Drakenstein Municipality

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

(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

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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) Agricultoral properties
MUN	8(2)(j) Municipal - Refer to 6(2)(i) Rating Policy
PSI	8(2)(g) Public service infrastructure properties
MULTI*	8(2)(i) Properties used for multiple purposes
PROS	Private Open Space
Unknown	Category is unknown

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Geographical Area : Wellington

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
34	17	MUN	Champagnestraat/Versaillesstraat 0	1.2739 Ha	100 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
34	20	MUN	Pelikaanstraat/Bloekomlaan Sportgrond 0	7.7490 Ha	8 650 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
125	0	MULTI*	Donaldsonstraat 17	1 352 m²	2 335 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
	0	RES	Donaldsonstraat 17	0 m²	1 855 000	Apportionment A :- House
	0	COM	Donaldsonstraat 17	0 m²	480 000	Apportionment B :- Self Catering
411	0	MUN	Stokeryweg 0	5.1039 Ha	1 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV2B4
414	0	PSI	Hermonweg 0	702 m²	1 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV4 B2
978	0	COM	Jan van Riebeeckstraat 38	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 16214 Sect.78(4)(c) E. D. SV4B3
979	0	COM	Jan V Riebeeck Straat	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 16214 Sect.78(4)(c) E. D. SV4B3
1191	0	RES	Bainstraat 70	614 m²	1 800 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16193 off Sect.78(4)(c) E.D SV4B2
1209	0	COM	Cummingsstraat 20	1 019 m²	3 260 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5
1301	0	MULTI*	Bergstraat 0	1.2203 Ha	5 905 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D SV4B2.
	0	RES	Bergstraat 0	0 m²	5 360 000	Apportionment A :- House
	0	COM	Bergstraat 0	0 m²	545 000	Apportionment B :- Self Catering
1498	0	RES	Uit Krielstraat 0	0 m²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16237 off leaving no remainder Sect.78(4)(c) E.D SV4B1
1600	0	AGRI	Plaas 0	130 m²	0	See :- Wellington 5650*. Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
1694	0	RES	Moreligstraat 11	623 m²	2 100 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B3
1701	0	COM	Pleinstraat 8	575 m²	1 910 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
1751	0	MUN	PENTZSTR 08	532 m²	754 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
2030	0	MUN	Road Remainder	1 343 m²	1 000	Note :- Sect.78(1)(a) Ommitted/Weglating SV4B2
2568	0	VACR	Uit Uitkykstraat 0	5 072 m²	3 000 000	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D. Muns Erwe 14648 + 14649 Af SV4 B5 Only Extent Correction
3029	0	RES	Tarentaalstraat 2	841 m²	730 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B3

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3299	0	COM	Hoofweg 80	1 382 m²	6 877 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV4 B5
3530	0	COM	Kerkstraat 32	2 374 m²	21 560 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV4 B5
3779	0	RES	Jasmynstraat 3	1 439 m²	3 525 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B3
3793	0	RES	Freesiastraat 3	1 257 m²	3 720 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
3906	0	RES	Eikelaan 10	620 m²	1 885 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B2
4170	0	RES	Richelieustraat 8	1 071 m²	2 415 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B4
4693	0	RES	Welvanpasweg 12	1 330 m²	3 260 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
5650*	0	MULTI*	Plaas 0	3.6996 Ha	21 459 000	Including :- Wellington 1600, Wellington 5650. Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
	0	AGRI	Plaas 0	0 m²	19 959 000	Apportionment A :- Ko-Op Kelder - Bovlei
	0	COM	Plaas 0	0 m²	1 500 000	Apportionment B :- Restuarant Etc
5650	0	AGRI	Plaas 0	3.6866 Ha	0	See :- Wellington 5650*. Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
6325	0	MULTI*	Cawoodsingel 8	500 m²	2 010 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
	0	RES	Cawoodsingel 8	0 m²	1 275 000	Apportionment A :- House
	0	COM	Cawoodsingel 8	0 m²	735 000	Apportionment B :- Creche
6868	0	MULTI*	Richterlaan 27	792 m²	4 475 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
	0	RES	Richterlaan 27	0 m²	2 930 000	Apportionment A :- House
	0	COM	Richterlaan 27	0 m²	1 545 000	Apportionment B :- Self Catering
9151	0	COM	Bainstraat 00009A	508 m²	1 682 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV4 B5
9152	0	MULTI*	Bainstraat 00009B	576 m²	3 550 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4 B5
	0	RES	Bainstraat 00009B	0 m²	1 650 000	Apportionment A :- Dwelling
	0	COM	Bainstraat 00009B	0 m²	1 900 000	Apportionment B :- Guest House
9248	0	IND	Oude Pont 0	1.2562 Ha	12 000 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4 B5
9659	0	MUN	Third Ave	4 808 m²	1 670 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
10225	0	RES	Nebulastraat 0	240 m²	1 480 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B2

