

Drakenstein Municipality

Supplementary Valuation 1 for 2024

(Wellington - Valuation Roll)

**In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 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
IND	8(2)(b) Industrial properties
COM	8(2)(c) Business and Commercial properties
AGRI	8(2)(d) Agricultural properties
MUN	8(2)(j) Municipal - Refer to 6(2)(i) Rating Policy
MULTI*	8(2)(i) Properties used for multiple purposes
PROS	Private Open Space

Geographical Area : Wellington

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
10*		AGRI	WELVANPAS 0	20.6977 Ha	10 950 000	Including :- Wellington 10, Wellington 28. Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
10		AGRI	WELVANPAS 0	7.0671 Ha	0	See :- Wellington 10*. Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
28		AGRI	WELVANPAS 0	13.6306 Ha	0	See :- Wellington 10*. Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
1100		COM	Fonteinstraat 45	885 m²	13 920 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
1563		AGRI	WELVANPAS 0	25.4351 Ha	4 670 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
1607*		AGRI	Welvanpas	15.6823 Ha	4 190 000	Including :- Wellington 1607, Wellington 1611. Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
1607		AGRI	Welvanpas	6.2447 Ha	0	See :- Wellington 1607*. Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
1611		AGRI	WELVANPAS 0	9.4376 Ha	0	See :- Wellington 1607*. Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
1894		MUN	Suidstraat 0	773 m²	1 638 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D.
2227		VACR	Sandstraat 42	998 m²	379 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie
2243		RES	Sandstraat 86	1 367 m²	1 350 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 15827/8 off Sect.78(4)(c) E.D
2389		RES	Valleistraat 5	580 m²	2 105 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
4756		AGRI	WELVANPAS 0	32.9361 Ha	5 035 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
6403		RES	Burgstraat 57	5 285 m²	8 985 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
6561		MUN	Dietmannstraat 7	2 405 m²	320 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D.
9023		RES	Pentzstraat 48	471 m²	1 735 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
9669		RES	Onverwacht 32	563 m²	2 785 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
10247		RES	Albedostraat 6	240 m²	1 145 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
11357		AGRI	Uit Hoogenhoutstraat 0	1.8442 Ha	9 220 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
11472		COM	Oudepontstraat 0	1 034 m²	4 022 000	Note :- Sect.78(1)(f) Revaluation
14320		RES	Volendam	600 m²	3 280 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
14976		MULTI*	Leeurivier	4.6586 Ha	6 990 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D.
		RES	Leeurivier	0 m²	6 300 000	Apportionment A
		AGRI	Leeurivier	0 m²	690 000	Apportionment B
14985		COM	Vorentoe	6 570 m²	4 450 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D.
15144		VACR	Verdeau Lifestyle Estate	1 918 m²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 15241 off, leaving no remainder Sect.78(4)(c) E.D
15234		RES	Verdeau Lifestyle Estate	497 m²	2 600 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
15241		VACR	Verdeau Lifestyle Estate	963 m²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16198-16200 Sect.78(4)(c) E.D
15302		RES	Stadsig	532 m²	2 980 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
15312		RES	Stadsig	318 m²	2 320 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
15391		VACR	Stadsig 0	285 m²	500 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 15987/8 off Sect.78(4)(c) E.D
15593		PROS	Diemersfontein	102 m²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15520 Sect.78(4)(c) E.D
15620		VACR	Beauvais Hills	3.7494 Ha	22 500 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
15628		VACR	Beauvais Hills	458 m²	900 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15620 Sect.78(4)(c) E.D

