



Cederberg Municipality

SV1 VALUATION ROLL 2021
BATCH 2

HCB Property Valuations



HCB Property Valuations CC

Head Office

PO Box 247
Moorreesburg
Western Cape
7310
Tel – 0861 422 669

I, _____ in my capacity as
_____ hereby confirm receipt of the
Valuation Roll on _____ in accordance with Section 49(1).

Signature

Munisipaliteit CEDERBERG Municipality

Supplementary valuation roll for the financial years 2022/23, 2023/24, 2024/25, 2025/26

Date of valuation : 2021/09/01

| Erf / Portion-Unit | Category/Art/Sect/Date | Account no | Township | Suburb | Situation address | Owner name | Extent (m²/Ha) | Valuation | Flags | Comment | Impl date |
|--------------------|------------------------|--------------|--------------|-----------------|---------------------------------|--------------------------------|----------------|------------|-------|---|-----------|
| 333 / 00000 | PSP - - 2023/05/01 | 000000154410 | Clanwilliam | CLANWILLIAM SU | 0 AUGSBURGWEG | REPUBLIEK VAN SUID-AFRIKA | 991.0461 Ha | 24,500,000 | | Category Change to PSP | |
| 725 / 00000 | RES - - 2023/05/01 | 000000159672 | Clanwilliam | CLANWILLIAM SU | 5 ORANJESTRAAT | FORTUIN R | 520 m² | 40,000 | | Category Change to Res | |
| 764 / 00000 | RES - 2023/05/01 | 000000160766 | Clanwilliam | CLANWILLIAM SU | DENNESTRAAT 28 | KUYER H. | 0 m² | 0 | V | Part of Erf 1427 | |
| 816 / 00000 | RES - - 2023/05/01 | 000000162139 | Clanwilliam | CLANWILLIAM SU | 12 MILNERSTRAAT | SEPTEMBER JD & | 318 m² | 20,000 | | Category Change to Res | |
| 1043 / 00000 | RES - - 2023/05/01 | 000000165926 | Clanwilliam | CLANWILLIAM SU | HOOFWEG 5 | LOUW S. | 1 955 m² | 820,000 | | Now Multi | |
| 1043 / 00000 | BUS - - 2023/05/01 | 000000165927 | Clanwilliam | CLANWILLIAM SU | HOOFWEG 5 | LOUW S. | 0 m² | 1,200,000 | | Now Multi | |
| 1427 / 00000 | RES - - 2023/05/01 | 880142700000 | Clanwilliam | CLANWILLIAM SU | Unknown | Mun Cederberg | 444 m² | 227,000 | | New Property | |
| 1584 / 00000 | BUS - - 2023/05/01 | 000000377517 | Clanwilliam | CLANWILLIAM SU | 18 HOSPITAALSTRAAT | STEENS E | 1 169 m² | 1,540,000 | | Category Change to Buss | |
| 2070 / 00000 | RES - - 2023/05/01 | 000000378373 | Clanwilliam | CLANWILLIAM SU | 2070 PIETER MEISSENHEIMER CLOSE | MOUNTAIN FAMILY TRUST | 1 163 m² | 1,800,000 | | Dwelling Complete | |
| 2240 / 00000 | RES - - 2023/05/01 | 000000184069 | Clanwilliam | CLANWILLIAM SU | 24 REENBLOMSTRAAT | MUNNIK DC | 931 m² | 1,420,000 | | Value Adjusted | |
| 2736 / 00000 | BUS - - 2023/05/01 | 000000193176 | Clanwilliam | CLANWILLIAM SU | 13 FOSTER STRAAT | ERASMUS A | 646 m² | 832,000 | | Category Change to Buss | |
| 2965 / 00000 | RESV - - 2023/05/01 | 000000317865 | Clanwilliam | CLANWILLIAM SU | 5 AMBER ROAD | ZIMRI D | 206 m² | 20,000 | V | Category Change to Resv | |
| 1305 / 00000 | RES - - 2023/05/01 | 000000355892 | Citrusdal | CITRUSDAL 220 | 25 LOOPSTRAAT | KE CROWLEY TRUST | 917 m² | 1,050,000 | | Category Change to Res | |
| 1435 / 00000 | PSP - - 2023/05/01 | 000000199876 | Citrusdal | CITRUSDAL 220 | 0 VOORTREKKERSTRAAT | PROVINCIAL GOVERNMENT W CAPE | 54 809 m² | 9,050,000 | | Category Change to PSP | |
| 1874 / 00000 | RES - - 2023/05/01 | 000000211795 | Citrusdal | CITRUSDAL 221 | 0 VOORTREKKERSTRAAT | PL MUNISIPALITEIT | 631 m² | 177,000 | | Revaluation | |
| 2276 / 00000 | RES - - 2023/05/01 | 000000215415 | Citrusdal | CITRUSDAL 221 | 30 VALENCIASINGEL | TIETIES A K | 299 m² | 25,000 | | Category Change to Res | |
| 2343 / 00000 | RES - - 2023/05/01 | 000000215976 | Citrusdal | CITRUSDAL 221 | 12 AKASIASTRAAT | PL MUNISIPALITEIT | 0 m² | 0 | V | Does not Exist | |
