

Witzenberg Munisipaliteit

Supplementary Valuation 3 for 20220701

(Ceres - 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 : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(c) Business and commercial properties
PSP	8(2)(f) Properties owned by an organ of state and used for public service purposes

Geographical Area : Ceres

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1005		PSP	Krigestraat	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to Erf 10965
1198		Commercial	Krigestraat 3	3 568 m ²	2 647 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1371		Residential	Phillipstraat 7	735 m ²	1 955 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
2274		Commercial	Lyellstraat 5	611 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Erf10968
2298		PSP	Krigestraat	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to Erf 10965
2765		Residential	Reidstraat 7	989 m ²	1 660 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): Additions to Flat
4552		Commercial	Plaas	5.1126 Ha	4 934 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
4626		Residential	Faurestraat 3	961 m ²	2 195 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): New Carport
4978		Residential	Porterstraat 18	1 226 m ²	2 100 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d): New Carport
5746		Residential	Phumla Laan	285 m ²	371 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): New Additions
6146		Residential	Krotzsingel	485 m ²	1 235 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): New Dwelling Complete
6379		Residential	Geelhoutstraat 2	234 m ²	157 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): Additions Complete
7598		Residential	Munnikstraat	393 m ²	2 285 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
8434		Commercial	Faurestraat	1.2001 Ha	12 634 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
8471		Residential	Golf Estate	37.3750 Ha	23 355 500	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
8499		Residential	Apple Tree street	500 m ²	654 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
10942		Residential	Ceres Gholfbaan	888 m ²	866 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From Erf 8471
10965		PSP	Krige Straat	3.3029 Ha	1 686 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons of 1005 + 2298

Geographical Area : Ceres

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
10968		Commercial	LYELL 57	861 m ²	2 619 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
Ceres Totals :- (19 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				48.1642 Ha	R 61 353 500	

Totals per Category for Ceres

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	11	38.0446 Ha	38.0446 Ha	36 833 500	36 833 500
Commercial	5	6.8167 Ha	6.8167 Ha	22 834 000	22 834 000
PSP	3	3.3029 Ha	3.3029 Ha	1 686 000	1 686 000
Totals	19	48.1642 Ha	48.1642 Ha	R 61 353 500	R 61 353 500

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 WITZENBERG 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 15th day of April 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

Witzenberg Munisipaliteit

Supplementary Valuation 3 for 20220701

(Ceres RD - 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 : 20220701

Categories Reference

Category	Description
Agricultural	8(2)(d) Agricultural properties

Geographical Area : Ceres RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
20	7	Agricultural	Jackals Fontein	120.7841 Ha	290 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b):

Ceres RD Totals :- (1 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				120.7841 Ha	R 290 000
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Totals per Category for Ceres RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
Agricultural	1	120.7841 Ha	120.7841 Ha	290 000	290 000
Totals	1	120.7841 Ha	120.7841 Ha	R 290 000	R 290 000

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Supplementary Valuation 3 for 20220701

(Prince Alfred Hamlet - 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 : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Agricultural	8(2)(d) Agricultural properties

Geographical Area : Prince Alfred Hamlet

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
40		Residential	Meulstraat 1	1 751 m ²	348 000	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a): Dwelling Demolished
98*		Agricultural	Bordeaux	0 m ²	0	Including :- Prince Alfred Hamlet 98, Prince Alfred Hamlet 99, Prince Alfred Hamlet 100, Prince Alfred Hamlet 101, Prince Alfred Hamlet 102, Prince Alfred Hamlet 103, Prince Alfred Hamlet 104, Prince Alfred Hamlet 105, Prince Alfred Hamlet 106, Prince Alfred Hamlet 107, Prince Alfred Hamlet 108, Prince Alfred Hamlet 109, Prince Alfred Hamlet 110. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
98		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
99		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
100		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
101		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
102		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
103		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
104		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
105		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
106		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
107		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
108		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
109		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
110		Agricultural	Bordeaux	0 m ²	0	See :- Prince Alfred Hamlet 98*. Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
392		Residential	Goosenstraat 2	1 321 m ²	1 375 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
984		Residential	Dennelaan	738 m ²	876 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): New Main Dwelling Complete, 2nd Dwg Not yet Started
990		Residential	Dennelaan	736 m ²	1 150 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): New Dwelling

Geographical Area : Prince Alfred Hamlet

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1019		Residential	Olienhoutlaan	749 m ²	1 405 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d): 2nd Dwelling Complete
1604		Residential	Breestraat	214 m ²	935 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1606		Residential	Du Plessis	315 m ²	160 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
2085		Residential	Van Ribeeck Street	1 731 m ²	348 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
2086		Agricultural	2086	15.0929 Ha	3 185 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
2087		Agricultural	2087	2.3683 Ha	3 760 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
Prince Alfred Hamlet Totals :- (23 proper sites, 0 multipurpose, 0 site apportionments and 1 dummy records)				18.2167 Ha	R 13 542 000	

Totals per Category for Prince Alfred Hamlet

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	8	7 555 m ²	7 555 m ²	6 597 000	6 597 000
Agricultural	15	17.4612 Ha	17.4612 Ha	6 945 000	6 945 000
Totals	23	18.2167 Ha	18.2167 Ha	R 13 542 000	R 13 542 000

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Supplementary Valuation 3 for 20220701

(Tulbagh - 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 : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties

Geographical Area : Tulbagh

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
264		Residential	Piet Retiefstraat	1 529 m ²	1 185 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d): Additions and Changes- garage converted
579		Residential	Magnoliastraat	829 m ²	732 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
1784		Residential	Magnoliastraat	759 m ²	470 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d): New House
Tulbagh Totals :- (3 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				3 117 m ²	R 2 387 000	

