

Drakenstein Municipality

Supplementary Valuation 1 for 2024

(Paarl RD - 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

Categories Reference

Category	Description
RES	8(2)(a) Residential properties
IND	8(2)(b) Industrial properties
COM	8(2)(c) Business and Commercial properties
AGRI	8(2)(d) Agricultural properties
MULTI*	8(2)(i) Properties used for multiple purposes

Geographical Area : Paarl RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
295	4	AGRI	Highlands	5.0842 Ha	5 285 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
298*	2	COM	Bergkroon	16.1131 Ha	11 800 000	Including :- Paarl RD 298/2, Paarl RD 298/6. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
298	2	COM	Bergkroon	1.3806 Ha	0	See :- Paarl RD 298*/2. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
298	6	COM	Bergkroon	14.7325 Ha	0	See :- Paarl RD 298*/2. Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
382	5	AGRI	Rhebokskloof	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D.
585	60	COM	SS Du Kloof Lifestyle Estate	4.8147 Ha	17 500 000	Note :- Sect.78(1)(a) Ommitted/Weglating
700		AGRI	Fairview	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D.
736	6	AGRI	736	2.2276 Ha	1 335 000	Note :- Sect.78(1)(a) Ommitted/Weglating
811	64	RES	Uitgezocht Estate	871 m²	7 340 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
832	93	AGRI	Paarl RD	8 945 m²	8 945 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie
841	9	RES	Idille Country Estate	2.7103 Ha	14 000 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
841	22	RES	Idille Country Estate	6 936 m²	6 215 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
841	23	RES	Idille Country Estate	4 319 m²	5 385 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
841	24	RES	Idille Country Estate	2 260 m²	4 120 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
841	48	RES	Idille Country Estate	2 024 m²	3 900 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
841	52	RES	Idille Estate	1.9529 Ha	10 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
851	8	RES	Die Vlei	14.3569 Ha	45 000 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
1276		AGRI	St Martin	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. 1850 Sect.78(4)(c) E. D.
1277		AGRI	Rhebokskloof	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. 1850 Sect.78(4)(c) E. D.
1279		MULTI*	Diamant	112.0056 Ha	20 447 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
		AGRI	Diamant	0 m²	19 050 000	Apportionment A
		COM	Diamant	0 m²	1 397 000	Apportionment B
1419		AGRI	Uitkomst	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D.
1450		AGRI	Rhebokskloof	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. 1850 Sect.78(4)(c) E. D.
1581	1	MULTI*	Kleine Vallei	3.9602 Ha	6 750 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
	1	AGRI	Kleine Vallei	0 m²	5 250 000	Apportionment A
	1	COM	Kleine Vallei	0 m²	1 500 000	Apportionment B
1594	5	AGRI	Vrymansfontein	6.8245 Ha	8 155 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D.
1607	4	MULTI*	FAIR VIEW	14.1715 Ha	21 250 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
	4	AGRI	FAIR VIEW	0 m²	5 315 000	Apportionment A
	4	IND	FAIR VIEW	0 m²	15 935 000	Apportionment B
1791	1	AGRI	Fairview	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D.
1791	2	AGRI	Fairview	150.3008 Ha	9 800 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede

Geographical Area : Paarl RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1791	3	AGRI	Fairview	12.1669 Ha	730 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede
1797	3	AGRI	Fairview	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D.
1799		AGRI	PAARL RD	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D.
1817		AGRI	PAARL RD	151.6161 Ha	23 950 000	Note :- Sect. 79 Changes to particulars on Roll
1833		AGRI	Paarl RD	0 m²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D. 1852/0
1850		MULTI*	Rheebokskloof	182.9141 Ha	90 100 000	Note :- Sect.78(1)(c) Consolidated /Konsol. 382/5, 1276,1277, 1450 Sect.78(4)(c) E. D.
		AGRI	Rheebokskloof	0 m²	82 300 000	Apportionment A
		COM	Rheebokskloof	0 m²	7 800 000	Apportionment B
1850	50	AGRI	1850	7 790 m²	5 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
1850	80	RES	1850	1.4015 Ha	7 200 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
1852		MULTI*	Donkerhoek	143.3915 Ha	32 300 000	Note :- Sect.78(1)(c) Consolidated /Konsol. 956/0, 1833/1 Sect.78(4)(c) E. D.
		AGRI	Donkerhoek	0 m²	27 500 000	Apportionment A
		COM	Donkerhoek	0 m²	4 800 000	Apportionment B
1853		AGRI	1853	20.7291 Ha	12 900 000	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D.
1860		MULTI*	1860	98.7454 Ha	19 400 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D
		AGRI	1860	0 m²	17 900 000	Apportionment A
		COM	1860	0 m²	1 500 000	Apportionment B
1861		MULTI*	1861	245.7950 Ha	59 850 000	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D.
		AGRI	1861	0 m²	41 850 000	Apportionment A
		COM	1861	0 m²	18 000 000	Apportionment B
1862		MULTI*	1862	90.6298 Ha	43 550 000	Note :- Sect.78(1)(c) Consolidated /Konsol. Sect.78(4)(c) E. D.
		AGRI	1862	0 m²	39 050 000	Apportionment A
		COM	1862	0 m²	4 500 000	Apportionment B
Paarl RD Totals :- (39 proper sites, 16 multipurpose, 0 site apportionments and 1 dummy records)				1 285.2262 Ha	R 487 222 000	

Totals per Category for Paarl RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	9	22.0626 Ha	22.0626 Ha	93 170 000	93 170 000
IND	0	0 m²	0 m²	15 935 000	15 935 000
COM	3	20.9278 Ha	20.9278 Ha	68 797 000	68 797 000
AGRI	19	350.6227 Ha	350.6227 Ha	309 320 000	309 320 000
MULTI*	8	891.6131 Ha	891.6131 Ha	0	0
Totals	39	1 285.2262 Ha	1 285.2262 Ha	R 487 222 000	R 487 222 000

* Multipurpose Category - Current value = \$293,647,000.00. Pre-Dispute value = \$293,647,000.00. These values were apportioned To the relevant individual Categories.

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 22nd day of May 2025.

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