

# Drakenstein Municipality

## Supplementary Valuation 3 Financial Year 2025/2026 Batch 1 to 7 Combined

(Gouda - 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
VACB	8(3) Vacant land Commercial

Geographical Area : Gouda

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
549	0	VACB	Uitspanstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
550	0	VACB	Skoolstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
551	0	VACB	Spreeustraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
552	0	VACB	Uitspanstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
553	0	VACB	Uitspanstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
554	0	VACB	Skoolstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
570	0	VACB	Gouda Landbou Kleinhoewes 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
571	0	VACB	Uitspanstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
572	0	VACB	Wantenaarstraat	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
573	0	VACB	Buitekantstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
574	0	VACB	Pleinstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
575	0	VACB	Pleinstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
579	0	VACB	Uitspanstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
580	0	VACB	Uitspanstraat 0	714 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
624	0	RES	Plaas 0	1.1396 Ha	1 570 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2

**Geographical Area : Gouda**

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
724*	0	VACB	Wantenaarstraat 0	1.5473 Ha	774 000	Including :- Gouda 549, Gouda 550, Gouda 551, Gouda 552, Gouda 553, Gouda 554, Gouda 570, Gouda 571, Gouda 572, Gouda 573, Gouda 574, Gouda 575, Gouda 579, Gouda 580, Gouda 724. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
724	0	VACB	Wantenaarstraat 0	5 477 m <sup>2</sup>	0	See :- Gouda 724*. Note :- Sect.78(1)(d) Decrease in value/Waardevermindering Sect.78(4)(d) E.D. SV3B1
945	0	RES	Plase 0	4 461 m <sup>2</sup>	910 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
<b>Gouda Totals :- (17 proper sites, 0 multipurpose, 0 site apportionments and 1 dummy records)</b>				3.1330 Ha	R 3 254 000	

**Totals per Category for Gouda**

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	2	1.5857 Ha	1.5857 Ha	2 480 000	2 480 000
VACB	15	1.5473 Ha	1.5473 Ha	774 000	774 000
<b>Totals</b>	<b>17</b>	<b>3.1330 Ha</b>	<b>3.1330 Ha</b>	<b>R 3 254 000</b>	<b>R 3 254 000</b>

**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 13th day of May 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**