

Drakenstein Municipality

ALGEMENE WAARDASIE 2024 GENERAL VALUATION 2024

(Simondium - 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
PSP	8(2)(f) Public Servic Purposes
MUN	8(2)(i) Municipal
PROS	Private Open Space

Geographical Area : Simondium

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
115		MUN	Pierre Smond Skool	2.2101 Ha	1 375 000	
116		PSP	Plaas 0	2.2721 Ha	1 135 000	
120		PSP	Simondium Primêr	1.2848 Ha	7 845 000	
121		RES	Buccleuch 0	558 m²	900 000	
122		RES	Baccleuch 1	280 m²	550 000	
123		RES	Buccleuch 2	280 m²	600 000	
124		RES	Buccleuch 3	280 m²	600 000	
125		RES	Buccleuch 4	280 m²	550 000	
126		RES	Buccleuch 5	280 m²	600 000	
127		RES	Buccleuch 6	280 m²	600 000	
128		RES	Buccleuch 7	280 m²	550 000	
129		RES	Buccleuch 8	306 m²	600 000	
130		RES	Buccleuch 9	280 m²	600 000	
131		RES	Buccleuch 10	280 m²	550 000	
132		RES	Buccleuch 11	280 m²	600 000	
133		RES	Buccleuch 12	280 m²	600 000	
134		RES	Buccleuch 13	280 m²	600 000	
135		RES	Buccleuch 14	280 m²	600 000	
136		RES	Buccleuch 15	280 m²	600 000	
137		RES	Buccleuch 16	280 m²	600 000	
138		RES	Buccleuch 17	280 m²	550 000	
139		RES	Buccleuch 18	280 m²	600 000	
140		RES	Buccleuch 19	280 m²	600 000	
141		RES	Buccleuch 20	280 m²	550 000	
142		RES	Buccleuch 21	280 m²	600 000	
143		RES	Buccleuch 22	280 m²	600 000	
144		RES	Buccleuch 23	279 m²	450 000	
145		RES	Buccleuch 24	279 m²	450 000	
148		RES	Buccleuch 27	279 m²	450 000	
149		RES	Buccleuch 28	279 m²	450 000	
150		RES	Buccleuch 29	279 m²	450 000	
151		RES	Buccleuch 30	265 m²	450 000	
152		PROS	Buccleuch 0	5 899 m²	1 000	
153		PROS	Simondium	1 127 m²	1 000	
154		PROS	Simondium	1.4869 Ha	1 000	

Geographical Area : Simondium

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
155		PROS	Simondium	4 858 m²	1 000	
Simondium Totals :- (36 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				9.2827 Ha	R 26 859 000	

Totals per Category for Simondium

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	29	8 404 m²	8 404 m²	16 500 000	16 500 000
PSP	2	3.5569 Ha	3.5569 Ha	8 980 000	8 980 000
MUN	1	2.2101 Ha	2.2101 Ha	1 375 000	1 375 000
PROS	4	2.6753 Ha	2.6753 Ha	4 000	4 000
Totals	36	9.2827 Ha	9.2827 Ha	R 26 859 000	R 26 859 000

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