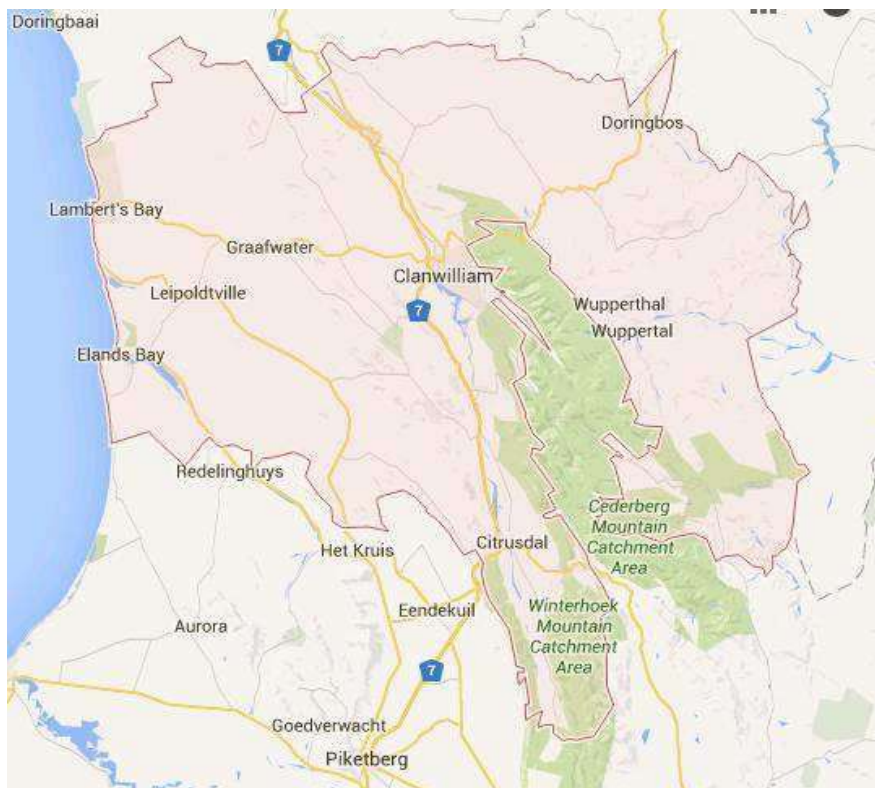




Cederberg Municipality

SV4 BATCH1 VALUATION ROLL 2021

HCB Property Valuations



HCB Property Valuations CC

Head Office

PO Box 247

Moorreesburg

Western Cape

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
320 / 00000	BUS - - 2025/10/01	000000379951	Clanwilliam	CLANWILLIAM SU	34 VOORTREKER STRAAT	NICO RUSSOUW FAMILIE TRUST	1 486 m²	2,450,000		New Facility (Workshop)	
477 / 00000	PSI - - 2025/10/01	000000380268	Clanwilliam	CLANWILLIAM SU		MUN CLANWILLIAM	800 m²	1,000	V	Revaluation	
772 / 00000	RES - - 2025/10/01	000000161086	Clanwilliam	CLANWILLIAM SU	17 DENNESTRAAT	FORTUIN A	328 m²	252,000		Complete	
934 / 00000	RES - - 2025/10/01	000000380074	Clanwilliam	CLANWILLIAM SU	11 FREESIALAAN	MONTWIL TRUST	996 m²	2,306,000		Garage Converted into Room	
1024 / 00000	BUS - - 2025/10/01	000000165524	Clanwilliam	CLANWILLIAM SU	1 LEIPOLDTSTRAAT (B)	ZHENG W	2 229 m²	2,875,000		New Flats - 156m²	
1187 / 00000	RES - - 2025/10/01	000000327824	Clanwilliam	CLANWILLIAM SU	2B LEIPOLDTSTRAAT	MULLER E	2 260 m²	4,600,000		Complete New Flats	
1282 / 00000	MULT - - 2025/10/01	000000171310	Clanwilliam	CLANWILLIAM SU	DWARSSTRAAT 7	OELSEN P	319 m²	206,000		Now Multi	
1282 / 00000	BUS - - 2025/10/01	000000171311	Clanwilliam	CLANWILLIAM SU	DWARSSTRAAT 7	OELSEN P	0 m²	30,000		Spaza Shop-27m²	
1372 / 00000	RES - - 2025/10/01	000000309247	Clanwilliam	CLANWILLIAM SU	34 KERSBOSLAAN	MAARMAN JJA &	275 m²	301,000		New Spaza Shop-13m²	
1525 / 00000	RES - - 2025/10/01	000000155572	Clanwilliam	CLANWILLIAM SU	20 Ceder Park	CLANW LEISURE HOMES	46 503 m²	22,200,000		New Dwelling -41m², Stoep -19m²	
2258 / 00000	RES - - 2025/10/01	000000378021	Clanwilliam	CLANWILLIAM SU	57 WATSONIA STRAAT	KOOPMAN L	336 m²	110,000		Complete Wendy Houses	
