

Swartland Local Municipality

Supplementary Valuation 2 for 2023

(Chatsworth - 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
MULTI *	8(2)(i) Properties used for multiple purposes
VAC	8(3) Vacant land

Geographical Area : Chatsworth

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
128	0	RES	EDWARD ROAD 128	991 m ²	400 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1 - Incomplete. (Primary use: Residential)
155	0	RES	MALMESBURY ROAD 81	892 m ²	772 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
223	0	RES	EDWARD ROAD 78	661 m ²	732 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Incomplete. (Primary use: Residential)
360	0	RES	CHAMBERLAIN ROAD 58	892 m ²	1 250 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Additions Complete. (Primary use: Residential)
463	0	MULTI *	MALMESBURY ROAD 51	892 m ²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 1. (Primary use: Residential)
	0	RES	MALMESBURY ROAD 51	0 m ²	45 000	Apportionment A
	0	COM	MALMESBURY ROAD 51	0 m ²	155 000	Apportionment B :- Shop
472	0	RES	HOPEFIELD ROAD 58	892 m ²	399 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
509	0	RES	MILNER ROAD 48	590 m ²	1 530 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Dwelling Complete. (Primary use: Residential)
527	0	RES	QUEEN STREET 19	421 m ²	515 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 . (Primary use: Residential)
665	0	RES	MARKET STREET 9	421 m ²	565 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- AdditionsComplete. Main Dwelling Incomplete. (Primary use: Residential)
732	0	RES	MOUNTAIN VIEW ROAD 31	992 m ²	763 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
779	0	RES	MALMESBURY ROAD 44	892 m ²	500 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
805	0	RES	MILNER ROAD 24	510 m ²	926 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - 1 Dwelling Complete. (Primary use: Residential)
980	0	RES	VICTORIA ROAD 29	992 m ²	628 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
989	0	RES	MOUNTAIN VIEW ROAD 14	496 m ²	530 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1 - Erf 1791 Af. (Primary use: Residential)
990	0	RES	LINKS ROAD 19	992 m ²	883 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Dwelling Incomplete, Flat Complete . (Primary use: Residential)
1204	0	RES	Second Avenue 28B	285 m ²	472 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Dwelling Complete. (Primary use: Residential)
1339	0	RES	Mountain View Road 99	180 m ²	169 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Additions . (Primary use: Residential)
1530	0	RES	Edward Road 153	178 m ²	140 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 Incomplete. (Primary use: Residential)
1713	0	RES	Vernon Street 12	422 m ²	1 075 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)

Geographical Area : Chatsworth

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1791	0	VAC	Mountain View Road 1791	496 m ²	161 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1 - From Erf 989. (Primary use: Vacant_Res)
1796	0	RES	Malmesbury Road 78	446 m ²	205 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
1829	0	RES	Milner Road 60	1 041 m ²	400 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 Incomplete. (Primary use: Residential)
1885	0	RES	Milner Road 28A	531 m ²	930 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Dwelling Complete. (Primary use: Residential)
Chatsworth Totals :- (23 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)				1.5105 Ha	R 14 145 000	

Totals per Category for Chatsworth

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	21	1.3717 Ha	1.3717 Ha	13 829 000	13 829 000
COM	0	0 m ²	0 m ²	155 000	155 000
MULTI *	1	892 m ²	892 m ²	0	0
VAC	1	496 m ²	496 m ²	161 000	161 000
Totals	23	1.5105 Ha	1.5105 Ha	R 14 145 000	R 14 145 000

* Multipurpose Category - Current value = R200 000.00. Pre-Dispute value = R200 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