

Drakenstein Municipality

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

(Mbekweni - 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
COM	8(2)(c) Business and Commercial properties

Geographical Area : Mbekweni

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
106	0	COM	Blok V 0	439 m ²	1 647 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B3 Sect.78(4)(d) E.D.
4187	0	RES	Zapholostraat 10	225 m ²	1 135 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
4300	0	RES	Zatshobastraat 8	180 m ²	506 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
Mbekweni Totals :- (3 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				844 m ²	R 3 288 000	

Totals per Category for Mbekweni

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	2	405 m ²	405 m ²	1 641 000	1 641 000
COM	1	439 m ²	439 m ²	1 647 000	1 647 000
Totals	3	844 m²	844 m²	R 3 288 000	R 3 288 000

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