

Drakenstein Municipality

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

(Wellington - 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
VACR	8(3) Vacant land Residential
VACB	8(3) Vacant land Commercial
COM	8(2)(c) Business and Commercial properties
AGRI	8(2)(d) Agricultural properties
PSI	8(2)(g) Public service infrastructure properties
PBO	8(2)(h) Properties owned by public benefit organisations and used for specific public benefit activities
PROF SPORT	Professional Sport Property
MULTI*	8(2)(i) Properties used for multiple purposes
PROS	Private Open Space
RELIG	Place of worship
Unknown	Category is unknown

Geographical Area : Wellington

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
118	0	RES	Cummingsstraat 21	1 080 m ²	2 910 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
161	0	PROS	Onverwacht 0	1 006 m ²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Unlinked from 8925 SV3B7 Sect.78(4)(c) E.D
747	0	MULTI*	Pentzstraat 78	1 751 m ²	4 843 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3B5 Sect.78(4)(e) E.D.
	0	RES	Pentzstraat 78	0 m ²	1 400 000	Apportionment A :- House
	0	RELIG	Pentzstraat 78	0 m ²	3 443 000	Apportionment B :- Church
782	0	RES	Parkstraat 40	362 m ²	919 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 15997 off SV3B7 Sect.78(4)(c) E.D
1498	0	RES	Uit Krielstraat 0	2 689 m ²	6 220 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16236 off SV3B5 Sect.78(4)(c) E.D
1521	0	PROF SPORT	Fonteinstraat 0	3.8678 Ha	32 288 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B3 Sect.78(4)(d) E.D.
2377	0	RES	Newtonstraat 38	1 719 m ²	2 085 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B1 Sect.78(4)(d) E.D.
2568	0	VACR	Uit Uitkykstraat 0	7 108 m ²	3 000 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 14639 off SV3B1 Sect.78(4)(c) E.D
2914	0	RES	Moreligstraat 16	632 m ²	2 285 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3 Batch 2 Sect.78(4)(e) E.D.
3390	0	RES	Maraisstraat 6	972 m ²	2 270 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B3 Sect.78(4)(d) E.D.
3406	0	RES	Blouvlieweg 42	1 388 m ²	3 645 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B2 Sect.78(4)(d) E.D.
3497	0	RES	Reindersstraat 9	918 m ²	2 960 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B1 Sect.78(4)(d) E.D.
3967	0	RES	Dorisrylaan 64	827 m ²	2 480 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
4132	0	RES	Berg en Dalstraat 72	709 m ²	1 505 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie SV3B5 Sect.78(4)(e) E.D.
4176	0	RES	Richelieustraat 20	731 m ²	3 125 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16591 off SV4B4 Sect.78(4)(c) E.D
4177	0	RES	Richelieustraat 22	0 m ²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 16592 SV3B4 Sect.78(4)(c) E. D.
4362	0	RES	Argylstraat 24	710 m ²	2 450 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B2 Sect.78(4)(d) E.D.
4585	0	RES	Black Princestraat 11	812 m ²	2 860 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
5046	0	RES	Buitekantstraat 13	2 244 m ²	2 365 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering SV3B5 Sect.78(4)(d) E.D.
5797	0	COM	Versaillesstraat 0	2.5407 Ha	20 392 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 5800 off SV3B5 Sect.78(4)(c) E.D