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11369	0	RES	Terra Vino 12	360 m²	2 665 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B3
12819	0	RES	Uit-Jacqueslaan 0	831 m²	3 655 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B3
12823	0	RES	Uit-Jacqueslaan 0	672 m²	3 390 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B3
12910	0	COM	Malherbestraat 32	490 m²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel See SS La Papillon Sect.78(4)(c) E.D SV4B5
12930	0	COM	Diemersfontein	5.5529 Ha	7 618 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1524 Sect.78(4)(c) E.D SV4B3
13168	0	COM	Nywerheidspark 0	9 913 m²	11 091 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4 B5
13544	0	RES	Bainsvallei 54	370 m²	3 010 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B4
14257	0	RES	Sesdelaan 0	650 m²	3 925 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14261	0	RES	Sesdelaan 0	712 m²	4 690 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14262	0	RES	Mont Pellierlaan 0	723 m²	3 595 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14263	0	RES	Sesdelaan 0	723 m²	3 770 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14267	0	RES	Sesdelaan 0	770 m²	4 110 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14270	0	RES	Sesdelaan 0	701 m²	3 300 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14271	0	RES	Sesdelaan 0	703 m²	3 810 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14275	0	RES	Sesdelaan 0	600 m²	3 055 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14278	0	RES	Sesdelaan 0	726 m²	4 390 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14286	0	RES	Sesdelaan 0	667 m²	3 720 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14293	0	RES	Volendam	647 m²	3 535 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14302	0	RES	Volendam	719 m²	4 315 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14307	0	RES	Volendam	847 m²	4 720 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1
14315	0	RES	Volendam	600 m²	3 815 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B1

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14639	0	RES	Uit Uitkykstraat	270 m²	1 230 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B1
14648	0	MUN	Uit Uitkykstraat	1 403 m²	250 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
14649	0	MUN	Uit Uitkykstraat	633 m²	115 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV4 B5
15124	0	RES	Sandstraat	1.0330 Ha	7 475 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16425 off Sect.78(4)(c) E.D SV4B3
15139	0	PROS	Sandstraat	1 017 m²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
15140	0	MUN	Sandstraat	3 057 m²	585 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV4 B5
15168	0	RES	Verdeau Lifestyle Estate	393 m²	2 855 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B4
15317	0	RES	Stadsig	227 m²	2 180 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV4B2
15503	0	COM	Nywerheidspark	2.7971 Ha	49 870 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.Nuwe Fabriek op Erf 16246 SV4 B5
15504	0	MULTI*	Plaas 0	2 635 m²	9 794 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
	0	RES	Plaas 0	0 m²	5 491 000	Apportionment A :- House
	0	COM	Plaas 0	0 m²	4 303 000	Apportionment B :- Self Catering
15529	0	VACR	Berg en dal Street	5.1455 Ha	43 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16289, 16341, 16272,16278 off Sect.78(4)(c) E.D SV4B5
15530	0	RES	Sandstraat	208 m²	757 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
15531	0	RES	Sandstraat	208 m²	757 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
15532	0	RES	Sandstraat	150 m²	698 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
15533	0	RES	Sandstraat	158 m²	707 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
15534	0	RES	Sandstraat	148 m²	696 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
15535	0	RES	Sandstraat	116 m²	658 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
15536	0	RES	Sandstraat	199 m²	748 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
15537	0	RES	Sandstraat	165 m²	714 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2

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15548	0	PROS	Sandstraat	709 m²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
15549	0	PROS	Sandstraat	31 m²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
15660	0	RES	Beauvais Hills	578 m²	2 725 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5
15661	0	RES	Beauvais Hills	600 m²	3 445 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B3
15738	0	RES	Eerstelaan 19	529 m²	2 810 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5
15823	0	VACR	Verdeau Lifestyle Estate 0	7 075 m²	7 980 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16162 off Sect.78(4)(c) E.D SV4B2
15824	0	VACR	Verdeau Lifestyle Estate 0	2 973 m²	9 000 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16432,16440 off Sect.78(4)(c) E.D SV4B1
15953	0	RES	Stadsig	369 m²	3 610 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
15973	0	RES	Stadsig	315 m²	2 735 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
15977	0	RES	Stadsig 0	313 m²	2 670 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
16019	0	RES	Lady Eslean Estate	256 m²	2 465 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B1
16020	0	RES	Lady Eslean Estate	256 m²	2 245 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B1
16069	0	COM	Blignaut Business Park	826 m²	2 561 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) SV4B2
16155	0	RES	Verdeau Lifestyle Estate	272 m²	2 545 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B1
16158	0	RES	Verdeau Lifestyle Estate	273 m²	2 490 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5
16159	0	RES	Verdeau Lifestyle Estate	296 m²	2 555 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5
16162	0	VACR	Verdeau Lifestyle Estate	260 m²	934 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15823 Sect.78(4)(c) E.D SV4B2
16187	0	RES	Diemersfontein	3 810 m²	3 240 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5
16189	0	RES	Diemersfontein 0	3 759 m²	6 445 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5
16193	0	VACR	Bainstraat 70A	337 m²	346 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1191 Sect.78(4)(c) E.D SV4B2
16214	0	COM	Jan Van Riebeeckstraat 38	1 407 m²	3 183 000	Note :- Sect.78(1)(c) Consolidated /Konsol. from 977,978 Sect.78(4)(c) E. D. SV4B3

