

Swartland Local Municipality

Supplementary Valuation 2 for 2023

(Grottoabaai - 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
PROT	Protected Area

Geographical Area : Grottoabaai

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
50	0	RES	STORK CLOSE 50	667 m ²	3 265 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- New Braai Room. (Primary use: Residential)
56	0	RES	MALGAS CLOSE 56	719 m ²	2 715 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 Mezzanine Complete. (Primary use: Residential)
95	0	RES	PELICAN CLOSE 95	648 m ²	3 085 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch2- New Garage. (Primary use: Residential)
96	0	RES	PELICAN CLOSE 96	675 m ²	2 560 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Swimming Pool. (Primary use: Residential)
124	0	RES	TERN CLOSE 124	801 m ²	6 405 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- New Dwelling. (Primary use: Residential)
128	0	RES	TERN CLOSE 128	840 m ²	3 410 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Dwelling Complete. (Primary use: Residential)
144	0	RES	KINGFISHER CLOSE 144	729 m ²	3 385 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Braai Area . (Primary use: Residential)
192	0	RES	SANDERLING CLOSE 192	780 m ²	3 650 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 -New Garage & Pergola. (Primary use: Residential)
197	0	RES	SANDERLING CLOSE 197	610 m ²	3 095 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Dwelling Complete. (Primary use: Residential)
201	0	PROT	ALBATROS DRIVE (POS) 201	5.4100 Ha	3 200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Protected area)
203	0	RES	TURNSTONE CLOSE 203	821 m ²	2 865 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3- Additions to Dwelling. (Primary use: Residential)
Grottoabaai Totals :- (11 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				6.1390 Ha	R 37 635 000	

Totals per Category for Grottoabaai

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	10	7 290 m ²	7 290 m ²	34 435 000	34 435 000
PROT	1	5.4100 Ha	5.4100 Ha	3 200 000	3 200 000
Totals	11	6.1390 Ha	6.1390 Ha	R 37 635 000	R 37 635 000

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 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