

# DRAKENSTEIN MUNISIPALITEIT DRAKENSTEIN MUNICIPALITY

Supplementary Valuation Roll 4 for 2020-07-01

(Drakenstein Municipality - Supplementary Valuation Roll)

In accordance with Section 78 of the Local Government: Municipal Property Rates Act, No 6 of 2004  
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of Valuation: 2020-07-01

**Deeltitel / Sectional Title**

**Kategorieleutel / Category Reference**

Category	Description
A	Residential
A1	Residential Vacant
A2	Residential Rural
B	Busines
B1	Rural Business
C	Industrial
C1	Rural Industrial
D	Agriculture
E	Municipal Property
F	State Property and Public Service Purposes

Category	Description
G	Place of Worship
H	Education
J	Other Purpose
L	Welfare/NGO
M	Private Open Space
N	Recreation/Sport Facilities
P	Public Service Infrastructure
R	Non-residential
VAS	Mining

**\*\***

In compliance with the Protection of Personal Information Act, No 4 of 2013, the names of owners of property listed herein have been redacted.

Scheme Name/Number	Area	Erf No	Owner/s**	Physical Address	Unit Number	Flat or Door		Extent sqm	Market Value	Any other prescribed particulars
			Redacted - POPIA Compliance			Number	Category			
Wateruintjiesvlei	Paarl	27459		199 BOSCHENMEER		1	1 A	231	R 2 400 000.00	78(1)(c)Subdivision
Wateruintjiesvlei	Paarl	27459		199 BOSCHENMEER		2	2 A	82	R 1 400 000.00	78(1)(c)Subdivision
Wateruintjiesvlei	Paarl	27459		199 BOSCHENMEER		3	3 A	72	R 1 250 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		0	0 A1	1907	R 2 560 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		901	901 A2	70	R 2 100 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		902	902 A2	69	R 2 070 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		903	903 A2	68	R 2 040 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		904	904 A2	69	R 2 070 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		905	905 A2	69	R 2 070 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		906	906 A2	69	R 2 070 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		907	907 A2	69	R 2 070 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		908	908 A2	69	R 2 070 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		1004	1004 A2	69	R 2 070 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		1005	1005 A2	70	R 2 100 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		1006	1006 A2	69	R 2 070 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		1007	1007 A2	69	R 2 070 000.00	78(1)(c)Subdivision
SS MANTIS PEARL VALLEY HOTEL	Pearl Valley	629		SS MANTIS PEARL VALLEY HOTEL		1008	1008 A2	70	R 2 100 000.00	78(1)(c)Subdivision
Evergreen Val de Vie	Val De Vie	957		VAL DE VIE - EVERGREEN		277	277 A2	142	R 2 700 000.00	78(1)(d)IncreaseinMarketValue
Evergreen Val de Vie	Val De Vie	957		VAL DE VIE - EVERGREEN		278	278 A2	141	R 2 680 000.00	78(1)(d)IncreaseinMarketValue
Evergreen Val de Vie	Val De Vie	957		VAL DE VIE - EVERGREEN		279	279 A2	142	R 2 700 000.00	78(1)(d)IncreaseinMarketValue
Evergreen Val de Vie	Val De Vie	957		VAL DE VIE - EVERGREEN		280	280 A2	143	R 2 720 000.00	78(1)(d)IncreaseinMarketValue
Evergreen Val de Vie	Val De Vie	957		VAL DE VIE - EVERGREEN		281	281 A2	143	R 2 720 000.00	78(1)(d)IncreaseinMarketValue
Evergreen Val de Vie	Val De Vie	957		VAL DE VIE - EVERGREEN		282	282 A2	142	R 2 700 000.00	78(1)(d)IncreaseinMarketValue
Evergreen Val de Vie	Val De Vie	957		VAL DE VIE - EVERGREEN		283	283 A2	142	R 2 700 000.00	78(1)(d)IncreaseinMarketValue