| 323 / 00000 | RES - - 2023/05/01 | 000000250258 | Lambertsbaai | LAMBERTSBAAI 3 | 19 SKOOLSTRAAT | HAYES J.C. | 1 052 m² | 2,100,000 | | Value Adjusted | |
| 493 / 00000 | RES - - 2023/05/01 | 000000253146 | Lambertsbaai | LAMBERTSBAAI 3 | 3 LEIPOLDTSTRAAT | VAN ZYL H.M. | 683 m² | 1,950,000 | | Value Adjusted | |
| 552 / 00000 | RES - - 2023/05/01 | 000000254118 | Lambertsbaai | LAMBERTSBAAI 3 | 18 SPENCESTRAAT | BURGER G.E. | 1 377 m² | 1,852,000 | | Category Correct | |
| 871 / 00000 | RES - - 2023/05/01 | 000000257341 | Lambertsbaai | LAMBERTSBAAI 3 | 103 STRANDSTRAAT | DE VILLIERS H.C.A | 775 m² | 1,414,000 | | Now Multi | |
| 871 / 00000 | BUS - - 2023/05/01 | 000000257342 | Lambertsbaai | LAMBERTSBAAI 3 | 103 STRANDSTRAAT | DE VILLIERS H.C.A | 0 m² | 940,000 | | Now Multi | |
| 1658 / 00000 | RES - - 2023/05/01 | 000000260577 | Lambertsbaai | LAMBERTSBAAI 3 | 10 JASUS LALANDISTRAAT | LOCHNER J.F.D | 450 m² | 1,479,000 | | Now Multi | |
| 1658 / 00000 | BUS - - 2023/05/01 | 000000260578 | Lambertsbaai | LAMBERTSBAAI 3 | 10 JASUS LALANDISTRAAT | LOCHNER J.F.D | 0 m² | 1,000,000 | | Now Multi | |
| 1706 / 00000 | RES - - 2023/05/01 | 000000351471 | Lambertsbaai | LAMBERTSBAAI 3 | 121 STRANDSTRAAT | ALTUS VAN DEN HEEVER FAMILIE T | 743 m² | 2,322,000 | | Category Correct | |
| 1844 / 00000 | BUS - 2023/05/01 | 000000262662 | Lambertsbaai | LAMBERTSBAAI 3 | 60 STRANDSTRAAT | VAN WYK E. | 248 m² | 1,300,000 | | Value Upheld- Seafront Property, Vacant plot sold for R 1 000 000 | |
| 93 / 00000 | PSP - - 2023/05/01 | 000000222645 | Graafwater | GRAAFFWATER 4 | 0 VAN DER STELSTRAAT | DEPARTEMENT VAN OPENBARE WERKE | 13 914 m² | 9,500,000 | | Category Change to PSP | |
| 151 / 00000 | RES - -2023/05/01 | 000000344114 | Graafwater | GRAAFFWATER 4 | COMPIONSTRAAT 3 | ALFRED E.R. | 1 104 m² | 820,000 | | | |
| 152 / 00000 | RESV - -2023/05/01 | 000000344121 | Graafwater | GRAAFFWATER 4 | 0 COMPIONSTRAAT | ALFRED ER | 0 m² | 0 | V | See Erf 820 | |
| 168 / 00000 | RES - - 2023/05/01 | 000000352595 | Graafwater | GRAAFFWATER 4 | 0 VAN DER STELSTRAAT | KOTZE W.J. | 2 205 m² | 180,000 | | Category Change to Res | |
| 609 / 00000 | RES - - 2023/05/01 | 000000377529 | Graafwater | GRAAFFWATER 4 | 0 ERASMUS VAN ZYLSTRAAT | VERMEULEN NB | 1 903 m² | 130,000 | V | Category Change to Res | |
| 468 / 00000 | FAGR - - 2023/05/01 | 000000295192 | Farms | FARMS Clanwilli | FARM 468 | GONNAFONTEIN PTY LTD | 590.2468 Ha | 5,168,000 | | Value Adjusted | |
| 468 / 00000 | PROT - - 2023/05/01 | 000000295193 | Farms | FARMS Clanwilli | 0 Unknown street | GONNAFONTEIN PTY LTD | 0 m² | 192,000 | V | Value Upheld | |
| 569 / 00000 | FAGR - -2023/05/01 | 000000297961 | Farms | FARMS Clanwilli | 0 Unknown street | NUWEPOS BOERDERY FAMILIE TRUST | 730.1309 Ha | 5,900,000 | V | Value Upheld | |

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Date of valuation : 2021/09/01

| Erf / Portion-Unit | Category/Art/Sect/Date | Account no | Township | Suburb | Situation address | Owner name | Extent (m²/Ha) | Valuation | Flags | Comment | Impl date |
|--------------------|------------------------|------------|----------|--------|-------------------|------------|-----------------|------------|-------|---------|-----------|
| Records | 34 | | | | | | Total valuation | 78,968,000 | | | |

I, HENDRIK COENRAAD BOTHA, Identity number 820408 5152 080 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/supplementary valuation roll 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 30TH day of MAY 2023. Signature of Municipal Valuer _____

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601.

Category of Professional Registration: PROFESSIONAL VALUER.