2327 / 00000	RES - - 2025/10/01	000000185560	Clanwilliam	CLANWILLIAM SU	25 HEUNINGTEE	NUWARTZ PM	160 m²	241,000		Shop -18m²	
2472 / 00000	RES - - 2025/10/01	000000188088	Clanwilliam	CLANWILLIAM SU	77 BLOEKOMLAAN	BAMBELIE DA	180 m²	99,000		Incomplete Additions	
2487 / 00000	RES - - 2025/10/01	000000379473	Clanwilliam	CLANWILLIAM SU	27 VUURPYL STRAAT	NOMEMEZA M	180 m²	144,000		Complete Additions	
2567 / 00000	RES - - 2025/10/01	000000190263	Clanwilliam	CLANWILLIAM SU	13 SEWEJAARTJIE STRAAT	COUTER KJ	160 m²	262,000		Complete Additions to Dwelling	
2623 / 00000	RES - - 2025/10/01	000000191556	Clanwilliam	CLANWILLIAM SU	28 SEWEJAARTJIE STRAAT	OKTOBER PJ	180 m²	207,000		Complete Dwelling	
2633 / 00000	RES - - 2025/10/01	000000191789	Clanwilliam	CLANWILLIAM SU	8 SEWEJAARTJIE STRAAT	JOOSTE JW	180 m²	177,000		Complete Additions	
2669 / 00000	RES - - 2025/10/01	000000329099	Clanwilliam	CLANWILLIAM SU	15 FOSTER STRAAT	J S BASSON TRUST	4 035 m²	1,715,000		Incomplete Braai Room -28m²	
2920 / 00000	RES - - 2025/10/01	000000379726	Clanwilliam	CLANWILLIAM SU	OU KAAPSE WEG	KOOPMAN RO	531 m²	1,397,000		New Dwelling	
2925 / 00000	RES - - 2025/10/01	000000380048	Clanwilliam	CLANWILLIAM SU	OU KAAPSE WEG	SOHAYIB R SADIE FAMILY TRUST	467 m²	1,000,000		Incomplete New Dwelling	
2938 / 00000	RES - - 2025/10/01	000000379652	Clanwilliam	CLANWILLIAM SU	OU KAAPSE WEG	MERWEDE INV PTY LTD	458 m²	1,611,000		New Dwelling	
3758 / 00000	RES - - 2025/10/01	000000380075	Clanwilliam	CLANWILLIAM SU	49 CEDERBERG CRESCENT	MOUTON SM	710 m²	300,000		Incomplete Dwelling	
3789 / 00000	RES - - 2025/10/01	000000379836	Clanwilliam	CLANWILLIAM SU	PARKSTRAAT	PRETORIUS CMB &	385 m²	700,000		New Dwelling	
