

Drakenstein Municipality

ALGEMENE WAARDASIE 2024 GENERAL VALUATION 2024

(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 : 2024/07/01

Categories Reference

Category	Description
RES	8(2)(a) Residential properties
VACR	8(3) Vacant land Residential
COM	8(2)(c) Business and Commercial properties
PSP	8(2)(f) Public Servic Purposes
MUN	8(2)(i) Municipal
RELIG	Place of worship

Geographical Area : Bainskloof Pass

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1		RES	Bainskloof 33	803 m²	1 575 000	
5		RES	Bainskloof 14	803 m²	1 185 000	
6		RES	Bainskloof 30	413 m²	1 120 000	
8		VACR	Bainskloof 30	71 m²	65 000	
9		VACR	Bainskloof 30	71 m²	65 000	
13		RES	Bainskloof 0	892 m²	1 080 000	
14		RES	Bainskloof 28	892 m²	1 230 000	
15		RES	Bainskloof 36	892 m²	2 025 000	
16		RES	Bainskloof 35	892 m²	928 000	
17		RES	Bainskloof 24	446 m²	1 065 000	
18		RES	Bainskloof 27	447 m²	1 170 000	
19		RES	Bainskloof 22	892 m²	934 000	
25		RES	Bainskloof 21	892 m²	1 025 000	
26		RES	Bainskloof 0	892 m²	1 020 000	
27		RES	Bainskloof 16	1 280 m²	1 200 000	
28		RES	Bainskloof 26	693 m²	1 015 000	
29		RES	Bainskloof 25	287 m²	702 000	
30*		RES	Bainskloof 0	1 326 m²	1 205 000	Including :- Bainskloof Pass 30, Bainskloof Pass 32
30		RES	Bainskloof 0	300 m²	0	See :- Bainskloof Pass 30*
31		RES	Bainskloof 0	741 m²	1 485 000	
32		RES	Bainskloof 37	1 026 m²	0	See :- Bainskloof Pass 30*
38		COM	Bainskloof 18	892 m²	2 270 000	
39		VACR	Bainskloof 0	892 m²	308 000	
40		RES	Bainskloof 19	892 m²	923 000	
41		VACR	Bainskloof 0	892 m²	242 000	
42		RES	Bainskloof 20	892 m²	1 060 000	
43		RES	Bainskloof 34	892 m²	1 010 000	
44		PSP	Bainskloof 0	3 960 m²	644 000	
45		MUN	Bainskloof 0	48.8225 Ha	3 906 000	
46		MUN	Bainskloof 0	3 621 m²	617 000	
47		RES	Bainskloof 31	524 m²	966 000	
48		VACR	Bainskloof 0	330 m²	148 000	
49		RES	Bainskloof 32	339 m²	2 270 000	
51		RELIG	Bainskloof 30	134 m²	109 000	
52		RELIG	Bainskloof 0	4 239 m²	4 846 000	
53		RES	Bainskloof 29	7 168 m²	1 925 000	

Geographical Area : Bainskloof Pass

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
54		VACR	Bainskloof 0	4 276 m²	668 000	
Bainskloof Pass Totals :- (36 proper sites, 0 multipurpose, 0 site apportionments and 1 dummy records)				53.1793 Ha	R 42 006 000	

Totals per Category for Bainskloof Pass

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	24	2.4190 Ha	2.4190 Ha	28 118 000	28 118 000
VACR	6	6 532 m²	6 532 m²	1 496 000	1 496 000
COM	1	892 m²	892 m²	2 270 000	2 270 000
PSP	1	3 960 m²	3 960 m²	644 000	644 000
MUN	2	49.1846 Ha	49.1846 Ha	4 523 000	4 523 000
RELIG	2	4 373 m²	4 373 m²	4 955 000	4 955 000
Totals	36	53.1793 Ha	53.1793 Ha	R 42 006 000	R 42 006 000

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 27th day of January 2025.

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



Hendrik Coenraad Botha

MUNICIPAL VALUER