

Swartland Municipality

General Valuation for 2023

(Grottobaai - Valuation Roll)

In accordance with Section 30 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 30 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 2023/07/01

Categories Reference

Category	Description
RES	8(2)(a) Residential properties
PROS	Private open space

Geographical Area : Grottoabaai

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
1		GROTTO BAY HOMEOWNERS ASS	PROS	SEA EAGLE DRIVE (PAD) 1	2.5154 Ha	25 000	Use is Unknown
2		SIM C	RES	SANDPLOVER CLOSE 2	785 m ²	7 620 000	Use is Residential
3		ZZ9 FARMS PROPRIETARY LIMITED	RES	SANDPLOVER CLOSE 3	1 023 m ²	9 170 000	Use is Residential
4		MONTANARI CEM	RES	Sandplover Close 4	650 m ²	2 650 000	Use is Residential
5		MONTANARI CEM	RES	SANDPLOVER CLOSE 5	632 m ²	3 630 000	Use is Unknown
6		ARMSTRONG SJ	RES	SANDPLOVER CLOSE 6	615 m ²	4 175 000	Use is Residential
7		BARKER WD	RES	SANDPLOVER CLOSE 7	615 m ²	3 460 000	Use is Residential
8		MARAIS APJ & CLOETE-MARAIS A	RES	SANDPLOVER CLOSE 8	702 m ²	3 495 000	Use is Residential
11		ANNANDALE L & S	RES	SANDPLOVER CLOSE 11	748 m ²	3 925 000	Use is Residential
12		STRICK JA	RES	SANDPLOVER CLOSE 12	771 m ²	1 275 000	Use is Vacant_Res
13		ANDERSEN LL	RES	SANDPLOVER CLOSE 13	728 m ²	4 210 000	Use is Residential
14		VILJOEN PC	RES	SANDPLOVER CLOSE 14	761 m ²	5 375 000	Use is Residential
15		GROTTO BAY HOMEOWNERS ASS	RES	GROTTO BAY (POS) 15	967 m ²	120 000	Use is Private Open Space
16		GP PROPERTY TRUST	RES	SEAGULL CLOSE 16	647 m ²	3 165 000	Use is Residential
17		STEVENSON RA	RES	SEAGULL CLOSE 17	644 m ²	1 170 000	Use is Vacant_Res
18		STEVENSON RA	RES	SEAGULL CLOSE 18	663 m ²	2 135 000	Use is Residential
19		SHALLCROSS L & A WEGERT	RES	SEAGULL CLOSE 19	654 m ²	3 030 000	Use is Residential
20		VAN DER SPUY DJ	RES	SEAGULL CLOSE 20	644 m ²	2 115 000	Use is Residential
21		DE MILANDER FA	RES	SEAGULL CLOSE 21	653 m ²	2 925 000	Use is Residential
22		TOUA CA & E	RES	SEAGULL CLOSE 22	642 m ²	2 540 000	Use is Residential
23		PADDON CA	RES	SEAGULL CLOSE 23	671 m ²	2 995 000	Use is Residential
24		ENGELS LJ & A	RES	SEAGULL CLOSE 24	743 m ²	3 285 000	Use is Residential
25		LUBBE AO & L	RES	SEAGULL CLOSE 25	708 m ²	2 720 000	Use is Residential
26		VISAGIE I & AC	RES	SEAGULL CLOSE 26	700 m ²	3 570 000	Use is Residential
27		MOSTERT L & R	RES	SEAGULL CLOSE 27	700 m ²	2 425 000	Use is Residential
28		UDERT HA & RODE J	RES	SEAGULL CLOSE 28	660 m ²	3 445 000	Use is Residential
29		WRIGHT JAS & M	RES	SEAGULL CLOSE 29	643 m ²	2 985 000	Use is Residential
30		MOUTON TC & HEEGER K-L	RES	SEAGULL CLOSE 30	692 m ²	2 380 000	Use is Residential
31		ANDRAG PW	RES	SEAGULL CLOSE 31	710 m ²	1 225 000	Use is Vacant_Res
32		MOSIME E	RES	SEAGULL CLOSE 32	767 m ²	2 970 000	Use is Residential
33		SMIT AC & ELLIOT L	RES	SEAGULL CLOSE 33	702 m ²	4 710 000	Use is Residential
34		SMAC ENTERTERPRISE	RES	SEAGULL CLOSE 34	651 m ²	2 970 000	Use is Residential