Geographical Area : Wellington

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
15664		VACR	Beauvais Hills	600 m²	1 040 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15620 Sect.78(4)(c) E.D
15721		IND	Nywerheidspark 0	4.8100 Ha	14 293 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
15823		VACR	Verdeau Lifestyle Estate 0	8 996 m²	9 450 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
15827		VACR	Sand Street	358 m²	219 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 2243 Sect.78(4)(c) E.D
15828		VACR	Sand Street	358 m²	219 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 2243 Sect.78(4)(c) E.D
15944		RES	Stadsig 0	339 m²	2 710 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
15972		RES	Stadsig 0	331 m²	3 080 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
15985		RES	Stadsig	442 m²	4 720 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
15987		VACR	Stadsig	261 m²	481 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel van 15391 Sect.78(4)(c) E.D
15988		VACR	X	261 m²	481 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel van 15391 Sect.78(4)(c) E.D
16003		RES	Cummings Street 0	316 m²	2 455 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16006		RES	Cummings Street	273 m²	2 600 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16017		RES	Lady Eslean Estate 0	5 146 m²	3 900 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
16025		RES	Lady Eslean Estate	261 m²	2 405 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16026		RES	Lady Eslean Estate	261 m²	2 350 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16027		RES	Lady Eslean Estate	261 m²	2 350 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16028		RES	Lady Eslean Estate	261 m²	2 350 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16044		RES	Lady Eslean Estate	266 m²	2 350 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16017 Sect.78(4)(c) E.D
16045		VACR	Lady Eslean Estate	266 m²	650 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16017 Sect.78(4)(c) E.D
16051		RES	Lady Eslean Estate	265 m²	2 235 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16059		VACR	Lady Eslean Estate	257 m²	650 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16017 Sect.78(4)(c) E.D
16101		RES	Verdeau Lifestyle Estate	271 m²	1 100 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15823 Sect.78(4)(c) E.D
16102		VACR	Verdeau Lifestyle Estate	239 m²	874 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15823 Sect.78(4)(c) E.D
16105		VACR	Verdeau Lifestyle Estate	189 m²	733 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15823 Sect.78(4)(c) E.D
16106		VACR	Verdeau Lifestyle Estate	187 m²	726 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15823 Sect.78(4)(c) E.D
16107		RES	Verdeau Lifestyle Estate	187 m²	2 145 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16108		VACR	Verdeau Lifestyle Estate	287 m²	767 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15823 Sect.78(4)(c) E.D
16109		RES	Verdeau Lifestyle Estate	366 m²	2 390 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16154		RES	Verdeau Lifestyle Estate	324 m²	3 030 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16156		RES	Verdeau Lifestyle Estate	301 m²	2 700 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16157		RES	Verdeau Lifestyle Estate	346 m²	1 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15823 Sect.78(4)(c) E.D
16190		RES	Diemersfontein 0	1.0150 Ha	6 000 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
16198		VACR	Verdeau Lifestyle Estate	385 m²	737 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15241 Sect.78(4)(c) E.D
16199		VACR	Verdeau Lifestyle Estate	463 m²	831 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15241 Sect.78(4)(c) E.D
16200		PROS	Verdeau Lifestyle Estate	107 m²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15241 Sect.78(4)(c) E.D
16382		VACR	Stadsig 0	7 489 m²	7 000 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16393 off Sect.78(4)(c) E.D

Geographical Area : Wellington

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
16393		VACR	Stadsig	616 m²	1 465 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel form 16382 Sect.78(4)(c) E.D
Wellington Totals :- (67 proper sites, 2 multipurpose, 0 site apportionments and 2 dummy records)				116.6664 Ha	R 211 657 000	

Totals per Category for Wellington

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	29	3.0820 Ha	3.0820 Ha	87 655 000	87 655 000
VACR	22	6.3328 Ha	6.3328 Ha	50 602 000	50 602 000
IND	1	4.8100 Ha	4.8100 Ha	14 293 000	14 293 000
COM	3	8 489 m ²	8 489 m ²	22 392 000	22 392 000
AGRI	7	96.5954 Ha	96.5954 Ha	34 755 000	34 755 000
MUN	2	3 178 m ²	3 178 m ²	1 958 000	1 958 000
MULTI*	1	4.6586 Ha	4.6586 Ha	0	0
PROS	2	209 m ²	209 m ²	2 000	2 000
Totals	67	116.6664 Ha	116.6664 Ha	R 211 657 000	R 211 657 000

* Multipurpose Category - Current value = \$6,990,000.00. Pre-Dispute value = \$6,990,000.00. 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 22nd day of May 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