Geographical Area : Wellington

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
5800	0	COM	Versaillesstraat	8 618 m ²	11 520 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 5797 Sect.78(4)(c) E.D SV3B5
5801	0	COM	Versaillesstraat 0	2 460 m ²	5 559 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B5
6650	0	RES	Rose Street 17	747 m ²	2 205 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B6
8917	0	AGRI	Lady Lochweg 0	0 m ²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 16525 Sect.78(4)(c) E. D. SV3B2
8918	0	RES	Lady Lochweg 0	0 m ²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 16525 Sect.78(4)(c) E. D. SV3B2
8925	0	AGRI	Onverwacht 0	1 723 m ²	1 260 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 161, 9402 unlinked Sect.78(4)(c) E.D SV3B5
8972	0	RES	Hercules Street 16A	618 m ²	970 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
9204	0	AGRI	Onverwacht 0	0 m ²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel see 16179 Sect.78(4)(c) E.D SV3B5
9289	0	RES	Genl Hertzog Blvd 189	831 m ²	2 595 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B1
9757	0	RES	Onverwacht 0	552 m ²	3 615 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B3
9807	0	RES	Onverwacht 131	380 m ²	2 535 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B1
10240	0	RES	Novastraat 9	240 m ²	1 220 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B2
11101	0	RES	Weltevredestraat 29	216 m ²	895 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
13004	0	RES	Les Huguenots 30	306 m ²	1 925 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B3
13033	0	COM	Hoofweg 0	1.6022 Ha	0	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV3B4
13141	0	RES	Diemersfontein 0	1 685 m ²	5 490 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B5
13180	0	RES	Onverwacht 6	725 m ²	2 780 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B7
13297	0	COM	Kampus Ecclesia 1	754 m ²	7 641 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B7
13513	0	AGRI	Regentstraat 0	9.4497 Ha	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 16179 Sect.78(4)(c) E. D. SV3B2
13541	0	RES	Bainsvallei 59	384 m ²	3 530 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
13546	0	RES	Bainsvallei 52	479 m ²	2 810 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B1

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13547	0	RES	Bainsvallei 64	510 m ²	3 570 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B5
14026	0	RES	Septemberstraat 0	270 m ²	1 165 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B7
14095	0	RES	Regentstraat 0	233 m ²	1 815 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B7
14196	0	RES	Val Du Charon 0	356 m ²	2 175 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B2
14200	0	RES	Val Du Charon 0	410 m ²	3 420 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B2
14280	0	RES	Sesdelaan 0	726 m ²	6 025 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
14639	0	VACR	Uit Uitkykstraat	270 m ²	214 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 2568 Sect.78(4)(c) E.D. SV3B1
14710	0	VACR	Werda 0	1 076 m ²	981 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16594 off Sect.78(4)(c) E.D. SV3B4
15124	0	RES	Sandstraat	1.6973 Ha	13 350 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B7
15154	0	RES	Verdeau Lifestyle Estate	295 m ²	1 890 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B5
15195	0	RES	Verdeau Lifestyle Estate	368 m ²	2 810 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B6
15309	0	RES	Stadsig	233 m ²	2 200 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15315	0	RES	Stadsig	303 m ²	2 755 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15324	0	RES	Stadsig	334 m ²	2 530 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B5
15343	0	RES	Stadsig	209 m ²	1 965 000	Note :- Sect.78(1)(d) Increase in value/Waardevermeerdering Sect.78(4)(d) E.D. SV3B1
15529	0	VACR	Berg en dal Street	6.2000 Ha	51 000 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16282 off Sect.78(4)(c) E.D. SV3B7
15626	0	RES	Beauvais Hills	457 m ²	3 060 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15627	0	RES	Beauvais Hills	457 m ²	3 120 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15628	0	RES	Beauvais Hills	458 m ²	3 070 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15656	0	RES	Beauvais Hills	441 m ²	3 055 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15658	0	RES	Beauvais Hills	558 m ²	3 300 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2

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15659	0	RES	Beauvais Hills	554 m ²	2 800 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B1
15664	0	RES	Beauvais Hills	600 m ²	3 425 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
15790	0	MULTI*	Malherbestraat	2 490 m ²	3 336 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B4
	0	COM	Malherbestraat	0 m ²	2 036 000	Apportionment A :- Business
	0	PBO	Malherbestraat	0 m ²	1 300 000	Apportionment B :- Welfare
15823	0	VACR	Verdeau Lifestyle Estate 0	7 335 m ²	8 400 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16158 off Sect.78(4)(c) E.D SV3B6
15824	0	VACR	Verdeau Lifestyle Estate 0	3 848 m ²	4 510 000	Note :- Sect.78(1)(e) Erwen not serviced SV3B7
15942	0	RES	Stadsig	362 m ²	2 865 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15946	0	RES	Stadsig 0	335 m ²	3 665 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B5
15947	0	RES	Stadsig 0	272 m ²	3 165 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B1
15949	0	RES	Stadsig 0	297 m ²	2 740 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15952	0	RES	Stadsig 0	512 m ²	3 760 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B7
15954	0	RES	Stadsig	332 m ²	2 445 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B4
15955	0	RES	Stadsig	348 m ²	2 730 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B7
15961	0	RES	Stadsig 0	350 m ²	3 110 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B1
15976	0	RES	Stadsig 0	309 m ²	2 705 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15981	0	RES	Stadsig 0	371 m ²	3 595 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15994	0	RES	Lady Lochweg/Werda 0	899 m ²	2 085 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
15997	0	RES	Parkstraat	410 m ²	1 315 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel Sect.78(4)(c) E.D SV3B7
16017	0	RES	Lady Eslean Estate 0	4 896 m ²	11 750 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
16021	0	RES	Lady Eslean Estate	257 m ²	2 340 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B7
16022	0	RES	Lady Eslean Estate	257 m ²	2 360 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6

