

**General Valuation Roll for the period 1 July 2021 to 30 June 2025**

**Voltitel / Full 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.

Erf/Farm No	Portion	Area	Owner/s** Redacted - POPIA	Category	Physical Address	Extent (sqm)	Market Value	Any other prescribed particulars
1	2	Tulbagh RD		D	. PLAAS	4167119	R5 160 000	
1	3	Tulbagh RD		D	. PLAAS	1587599	R12 490 000	
1	4	Tulbagh RD		D	. PLAAS	1735952		Including :- Tulbagh RD 1/4, Tulbagh RD 83/2
1	5	Tulbagh RD		D	. KLEINBERGRIVIER/JUNCTI ON	861152	R7 110 000	
2	0	Tulbagh RD		D	. GOOD HOPE	104758	R160 000	
7	3	Tulbagh RD		D	. PLAAS	143020	R3 530 000	
7	7	Tulbagh RD		D	. WATERVLIT	2112968	R28 000 000	
12	11	Tulbagh RD		D	. KLEIN BERG RIVIER	1201450	R21 560 000	
35	0	Tulbagh RD		D	. DE HOEK ESTATES	20257191	R22 220 000	
35	1	Tulbagh RD		F	. DE HOEK ESTATES	64614	R390 000	
35	2	Tulbagh RD		F	. DE HOEK ESTATES	12613	R150 000	
35	3	Tulbagh RD		D	0 DE HOEK ESTATES	1723161		See :- Tulbagh RD 356*
40	0	Tulbagh RD		E	. SARON	33063860	R34 760 000	
40	2	Tulbagh RD		G	. SARON	127335	R6 660 000	
40	3	Tulbagh RD		F	. SARON	61940	R1 320 000	
40	6	Tulbagh RD		B	0 GRAANSTRAAT	1032	R780 000	
72	3	Tulbagh RD		M	. KLEIN BERG RIVIER	50481	R30 000	
73	5	Tulbagh RD		D	. HALFGewaagd	8503334	R11 220 000	Including :- Tulbagh RD 73/5, Tulbagh RD 73/6, Tulbagh RD 73/17, Tulbagh RD 73/24

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73	6	Tulbagh RD		E	. HALFGewaagd	1918559		See :- Tulbagh RD 73*/5
73	8	Tulbagh RD		D	. HALFGewaagd	6388136	R14 850 000	Including :- Tulbagh RD 73/8, Tulbagh RD 73/26
73	10	Tulbagh RD		D	. HALFGewaagd	428266	R4 820 000	
73	13	Tulbagh RD		D	. HALFGewaagd	128662	R890 000	
73	17	Tulbagh RD		D	. HALFGewaagd	0		See :- Tulbagh RD 73*/5
73	18	Tulbagh RD		D	. HALFGewaagd	1	R2 210 000	
73	19	Tulbagh RD		D	. PLAAS	42698	R20 000	
73	20	Tulbagh RD		D	. HALFGewaagd	589294	R8 170 000	
73	21	Tulbagh RD		D	. HALFGewaagd	898845	R6 020 000	
73	24	Tulbagh RD		D	. HALFGewaagd	1090205		See :- Tulbagh RD 73*/5
73	25	Tulbagh RD		D	. HALFGewaagd	346539	R1 720 000	
73	26	Tulbagh RD		D	. HALFGewaagd	3818540		See :- Tulbagh RD 73*/8
73	27	Tulbagh RD		D	. HALFGewaagd	468948	R25 410 000	
83	1	Tulbagh RD		D	. BONNE ESPERANCE	11082502	R6 380 000	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	2	Tulbagh RD		D	. BONNE ESPERANCE	5542101	R7 340 000	See :- Tulbagh RD 1*/4

