

Drakenstein Municipality

ALGEMENE WAARDASIE 2024 GENERAL VALUATION 2024

(Tulbagh RD - 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
IND	8(2)(b) Industrial properties
COM	8(2)(c) Business and Commercial properties
AGRI	8(2)(d) Agricultural properties
PSI	8(2)(g) Public service infrastructure properties
MULTI*	8(2)(i) Properties used for multiple purposes
PROS	Private Open Space
RELIG	Place of worship

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1	2	AGRI	Lushof	416.7119 Ha	19 100 000	
1	3	AGRI	Morester	158.7599 Ha	15 800 000	
1	5	AGRI	Klein Bergrivier/Junction	86.1152 Ha	23 300 000	
2		AGRI	Good Hope	10.4758 Ha	406 000	
7	3	AGRI	Goedehoop	14.3020 Ha	7 700 000	
35		AGRI	De Hoek	2 025.7191 Ha	71 350 000	
35	1	AGRI	De Hoek Estates	6.4614 Ha	646 000	
35	2	AGRI	De Hoek Estates	1.2613 Ha	126 000	
40		MULTI*	Saron Meent	3 306.3860 Ha	39 850 000	
		AGRI	Saron Meent	0 m ²	35 950 000	Apportionment A
		COM	Saron Meent	0 m ²	3 900 000	Apportionment B
40	2	RELIG	Saron	12.7335 Ha	6 735 000	
40	3	COM	Saron	6.1940 Ha	1 595 000	
40	6	COM	Graanstraat 0	1 032 m ²	1 415 000	
72	3	PROS	Klein Berg Rivier	5.0481 Ha	25 000	
73	5	AGRI	Halfgewaagd	438.9855 Ha	12 400 000	
73	6	AGRI	Halfgewaagd	216.6742 Ha	5 655 000	
73	8	AGRI	Halfgewaagd	256.9596 Ha	12 950 000	
73	10	AGRI	Halfgewaagd	42.8266 Ha	14 350 000	
73	13	AGRI	Halfgewaagd	12.8662 Ha	4 505 000	
73	17	AGRI	Halfgewaagd	85.6532 Ha	4 260 000	
73	18	AGRI	Halfgewaagd	214.1330 Ha	8 420 000	
73	19	PSI	Transnet	4.2698 Ha	21 000	
73	20	AGRI	Leeuwenhoek	58.9294 Ha	19 150 000	
73	21	AGRI	Rietvlei	89.8845 Ha	7 900 000	
73	24	AGRI	Halfgewaagd	109.0205 Ha	13 050 000	
73	25	AGRI	Zonguasdrif	34.6539 Ha	1 905 000	
73	26	AGRI	Halfgewaagd	381.8540 Ha	15 300 000	
73	27	AGRI	Halfgewaagd	46.8948 Ha	26 100 000	
83	1	AGRI	La Gratitude	1 107.6941 Ha	19 150 000	
83	2	AGRI	La Grititude	554.2101 Ha	19 150 000	
83	4	AGRI	Bonne Esperance	204.8381 Ha	8 610 000	
83	5	AGRI	Hartebeeskraal	938 m ²	1 000	
83	6	AGRI	Hartebeeskraal	927 m ²	1 000	
83	7	AGRI	Hartebeeskraal	926 m ²	1 000	
83	8	AGRI	Hartebeeskraal	926 m ²	1 000	

