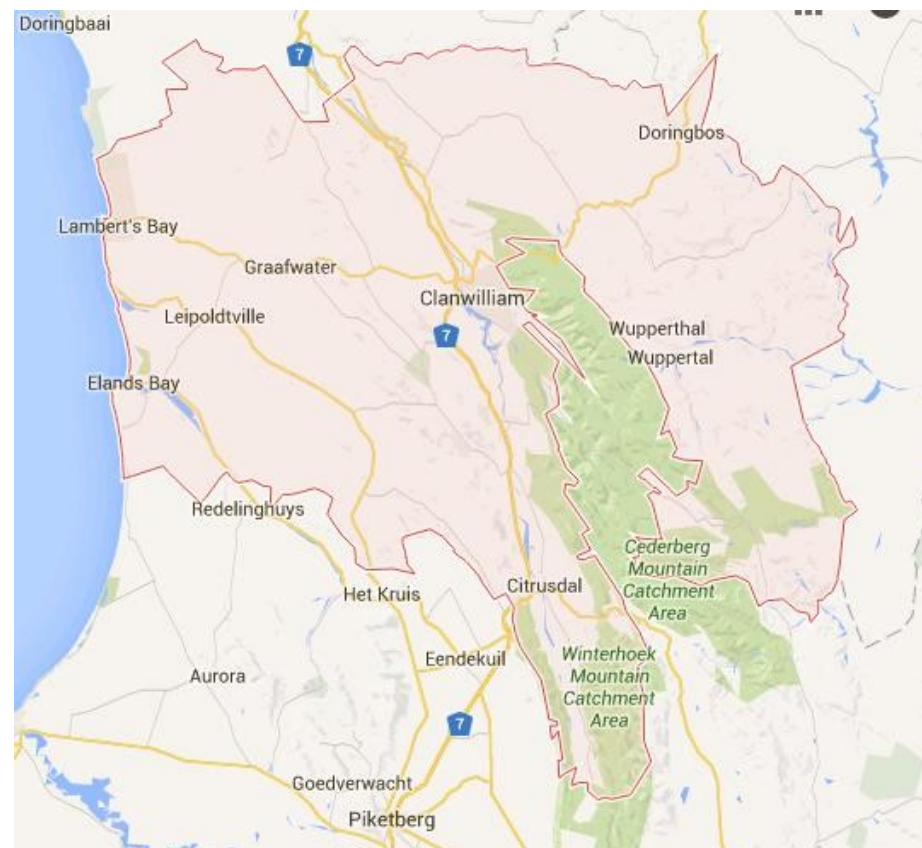




Cederberg Municipality

SV 3 Batch 2 VALUATION ROLL
2024/2025

HCB Property Valuations



HCB Property Valuations CC
Head Office
PO Box 247
Moorreesburg
Western Cape
7310
Tel - 0861 422 669

