Drakenstein Municipality

Supplementary Valuation 4
Financial Year 2026/2027
Batch 1 to 5 Combined

(Gouda - 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

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Categories Reference

Category	Description
RES	8(2)(a) Residential properties
VACR	8(3) Vacant land Residential
MUN	8(2)(j) Municipal - Refer to 6(2)(i) Rating Policy
PSI	8(2)(g) Public service infrastructure properties

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Geographical Area : Gouda

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
309	0	VACR	Gouda Hoewes 0	1.3393 Ha	440 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 1640 off Sect.78(4)(c) E.D SV4B4
600	0	PSI	Wantenaarstraat 0	227 m²	1 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SCassie Lys opgedateer4 B2
691	0	MUN	Straat	4 350 m²	1 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV4 B2
1250	0	MUN	Malvastraat	321 m²	109 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
1254	0	MUN	Malvastraat	156 m²	54 600	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
1259	0	MUN	Malvastraat	135 m²	47 600	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
1261	0	MUN	Malvastraat	122 m²	43 400	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
1266	0	MUN	Malvastraat	157 m²	54 950	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
1344	0	MUN	Malvastraat	163 m²	57 050	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
1355	0	MUN	Malvastraat	149 m²	52 150	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
1356	0	MUN	Malvastraat	175 m²	60 900	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
1411	0	MUN	Malvastraat	295 m²	100 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
1640	0	RES	Gouda Hoewes	4 451 m²	505 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 309 Sect.78(4)(c) E.D SV4B4
Gouda Totals :- (13 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				2.4094 Ha	R 1 526 650	

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Totals per Category for Gouda

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	1	4 451 m²	4 451 m²	505 000	505 000
VACR	1	1.3393 Ha	1.3393 Ha	440 000	440 000
MUN	10	6 023 m²	6 023 m²	580 650	580 650
PSI	1	227 m²	227 m²	1 000	1 000
Totals	**13**	**2.4094 Ha**	**2.4094 Ha**	**R 1 526 650**	**R 1 526 650**

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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 19th day of October 2026.

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