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Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
35		GOUSSARD PJJ & D	RES	SEAGULL CLOSE 35	628 m ²	2 950 000	Use is Residential
36		VIPER TRUST	RES	STORK CLOSE 36	763 m ²	3 075 000	Use is Residential
37		SAUNDERS MJ	RES	STORK CLOSE 37	736 m ²	3 185 000	Use is Residential
38		WALLIS AE	RES	STORK CLOSE 38	791 m ²	3 490 000	Use is Residential
39		COLLINS-ODENDAL K & HC	RES	STORK CLOSE 39	756 m ²	3 425 000	Use is Residential
40		ZULU PNS	RES	STORK CLOSE 40	743 m ²	3 630 000	Use is Residential
41		RIMMER PP & JH & WILTON CE	RES	STORK CLOSE 41	743 m ²	1 255 000	Use is Vacant_Res
42		VORSTER PC & KH	RES	STORK CLOSE 42	788 m ²	3 445 000	Use is Residential
43		BIZARRO IR	RES	STORK CLOSE 43	752 m ²	2 280 000	Use is Residential
44		ZEILER SA & M	RES	STORK CLOSE 44	674 m ²	3 185 000	Use is Residential
45		WOLFENDEN SE	RES	STORK CLOSE 45	743 m ²	2 560 000	Use is Residential
46		VAN DER WALT AJ	RES	STORK CLOSE 46	773 m ²	2 980 000	Use is Residential
47		DORE ST & CG	RES	STORK CLOSE 47	777 m ²	3 095 000	Use is Residential
48		DU TOIT AJ & ROUSSEAU CJ	RES	STORK CLOSE 48	641 m ²	3 545 000	Use is Residential
49		DEACON CH	RES	STORK CLOSE 49	669 m ²	3 250 000	Use is Residential
50		BAILEY ES	RES	STORK CLOSE 50	667 m ²	3 210 000	Use is Residential
51		HARDEY GR	RES	STORK CLOSE 51	658 m ²	2 395 000	Use is Residential
52		INDIGO TRUST	RES	STORK CLOSE 52	616 m ²	2 310 000	Use is Residential
53		WEST COAST DAISIES PTY LTD	RES	STORK CLOSE 53	656 m ²	1 180 000	Use is Vacant_Res
54		GROTTO BAY HOMEOWNERS ASS	RES	GROTTO BAY (POS) 54	864 m ²	104 000	Use is Private Open Space
55		LAWRENCE RE	RES	MALGAS CLOSE 55	721 m ²	3 140 000	Use is Residential
56		DUMBRELL DJ	RES	MALGAS CLOSE 56	719 m ²	2 675 000	Use is Vacant_Res
57		ZAIMAN WJ & LP	RES	MALGAS CLOSE 57	716 m ²	3 135 000	Use is Residential
58		LAMPRECHT HC	RES	MALGAS CLOSE 58	723 m ²	3 610 000	Use is Residential
59		LABUSCHAGNE MJ & WE	RES	MALGAS CLOSE 59	732 m ²	3 515 000	Use is Residential
60		AUBE JPP & M	RES	MALGAS CLOSE 60	708 m ²	3 715 000	Use is Residential
61		MICHELS AFPJ	RES	MALGAS CLOSE 61	768 m ²	2 965 000	Use is Residential
62		SANS SOUCI PROPERTIES & TOURS	RES	MALGAS CLOSE 62	749 m ²	2 810 000	Use is Residential
63		SMIT WW	RES	MALGAS CLOSE 63	695 m ²	2 420 000	Use is Residential
64		OBERZAUCHER N, ADAMS S & ADAMS	RES	MALGAS CLOSE 64	639 m ²	3 225 000	Use is Residential
65		HOL RA	RES	MALGAS CLOSE 65	765 m ²	3 780 000	Use is Residential