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Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
16023	0	RES	Lady Eslean Estate	257 m ²	2 340 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
16024	0	RES	Lady Eslean Estate	368 m ²	2 385 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
16046	0	RES	Lady Eslean Estate	250 m ²	2 350 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
16100	0	RES	Verdeau Lifestyle Estate	227 m ²	2 170 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
16103	0	RES	Verdeau Lifestyle Estate	221 m ²	2 155 000	Note :- Sect.78(1)(e) Incorrectly valued/Foutiewe waardasie SV3B1
16110	0	RES	Verdeau Lifestyle Estate	212 m ²	2 455 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
16111	0	RES	Verdeau Lifestyle Estate	246 m ²	2 025 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
16112	0	RES	Verdeau Lifestyle Estate	242 m ²	2 015 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
16113	0	RES	Verdeau Lifestyle Estate	217 m ²	2 025 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
16137	0	RES	Verdeau Lifestyle Estate	167 m ²	2 190 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
16138	0	RES	Verdeau Lifestyle Estate	205 m ²	2 290 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B6
16155	0	VACR	Verdeau Lifestyle Estate	272 m ²	967 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15823 Sect.78(4)(c) E.D. SV3M2
16158	0	VACR	Verdeau Lifestyle Estate	273 m ²	967 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15823 Sect.78(4)(c) E.D. SV3B6
16159	0	VACR	Verdeau Lifestyle Estate	296 m ²	1 030 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15823 Sect.78(4)(c) E.D. SV3M2
16173	0	PROS	Verdeau Lifestyle Estate	164 m ²	10 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B1
16178	0	COM	Onverwacht	6 405 m ²	3 042 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 13513 Sect.78(4)(c) E.D.
16179	0	AGRI	Onverwacht	65.3027 Ha	25 300 000	Note :- Sect.78(1)(c) Consolidated /Konsol. 9204,13513 Sect.78(4)(c) E. D. SV3B5
16182	0	VACR	Diemersfontein 0	9 954 m ²	3 000 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie and 16186 /16187 off Sect.78(4)(e) E.D. SV3B1
16186	0	VACR	Diemersfontein	1 791 m ²	1 110 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16182 Sect.78(4)(c) E.D. SV3B1
16187	0	VACR	Diemersfontein	3 810 m ²	1 890 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16182 Sect.78(4)(c) E.D. SV3B1
16232	0	RES	Damsig 0	997 m ²	4 290 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2

