Drakenstein Municipality

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

(Pearl Valley Estate - 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

Geographical Area : Pearl Valley Estate

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
112	0	RES	Pearl Valley 112	567 m²	8 400 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B2
244	0	RES	Pearl Valley 244	1 057 m²	8 720 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B5
270	0	RES	Pearl Valley 0	1 304 m²	14 450 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B3
334	0	RES	Pearl Valley 334	1 303 m²	31 050 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B2
411	0	RES	Pearl Valley 411	749 m²	11 900 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B3
554	0	RES	Pearl Valley	1 310 m²	18 650 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B2
616	0	RES	Pearl Valley	1 500 m²	20 600 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5
669	0	RES	Pearl Valley 0	700 m²	10 600 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B3
698	0	RES	Pearl Valley 0	784 m²	11 650 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B4
700	0	RES	Pearl Valley 0	746 m²	11 100 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
722	0	RES	Pearl Valley 0	897 m²	13 100 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B1
723	0	RES	Pearl Valley	897 m²	13 650 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
724	0	RES	Pearl Valley 0	896 m²	16 200 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B1
729	0	RES	Pearl Valley 0	749 m²	13 700 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B3
747	0	RES	Pearl Valley 0	750 m²	12 000 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B3
755	0	RES	Pearl Valley 0	873 m²	12 400 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
785	0	RES	Pearl Valley 0	890 m²	12 500 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5
805	0	RES	Pearl Valley 0	747 m²	10 500 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
807	0	RES	Pearl Valley 0	868 m²	14 050 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5

Pearl Valley Estate Totals :- (19 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)	1.7587 Ha	R 265 220 000

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Totals per Category for Pearl Valley Estate

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	19	1.7587 Ha	1.7587 Ha	265 220 000	265 220 000
Totals	**19**	**1.7587 Ha**	**1.7587 Ha**	**R 265 220 000**	**R 265 220 000**

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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