

Drakenstein Municipality

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

(Val De Vie - 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 : Val De Vie

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
67	0	RES	Val De Vie 0	600 m ²	9 330 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B2 Sect.78(4)(d) E.D.
257	0	RES	Val De Vie 0	1 079 m ²	11 750 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B3 Sect.78(4)(d) E.D.
279	0	RES	Val De Vie 0	1 162 m ²	18 450 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B2 Sect.78(4)(d) E.D.
301	0	RES	Val De Vie 0	1 008 m ²	13 850 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B1 Sect.78(4)(d) E.D.
358	0	RES	Val De Vie 0	1 501 m ²	22 750 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B2 Sect.78(4)(d) E.D.
520	0	RES	Val De Vie 0	826 m ²	12 100 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B7 Sect.78(4)(d) E.D.
841	0	RES	Val de Vie	536 m ²	8 960 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
1090	0	RES	Val de Vie	473 m ²	7 460 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
1149	0	COM	Val de Vie	2 033 m ²	800 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B6 Sect.78(4)(d) E.D.
1157	0	RES	Val de Vie	1 500 m ²	28 000 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
1160	0	RES	Val de Vie	1 200 m ²	27 550 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B6 Sect.78(4)(d) E.D.
1171	0	RES	Val de Vie	998 m ²	16 450 000	Note :- Sect.78(1)(f) Re-valuation SV3B4
1235	0	RES	Val de Vie	922 m ²	19 900 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B1 Sect.78(4)(d) E.D.
1311	0	RES	Val de Vie	1 000 m ²	12 550 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
1388	0	RES	Val de Vie	5 825 m ²	56 100 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3B1 Sect.78(4)(e) E.D.
1398	0	COM	Val De Vie 0	530 m ²	940 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3B4 Sect.78(4)(e) E.D.
1399	0	COM	Val De Vie 0	505 m ²	1 390 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3B6 Sect.78(4)(e) E.D.
1440	0	RES	Val de Vie	4 286 m ²	33 650 000	Note :- Sect.78(1)(f) Any other reason/ Enige ander rede SV3B6.
1476	0	RES	Val de Vie	765 m ²	14 300 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3B6 Sect.78(4)(e) E.D.
1480	0	RES	Val de Vie	1 325 m ²	26 800 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
1505	0	RES	Val de Vie	714 m ²	14 450 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3B6 Sect.78(4)(e) E.D.

Geographical Area : Val De Vie

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1582	0	RES	Val de Vie	7 525 m ²	54 700 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
1592	0	RES	Val de Vie	1.3340 Ha	54 550 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B1
1660	0	RES	Val De Vie 0	766 m ²	10 400 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B2
1669	0	RES	Val De Vie 0	946 m ²	10 800 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
1682	0	RES	Val De Vie 0	800 m ²	9 540 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B5
Val De Vie Totals :- (26 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				5.2165 Ha	R 497 520 000	

Totals per Category for Val De Vie

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	23	4.9097 Ha	4.9097 Ha	494 390 000	500 240 000
COM	3	3 068 m ²	3 068 m ²	3 130 000	3 130 000
Totals	26	5.2165 Ha	5.2165 Ha	R 497 520 000	R 503 370 000

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