

Swartland Municipality

General Valuation for 2023

(Tulbagh RD - Final 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 |
|----------|---------------------------------|
| AGRI | 8(2)(d) Agricultural properties |

Geographical Area : Tulbagh RD

| Erf No | Portion | Category | Address | Extent | Value | Other Particulars |
|--|----------------|-----------------|----------------------------|---------------|---------------|--------------------------|
| 89 | 1 | AGRI | NIEUWE RUST GED 1 | 362.0217 Ha | 18 200 000 | Use is Agri |
| 89 | 2 | AGRI | NIEUWE RUST GED 2 | 95.8440 Ha | 935 000 | Use is Agri |
| 89 | 5 | AGRI | Dagbreek 0 | 471.1611 Ha | 25 900 000 | Use is Agri |
| 89 | 7 | AGRI | Leeuwen Valley Nr 89 GED 7 | 119.8350 Ha | 2 235 000 | Use is Agri |
| 89 | 8 | AGRI | Leeuwen Valley Nr 89 GED 8 | 103.7964 Ha | 5 340 000 | Use is Agri |
| 89 | 9 | AGRI | Leeuwen Valley Nr 89 GED 9 | 98.0537 Ha | 3 920 000 | Use is Agri |
| 91 | | AGRI | FARM 91 0 | 403.2807 Ha | 17 800 000 | Use is Agri |
| 92 | 2 | AGRI | Mahali Vineyards 2 | 51.2387 Ha | 7 555 000 | Use is Agri |
| 93 | | AGRI | ANNEX NOOITGEDACHT 0 | 75.6224 Ha | 3 655 000 | Use is Agri |
| 422 | | AGRI | Renosterrug 0 | 472.6363 Ha | 13 150 000 | Use is Agri |
| 429 | | AGRI | Plaas 429 0 | 381.8216 Ha | 37 450 000 | Use is Agri |
| Tulbagh RD Totals :- (11 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) | | | | 2 635.3116 Ha | R 136 140 000 | |

Totals per Category for Tulbagh RD

| Category | Sites | Extent | Previous extent | Current Value | Previous value |
|-----------------|--------------|----------------------|------------------------|----------------------|-----------------------|
| AGRI | 11 | 2 635.3116 Ha | 2 635.3116 Ha | 136 140 000 | 136 140 000 |
| Totals | 11 | 2 635.3116 Ha | 2 635.3116 Ha | R 136 140 000 | R 136 140 000 |

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 12th day of June 2024.

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