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
83	9	AGRI	Hartebeeskraal	927 m²	1 000	
83	10	AGRI	Bonne Esperance	917 m²	1 000	
83	11	AGRI	Bonne Esperance	224.8427 Ha	5 125 000	
85	2	AGRI	Moolenaars Drift	17.1309 Ha	3 045 000	
88	1	AGRI	Hartebeeskraal	334.8584 Ha	22 300 000	
88	2	AGRI	Hartebeeskraal	104.9694 Ha	7 390 000	
88	3	AGRI	Hartebeeskraal	355.4608 Ha	13 200 000	
88	6	AGRI	Hartebeeskraal	106.6383 Ha	15 850 000	
88	8	MULTI*	Hartebeeskraal	165.7552 Ha	25 650 000	
	8	AGRI	Hartebeeskraal	0 m²	15 150 000	Apportionment A
	8	IND	Hartebeeskraal	0 m²	10 500 000	Apportionment B
88	9	AGRI	Hartebeeskraal	188.3680 Ha	7 695 000	
198	2	PSI	Nieuwe Kloof	9.1363 Ha	46 000	
198	3	AGRI	Tulbagh RD	4.4053 Ha	22 000	
199	1	AGRI	Tulbagh RD	59.6074 Ha	1 420 000	
199	2	AGRI	Gouda Veilingslokaal	40.2320 Ha	5 065 000	
200		AGRI	Voëlvleidam	242.0456 Ha	0	See :- Tulbagh RD 207*
200	2	AGRI	Tulbagh RD	25.7090 Ha	347 000	
201	1	COM	Voëlvlei Suiweringswerke	15.7396 Ha	9 755 000	
201	2	AGRI	Tulbagh RD	60.4734 Ha	665 000	
201	4	PSI	Sandleegte	3.0096 Ha	15 000	
202		AGRI	Bosplaas	1.3317 Ha	0	See :- Tulbagh RD 203*/1
203		AGRI	Bosplaas	7.2772 Ha	0	See :- Tulbagh RD 203*/1
203*	1	AGRI	Bosplaas	324.5994 Ha	26 150 000	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	1	AGRI	Bosplaas	4.8537 Ha	0	See :- Tulbagh RD 203*/1
203	2	AGRI	Bosplaas	3.8401 Ha	0	See :- Tulbagh RD 203*/1
203	3	AGRI	Bosplaas	1.9272 Ha	0	See :- Tulbagh RD 203*/1
203	7	AGRI	Bosplaas	6 957 m²	0	See :- Tulbagh RD 206*
203	8	AGRI	Bosplaas	4.4077 Ha	0	See :- Tulbagh RD 203*/1
203	9	AGRI	Bosplaas	3 433 m²	0	See :- Tulbagh RD 203*/1
206*		AGRI	Bosplaas	306.2573 Ha	19 250 000	Including :- Tulbagh RD 203/7, Tulbagh RD 206, Tulbagh RD 254/3, Tulbagh RD 254/4
206		AGRI	Bosplaas	221.2881 Ha	0	See :- Tulbagh RD 206*
206	1	PSI	Bosplaas	3 959 m²	2 000	
206	2	PSI	Bosplaas	448 m²	1 000	