3944 / 00000	PSI - - 2025/10/01	000000357410	Clanwilliam	CLANWILLIAM SU	0 Unknown street	ESKOM HOLDINGS LTD	6 300 m²	500,000		Incomplete Relay House	
1260 / 00000	RES - - 2025/10/01	000000379928	Citrusdal	CITRUSDAL 220	19 LUTZSTRAAT	CCELLARS PROP PTY LTD	1 512 m²	1,200,000		Additions to Flat -45m²	
1349 / 00000	RES - - 2025/10/01	000000380023	Citrusdal	CITRUSDAL 220	61 OEWERSTRAAT	HILL AB &	885 m²	800,000		Incomplete New Dwelling	
1566 / 00000	RES - - 2025/10/01	000000379784	Citrusdal	CITRUSDAL 220	20 BERGSTRAAT	SORGVLIET FAMILIETRUST	1 606 m²	1,743,000		Additions 40m²	
1836 / 00000	RES - - 2025/10/01	000000380024	Citrusdal	CITRUSDAL 220	4 MULLERSTRAAT	TRADE OFF 69 PTY LTD	2 118 m²	1,377,000		Incomplete Garage, Building m² Updated	
1920 / 00000	BUS - - 2025/10/01	000000379956	Citrusdal	CITRUSDAL 220	104 VOORTREKKERSTRAAT	RURAL RETAIL INV PTY LTD	2 107 m²	5,780,000		New Retail Shop	
2003 / 00000	MULT - - 2025/10/01	000000212485	Citrusdal	CITRUSDAL 221	25 DISASTRAAT	DOURIES SM	292 m²	235,000		Now Multi	
2003 / 00000	BUS - - 2025/10/01	000000212486	Citrusdal	CITRUSDAL 221	25 DISASTRAAT	DOURIES SM	0 m²	125,000		Now Multi - Garage used as Shop	
2211 / 00000	RES - - 2025/10/01	000000355765	Citrusdal	CITRUSDAL 221	17 PROTEA STRAAT	SALIE GS M	376 m²	364,000		New Garage - 46m²	
2343 / 00000	RES - - 2025/10/01	000000215983	Citrusdal	CITRUSDAL 221	12 AKASIASTRAAT	KAMFER BA	313 m²	177,000		Newly Registered	
2358 / 00000	RES - - 2025/10/01	000000207037	Citrusdal	CITRUSDAL 220	15 PAUL DE VILLIERSSTRAAT	JOOSTE A.H.	1 656 m²	1,899,000		Additions to Dwelling - 71m², Flat - 96m², Carport - 71m²	
2832 / 00000	BUS - - 2025/10/01	000000324485	Citrusdal	CITRUSDAL 220	33 VOORTREKKERSTRAAT	PIETER HOUGH TRUST	1 623 m²	2,700,000		Updated/ Additions to Shop m² with 154m², Canopy - 32m²	

