# Drakenstein Municipality

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

**(Val De Vie - 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 |
| COM | 8(2)(c) Business and Commercial properties |
| AGRI | 8(2)(d) Agricultoral properties |
| PSI | 8(2)(g) Public service infrastructure properties |
| MULTI* | 8(2)(i) Properties used for multiple purposes |
| PROS | Private Open Space |

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**Geographical Area : Val De Vie**

| Erf No | Portion | Category | Physical Address | Extent | Value | Other Particulars |
|---|---|---|---|---|---|---|
| 549 | 0 | RES | Val De Vie 0 | 818 m² | 15 700 000 | Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1 |
| 583 | 0 | RES | Val De Vie 0 | 1 194 m² | 13 450 000 | Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2 |
| 976 | 0 | MULTI* | Val de Vie | 3.1226 Ha | 88 050 000 | Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B5 |
| | 0 | RES | Val de Vie | 0 m² | 80 950 000 | Apportionment A :- House |
| | 0 | AGRI | Val de Vie | 0 m² | 7 100 000 | Apportionment B :- Agri |
| 988 | 0 | RES | Val de Vie | 2.5635 Ha | 102 500 000 | Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1 |
| 1165 | 0 | RES | Val de Vie | 1 200 m² | 27 850 000 | Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B1 |
| 1176 | 0 | RES | Val de Vie | 942 m² | 9 280 000 | Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1 |
| 1215 | 0 | RES | Val de Vie | 1 283 m² | 25 150 000 | Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5 |
| 1226 | 0 | RES | Val de Vie | 1 165 m² | 12 750 000 | Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1 |
| 1250 | 0 | RES | Val de Vie | 923 m² | 14 850 000 | Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2 |
| 1287 | 0 | RES | Val de Vie | 1 119 m² | 18 500 000 | Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4 |
| 1381 | 0 | PROS | Val de Vie | 4 571 m² | 1 000 | Note :- Sect.78(1)(c) Subdivided /Onderverdeel 1727 off Sect.78(4)(c) E.D SV4B4 |
| 1400 | 0 | PROS | Val de Vie | 2.2828 Ha | 1 000 | Note :- Sect.78(1)(c) Subdivided /Onderverdeel 1633 off Sect.78(4)(c) E.D SV4B1 |
| 1404 | 0 | VACR | Val de Vie | 0 m² | 0 | Note :- Sect.78(1)(c) Consolidated /Konsol. see 1725 Sect.78(4)(c) E. D. SV4B4 |
| 1405 | 0 | MULTI* | Simonduim 0 | 1.8053 Ha | 108 000 000 | Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B5. |
| | 0 | AGRI | Simonduim 0 | 0 m² | 6 300 000 | Apportionment A :- Agri |
| | 0 | COM | Simonduim 0 | 0 m² | 1 700 000 | Apportionment B :- Business |
| | 0 | RES | Simonduim 0 | 0 m² | 100 000 000 | Apportionment C :- Vivante Village |
| 1429 | 0 | RES | Val de Vie | 1 467 m² | 20 650 000 | Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B5 |
| 1497 | 0 | RES | Val de Vie | 849 m² | 13 550 000 | Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. Sent to SV4 from GV by Christie - Completion List - 16 July 2026 - Jacuzzi 4m² GAW |
| 1530 | 0 | RES | Val de Vie | 700 m² | 9 950 000 | Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1 |
| 1546 | 0 | RES | Val de Vie | 923 m² | 16 900 000 | Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. Sent to SV4 from GV by Christie - Completion List - 16 July 2026 - Jacuzzi 4m² GAW |

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**Geographical Area : Val De Vie**

| Erf No | Portion | Category | Physical Address | Extent | Value | Other Particulars |
|---|---|---|---|---|---|---|
| 1561 | 0 | RES | Val de Vie | 1 240 m² | 17 250 000 | Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2 |
| 1633 | 0 | PROS | Val de Vie | 1.4158 Ha | 1 000 | Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1400 Sect.78(4)(c) E.D SV4B1 |
| 1662 | 0 | RES | Val De Vie 0 | 775 m² | 20 150 000 | Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4 |
| 1672 | 0 | RES | Val De Vie 0 | 2 160 m² | 26 400 000 | Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B5 |
| 1720 | 0 | RES | Val De Vie 0 | 0 m² | 0 | Note :- Sect.78(1)(c) Consolidated /Konsol. see 1725 Sect.78(4)(c) E. D. SV4B4 |
| 1725 | 0 | PSI | Val de Vie | 3 m² | 1 000 | Note :- Sect.78(1)(c) Consolidated /Konsol. from 1404,1720 Sect.78(4)(c) E. D. SV4B5 |
| 1726 | 0 | PROS | Val de Vie | 2 118 m² | 1 000 | Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1725 Sect.78(4)(c) E.D SV4B5 |
| 1727 | 0 | PROS | Val de Vie | 1 239 m² | 1 000 | Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1381 Sect.78(4)(c) E.D SV4B4 |
| 1728 | 0 | PROS | Val de Vie | 1 523 m² | 1 000 | Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1405 Sect.78(4)(c) E.D SV4B4 |
| **Val De Vie Totals :- (27 proper sites, 5 multipurpose, 0 site apportionments and 0 dummy records)** | | | | 13.8112 Ha | R 560 937 000 | |

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## Totals per Category for Val De Vie

| Category | Sites | Extent | Previous extent | Current Value | Previous value |
|---|---|---|---|---|---|
| RES | 17 | 4.2393 Ha | 7.0477 Ha | 545 830 000 | 549 670 000 |
| VACR | 1 | 0 m² | 0 m² | 0 | 0 |
| COM | 0 | 0 m² | 0 m² | 1 700 000 | 1 700 000 |
| AGRI | 0 | 0 m² | 0 m² | 13 400 000 | 13 400 000 |
| PSI | 1 | 3 m² | 0 m² | 1 000 | 0 |
| MULTI* | 2 | 4.9279 Ha | 4.9279 Ha | 0 | 0 |
| PROS | 6 | 4.6437 Ha | 4.6437 Ha | 6 000 | 6 000 |
| **Totals** | **27** | **13.8112 Ha** | **16.6193 Ha** | **R 560 937 000** | **R 564 776 000** |

*** Multipurpose Category - Current value = R196 050 000.00. Pre-Dispute value = R96 050 000.00. These values were apportioned To the relevant individual Categories.**

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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**