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
207*		MULTI*	Voëlvleidam	5 299.2891 Ha	37 200 000	Including :- Tulbagh RD 200, Tulbagh RD 207, Tulbagh RD 252, Tulbagh RD 253, Tulbagh RD 255
		AGRI	Voëlvleidam	0 m ²	22 700 000	Apportionment A
		RES	Voëlvleidam	0 m ²	14 500 000	Apportionment B
207		AGRI	Voëlvleidam	2 860.9892 Ha	0	See :- Tulbagh RD 207*
207	1	PSI	Vogel Valley	13.0246 Ha	65 000	
207	3	PSI	Vogel Valley	6 751 m ²	176 000	
207	4	PSI	Vogel Valley	1 847 m ²	1 000	
207	5	PSI	Vogel Valley	4 208 m ²	2 000	
207	7	PSI	Vogel Valley	2 428 m ²	1 000	
207	8	PSI	Vogel Valley	3.4790 Ha	17 000	
207	9	PSI	Vogel Valley	1 636 m ²	1 000	
208		AGRI	Onting Kop	1 791.5280 Ha	8 370 000	
208	2	AGRI	Onting Kop	7 637 m ²	267 000	
208	3	RES	Ontings Kop	8 501 m ²	2 545 000	
208	4	AGRI	Ontings Kop	8 875 m ²	311 000	
208	5	RES	Ontings Kop	9 743 m ²	2 485 000	
208	6	AGRI	Ontings Kop	7 751 m ²	271 000	
208	7	RES	Ontings Kop	1.1393 Ha	1 185 000	
208	8	AGRI	Ontings Kop	1.1350 Ha	386 000	
208	9	AGRI	Ontings Kop	1.1629 Ha	395 000	
208	10	RES	ONTINGS KOP	1.0099 Ha	1 975 000	
208	11	AGRI	Ontings Kop	9 408 m ²	329 000	
208	12	AGRI	Ontings Kop	4.3498 Ha	1 045 000	
208	13	AGRI	Ontings Kop	8.2487 Ha	1 650 000	
252		AGRI	Voëlvleidam	415.6978 Ha	0	See :- Tulbagh RD 207*
253		AGRI	Voëlvleidam	813.5799 Ha	0	See :- Tulbagh RD 207*
253*	1	AGRI	Schoongezicht	418.1959 Ha	20 700 000	Including :- Tulbagh RD 253/1, Tulbagh RD 254/8
253	1	AGRI	Schoongezicht	334.0910 Ha	0	See :- Tulbagh RD 253*/1
253	2	COM	Vogel Vallij	132.1228 Ha	19 200 000	
253	3	PSI	Vogel Vallij	7 217 m ²	4 000	
254		AGRI	SpesBona	199.4577 Ha	20 050 000	
254	3	AGRI	Bosplaas	13.6177 Ha	0	See :- Tulbagh RD 206*
254	4	AGRI	Bosplaas	70.6558 Ha	0	See :- Tulbagh RD 206*
254	6	AGRI	Bosplaas	11.8784 Ha	0	See :- Tulbagh RD 203*/1
254	8	AGRI	Schoongezicht	84.1049 Ha	0	See :- Tulbagh RD 253*/1
254	9	PSI	Klein Koopmansrivier	6.8679 Ha	34 000	

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
254	10	PSI	Klein Koopmansrivier	3 136 m²	2 000	
254	11	PSI	Klein Koopmansrivier	1.4929 Ha	7 000	
254	12	PSI	Klein Koopmansrivier	1.6173 Ha	8 000	
254	13	PSI	Klein Koopmansrivier	1.1496 Ha	6 000	
254	14	PSI	Klein Koopmansrivier	3 650 m²	2 000	
254	15	PSI	Klein Koopmansrivier	4 504 m²	2 000	
254	16	PSI	TRANSNET	1.1566 Ha	6 000	
255		AGRI	Kasteels Kloof	966.9766 Ha	0	See :- Tulbagh RD 207*
336		AGRI	Lushof	214.2917 Ha	34 800 000	
346		AGRI	Wesland	213.3284 Ha	62 450 000	
346	2	AGRI	De Hoop	127.8836 Ha	22 650 000	
346	7	AGRI	LANKGEWAG	79.2529 Ha	30 150 000	
346	8	AGRI	De Hoop	58.5519 Ha	21 500 000	
346	10	COM	Lankgewag 0	1.9235 Ha	4 735 000	
359		AGRI	Bergsig annex	793.1700 Ha	3 860 000	
359	1	AGRI	Bergsig Breeders	280.4895 Ha	26 750 000	
365	1	PSI	Tulbagh RD	6 863 m²	3 000	
365	3	AGRI	Tulbagh RD	17.8762 Ha	754 000	
372		AGRI	Lushof	63.0319 Ha	22 100 000	
375	1	AGRI	Twee Rivieren	75.4557 Ha	4 160 000	
383		AGRI	Bosplaas	266.6030 Ha	0	See :- Tulbagh RD 203*/1
387	2	AGRI	Tulbagh RD	60.6206 Ha	14 050 000	
387	3	COM	Gouda 0	3.9748 Ha	19 342 000	
387	8	AGRI	Farm 387	137.5108 Ha	46 100 000	
392		AGRI	Bosplaas	22.1371 Ha	0	See :- Tulbagh RD 203*/1
395		AGRI	Tulbagh RD	16.2013 Ha	753 000	
397		MULTI*	La Bonne Esperance	2 933.4061 Ha	54 550 000	
		AGRI	La Bonne Esperance	0 m²	33 850 000	Apportionment A
		COM	La Bonne Esperance	0 m²	20 700 000	Apportionment B:- 46 Turbines
397	1	AGRI	LA BONNE	421.5878 Ha	15 600 000	
397	2	AGRI	Farm 387	424.5878 Ha	17 650 000	
397	3	AGRI	La Bonne Esperance	450.5192 Ha	1 125 000	
397	6	AGRI	La Bonne Esperance	25.8242 Ha	291 000	
397	7	AGRI	La Bonne Esperance	26.1240 Ha	294 000	
397	8	AGRI	La Bonne Esperance	23.3574 Ha	263 000	
397	9	AGRI	La Bonne Esperance	28.4562 Ha	320 000	