Munisipaliteit CEDERBERG Municipality

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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
4451 / 00000	BUS - - 2025/10/01	000000379957	Citrusdal	CITRUSDAL	220	RURAL RETAIL INV PTY LTD	1 618 m²	3,100,000		Complete New Retail Shop	
4466 / 00000	RES - - 2025/10/01	000000379775	Citrusdal	CITRUSDAL	220	H222 PROP PTY LTD	611 m²	950,000		Incomplete Dwelling	
614 / 00000	RES - - 2025/10/01	000000379666	Lambertsbaai	LAMBERTSBAAI	7 DF MALANSTRAAT	HERMANN MEM	709 m²	650,000		New Dwelling	
740 / 00000	RES - - 2025/10/01	000000377935	Lambertsbaai	LAMBERTSBAAI	96 STRANDSTRAAT	BLOUBOS PROP PTY LTD	683 m²	2,450,000		Complete Renovations	
832 / 00000	BUS - - 2025/10/01	000000378393	Lambertsbaai	LAMBERTSBAAI	BURRELSINGEL	CRAWCLAN EIENDOMME C C	0 m²		0 V	Cons to Erf 3286	
833 / 00000	RESV - - 2025/10/01	000000364054	Lambertsbaai	LAMBERTSBAAI	BURRELSINGEL 0	THE OLD APOSTOLIC CHURCH SOUTH	0 m²		0 V	Cons to Erf 3286	
834 / 00000	BUS - - 2025/10/01	000000379802	Lambertsbaai	LAMBERTSBAAI	BURRELSINGEL	UYS HP	2 013 m²	300,000		New Incomplete Shop	
1615 / 00000	RES - - 2025/10/01	000000378426	Lambertsbaai	LAMBERTSBAAI	10 SARATOGASLOT	PHIPSON KH &	531 m²	900,000		New Dwelling	
1720 / 00000	RES - - 2025/10/01	000000379572	Lambertsbaai	LAMBERTSBAAI	1 MARITZSTRAAT	DU TOIT BJ &	800 m²	1,003,000		Swimming Pool - 12m²	
2178 / 00000	RES - - 2025/10/01	000000277771	Lambertsbaai	LAMBERTSBAAI	84 MALGASSTRAAT	ROBERTS JE	227 m²	170,000		Additions to Dwelling	
2195 / 00000	RES - - 2025/10/01	000000277965	Lambertsbaai	LAMBERTSBAAI	95 FISANTSTRAAT	KAPEMBE E	208 m²	192,000		Garage -15m²	
3286 / 00000	BUS - - 2025/10/01	000328600000	Lambertsbaai	LAMBERTSBAAI	3 BURREL CRESCENT	CRAWCLAN EIENDOMME CC	4 225 m²	1,350,000		Incomplete -New Property -Cons From Erf 833 & 832	
21 / 00000	RES - - 2025/10/01	000000379991	Graafwater	GRAAFFWATER	4 HOOFSTRAAT	COETZEE NB	692 m²	578,000		New Dwelling	
591 / 00000	RES - - 2025/10/01	000000379827	Graafwater	GRAAFFWATER	4 VAN DER STELSTRAAT	CONCIV STRAT PTY LTD	18 948 m²	780,000		New Incomplete Dwelling	
846 / 00000	RES - - 2025/10/01	000000379117	Graafwater	GRAAFFWATER	4	ENGELBRECHT JJJ &	556 m²	350,000		Incomplete Dwelling	
864 / 00000	RESV - - 2025/10/01	000000379825	Graafwater	GRAAFFWATER	4 11 RHENIUSTRAAT	VAN DER WESTHUIZEN EM	1 106 m²	350,000		Carport & Storeroom-37m²	
1106 / 00000	RES - - 2025/10/01	000000355564	Graafwater	GRAAFFWATER	4 MONDIAL STREET	LEWIS MC &	160 m²	188,000		Incomplete Additions	
100 / 00000	RES - - 2025/10/01	000000379249	Elandsbaai	ELANDSBAAI	5 DUINESTRAAT	COETZEE TE	627 m²	2,088,000		New Dwelling	
744 / 00000	RES - - 2025/10/01	000000374817	Elandsbaai	ELANDSBAAI	8 DIE MOND CLOSE	BRUMMER CJL	419 m²	1,500,000		Incomplete Dwelling	
749 / 00000	RES - - 2025/10/01	000000379938	Elandsbaai	ELANDSBAAI	3 DIE MOND CLOSE	TJAART ESTERHUYSE CONSULTING P	417 m²	1,000,000		Incomplete New Dwelling	
2 / 00004	FAGR - - 2025/10/01	000000380270	Farms	FARMS	PIKETBERG FARM 2 PORTION 4 PIKETBERG RD	BO KRUISFONTEIN TRUST	717.1616 Ha	4,490,000		New Property	
2 / 00011	FAGR - - 2025/10/01	000000377416	Farms	FARMS	PIKETBERG 0 KRUISFONTEIN 2 PIKETBERG RD PT	CARSTENS JM &	31.3667 Ha	1,955,000		Revaluation	
467 / 00015	FAGR - - 2025/10/01	000000295139	Farms	FARMS	Clanwilli 0 Unknown street	FUSION PROPERTIES 251 CC	33.7538 Ha	1,205,000		Three Dwellings used for Accomodation	
657 / 00000	FAGR - - 2025/10/01	880000657000	Farms	FARMS	Clanwilli DIE PLAAS SWWE OLIENE NO.657	OUWERF BOERDERY CC	506.3010 Ha	42,750,000		Cons from 481/45 & 567/0	
Records	59						Total valuation	128,383,000			

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 __3RD__ day of ____NOVEMBER (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.