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16237	0	RES	X	650 m²	2 760 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1498 Sect.78(4)(c) E.D SV4B1
16272	0	VACR	Berg en Dal	237 m²	814 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV4B5
16278	0	VACR	Berg en Dal	263 m²	880 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV4B5
16280	0	VACR	Berg en Dal	263 m²	880 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16280 Sect.78(4)(c) E.D SV4B4
16281	0	VACR	Berg en Dal	263 m²	880 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16280 Sect.78(4)(c) E.D SV4B4
16283	0	VACR	Berg en Dal	237 m²	814 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV4B3
16284	0	VACR	Berg en Dal	237 m²	814 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV4B3
16285	0	RES	Berg en Dal	237 m²	2 620 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B3.
16286	0	RES	Berg en Dal	233 m²	2 500 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B1
16287	0	VACR	Berg en Dal	302 m²	976 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV4B3
16289	0	VACR	Berg en Dal	285 m²	935 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV4B5
16290	0	VACR	Berg en Dal	285 m²	935 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV4B3
16291	0	VACR	Berg en Dal	285 m²	935 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV4B2
16341	0	VACR	Berg en Dal	2 183 m²	5 060 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV4B5
16342	0	VACR	Berg en Dal	5 468 m²	12 000 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV4B4
16389	0	RES	Stadsig	792 m²	4 290 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B5
16392	0	RES	X	658 m²	3 750 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
16403	0	RES	Bainsvallei	357 m²	2 700 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
16404	0	RES	Bainsvallei	346 m²	2 810 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B2
16424	0	RES	Sandstraat	195 m²	745 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
16425	0	RES	Sandstraat	166 m²	715 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B3

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16427	0	RES	Sandstraat	116 m²	658 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15124 Sect.78(4)(c) E.D SV4B2
16432	0	VACR	Verdeau Lifestyle Estate	301 m²	1 025 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15824 Sect.78(4)(c) E.D SV4B1
16440	0	VACR	Verdeau Lifestyle Estate	287 m²	988 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15824 Sect.78(4)(c) E.D SV4B1
16441	0	VACR	Verdeau Lifestyle Estate	287 m²	988 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel frpm 15824 Sect.78(4)(c) E.D SV4B5
16442	0	RES	Verdeau Lifestyle Estate	293 m²	3 015 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV4B4
16447	0	VACR	Verdeau Lifestyle Estate	235 m²	845 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV4B2
16524	0	RES	Damsig	2 039 m²	5 590 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16237 Sect.78(4)(c) E.D SV4B1
16525	0	RES	Lady Lochweg	2.9681 Ha	50 530 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16584/5 off Sect.78(4)(c) E.D
16584	0	PROS	Mont Rochelle	1 307 m²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16525 Sect.78(4)(c) E.D SV4B2
16585	0	PROS	Mont Rochelle	1 017 m²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16525 Sect.78(4)(c) E.D SV4B2
16586	0	PROS	Mont Rochelle	2 908 m²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16525 Sect.78(4)(c) E.D SV4B5
16587	0	PROS	Mont Rochelle	7 218 m²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16525 Sect.78(4)(c) E.D SV4B5
Wellington Totals :- (127 proper sites, 14 multipurpose, 0 site apportionments and 1 dummy records)				49.6170 Ha	R 508 026 000	

Totals per Category for Wellington

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	66	8.0017 Ha	8.9906 Ha	249 084 000	246 394 000
VACR	22	7.8590 Ha	7.1487 Ha	94 229 000	65 432 000
IND	1	1.2562 Ha	1.2562 Ha	12 000 000	12 000 000
COM	13	10.1994 Ha	10.1994 Ha	120 620 000	120 620 000
AGRI	2	3.6996 Ha	3.6996 Ha	19 959 000	19 959 000
MUN	9	15.3044 Ha	14.9987 Ha	12 126 000	11 541 000
PSI	1	702 m²	702 m²	1 000	1 000
MULTI*	6	1.8058 Ha	1.8058 Ha	0	0
PROS	7	1.4207 Ha	7 138 m²	7 000	6 000
Unknown	0	0 m²	2.0887 Ha	0	0
Totals	**127**	**49.6170 Ha**	**50.9717 Ha**	**R 508 026 000**	**R 475 953 000**

*** Multipurpose Category - Current value = R49 528 000.00. Pre-Dispute value = R49 528 000.00. 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