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16235	0	RES	Damsig 0	780 m ²	3 335 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B7
16236	0	VACR	X	759 m ²	1 170 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 1498 Sect.78(4)(c) E.D SV3B5
16258	0	PROS	Berg en Dal	311 m ²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel From 15529 Sect.78(4)(c) E.D SV3B5
16282	0	VACR	Berg en Dal	237 m ²	814 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 15529 Sect.78(4)(c) E.D SV3B7
16286	0	VACR	Berg en Dal	233 m ²	804 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV3B6
16292	0	VACR	Berg en Dal	257 m ²	866 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15529 Sect.78(4)(c) E.D SV3B6
16346	0	PSI	Berg en Dal	1 853 m ²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel From 15529 Sect.78(4)(c) E.D SV3B5
16347	0	PSI	Berg en Dal	1 009 m ²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel From 15529 Sect.78(4)(c) E.D SV3B5
16348	0	PSI	Berg en Dal	100 m ²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel From 15529 Sect.78(4)(c) E.D SV3B5
16382	0	VACR	Stadsig 0	0 m ²	0	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16385 off Sect.78(4)(c) E.D Leaving no remainder SV3B5
16383	0	RES	Stadsig	610 m ²	3 645 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
16384	0	RES	Stadsig	589 m ²	3 615 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
16385	0	VACR	X	589 m ²	1 430 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16382 Sect.78(4)(c) E.D SV3B5
16392	0	VACR	X	658 m ²	1 515 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 16382 Sect.78(4)(c) E.D SV3B1
16393	0	RES	Stadsig	616 m ²	3 710 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B2
16395	0	PROS	Stadsig	3 156 m ²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel 16395 off Sect.78(4)(c) E.D SV3B2
16405	0	RES	Bainsvallei	379 m ²	2 760 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
16406	0	RES	Bainsvallei	388 m ²	3 285 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
16407	0	RES	Bainsvallei	410 m ²	3 240 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
16410	0	RES	Bainsvallei	366 m ²	3 040 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3
16411	0	RES	Bainsvallei	356 m ²	3 070 000	Note :- Sect.78(1)(g) Category change/Verandering in Kategorie Sect.78(4)(e) E.D. SV3B3

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Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
16442	0	VACR	Verdeau Lifestyle Estate	293 m ²	1 005 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15824 Sect.78(4)(c) E.D SV3B2
16446	0	VACR	Verdeau Lifestyle Estate	145 m ²	586 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15824 Sect.78(4)(c) E.D SV3B6
16447	0	RES	Verdeau Lifestyle Estate	235 m ²	2 515 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15824 Sect.78(4)(c) E.D SV3B3
16448	0	PROS	Verdeau Lifestyle Estate	337 m ²	1 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 15824 Sect.78(4)(c) E.D SV3B7
16525	0	MULTI*	Lady Lochweg	4.2141 Ha	9 025 000	Note :- Sect.78(1)(c) Consolidated /Konsol.8917/8918 Sect.78(4)(c) E. D. SV3B2
	0	AGRI	Lady Lochweg	0 m ²	4 650 000	Apportionment A
	0	RES	Lady Lochweg	0 m ²	4 375 000	Apportionment B
16591	0	VACR	Richelieustraat	0 m ²	0	Note :- Sect.78(1)(c) Consolidated /Konsol. see 16592 Sect.78(4)(c) E. D. SV3B4
16592	0	RES	Richelieustraat 22	914 m ²	3 170 000	Note :- Sect.78(1)(c) Consolidated /Konsol. from 4177,16591 Sect.78(4)(c) E. D. SV3B4
16593	0	VACB	Versaillesstraat	4 926 m ²	1 872 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 5800 Sect.78(4)(c) E.D SV3B5
16594	0	VACR	Werda	1 318 m ²	1 075 000	Note :- Sect.78(1)(c) Subdivided /Onderverdeel from 14710 Sect.78(4)(c) E.D SV3B4
Wellington Totals :- (133 proper sites, 6 multipurpose, 0 site apportionments and 0 dummy records)				107.6517 Ha	R 463 283 000	

Totals per Category for Wellington

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	86	6.7160 Ha	6.6199 Ha	256 629 000	247 134 000
VACR	23	10.2522 Ha	10.2596 Ha	86 334 000	94 779 000
VACB	1	4 926 m ²	4 926 m ²	1 872 000	1 872 000
COM	6	5.9666 Ha	5.9666 Ha	50 190 000	50 190 000
AGRI	5	74.9247 Ha	74.9247 Ha	31 210 000	31 210 000
PSI	3	2 962 m ²	2 962 m ²	3 000	3 000
PBO	0	0 m ²	0 m ²	1 300 000	1 300 000
PROF SPORT	1	3.8678 Ha	3.8678 Ha	32 288 000	32 288 000
MULTI*	3	4.6382 Ha	4.4631 Ha	0	0
PROS	5	4 974 m ²	1 818 m ²	14 000	12 000
RELIG	0	0 m ²	1 751 m ²	3 443 000	4 533 000
Unknown	0	0 m ²	5 206 m ²	0	0
Totals	133	107.6517 Ha	107.7680 Ha	R 463 283 000	R 463 321 000

* Multipurpose Category - Current value = R17 204 000.00. Pre-Dispute value = R12 361 000.00. 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 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