Evergreen Val de Vie	Val De Vie	957		VAL DE VIE - EVERGREEN		284	284 A2	143	R 2 720 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		259	259 A2	177	R 3 360 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		260	260 A2	176	R 3 340 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		261	261 A2	174	R 3 310 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		262	262 A2	177	R 3 360 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		263	263 A2	175	R 3 330 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		264	264 A2	176	R 3 340 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		265	265 A2	175	R 3 330 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		266	266 A2	228	R 4 330 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		267	267 A2	171	R 3 250 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		268	268 A2	171	R 3 250 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		269	269 A2	145	R 2 760 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		270	270 A2	145	R 2 760 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		271	271 A2	145	R 2 760 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		272	272 A2	145	R 2 760 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		273	273 A2	144	R 2 740 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		274	274 A2	145	R 2 760 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		275	275 A2	145	R 2 760 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		276	276 A2	146	R 2 770 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		285	285 A2	170	R 3 230 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		286	286 A2	170	R 3 230 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		287	287 A2	184	R 3 500 000.00	78(1)(d)IncreaseinMarketValue
Evergreen, Val de Vie	Val De Vie	957		VAL DE VIE EVERGREEN		288	288 A2	227	R 4 310 000.00	78(1)(d)IncreaseinMarketValue
SS VAL DE VIE EVERGREEN	Val De Vie	957		VAL DE VIE EVERGREEN		236	236 A2	142	R 2 700 000.00	78(1)(d)IncreaseinMarketValue
SS VAL DE VIE EVERGREEN	Val De Vie	957		VAL DE VIE EVERGREEN		243	243 A2	209	R 3 970 000.00	78(1)(d)IncreaseinMarketValue
SS VAL DE VIE EVERGREEN	Val De Vie	957		VAL DE VIE EVERGREEN		244	244 A2	145	R 2 760 000.00	78(1)(d)IncreaseinMarketValue
SS VAL DE VIE EVERGREEN	Val De Vie	957		VAL DE VIE EVERGREEN		245	245 A2	144	R 2 740 000.00	78(1)(d)IncreaseinMarketValue
SS VAL DE VIE EVERGREEN	Val De Vie	957		VAL DE VIE EVERGREEN		246	246 A2	145	R 2 760 000.00	78(1)(d)IncreaseinMarketValue
SS VAL DE VIE EVERGREEN	Val De Vie	957		VAL DE VIE EVERGREEN		247	247 A2	198	R 3 760 000.00	78(1)(d)IncreaseinMarketValue
SS VAL DE VIE EVERGREEN	Val De Vie	957		VAL DE VIE EVERGREEN		250	250 A2	145	R 2 760 000.00	78(1)(d)IncreaseinMarketValue
SS VAL DE VIE EVERGREEN	Val De Vie	957		VAL DE VIE EVERGREEN		252	252 A2	145	R 2 760 000.00	78(1)(d)IncreaseinMarketValue
SS Lady Blake Industrial	Wellington	14966		LADY LOCH STREET		23	23 B	126	R 800 000.00	78(1)(c)Subdivision
SS Lady Blake Industrial	Wellington	14966		LADY LOCH STREET		24	24 B	487	R 3 000 000.00	78(1)(c)Subdivision
SS Lady Blake Industrial	Wellington	14966		LADY LOCH STREET		25	25 B	126	R 800 000.00	78(1)(c)Subdivision
<b>Totals</b>		<b>58</b>							<b>R 155 570 000.00</b>	

**Certification by municipal valuer as contemplated in section 34 (c) of the Act**

I, **Andries Klopper** ID number **730112 5172 085** 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 **Supplementary Valuation** roll for **Drakenstein** local 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 Jeffrey's Bay this 18th day of October 2022

Registered with the South African Council for the Property Valuers Profession in the category **Professional Valuer** with registration number **4457/4**



.....  
Signature of Municipal Valuer