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83	4	Tulbagh RD		D	. BONNE ESPERANCE	6652683	R5 230 000	
83	5	Tulbagh RD		D	. HARTEBEEKRAAL	938		See :- Tulbagh RD 83*/1
83	6	Tulbagh RD		D	. HARTEBEEKRAAL	927		See :- Tulbagh RD 83*/1
83	7	Tulbagh RD		D	. HARTEBEEKRAAL	926		See :- Tulbagh RD 83*/1
83	8	Tulbagh RD		D	. HARTEBEEKRAAL	247205		See :- Tulbagh RD 83*/1
83	9	Tulbagh RD		D	. HARTEBEEKRAAL	927		See :- Tulbagh RD 83*/1
83	10	Tulbagh RD		D	. BONNE ESPERANCE	917		See :- Tulbagh RD 83*/1
83	11	Tulbagh RD		D	O BONNE ESEPERANCE	2248427	R620 000	
85	2	Tulbagh RD		D	. MOOLENAARS DRIFT	171309	R1 990 000	
88	1	Tulbagh RD		D	. HARTEBEEKRAAL	3348584	R6 590 000	
88	2	Tulbagh RD		D	. HARTEBEEKRAAL	1049694	R7 040 000	

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88	3	Tulbagh RD		D	. HARTEBEEKRAAL	3554608	R6 160 000	
88	6	Tulbagh RD		D	. HARTEBEEKRAAL	1066383	R14 190 000	
88	8	Tulbagh RD		i*	. HARTEBEEKRAAL	165.7552	R14 970 000	Multi-purpose
88	8	Tulbagh RD		D	. HARTEBEEKRAAL	1	R10 490 000	
88	8	Tulbagh RD		C1	. HARTEBEEKRAAL	1657551	R4 480 000	
88	9	Tulbagh RD		D	0 HARTEBEEKRAAL	1883680	R3 450 000	
198	2	Tulbagh RD		F	. NIEUWE KLOOF	91363	R60 000	
198	3	Tulbagh RD		D	0 FARM	44053	R20 000	
199	1	Tulbagh RD		D	. DOORN BOOM	596074	R880 000	
199	2	Tulbagh RD		D	. DOORN BOOM	402320	R900 000	
200	0	Tulbagh RD		F	. FARM 200	0		See :- Tulbagh RD 207*
200	2	Tulbagh RD		D	. PLAAS	257090	R280 000	
201	1	Tulbagh RD		F	. SANLEEGTE	157396	R9 000 000	
201	2	Tulbagh RD		D	. SANDLEEGTE	604734	R330 000	
201	4	Tulbagh RD		F	. SANDLEEGTE	30096	R20 000	
202	0	Tulbagh RD		D	. AMAGUAS EILAND	13317		See :- Tulbagh RD 203*/1

Erf/Farm No	Portion	Area	Owner/s** Redacted - POPIA	Category	Physical Address	Extent (sqm)	Market Value	Any other prescribed particulars
203	1	Tulbagh RD		D	1 AMAQUAS EILAND	3245994	R15 570 000	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	2	Tulbagh RD		D	0 AMAGUAS EILAND	38401		See :- Tulbagh RD 203*/1
203	3	Tulbagh RD		D	. AMAGUAS EILAND	19272		See :- Tulbagh RD 203*/1
203	7	Tulbagh RD		D	. PLAAS	0		See :- Tulbagh RD 206*
203	8	Tulbagh RD		D	0 AMAQUAS EILAND	44077		See :- Tulbagh RD 203*/1
203	9	Tulbagh RD		D	. AMAQUAS EILAND	3433		See :- Tulbagh RD 203*/1
206	0	Tulbagh RD		D	. PLAAS	3062573	R14 190 000	Including :- Tulbagh RD 203/7, Tulbagh RD 206, Tulbagh RD 254/3, Tulbagh RD 254/4
206	1	Tulbagh RD		P	. PLAAS	3959	R5 000	
206	2	Tulbagh RD		P	. BOSPLAATS	448	R1 500	
207	0	Tulbagh RD		F	. PLAAS	52992891	R36 970 000	Including :- Tulbagh RD 200, Tulbagh RD 207, Tulbagh RD 252, Tulbagh RD 253, Tulbagh RD 255
207	1	Tulbagh RD		P	. VOGEL VALLEY	130246	R80 000	
207	3	Tulbagh RD		P	. VOGEL VALLEY	6751	R760 000	
207	4	Tulbagh RD		P	. VOGEL VALLEY	1847	R1 500	
207	5	Tulbagh RD		P	. VOGEL VALLEY	4208	R5 000	
207	7	Tulbagh RD		P	. VOGEL VALLEY	2428	R1 500	
207	8	Tulbagh RD		P	. VOGEL VALLEY	34790	R20 000	

