

Swartland Local Municipality

Supplementary Valuation 2 for 2023

(Abbotsdale - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 2023/07/01

Categories Reference

Category	Description
RES	8(2)(a) Residential properties
COM	8(2)(c) Business and Commercial properties
PSI	8(2)(g) Public service infrastructure properties
MULTI *	8(2)(i) Properties used for multiple purposes
VAC	8(3) Vacant land

Geographical Area : Abbotsdale

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
3	0	RES	BOLTNEYSTRAAT 251	924 m ²	860 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - . (Primary use: Residential)
15	0	RES	BOLTNEYSTRAAT 200	1 062 m ²	420 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erwe 1597 + 1598 Af SV2 Batch 1. (Primary use: Residential)
28	0	RES	BOLTNEYSTRAAT 28	1 632 m ²	965 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Partly Additions Done. (Primary use: Residential)
38	0	RES	BOLTNEYSTRAAT 181	1 116 m ²	395 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf300 Af SV2 Batch 1. (Primary use: Residential)
45	0	RES	BOLTNEYSTRAAT 174	1 374 m ²	935 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1588 Af SV2 Batch 1. (Primary use: Residential)
65	0	RES	WINKELSTRAAT 309	861 m ²	440 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
68	0	RES	WINKELSTRAAT 306	899 m ²	580 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3- Additions to Dwelling. (Primary use: Residential)
73	0	RES	SPOORWEGSTRAAT 163A	2 152 m ²	1 030 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - U/R Stoep. (Primary use: Residential)
74	0	RES	SPOORWEGSTRAAT 162	1 806 m ²	350 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 863 Af SV2 Batch 1. (Primary use: Residential)
110	0	MULTI *	WINKELSTRAAT 127	2 095 m ²	560 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 913 Af SV2 Batch 1. (Primary use: Multi Purpose)
	0	RES	WINKELSTRAAT 127	0 m ²	490 000	Apportionment A
	0	COM	WINKELSTRAAT 127	0 m ²	70 000	Apportionment B :- Winkel
145	0	RES	KERKSTRAAT 145	1 146 m ²	435 000	Note :- Sec 78 (1)(c)-subdivided or consolidated 1506 Off after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch3. (Primary use: Residential)
166	0	RES	KERKSTRAAT 166	4 782 m ²	555 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
171	0	VAC	KERKSTRAAT 29	2 815 m ²	280 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): 1605 off SV2 Batch3. (Primary use: Vacant_Res)
183	0	RES	KERKSTRAAT 212	836 m ²	360 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1591 Af SV2 Batch 2. (Primary use: Residential)
216	0	VAC	KLOOFSTRAAT 64	3 301 m ²	295 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): 1456 Af SV2 Batch3. (Primary use: Vacant_Res)
225	0	RES	SKOOLSTRAAT 47	1 662 m ²	350 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Residential)

Geographical Area : Abbotsdale

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
226	0	RES	SKOOLSTRAAT 226	2 356 m ²	585 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Dwelling Demolished, New Dwelling Incomplete. (Primary use: Residential)
300	0	RES	Boltney Street 18A	953 m ²	210 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf38 SV2 Batch 1. (Primary use: Wendy House)
367	0	RES	KERKSTRAAT	878 m ²	800 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Dwelling Complete . (Primary use: Residential)
377	0	RES	Palmboomstraat 377	578 m ²	575 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Additions Complete. (Primary use: Residential)
408	0	RES	KERKSTRAAT	1 131 m ²	345 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Residential)
410	0	RES	WINKELSTRAAT 410	1 423 m ²	450 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3- Dwelling Incomplete. (Primary use: Residential)
509	0	RES	LANGSTRAAT 66	220 m ²	237 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Additions Complete. (Primary use: Residential)
530	0	RES	LANGSTRAAT 26	220 m ²	310 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
605	0	RES	ROOSMARYNSTRAAT 13	257 m ²	438 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1-. (Primary use: Residential)
729	0	RES	WINKELSTRAAT 729	595 m ²	330 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1610 Af SV2 Batch 2. (Primary use: Residential)
767	0	RES	LANGSTRAAT 767	227 m ²	577 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Additions Complete. (Primary use: Residential)
788	0	RES	BOLTNEYSTRAAT 788	1 876 m ²	385 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Residential)
795	0	RES	Boltneystraat 795	599 m ²	375 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - New Garage . (Primary use: Residential)
863	0	RES	Spoorweg 162	896 m ²	270 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Residential)
913	0	VAC	Winkel Street 127A	543 m ²	80 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 110 S2 Batch 1. (Primary use: Vacant_Res)
1014	0	RES	Wilgerboom Street 26	160 m ²	213 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
1033	0	RES	Bloekombos Street 7	521 m ²	552 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1. (Primary use: Residential)
1035	0	RES	Bloekombos Street 11	336 m ²	387 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 1. (Primary use: Residential)
1116	0	RES	Viooltjie Street 60	107 m ²	159 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Additions to Dwelling. (Primary use: Residential)

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1139	0	RES	Bloekombos Street 26	304 m ²	351 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 1. (Primary use: Residential)
1140	0	RES	Bloekombos Street 28	291 m ²	334 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 1. (Primary use: Residential)
1201	0	RES	Sonneblom Street 9	431 m ²	233 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch2 - New Dwelling. (Primary use: Residential)
1273	0	RES	Jasmyn Street 37	162 m ²	137 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 . (Primary use: Residential)
1456	0	PSI	Kloofstraat	3 428 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): from 216 SV2 Batch3. (Primary use: PSI)
1468	0	RES	Hoogstraat 1468	1 874 m ²	230 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 1. (Primary use: Residential)
1506	0	VAC	Darlingstraat	544 m ²	135 000	Note :- Sec 78 (1)(c)-subdivided or consolidated from 145 after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch3. (Primary use: Vacant_Res)
1588	0	VAC	Boltney Street 174B	1 474 m ²	220 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 45 SV2 Batch 1. (Primary use: Vacant_Res)
1591	0	VAC	Kerkstraat	806 m ²	165 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 183 SV2 Batch 2. (Primary use: Vacant_Res)
1597	0	VAC	Boltney Street	748 m ²	160 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 15 SV2 Batch 1. (Primary use: Vacant_Res)
1598	0	VAC	Boltney Street	720 m ²	155 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 15 SV2 Batch 1. (Primary use: Vacant_Res)
1604	0	RES	Kerk	1 070 m ²	635 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Incomplete Dwelling. (Primary use: Residential)
1605	0	RES	KERK 29A	1 395 m ²	215 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): from 171 SV2 Batch3. (Primary use: Residential)
1610	0	VAC	WINKEL 314	500 m ²	125 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 729 SV2 Batch 2. (Primary use: Vacant_Res)
Abbotsdale Totals :- (49 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)				5.6086 Ha	R 19 184 000	

Totals per Category for Abbotsdale

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	38	3.9112 Ha	3.9112 Ha	17 498 000	17 498 000
COM	0	0 m ²	0 m ²	70 000	70 000
PSI	1	3 428 m ²	3 428 m ²	1 000	1 000
MULTI *	1	2 095 m ²	2 095 m ²	0	0
VAC	9	1.1451 Ha	1.1451 Ha	1 615 000	1 615 000
Totals	49	5.6086 Ha	5.6086 Ha	R 19 184 000	R 19 184 000

* Multipurpose Category - Current value = R560 000.00. Pre-Dispute value = R560 000.00. These values were apportioned To the relevant individual Categories.

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 8th day of April 2026.

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