

# Drakenstein Municipality

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

(Pearl Valley Estate - 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

**Geographical Area : Pearl Valley Estate**

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
11	0	RES	Pearl Valley 11	696 m <sup>2</sup>	11 200 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B6 Sect.78(4)(d) E.D.
47	0	RES	Pearl Valley 47	936 m <sup>2</sup>	8 420 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B1 Sect.78(4)(d) E.D.
97	0	RES	Pearl Valley 97	543 m <sup>2</sup>	8 540 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B6 Sect.78(4)(d) E.D.
109	0	RES	Pearl Valley 109	705 m <sup>2</sup>	10 700 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B3 Sect.78(4)(d) E.D.
140	0	RES	Pearl Valley 140	2 014 m <sup>2</sup>	16 500 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B1 Sect.78(4)(d) E.D.
194	0	RES	Pearl Valley 194	1 140 m <sup>2</sup>	10 850 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B3 Sect.78(4)(d) E.D.
198	0	RES	Pearl Valley 198	1 383 m <sup>2</sup>	12 100 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B7 Sect.78(4)(d) E.D.
203	0	RES	Pearl Valley 203	1 297 m <sup>2</sup>	11 200 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B3 Sect.78(4)(d) E.D.
241	0	RES	Pearl Valley 0	1 160 m <sup>2</sup>	13 800 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B6 Sect.78(4)(d) E.D.
331	0	RES	Pearl Valley 331	1 331 m <sup>2</sup>	16 000 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B3 Sect.78(4)(d) E.D.
351	0	RES	Pearl Valley 351	1 323 m <sup>2</sup>	23 500 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B3 Sect.78(4)(d) E.D.
369	0	RES	Pearl Valley 369	1 402 m <sup>2</sup>	18 950 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B7 Sect.78(4)(d) E.D.
373	0	RES	Pearl Valley 373	1 467 m <sup>2</sup>	17 300 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3B7 Sect.78(4)(e) E.D.
422	0	RES	Pearl Valley 422	713 m <sup>2</sup>	14 700 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B6 Sect.78(4)(d) E.D.
554	0	RES	Pearl Valley	1 310 m <sup>2</sup>	18 200 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3B3 Sect.78(4)(e) E.D.
565	0	RES	Pearl Valley	1 198 m <sup>2</sup>	13 400 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
610	0	RES	Pearl Valley	1 440 m <sup>2</sup>	26 000 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B3 Sect.78(4)(d) E.D.
651	0	RES	Pearl Valley 0	703 m <sup>2</sup>	13 050 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B2 Sect.78(4)(d) E.D.
663	0	RES	Pearl Valley 0	1 469 m <sup>2</sup>	17 650 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B2 Sect.78(4)(d) E.D.
682	0	RES	Pearl Valley 0	721 m <sup>2</sup>	12 400 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3B2 Sect.78(4)(e) E.D.
685	0	RES	Pearl Valley 0	725 m <sup>2</sup>	12 100 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B2 Sect.78(4)(d) E.D.

**Geographical Area : Pearl Valley Estate**

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
689	0	RES	Pearl Valley 0	701 m <sup>2</sup>	13 200 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B7
698	0	RES	Pearl Valley 0	784 m <sup>2</sup>	11 600 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B7
708	0	RES	Pearl Valley 0	801 m <sup>2</sup>	10 050 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
715	0	RES	Pearl Valley Estate 0	737 m <sup>2</sup>	10 800 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B2
727	0	RES	Pearl Valley 0	1 113 m <sup>2</sup>	13 900 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
728	0	RES	Pearl Valley	749 m <sup>2</sup>	14 400 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B2
730	0	RES	Pearl Valley 0	749 m <sup>2</sup>	13 550 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
735	0	RES	Pearl Valley 0	749 m <sup>2</sup>	11 250 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B5
739	0	RES	Pearl Valley 0	1 035 m <sup>2</sup>	17 250 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
742	0	RES	Pearl Valley 0	1 045 m <sup>2</sup>	15 750 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B7
744	0	RES	Pearl Valley 0	750 m <sup>2</sup>	10 950 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
751	0	RES	Pearl Valley 0	699 m <sup>2</sup>	9 440 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B5
757	0	RES	Pearl Valley 0	1 111 m <sup>2</sup>	17 500 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
762	0	RES	Pearl Valley 0	3 590 m <sup>2</sup>	42 350 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B5
763	0	RES	Pearl Valley 0	3 827 m <sup>2</sup>	45 450 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B6
786	0	RES	Pearl Valley 0	868 m <sup>2</sup>	10 750 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B2
787	0	RES	Pearl Valley 0	868 m <sup>2</sup>	12 750 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B2
792	0	RES	Pearl Valley Estate 0	848 m <sup>2</sup>	13 300 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B1
802	0	RES	Pearl Valley 0	819 m <sup>2</sup>	12 300 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
803	0	RES	Pearl Valley 0	1 021 m <sup>2</sup>	14 000 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B1
804	0	RES	Pearl Valley 0	1 082 m <sup>2</sup>	14 600 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B2

**Geographical Area : Pearl Valley Estate**

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
837	0	RES	Pearl Valley	762 m <sup>2</sup>	13 500 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3N2
<b>Pearl Valley Estate Totals :- (43 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)</b>				4.8384 Ha	R 655 200 000	

**Totals per Category for Pearl Valley Estate**

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	43	4.8384 Ha	4.8384 Ha	655 200 000	655 200 000
<b>Totals</b>	<b>43</b>	<b>4.8384 Ha</b>	<b>4.8384 Ha</b>	<b>R 655 200 000</b>	<b>R 655 200 000</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**