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Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
66		GROTTO BAY HOMEOWNERS ASS	RES	MALGAS CLOSE 66	2 044 m ²	245 000	Use is Private Open Space
67		DRUDE FAMILY TRUST	RES	MALGAS CLOSE 67	765 m ²	3 245 000	Use is Residential
68		JOSHUA D	RES	MALGAS CLOSE 68	675 m ²	1 200 000	Use is Vacant_Res
69		GIE GR	RES	MALGAS CLOSE 69	703 m ²	1 200 000	Use is Residential
70		DE KLERK EN EBERSOHN PTY LTD	RES	MALGAS SINGEL,GROTTO BAY 70	731 m ²	3 635 000	Use is Residential
71		PIENAAR HC	RES	MALGAS CLOSE 71	818 m ²	3 910 000	Use is Residential
72		OBERZAUCHER MG	RES	MALGAS CLOSE 72	774 m ²	3 535 000	Use is Residential
73		COYLE-DOWLING PJC & LG	RES	MALGAS CLOSE 73	720 m ²	2 340 000	Use is Residential
74		BLAAUW REINHARD	RES	MALGAS CLOSE 74	713 m ²	2 720 000	Use is Residential
75		AXSEL ASA & C	RES	MALGAS CLOSE 75	707 m ²	3 120 000	Use is Residential
76		HATTINGH JCW & E	RES	MALGAS CLOSE 76	700 m ²	2 940 000	Use is Residential
77		BOTHA HA	RES	MALGAS CLOSE 77	705 m ²	1 220 000	Use is Vacant_Res
78		HEYSTEK OWENS TRUST	RES	SANDPLOVER CLOSE 78	818 m ²	6 315 000	Use is Residential
79		MANNE GR	RES	SANDPLOVER CLOSE 79	913 m ²	6 670 000	Use is Residential
80		SLABBER IJ & ACKERMAN ID & WC	RES	SANDPLOVER CLOSE 80	729 m ²	1 245 000	Use is Vacant_Res
81		GROTTO BAY HOMEOWNERS ASS	RES	SANDPLOVER CLOSE (POS) 81	913 m ²	110 000	Use is Private Open Space
82		KOHLER T	RES	SANDPLOVER CLOSE 82	767 m ²	3 245 000	Use is Residential
83		GREEFF MA & STEVENS JL	RES	SANDPLOVER CLOSE 83	800 m ²	2 430 000	Use is Residential
84		ABBOTT CC & H	RES	SANDPLOVER CLOSE 84	899 m ²	4 355 000	Use is Residential
85		RAKOWSKI K & EJ	RES	SANDPLOVER CLOSE 85	724 m ²	3 485 000	Use is Residential
86		LANDMAN JM	RES	SWANDPLOVER CLOSE 86	655 m ²	1 180 000	Use is Vacant_Res
87		JJ MARITZ FAMILIETRUST	RES	SANDPLOVER CLOSE 87	614 m ²	3 185 000	Use is Residential
88		ALBERTS PJA & C	RES	SANDPLOVER CLOSE 88	631 m ²	3 330 000	Use is Residential
89		NEL RJ	RES	SANDPLOVER CLOSE 89	649 m ²	3 460 000	Use is Residential
90		RAMSAY FAMILY TRUST	RES	SANDPLOVER CLOSE 90	633 m ²	3 585 000	Use is Residential
91		BRINK AB & E	RES	SANDPLOVER CLOSE 91	632 m ²	3 350 000	Use is Residential
92		GROTTO BAY HOMEOWNERS ASS	RES	ALBATROS DRIVE (POS) 92	9 326 m ²	600 000	Use is Private Open Space
93		SLOGROVE DJ & DOLD TK	RES	PELICAN CLOSE 93	803 m ²	5 685 000	Use is Residential
94		CM ANDRAG TRUST	RES	PELICAN CLOSE 94	829 m ²	6 875 000	Use is Residential
95		MURRAY AD	RES	PELICAN CLOSE 95	648 m ²	2 935 000	Use is Residential
96		SLABBER IJ & BOTHA JH	RES	PELICAN CLOSE 96	675 m ²	2 530 000	Use is Residential
97		FERNANDES ABM & C	RES	PELICAN CLOSE 97	758 m ²	1 265 000	Use is Vacant_Res