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207	9	Tulbagh RD		P	. VOGEL VALLEY	1636	R1 500	
208	0	Tulbagh RD		D	. PLAAS	17915280	R6 770 000	
208	2	Tulbagh RD		D	. ONTING KOP	7637	R220 000	
208	3	Tulbagh RD		A2	. ONTINGS KOP	8501	R1 310 000	
208	4	Tulbagh RD		D	. ONTINGS KOP	8875	R250 000	
208	5	Tulbagh RD		A2	. ONTINGS KOP	9743	R1 820 000	
208	6	Tulbagh RD		D	. ONTINGS KOP	7751	R220 000	
208	7	Tulbagh RD		D	. ONTINGS KOP	11393	R320 000	
208	8	Tulbagh RD		D	. ONTINGS KOP	11350	R320 000	
208	9	Tulbagh RD		D	. ONTINGS KOP	11629	R330 000	
208	10	Tulbagh RD		A2	. ONTINGS KOP	19900	R1 690 000	
208	11	Tulbagh RD		D	. ONTINGS KOP	9408	R260 000	
208	12	Tulbagh RD		D	. ONTINGS KOP	43498	R950 000	
208	13	Tulbagh RD		D	. ONTINGS KOP	82487	R510 000	
252	0	Tulbagh RD		F	. PLAAS	0		See :- Tulbagh RD 207*
253	0	Tulbagh RD		F	. VOGEL VALLIJ	0		See :- Tulbagh RD 207*
253	1	Tulbagh RD		D	. VOGEL VALLIJ	5947543	R14 300 000	See :- Tulbagh RD 253*/1
253	2	Tulbagh RD		F	. VOGEL VALLIJ	1321228	R14 040 000	
253	3	Tulbagh RD		D	. VOGEL VALLIJ	7217	R4 500	
254	0	Tulbagh RD		D	. KLEINKOOPMANSFONTEIN	1994577	R12 270 000	
254	3	Tulbagh RD		D	. KLEIN KOOPMANSRIVIER	0		See :- Tulbagh RD 206*
254	4	Tulbagh RD		D	. KLEIN KOOPMANSRIVIER	0		See :- Tulbagh RD 206*
254	6	Tulbagh RD		D	. KLEIN KOOPMANSRIVIER	118784		See :- Tulbagh RD 203*/1

Erf/Farm No	Portion	Area	Owner/s** Redacted - POPIA	Category	Physical Address	Extent (sqm)	Market Value	Any other prescribed particulars
254	8	Tulbagh RD		D	. KLEIN KOOPMANSRIVIER	841049		Including :- Tulbagh RD 5, Tulbagh RD 253/1, Tulbagh RD 254/8
254	9	Tulbagh RD		P	. KLEIN KOOPMANSRIVIER	68679	R45 000	
254	10	Tulbagh RD		P	. KLEIN KOOPMANSRIVIER	3136	R5 000	
254	11	Tulbagh RD		P	. KLEIN KOOPMANSRIVIER	14929	R10 000	
254	12	Tulbagh RD		P	. KLEIN KOOPMANSRIVIER	16173	R10 000	
254	13	Tulbagh RD		P	. KLEIN KOOPMANSRIVIER	11496	R10 000	
254	14	Tulbagh RD		P	. KLEIN KOOPMANSRIVIER	3650	R5 000	
254	15	Tulbagh RD		P	. KLEIN KOOPMANSRIVIER	4504	R5 000	
254	16	Tulbagh RD		P	. PLAAS	11566	R10 000	
255	0	Tulbagh RD		F	. KASTEELS KLOOF	9669766		See :- Tulbagh RD 207*
336	0	Tulbagh RD		D	. LUSHOF	2142917	R24 860 000	
346	0	Tulbagh RD		D	. LANKGEWAG	2133284	R28 110 000	
346	2	Tulbagh RD		D	. LANKGEWAG	1278836	R12 870 000	
346	7	Tulbagh RD		D	. LANKGEWAG	792529	R15 460 000	