Totals per Category for Tulbagh

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	3	3 117 m ²	3 117 m ²	2 387 000	2 387 000
Totals	3	3 117 m²	3 117 m²	R 2 387 000	R 2 387 000

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(Tulbagh RD - Valuation Roll)

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Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Commercial	8(2)(c) Business and commercial properties
Agricultural	8(2)(d) Agricultural properties
Multi*	8(2)(i)* Properties used for multiple purposes, subject to section 9

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
65	3	Multi*	TWEE JONGE GEZELLEN 0	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Farm 474 + 474ptn1
	3	Commercial	TWEE JONGE GEZELLEN 0	0 m ²	0	Apportionment A:- Cons
	3	Agricultural	TWEE JONGE GEZELLEN 0	0 m ²	0	Apportionment B:- Cons
190	53	Multi*	STRAATSKERK 0	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Farm 470
	53	Commercial	STRAATSKERK 0	0 m ²	0	Apportionment A:- Cons
	53	Agricultural	STRAATSKERK 0	0 m ²	0	Apportionment B:- Cons
191	1	Agricultural	BELLEVUE	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See farm 471
230		Agricultural	Bothas Berg	381.6192 Ha	305 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b):
243	17	Agricultural	ARTOIS 0	204.3572 Ha	6 400 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
292		Agricultural	Paerde Kraal Forest Reserve	588.8700 Ha	471 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b):
318	10	Agricultural	PALMIET VALLEY 0	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Farm318ptn37
318	27	Agricultural	PALMIET VALLEY 0	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Farm318ptn37
318	31	Agricultural	PALMIET VALLEY 0	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Farm318ptn37
318	36	Agricultural	PALMIET VALLEY	108.6486 Ha	22 150 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
318	37	Agricultural	PALMIET VALLEY	44.8790 Ha	12 450 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From Farm318ptn27+31
325	20	Residential	KORT EILANDS KLOOF 0	1.2015 Ha	805 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
325	24	Residential	KORT EILANDS KLOOF 0	7 010 m ²	608 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d):
347		Agricultural	SNEEUSIG 0	211.1493 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): See Farm 474 + 474ptn1
378		Commercial	FARM 378 0	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to Farm378/2
378	1	Commercial	FARM 378 0	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to Farm378/2

Geographical Area : Tulbagh RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
378	2	Commercial	Farm 378	78.6477 Ha	84 150 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From Farm 378/0 + 378/1
402	1	Agricultural	Plaas 0	0 m ²	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): To Farm 477
470		Multi*	Farm 470	57.5837 Ha	8 688 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c):
		Commercial	Farm 470	0 m ²	3 228 000	Apportionment A:- Morgansvlei
		Agricultural	Farm 470	0 m ²	5 460 000	Apportionment B
471		Agricultural	Bellevue	56.4706 Ha	5 845 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From Farm 191ptn1
472		Agricultural	Daraheen	55.6728 Ha	12 350 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Farm 475 Af
474		Multi*	Twee Jonge Gezellen	98.7493 Ha	7 068 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From 65/3 + 347
		Commercial	Twee Jonge Gezellen	0 m ²	3 638 000	Apportionment A:- Wynplaas & Units
		Agricultural	Twee Jonge Gezellen	0 m ²	3 430 000	Apportionment B:- Agri
474	1	Agricultural	Twee Jonge Gezellen	238.6489 Ha	35 460 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From 65/3 + 347
475		Agricultural	Daraheen	48.8630 Ha	5 575 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From 472
477		Agricultural	De Heuvel	106.9680 Ha	7 600 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): From Farm 402ptn1+243ptn17
Tulbagh RD Totals :- (25 proper sites, 8 multipurpose, 0 site apportionments and 0 dummy records)				2 283.0298 Ha	R 209 925 000	

Totals per Category for Tulbagh RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	2	1.9025 Ha	1.9025 Ha	1 413 000	1 413 000
Commercial	3	78.6477 Ha	78.6477 Ha	91 016 000	91 016 000
Agricultural	16	2 046.1466 Ha	2 046.1466 Ha	117 496 000	117 496 000
Multi*	4	156.3330 Ha	156.3330 Ha	0	0
Totals	25	2 283.0298 Ha	2 283.0298 Ha	R 209 925 000	R 209 925 000

* Multipurpose Category - Current value = R15 756 000.00. Pre-Dispute value = R15 756 000.00. These values were apportioned To the relevant individual Categories.

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(Wolseley - Valuation Roll)

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Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties

Geographical Area : Wolseley

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1041		Residential	Vyfde Laan 4	293 m ²	161 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): Additions to Dwelling
Wolseley Totals :- (1 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				293 m ²	R 161 000	

Totals per Category for Wolseley

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	1	293 m ²	293 m ²	161 000	161 000
Totals	1	293 m²	293 m²	R 161 000	R 161 000

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MUNICIPAL VALUER

Totals per Category for all Towns and Rural

Category	Sites	Extent	Previous extent	Current Value	Previous value
Agricultural	32	2 184.3919 Ha	2 184.3919 Ha	124 731 000	124 731 000
Residential	25	41.0436 Ha	41.0436 Ha	47 391 500	47 391 500
Commercial	8	85.4644 Ha	85.4644 Ha	113 850 000	113 850 000
Multi*	4	156.3330 Ha	156.3330 Ha	0	0
PSP	3	3.3029 Ha	3.3029 Ha	1 686 000	1 686 000
Totals	72	2 470.5358 Ha	2 470.5358 Ha	R 287 658 500	R 287 658 500

* Multipurpose Category - Current value = R15 756 000.00. Pre-Dispute value = R15 756 000.00. These values were apportioned To the relevant individual Categories.