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98		LE ROUX HM	RES	PELICAN CLOSE 98	754 m ²	1 260 000	Use is Vacant_Res
99		NICE RG	RES	PELICAN CLOSE 99	803 m ²	4 230 000	Use is Residential
100		BASSON AHS & BOTHA AALR	RES	PELICAN CLOSE 100	897 m ²	5 790 000	Use is Residential
101		LAURYSSSEN C & EJM	RES	PELICAN CLOSE 101	1 089 m ²	7 730 000	Use is Residential
102		MARAIS CDV & A	RES	PELICAN CLOSE 102	798 m ²	3 190 000	Use is Residential
103		GROTTO BAY HOMEOWNERS ASS	RES	PELICAN CLOSE (POS) 103	942 m ²	113 000	Use is Private Open Space
104		VAN NIEKERK HF	RES	PELICAN CLOSE 104	792 m ²	2 425 000	Use is Residential
105		VON BEZING KL	RES	PELICAN CLOSE 105	768 m ²	2 965 000	Use is Residential
106		RUSSELL MD	RES	PELICAN CLOSE 106	775 m ²	3 075 000	Use is Residential
107		DREYER C	RES	PELICAN CLOSE 107	698 m ²	3 565 000	Use is Residential
108		GROTTO BAY HOMEOWNERS ASS	RES	GROTTO BAY 108	1.1663 Ha	750 000	Use is Private Open Space
109		BEULA VISTA TRUST	RES	FLAMINGO CLOSE 109	765 m ²	6 385 000	Use is Residential
110		2 VIEWS TRUST	RES	FLAMINGO CLOSE 110	913 m ²	7 065 000	Use is Residential
111		2 VIEWS TRUST	RES	FLAMINGO CLOSE 111	749 m ²	2 690 000	Use is Residential
112		CARBUTT E & Y	RES	FLAMINGO CLOSE 112	779 m ²	2 000 000	Use is Residential
113		LIZMAR TRUST	RES	FLAMINGO CLOSE 113	810 m ²	3 415 000	Use is Residential
114		MICHAEL BUTLER TRUST	RES	FLAMINGO CLOSE 114	746 m ²	3 285 000	Use is Residential
115		KOOLE AHC-TRUSTEES & EE	RES	FLAMINGO CLOSE 115	739 m ²	3 860 000	Use is Residential
116		OLIVIER TRUST	RES	FLAMINGO CLOSE 116	840 m ²	6 640 000	Use is Residential
117		LAUBSCHER AM	RES	FLAMINGO CLOSE 117	1 039 m ²	8 010 000	Use is Residential
118		THE M & A TRUST	RES	FLAMINGO CLOSE 118	737 m ²	1 250 000	Use is Vacant_Res
119		GROTTO BAY HOMEOWNERS ASS	RES	FLAMINGO CLOSE (POS) 119	589 m ²	74 000	Use is Private Open Space
120		RAUBENHEIMER JC & CJ	RES	FLAMINGO CLOSE GROTTOBAY 120	833 m ²	3 330 000	Use is Residential
121		BURGER VB & Z	RES	FLAMINGO CLOSE 121	770 m ²	2 760 000	Use is Residential
122		WIID MG	RES	FLAMINGO CLOSE 122	675 m ²	2 970 000	Use is Residential
123		GROTTO BAY HOMEOWNERS ASS	RES	ALBATROS DRIVE (POS) 123	7 391 m ²	887 000	Use is Private Open Space
124		HOON AJ & MC	RES	TERN CLOSE 124	801 m ²	4 050 000	Use is Residential
125		HAGAN INV TRUST	RES	TERN CLOSE 125	895 m ²	7 670 000	Use is Residential
126		VAN DORSSSEN SDA	RES	TERN CLOSE 126	678 m ²	4 000 000	Use is Residential
127		FAR GRASS TRUST	RES	TERN CLOSE 127	762 m ²	3 380 000	Use is Residential
128		BARNARD DI & J	RES	TERN CLOSE 128	840 m ²	2 500 000	Use is Residential