**Valuation Roll**  
**Drakenstein Munisipaliteit**  
**Drakenstein Municipality**

**Algemene Waardasie 2020**  
**General Valuation 2020**



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346	8	Tulbagh RD		D	. LANKGEWAG	585519	R8 880 000	
346	10	Tulbagh RD		C	. LANKGEWAG	19235	R3 370 000	
356	0	Tulbagh RD		D	. VORENTOE	3566938	R30 250 000	Including :- Tulbagh RD 35/3, Tulbagh RD 356
356	1	Tulbagh RD		D	. VORENTOE	450499	R5 040 000	
359	0	Tulbagh RD		D	. FARM 359	7931700	R2 790 000	
359	1	Tulbagh RD		D	. FARM 359	2804895	R24 530 000	
365	1	Tulbagh RD		P	. FARM 365	6863	R5 000	
365	3	Tulbagh RD		D	0 FARM	178762	R330 000	
372	0	Tulbagh RD		D	. LANKGEWAG	630319	R11 720 000	
375	1	Tulbagh RD		D	. PLATO	754557	R3 820 000	
383	0	Tulbagh RD		D	0 BOSPLAAS	2666030		See :- Tulbagh RD 203*/1
387	2	Tulbagh RD		D	. FARM 387	606206	R10 240 000	
387	3	Tulbagh RD		C	. GOUDA	39748	R17 290 000	
387	8	Tulbagh RD		D	. FARM 387	1375108	R16 390 000	
392	0	Tulbagh RD		D	. PLAAS	221371		See :- Tulbagh RD 203*/1
395	0	Tulbagh RD		D	0 FARM 387	162013	R320 000	
397	0	Tulbagh RD		i*	. FARM 387	3682.5140	R41 470 000	Multi-purpose
397	0	Tulbagh RD		D	. FARM 387	0	R26 070 000	
397	0	Tulbagh RD		C1	. FARM 387	0	R15 400 000	
397	2	Tulbagh RD		D	. FARM 387	4245878	R3 430 000	
397	6	Tulbagh RD		D	. FARM 387	258242	R740 000	
397	7	Tulbagh RD		D	. FARM 387	261240	R290 000	
397	8	Tulbagh RD		D	. FARM 387	233574	R260 000	
397	9	Tulbagh RD		D	. FARM 387	284562	R310 000	
397	10	Tulbagh RD		D	. FARM 387	269664	R300 000	
397	11	Tulbagh RD		D	. FARM 387	293950	R320 000	
403	0	Tulbagh RD		D	. TULBAGH	2098541	R4 610 000	
403	2	Tulbagh RD		D	0 BOSPLAAS	506744	R4 790 000	
408	0	Tulbagh RD		D	. PLAAS 408	607350	R4 070 000	

Erf/Farm No	Portion	Area	Owner/s** Redacted - POPIA	Category	Physical Address	Extent (sqm)	Market Value	Any other prescribed particulars
412	0	Tulbagh RD		E	. HALFGewaagd	4261980	R5 350 000	
432	0	Tulbagh RD		i*	. KLEIN KOOPMANSRIVIER	74.7009	R12 510 000	Multi-purpose
432	0	Tulbagh RD		D	. KLEIN KOOPMANSRIVIER	0	R7 010 000	
432	0	Tulbagh RD		B1	. KLEIN KOOPMANSRIVIER	0	R5 500 000	
439	0	Tulbagh RD		D	. PLAAS	982439	R2 990 000	
441	0	Tulbagh RD		D	. BOSPLAAS	2797111	R7 120 000	
442	0	Tulbagh RD		D	. LEEURIVIER	348100	R3 570 000	
454	0	Tulbagh RD		D	0 TWEE RIVIEREN	6256515	R10 260 000	
457	0	Tulbagh RD		D	0 FARM 387	929597	R4 940 000	
458	0	Tulbagh RD		D	0 NAYOTH	11847218	R21 950 000	
<b>Area Totals</b>				<b># Properties</b>	<b>146</b>	<b>Value</b>	<b>R842 895 500</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 **General** 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 ..... this ..... day of ..... 20.....

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