



Cederberg Municipality

SV1 BATCH 1 REVIEW VALUATION ROLL 2021

HCB Property Valuations



HCB Property Valuations CC

Head Office

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Moorreesburg
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7310
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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
686 / 00000	RES - - 2022/07/01	000000327912	Clanwilliam	CLANWILLIAM SU	11 HOSPITAALSTRAAT	BOSMAN PJ	999 m²	1,652,000		Value Upheld - Sales of erven 1503& 688 was used and these sales indic	
1187 / 00000	RES - - 2022/07/01	000000327824	Clanwilliam	CLANWILLIAM SU	2B LEIPOLDTSTRAAT	MULLER E	2 260 m²	3,640,000		Not Multi	
1187 / 00000	BUS - - 2022/07/01	000000378580	Clanwilliam	CLANWILLIAM SU	2B LEIPOLDTSTRAAT	MULLER E	0 m²	0	V	Not Multi	
1533 / 00000	RES - - 2022/07/01	000000334853	Clanwilliam	CLANWILLIAM SU	2 KATJIEPIERING STRAAT	BOK J.E.	676 m²	877,000		Value Upheld	
2197 / 00000	RES - - 2022/07/01	000000183019	Clanwilliam	CLANWILLIAM SU	5 RESERVIOR STRAAT	STUART HJ	3 340 m²	1,187,000		Value Upheld - Sales of erven 1008 & 249 was used and these sales indi	
3762 / 00000	RES - - 2022/07/01	000000378544	Clanwilliam	CLANWILLIAM SU	41 CEDERBERG CRESCENT	GOEIEMAN XE	613 m²	600,000		Incomplete	
3786 / 00000	RES - - 2022/07/01	000000378739	Clanwilliam	CLANWILLIAM SU	0 PARKSTRAAT	SIEBRITZ MJ &	357 m²	765,000		Value Adjusted - Incomplete Dwelling	
323 / 00000	RES - - 2022/07/01	000000250258	Lambertsbaai	LAMBERTSBAAI 3	SKOOLSTRAAT 19	HAYES J.C.	1 052 m²	2,464,000		Value Upheld - No motivation given for objection	
459 / 00000	RES - - 2022/07/01	000000252777	Lambertsbaai	LAMBERTSBAAI 3	PAUL KRUGERSTRAAT 18	VAN ZYL J.J.	833 m²	1,150,000		Value Adjusted - Due to Sales of erven 1791 & 440 used.	
1863 / 00000	BUS - - 2022/07/01	000000262775	Lambertsbaai	LAMBERTSBAAI 3	VOORTREKKERSTRAAT 109	SYBRAND SMIT FAMILIETRUST	2 197 m²	17,840,000		Value Upheld - No financial information provided to substantiate the r	
517 / 00000	RES - - 2022/07/01	000000355532	Graafwater	GRAAFFWATER 4	21 OLOFBERGSTRAAT	SWARTBOOI NJC.	1 155 m²	1,250,000		Value Adjusted - Due to Sales of erven 190, 17 & 141 used	
2 / 00000	RES - - 2022/07/01	000000233020	Elandsbaai	ELANDSBAAI	2 BOOMSTRAAT	KOTZE E.M.	683 m²	1,777,000		Value Upheld - See Erf 42 & 43	
196 / 00000	RESV - - 2022/09/01	000000379171	Elandsbaai	ELANDSBAAI	Unknown	CLOETE T & A	1 073 m²	540,000		Value Adjusted	
100 / 00001	FAGR - - 2022/07/01	000000284338	Farms	FARMS Clanwilli	FARM 100 PORTION 1	VAN LILL JJ	517.1425 Ha	2,050,000		Value Adjusted	
668 / 00000	FAGR - - 2022/07/01	000000367577	Farms	FARMS Clanwilli	0 Unknown street	VAN ZYL JHVS	925.9804 Ha	3,025,000	V	Valu Upheld - No motivation given for requesting value reduction	
682 / 00000	FAGR - - 2022/12/01	000068200000	Farms	FARMS Clanwilli	THE BATHS	BATHS NTURAL HOT SPRINGS PTY LTD	681.5205 Ha	9,400,000		Value Adjusted- No Buss Component	
682 / 00000	BUS - - 2022/12/01	000068200001	Farms	FARMS Clanwilli	THE BATHS	BATHS NTURAL HOT SPRINGS PTY LTD	0 m²	0	V	Value Adjusted - No Buss Component	
682 / 00000	PROT - - 2022/12/01	000068200002	Farms	FARMS Clanwilli	THE BATHS	BATHS NTURAL HOT SPRINGS PTY LTD	0 m²	196,000	V	No Buss Component	
Records	<u>18</u>						Total valuation	<u>48,413,000</u>			

I, _____, Identity number _____ 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 _____ this ____ day of _____ / _____ (Year). Signature of Municipal Valuer _____.

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

Category of Professional Registration: _____.