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129		INGRAM DG	RES	TERN CLOSE 129	853 m ²	6 140 000	Use is Residential
130		ROSSOUW NH	RES	TERN CLOSE 130	974 m ²	7 130 000	Use is Residential
131		DANIEL S	RES	TERN CLOSE 131	729 m ²	3 195 000	Use is Residential
132		GROTTO BAY HOMEOWNERS ASS	RES	TERN CLOSE (POS) 132	202 m ²	39 000	Use is Private Open Space
133		BOTHA CV	RES	TERN CLOSE 133	718 m ²	3 545 000	Use is Residential
134		PARRY DL	RES	TERN CLOSE 134	757 m ²	2 860 000	Use is Residential
135		GROTTO BAY HOMEOWNERS ASS	RES	ALBATROS DRIVE (POS) 135	7 820 m ²	938 000	Use is Private Open Space
136		STASSEN RR	RES	KINGFISHER CLOSE 136	831 m ²	8 695 000	Use is Residential
137		CHRIS BORNMAN FAMILIETRUST	RES	KINGFISHER CLOSE 137	980 m ²	6 835 000	Use is Residential
138		CAPE FYNBOS PROP CC	RES	KINGFISHER CLOSE 138	740 m ²	1 250 000	Use is Public Open Space
139		NEWTON SC & DMM	RES	KINGFISHER CLOSE 139	738 m ²	4 120 000	Use is Residential
140		CLARK M	RES	KINGFISHER CLOSE 140	750 m ²	3 520 000	Use is Residential
141		BEZUIDENHOUT C	RES	KINGFISHER CLOSE 141	836 m ²	3 795 000	Use is Residential
142		SABIFIELD (PTY) LTD	RES	KINGFISHER CLOSE 142	825 m ²	6 600 000	Use is Residential
143		BROWNE RH	RES	KINGFISHER CLOSE 143	920 m ²	6 015 000	Use is Residential
144		CJJ TRUST	RES	KINGFISHER CLOSE 144	729 m ²	3 250 000	Use is Residential
145		VAN HEERDEN H & C	RES	KINGFISHER CLOSE 145	751 m ²	1 260 000	Use is Vacant_Res
146		ALPERT E	RES	KINGFISHER CLOSE 146	840 m ²	4 350 000	Use is Residential
147		VOSTER VAN ACKER FAMILY TRUST	RES	KINGFISHER CLOSE 147	833 m ²	3 640 000	Use is Residential
148		GROTTO BAY HOMEOWNERS ASS	RES	KINGFISHER CLOSE (POS) 148	725 m ²	780 000	Use is Private Open Space
149		PRINS MHO	RES	KINGFISHER CLOSE 149	738 m ²	1 250 000	Use is Vacant_Res
150		GROTTO BAY HOMEOWNERS ASS	RES	ALBATROS DRIVE (POS) 150	1.1958 Ha	1 196 000	Use is Private Open Space
151		BOTHA CM & E	RES	MOLLYHAWK CLOSE 151	715 m ²	3 025 000	Use is Residential
152		HAMMOND CA	RES	MOLLYHAWK CLOSE 152	693 m ²	2 935 000	Use is Residential
153		COETZEE EMMERANTIA A (BROWN)	RES	MOLLYHAWK CLOSE 153	868 m ²	3 360 000	Use is Residential
154		BROWN MS	RES	MOLLYHAWK CLOSE 154	786 m ²	1 285 000	Use is Vacant_Res
155		BOOYSEN M	RES	MOLLYHAWK CLOSE 155	722 m ²	3 350 000	Use is Residential
156		KLEIN HARMONY TRUST	RES	MOLLYHAWK CLOSE 156	687 m ²	3 370 000	Use is Residential
157		CATTARINUSSI M & KUITERS B	RES	MOLLYHAWK CLOSE 157	709 m ²	3 580 000	Use is Residential