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
328 / 00000	PSP - - 2025/06/01	000000379916	Clanwilliam	CLANWILLIAM SUB	6 VOORTREKKER STREET	NATIONAL GOVERNMENT OF THE REP	1 310 m²	1,250,000		New Property	
1456 / 00000	PSI - - 2025/06/01	000000379795	Clanwilliam	CLANWILLIAM SUB	UNKNOWN STREET	MUN CEDERBERG	2 544 m²	1,000	V	New Property	
2220 / 00000	RES - - 2025/06/01	000000379954	Clanwilliam	CLANWILLIAM SUB	8 MARKSTRAAT	RENOU-RUTHERFORD AM	749 m²	1,230,000		Category Changed from Buss to Res	
3988 / 00000	FAGR - - 2025/06/01	000000379979	Clanwilliam	CLANWILLIAM SUB	UNKNOWN STREET	YAMU ECO PROP C C	120.7051 Ha	2,700,000	V	New Property- Incomplete	
1127 / 00000	VACB - - 2025/06/01	000000379328	Citrusdal	CITRUSDAL 220	98 VOORTREKKERSTRAAT	MOTHER LODE 4D PTY LTD	0 m²	0	V	NDR	
1922 / 00000	RESV - - 2025/06/01	000000379329	Citrusdal	CITRUSDAL 220	100 VOORTREKKERSTRAAT	MOTHER LODE 4D PTY LTD	0 m²	0	V	NDR	
3673 / 00000	BUS - - 2025/06/01	000000377920	Citrusdal	CITRUSDAL 220	23 BRONZE AVENUE	CITRUSDAL PRIVAATSKOOL EIENDOM	0 m²	0	V	Consolidated to Erf 4450	
4438 / 00000	RES - - 2025/06/01	000000378261	Citrusdal	CITRUSDAL 220	2 DANCKAERT STRAAT	STEYL S	922 m²	850,000		New Dwelling	
4445 / 00000	FAGR - - 2025/06/01	000000378507	Citrusdal	CITRUSDAL 221	EIKE STREET	MOUTON CITRUS PTY LTD	16.2999 Ha	1,000,000	V	New Property	
4450 / 00000	BUS - - 2025/06/01	000000379870	Citrusdal	CITRUSDAL 220	UNKNOWN STREET	CITRUSDAL PRIVAATSKOOL EIENDOM	57 988 m²	4,000,000		Consolidated from Erf 3673	
4451 / 00000	RESV - - 2025/06/01	000000379957	Citrusdal	CITRUSDAL 220	98 VOOTREKKER STREET	RURAL RETAIL INV PTY LTD	1 618 m²	550,000	V	New Property	
4471 / 00000	PSI - - 2025/06/01	000000378663	Citrusdal	CITRUSDAL 220	UNKNOWN STREET	MUN CEDERBERG	13 m²	1,000	V	New Property	
4473 / 00000	RES - - 2025/06/01	000000379158	Citrusdal	CITRUSDAL 220	2 DANCKAERT STRAAT	DE KLERK KL	384 m²	800,000		New Property	
2437 / 00000	RES - - 2025/06/01	000000278782	Lambertsbaai	LAMBERTSBAAI 33	LBFC ROOMS NO 20 (1 - 31)	NAMA T & N	255 m²	110,000		Now Mullti	
2437 / 00000	BUS - - 2025/06/01	000000278783	Lambertsbaai	LAMBERTSBAAI 33	LBFC ROOMS NO 20 (1 - 31)	NAMA T & N	0 m²	30,000		Now Multi	
2654 / 00000	RESV - - 2025/06/01	000000377434	Lambertsbaai	LAMBERTSBAAI 33	UNKNOWN STREET	MUN CEDERBERG	13.9280 Ha	6,000,000	V	Value Correct - Big portion still on NDR	
2845 / 00000	RES - - 2025/06/01	000000378805	Lambertsbaai	LAMBERTSBAAI 33	163 SEESTERSINGEL	ALEXANDER R	239 m²	175,000		New Property	
2864 / 00000	RES - - 2025/06/01	000000378800	Lambertsbaai	LAMBERTSBAAI 33	SEESTERSINGEL	JULIES JL &	524 m²	175,000	V	New Property	
503 / 00000	POS - - 2025/06/01	000000377473	Graafwater	GRAAFFWATER 441	19 OLIENHOUT STREET	MUN CEDERBERG	1 129 m²	10,000	V	New Property	
10 / 00000	BUS - - 2025/06/01	000000379996	Elandsbaai	ELANDSBAAI		VAN WYK MF	0 m²	0	V	Consolidated to Erf 725	
255 / 00000	RES - - 2025/06/01	000000237017	Elandsbaai	ELANDSBAAI	25A STRANDSTRAAT	NEWMAN SC	312 m²	130,000		Revaluation	
336 / 00000	RES - - 2025/06/01	000000380010	Elandsbaai	ELANDSBAAI	UNKNOWN STREET	VAN WYK MF	74 m²	70,000		New Property	
725 / 00000	BUS - - 2025/06/01	000000378563	Elandsbaai	ELANDSBAAI	DUNE STREET	SILVER MOON INV 114 CC	610 m²	4,030,000		Consolidated from Erf 10	
1 / 00049	RES - - 2025/06/01	000000377913	Farms	FARMS Piketberg	0 BONTEHEUVEL 1 PIKETBERG RD PTN	FINCATI GIAN LUIGI	10 867 m²	1,000,000		Now Multi	
1 / 00049	PROT - - 2025/06/01	880000377914	Farms	FARMS Piketberg	0 BONTEHEUVEL 1 PIKETBERG RD PTN	FINCATI GIAN LUIGI	0 m²	434,000	V	Now Multi	
321 / 00000	FAGR - - 2025/06/01	000000379354	Farms	FARMS Clanwilli	FARM 321	ROOI CEDERBERG SITRUS PTY LTD	1,485.3624 Ha	10,900,000		Value Correct	
321 / 00000	PROT - - 2025/06/01	000000291664	Farms	FARMS Clanwilli	0 Unknown street	BREEKKRANS TRUST	0 m²	750,000	V	Value Correct	
492 / 00000	FAGR - - 2025/06/01	000000295690	Farms	FARMS Clanwilli	FARM 492	HENNIE VAN ZYL TRUST	273.3307 Ha	15,245,000		Not Multi Anymore - Buss Component Cons to 492/35	
492 / 00000	BUS - -	000000295691	Farms	FARMS Clanwilli	FARM 492	HENNIE VAN ZYL TRUST	0 m²	0	V	Buss Component of 492/0 Consolidated to 492/35	
492 / 00035	BUS - - 2025/06/01	000000378439	Farms	FARMS Clanwilli	FARM 492 PORTION 35	ERLANK VAN ZYL TRUST	36 522 m²	7,000,000		Consolidated from Buss Component of 492/0	

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
Records	30						Total valuation	58,441,000			

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 23RD day of JUNE / 2025. Signature of Municipal Valuer _____.

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

Category of Professional Registration: PROFESSIONAL VALUER.