Drakenstein Municipality

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

(Mbekweni - 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
MUN	8(2)(j) Municipal - Refer to 6(2)(i) Rating Policy

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Geographical Area : Mbekweni

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
557	0	MUN	Mafilastraat 45	53.7953 Ha	18 290 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
669	0	RES	Blok E 48	176 m²	224 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
3723	0	MUN	Pinzistraat/6 Zingisanistraat 6	240 m²	69 600	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
3724	0	MUN	Pinzistraat 8	240 m²	69 600	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
3725	0	MUN	Pinzistraat 10	240 m²	69 600	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
3726	0	MUN	Pinzistraat 12	240 m²	69 600	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
3727	0	MUN	Pinzistraat 14	240 m²	69 600	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
3728	0	MUN	Pinzistraat 16	240 m²	69 600	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
Mbekweni Totals :- (8 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				53.9569 Ha	R 18 931 600	

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Totals per Category for Mbekweni

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	1	176 m²	176 m²	224 000	224 000
MUN	7	53.9393 Ha	53.9393 Ha	18 707 600	18 707 600
Totals	**8**	**53.9569 Ha**	**53.9569 Ha**	**R 18 931 600**	**R 18 931 600**

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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