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158		BOTHA H	RES	MOLLYHAWK CLOSE 158	798 m ²	1 295 000	Use is Vacant_Res
159		DIRK COETZEE FAMILIE TRUST	RES	MOLLYHAWK CLOSE 159	805 m ²	1 675 000	Use is Vacant_Res
160		STARZMANN K	RES	MOLLYHAWK CLOSE 160	807 m ²	4 060 000	Use is Residential
161		DIORCO INV HOLDINGS PTY LTD	RES	MOLLYHAWK CLOSE 161	676 m ²	6 480 000	Use is Residential
162		THERON JG & NM	RES	MOLLYHAWK CLOSE 162	685 m ²	6 140 000	Use is Residential
163		TECHFINITY PROPRIETARY LTD	RES	MOLLYHAWK CLOSE 163	783 m ²	6 085 000	Use is Residential
164		PEET RJ & LJ	RES	MOLLYHAWK CLOSE 164	682 m ²	1 555 000	Use is Vacant_Res
165		DE PIAZ A	RES	MOLLYHAWK CLOSE 165	745 m ²	3 200 000	Use is Residential
166		GROTTO BAY HOMEOWNERS ASS	RES	MOLLYHAWK CLOSE (POS) 166	2 200 m ²	246 000	Use is Private Open Space
167		DVD FAMILIE TRUST	RES	MOLLYHAWK CLOSE 167	719 m ²	3 690 000	Use is Residential
168		VAN DER WALT AC	RES	MOLLYHAWK CLOSE 168	795 m ²	2 950 000	Use is Residential
169		RUDDEN TP	RES	MOLLYHAWK CLOSE 169	835 m ²	3 895 000	Use is Residential
170		IRENIC DISTRIBUTIORS PTY LTD	RES	MOLLYHAWK CLOSE 170	803 m ²	2 645 000	Use is Residential
171		CAIRNCROSS ROBERT L	RES	MOLLYHAWK CLOSE 171	825 m ²	3 755 000	Use is Residential
172		RETIEF DH & AM	RES	MOLLYHAWK CLOSE 172	792 m ²	3 400 000	Use is Residential
173		GROTTO BAY HOMEOWNERS ASS	RES	ALBATROS DRIVE (POS) 173	1.1764 Ha	1 176 000	Use is Private Open Space
174		BARNARD AS	RES	SANDERLING CLOSE 174	673 m ²	3 315 000	Use is Residential
175		ENGELBRECHT JJK	RES	SANDERLING CLOSE 175	677 m ²	3 120 000	Use is Residential
176		CORNISH RI	RES	SANDERLING CLOSE 176	678 m ²	2 665 000	Use is Residential
177		POOLMAN T & KT	RES	SANDERLING CLOSE 177	706 m ²	4 315 000	Use is Residential
178		SCHLENTHER G	RES	SANDERLING CLOSE 178	688 m ²	4 015 000	Use is Residential
179		BROMWELL INVESTMENTS PTY LTD	RES	SANDERLING CLOSE 179	674 m ²	4 015 000	Use is Residential
180		OOSTHUIZEN SE	RES	SANDERLING CLOSE 180	675 m ²	3 190 000	Use is Residential
181		RYAN NW	RES	SANDERLING CLOSE 181	728 m ²	3 330 000	Use is Residential
182		BRAND SL	RES	SANDERLING CLOSE 182	761 m ²	4 765 000	Use is Residential
183		BRAND JF	RES	SANDERLING CLOSE 183	711 m ²	3 825 000	Use is Residential
184		WOOTTON HD	RES	SANDERLING CLOSE 184	656 m ²	6 455 000	Use is Residential
185		VILJOEN PC	RES	SANDERLING CLOSE 185	663 m ²	6 430 000	Use is Residential
186		VILJOEN PC	RES	SANDERLING CLOSE 186	679 m ²	3 745 000	Use is Residential

