

**DRAKENSTEIN MUNISIPALITEIT  
DRAKENSTEIN MUNICIPALITY**

**Supplementary Valuation Roll 3 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



**Section Title**

**Kategorieleutel / Category Reference**

| Category | Description       |
|----------|-------------------|
| A        | Residential       |
| A2       | Residential Rural |
| B        | Busines           |
| C        | Industrial        |
| R        | Non-residential   |

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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.





| SchemeNameNumber                   | ErfFarmNo | PortionNumber | Township          | Owner/s**<br>Redacted - POPIA Compliance | Physical Address       | Unit Number | Flat/Door Number | SV Category | SV Extent sqm | SVMarketValue  | Anyotherprescribedparticulars         |
|------------------------------------|-----------|---------------|-------------------|--|------------------------|-------------|------------------|-------------|---------------|----------------|---------------------------------------|
| BERGENDAL COUNTRY VILLAS (36/2021) | 35507     |               | Paarl             |  | 0 CAROLINA STR         | 1527        | 1527             | A           | 63            | R 910 000.00   | 78(1)(c)Subdivision                   |
| BERGENDAL COUNTRY VILLAS (36/2021) | 35507     |               | Paarl             |  | 0 CAROLINA STR         | 1528        | 1528             | A           | 63            | R 910 000.00   | 78(1)(c)Subdivision                   |
| Olyven Mews                        | 8717      |               | PAARL             |  | 19 OLYVENSTRAAT        | 1           | 1                | A           | 173           | R 2 330 000.00 | 78(1)(c)Subdivision                   |
| Olyven Mews                        | 8717      |               | PAARL             |  | 19 OLYVENSTRAAT        | 2           | 2                | A           | 227           | R 2 550 000.00 | 78(1)(c)Subdivision                   |
| Oosterland Park2                   | 21352     |               | PAARL             |  | JAN VAN RIEBEECK STR   | 4           |                  | C           | 2828          | R 6 220 000.00 | 78(1)(e)IncorrectlyValued             |
| Riverside Industrial Park          | 8928      |               |                   |  | MONI STR               | 15          | 15               |             | 0             | R -            | 78(1)(e)IncorrectlyValued             |
| SS Amberg (374/2016)               | 35000     |               | Paarl             |  |                        | 228         | 228              | A           | 60            | R 670 000.00   | 78(1)(h)IncorrectlyRecordedValue      |
| SS Fyngoud                         | 6603      |               | WELLINGTON        |  | FONTEIN STR            | 12          | 12               | A           | 36            | R 600 000.00   | 78(1)(f)Valued for Exceptional Reason |
| SS Fyngoud                         | 6603      |               | Wellington        |  | FONTEIN STR            | 34          | 34               |             | 0             | R -            | 78(1)(e)IncorrectlyValued             |
| SS Fyngoud                         | 6603      |               | WELLINGTON        |  | FONTEIN STR            | 35          | 35               |             | 0             | R -            | 78(1)(e)IncorrectlyValued             |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 1           |                  | A           | 71            | R 1 420 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 2           |                  | A           | 71            | R 1 420 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 3           |                  | A           | 71            | R 1 420 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 4           |                  | A           | 75            | R 1 500 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 5           |                  | A           | 75            | R 1 500 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 6           |                  | A           | 71            | R 1 420 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 7           |                  | A           | 72            | R 1 440 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 8           |                  | A           | 71            | R 1 420 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 9           |                  | A           | 74            | R 1 480 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 10          |                  | A           | 74            | R 1 480 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 11          |                  | A           | 71            | R 1 420 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 12          |                  | A           | 74            | R 1 480 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 13          |                  | A           | 72            | R 1 440 000.00 | 78(1)(c)Subdivision                   |
| SS Jock Villas (126/2020)          | 31887     |               | Paarl             |  | 382 HOOFSTRAAT         | 14          |                  | A           | 71            | R 1 420 000.00 | 78(1)(c)Subdivision                   |
| SS MAIN 258                        | 26200     |               | Paarl             |  | 258 HOOF STR           | 2           |                  |             | 0             | R -            | 78(1)(h) Incorrectly Recorded Value   |
| SS MAIN 258                        | 26200     |               | Paarl             |  | MAIN CL                | 5           |                  |             | 0             | R -            | 78(1)(h) Incorrectly Recorded Value   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 103         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 104         |                  | A2          | 70            | R 2 100 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 105         |                  | A2          | 70            | R 2 100 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 106         |                  | A2          | 68            | R 2 040 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 107         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 108         |                  | A2          | 70            | R 2 100 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 201         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 202         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 203         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 204         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 205         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 206         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 207         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 208         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | PEARLVALLEYESTATE |  | PEARL VALLEY SS MANTIS | 301         |                  | A2          | 69            | R 1 730 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 302         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 303         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | PEARLVALLEYESTATE |  | PEARL VALLEY SS MANTIS | 304         |                  | A2          | 69            | R 1 730 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 305         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 306         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 307         |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | PEARLVALLEYESTATE |  | PEARL VALLEY SS MANTIS | 308         |                  | A2          | 69            | R 1 730 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 1001        |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 1002        |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Mantis Pearl Valley Hotel       | 629       |               | Pearl Valley      |  | Pearl Valley Estate    | 1003        |                  | A2          | 69            | R 2 070 000.00 | 78(1)(c)Subdivision                   |
| SS Paarl Mediese Sentrum           | 18251     |               | Paarl             |  |                        | 2           | 2                | B           | 396           | R 5 400 000.00 | 78(1)(e)IncorrectlyValued             |
| SS Villa Granito                   | 8312      |               | Paarl             |  | 565 Main Street        | 210         |                  | A           | 78            | R 1 050 000.00 | 78(1)(c)Subdivision                   |
| SS Villa Granito                   | 8312      |               | Paarl             |  | 565 Main Street        | 211         |                  | A           | 78            | R 1 050 000.00 | 78(1)(c)Subdivision                   |
| SS Villa Granito                   | 8312      |               | Paarl             |  | 565 Main Street        | 212         |                  | A           | 78            | R 1 050 000.00 | 78(1)(c)Subdivision                   |
| SS Villa Granito                   | 8312      |               | Paarl             |  | 565 Main Street        | 213         |                  | A           | 78            | R 1 050 000.00 | 78(1)(c)Subdivision                   |

| SchemeNameNumber        | ErfFarmNo | PortionNumber | Township | Owner/s**<br>Redacted - POPIA Compliance | Physical Address | Unit Number  | Flat/Door Number | SV Category | SV Extent sqm | SVMarketValue  | Anyotherprescribedparticulars    |
|-------------------------|-----------|---------------|----------|--|------------------|--------------|------------------|-------------|---------------|----------------|----------------------------------|
| SS Villa Granito        | 8312      |               | Paarl    |  | 565 Main Street  | 214          |                  | A           | 78            | R 1 050 000.00 | 78(1)(c)Subdivision              |
| SS Villa Granito        | 8312      |               | Paarl    |  | 565 Main Street  | 215          |                  | A           | 78            | R 1 050 000.00 | 78(1)(c)Subdivision              |
| ZEEDERBERG LODGE UNIT 4 | 9582      |               |          |  |                  | 4            |                  |             | 0             | 0 R -          | 78(1)(h)IncorrectlyRecordedValue |
|                         |           |               |          |  |                  | <b>Count</b> |                  |             | <b>171</b>    | <b>Total</b>   | <b>R 196 886 000.00</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 26th day of April 2022

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