 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 124    |              | A2       | 145        | R 2 760 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 127    |              | A2       | 142        | R 2 700 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 128    |              | A2       | 142        | R 2 700 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 129    |              | A2       | 142        | R 2 700 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 130    |              | A2       | 143        | R 2 720 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 135    |              | A2       | 171        | R 3 250 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 223    |              | A2       | 198        | R 3 770 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 224    |              | A2       | 144        | R 2 740 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 225    |              | A2       | 145        | R 2 760 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 226    |              | A2       | 145        | R 2 760 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 227    |              | A2       | 144        | R 2 740 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 228    |              | A2       | 145        | R 2 760 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 229    |              | A2       | 144        | R 2 740 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 230    |              | A2       | 145        | R 2 760 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 231    |              | A2       | 145        | R 2 760 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 232    |              | A2       | 199        | R 3 790 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 233    |              | A2       | 142        | R 2 700 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 234    |              | A2       | 142        | R 2 700 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 235    |              | A2       | 142        | R 2 700 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 237    |              | A2       | 142        | R 2 700 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 238    |              | A2       | 142        | R 2 700 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 239    |              | A2       | 142        | R 2 700 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 240    |              | A2       | 143        | R 2 720 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 241    |              | A2       | 142        | R 2 700 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 242    |              | A2       | 223        | R 4 250 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 248    |              | A2       | 199        | R 3 790 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 249    |              | A2       | 144        | R 2 740 000.00          | 78(1)(c)Subdivision              |
| SS VDV EVERGREEN   | Val De Vie | 957    | VDV EVERGREEN HOLDINGS(PTY)LTD | VAL DE VIE       | 251    |              | A2       | 145        | R 2 760 000.00          | 78(1)(c)Subdivision              |
|                    |            |        |                                |                  |        | <b>Count</b> |          | <b>84</b>  | <b>R 185 100 000.00</b> |                                  |

**Certification by municipal valuer as contemplated in section 34 (c) of the Act**

I, **Andries Klopper** ID number **730112 5172 085** 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 **Supplementary Valuation** roll for **Drakenstein** local 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 Jeffrey's Bay this 10th day of May 2023

Registered with the South African Council for the Property Valuers Profession in the category **Professional Valuer** with registration number **4457/4**



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Signature of Municipal Valuer