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187		PEET VILJOEN FAMILY TRUST	RES	SANDERLING CLOSE 187	665 m ²	1 535 000	Use is Vacant_Res
188		ROUX P	RES	SANDERLING CLOSE 188	803 m ²	5 305 000	Use is Residential
189		WILKIE AS	RES	SANDERLING CLOSE 189	730 m ²	4 780 000	Use is Residential
190		GROTTO BAY HOMEOWNERS ASS	RES	SANDERLING CLOSE (POS) 190	1 648 m ²	198 000	Use is Private Open Space
191		WESSON GP & HF	RES	SANDERLING CLOSE 191	788 m ²	4 300 000	Use is Residential
192		DE VOGEL GER	RES	SANDERLING CLOSE 192	780 m ²	3 510 000	Use is Residential
193		HERRING MED & LUND TA	RES	SANDERLING CLOSE 193	679 m ²	4 600 000	Use is Residential
194		BEKKER EE	RES	SANDERLING CLOSE 194	652 m ²	3 715 000	Use is Residential
195		HENSHAW PA & ID	RES	SANDERLING CLOSE 195	732 m ²	2 695 000	Use is Residential
196		MOSS EA & A	RES	SANDERLING CLOSE 196	778 m ²	2 985 000	Use is Residential
197		DANIELS S	RES	SANDERLING CLOSE 197	610 m ²	1 120 000	Use is Residential
198		HEALTH COLLECTIVE PTY LTD	RES	SANDERLING CLOSE 198	660 m ²	1 185 000	Use is Vacant_Res
199		KIMBLE JL	RES	SANDERLING CLOSE 199	688 m ²	2 730 000	Use is Residential
200		WISHNIA S	RES	SANDERLING CLOSE 200	715 m ²	1 230 000	Use is Vacant_Res
201		GROTTO HOME OWNERS ASS	RES	ALBATROS DRIVE (POS) 201	5.4100 Ha	3 200 000	Use is Private Open Space
202		GOUWS HA	RES	TURNSTONE CLOSE 202	919 m ²	2 500 000	Use is Residential
203		GOUWS HA	RES	TURNSTONE CLOSE 203	821 m ²	2 830 000	Use is Residential
204		MIAH INV CC	RES	TURNSTONE CLOSE 204	828 m ²	2 700 000	Use is Residential
205		ANDERSON CJ & P	RES	TURNSTONE CLOSE 205	876 m ²	3 400 000	Use is Residential
206		GROTTO BAY HOME OWNERS ASS	RES	TURNSTONE CLOSE (POS) 206	1 010 m ²	121 000	Use is Private Open Space
207		SHIELDS TM & SY	RES	TURNSTONE CLOSE 207	756 m ²	2 910 000	Use is Residential
208		ROBERTS-BAXTER G	RES	TURNSTONE CLOSE 208	764 m ²	2 775 000	Use is Residential
209		SCHEEPERS W F	RES	TURNSTONE CLOSE 209	715 m ²	3 825 000	Use is Residential
210		RAUBENHEIMER CJ	RES	TURNSTONE CLOSE 210	794 m ²	2 530 000	Use is Residential
211		SCHERMAN RG	RES	TURNSTONE CLOSE 211	711 m ²	2 270 000	Use is Residential
212		BARRY TA	RES	TURNSTONE CLOSE 212	812 m ²	1 305 000	Use is Vacant_Res
213		BULLOCH SA	RES	TURNSTONE CLOSE 213	653 m ²	2 470 000	Use is Residential
214		ANDRAG PW	RES	TURNSTONE CLOSE 214	923 m ²	3 615 000	Use is Residential
215		ROUX BM	RES	TURNSTONE CLOSE 215	811 m ²	3 510 000	Use is Residential
216		VAN DYK J & ME	RES	TURNSTONE CLOSE 216	811 m ²	3 600 000	Use is Residential
217		GOMES JJ & ML	RES	TURNSTONE CLOSE 217	738 m ²	2 825 000	Use is Residential
218		MOUTON PNJ & E	RES	TURNSTONE CLOSE 218	757 m ²	3 825 000	Use is Residential