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
397	10	AGRI	La Bonne Esperance	26.9664 Ha	303 000	
397	11	AGRI	La Bonne Esperance	29.3950 Ha	331 000	
398		AGRI	La Bonne Esperance	230.9794 Ha	577 000	
399		AGRI	La Bonne Esperance	67.6093 Ha	633 000	
403	2	AGRI	Bosplaas	50.6744 Ha	9 430 000	
408		AGRI	Montagne Riviere	60.7350 Ha	5 400 000	
412		AGRI	Sandleegte	426.1980 Ha	9 485 000	
432		MULTI*	Tomis Veekrale en slagpale	74.7009 Ha	141 500 000	
		AGRI	Tomis Veekrale en slagpale	0 m²	47 500 000	Apportionment A
		COM	Tomis Veekrale en slagpale	0 m²	94 000 000	Apportionment B
439		AGRI	Kleine Bergrivier	98.2439 Ha	3 285 000	
441		AGRI	Kleine Valley	279.7111 Ha	11 250 000	
442		AGRI	Leeurivier	34.8100 Ha	6 730 000	
444		AGRI	TULBAGH RD 000000	203.8505 Ha	66 800 000	
454		AGRI	Tulbagh RD	625.6515 Ha	26 050 000	
457		AGRI	Tu;bagh RD	92.9597 Ha	7 690 000	
458		AGRI	MOLENAARS DRIFT	1 184.7218 Ha	51 700 000	
463		AGRI	463	242.0745 Ha	34 300 000	
464		AGRI	Vorentoe 0	116.9748 Ha	53 900 000	
465		AGRI	465	161.2020 Ha	60 950 000	
Tulbagh RD Totals :- (148 proper sites, 10 multipurpose, 0 site apportionments and 4 dummy records)				30 639.5349 Ha	R1 557 185 000	

Totals per Category for Tulbagh RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	4	3.9736 Ha	3.9736 Ha	22 690 000	22 690 000
IND	0	0 m²	0 m²	10 500 000	10 500 000
COM	6	160.0579 Ha	160.0579 Ha	174 642 000	174 642 000
AGRI	110	23 927.6053 Ha	23 927.6053 Ha	1 342 171 000	1 342 171 000
PSI	22	49.8683 Ha	49.8683 Ha	422 000	422 000
MULTI*	4	6 480.2482 Ha	6 480.2482 Ha	0	0
PROS	1	5.0481 Ha	5.0481 Ha	25 000	25 000
RELIG	1	12.7335 Ha	12.7335 Ha	6 735 000	6 735 000
Totals	148	30 639.5349 Ha	30 639.5349 Ha	R1 557 185 000	R1 557 185 000

* Multipurpose Category - Current value = R298 750 000.00. Pre-Dispute value = R298 750 000.00. These values were apportioned To the relevant individual Categories.

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