Geographical Area : Grottoabaai

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
219		VISAGIE A & MC	RES	TURNSTONE CLOSE 219	819 m ²	3 205 000	Use is Residential
220		PAUW JG	RES	TURNSTONE CLOSE 220	744 m ²	4 030 000	Use is Residential
221		NEETHLING P	RES	PENGUIN CLOSE 221	674 m ²	3 710 000	Use is Residential
222		ROFFLER B	RES	PENGUIN CLOSE 222	604 m ²	3 160 000	Use is Residential
223		GROTTO BAY HOME OWNERS ASS	RES	PENGUIN CLOSE (POS) 223	1 152 m ²	138 000	Use is Private Open Space
224		SCHEUN FHB & WCM	RES	PENGUIN CLOSE 224	604 m ²	2 670 000	Use is Residential
225		ALBION AG	RES	PENGUIN CLOSE 225	604 m ²	2 855 000	Use is Residential
226		ALBION AG	RES	PENGUIN CLOSE 226	748 m ²	3 680 000	Use is Residential
227		GRUNDLINGH JS & CM	RES	PENGUIN CLOSE 227	721 m ²	3 315 000	Use is Residential
228		MILLER JP	RES	PENGUIN CLOSE 228	703 m ²	3 070 000	Use is Residential
229		PUNT RW & GM	RES	PENGUIN CLOSE 229	741 m ²	1 250 000	Use is Vacant_Res
230		PUNT RW & GM	RES	PENGUIN CLOSE 230	705 m ²	3 245 000	Use is Residential
231		PUNT RW & GM	RES	PENGUIN CLOSE 0	658 m ²	1 185 000	Use is Vacant_Res
232		TERBLANCHE PM & JE	RES	PENGUIN CLOSE 232	677 m ²	3 455 000	Use is Residential
233		COLLINS-ODENDAL K	RES	PENGUIN CLOSE GROTTO BAY 233	710 m ²	3 330 000	Use is Residential
234		PEZU PROPERTIES PTY LTD	RES	PENGUIN CLOSE 234	716 m ²	1 210 000	Use is Residential
235		BUYERS JI	RES	PENGUIN CLOSE 235	698 m ²	3 735 000	Use is Residential
236		BOTHA CH	RES	PENGUIN CLOSE 236	674 m ²	2 185 000	Use is Residential
237		HENDRY AE & ANDER	RES	PENGUIN CLOSE 237	757 m ²	1 265 000	Use is Vacant_Res
238		SMIT WW	RES	PENGUIN CLOSE 238	688 m ²	3 275 000	Use is Residential
239		SLATER JB	RES	PENGUIN CLOSE 239	615 m ²	3 185 000	Use is Residential
240		WALSH RG	RES	PENGUIN CLOSE 240	635 m ²	3 200 000	Use is Residential
241		GROTTO BAY HOME OWNERS ASS	RES	GROTTOBAAI (POS) 241	26.0179 Ha	15 000 000	Use is Private Open Space
242		GROTTO BAY HOME OWNERS ASS	RES	GROTTOBAAI (POS)	3.8900 Ha	5 000	Use is Private Open Space
245		RAINDANCE INV 116 CC	RES	GROTTO BAY 245	655 m ²	2 805 000	Use is Residential
246		JOOSTE THC	RES	SANDPLOVER CLOSE 9	775 m ²	3 140 000	Use is Residential
247		GROTTO BAY HOME OWNERS ASS	PROS	Albatros Drive (Pad) 247	788 m ²	188 000	Use is Private Open Space
Grottoabaai Totals :- (243 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)					61.5000 Ha	R 776 218 000	

Totals per Category for Grottoabaai

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	241	58.9058 Ha	58.9058 Ha	776 005 000	776 005 000
PROS	2	2.5942 Ha	2.5942 Ha	213 000	213 000
Totals	243	61.5000 Ha	61.5000 Ha	R 776 218 000	R 776 218 000

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 Swartland Local 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 1st day of November 2023.

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