Swartland Local Municipality

Supplementary Valuation 2 for 2023

(Kalbaskraal - 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

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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
VAC	8(3) Vacant land

Geographical Area : Kalbaskraal

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
4	0	VAC	SKOOLSTRAAT 17	600 m²	161 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 2. (Primary use: Vacant_Res)
50	0	RES	EIKENHOUTSTRAAT	1.1879 Ha	1 650 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Incorrect Extent SV2 Batch 1. (Primary use: Residential)
164	0	RES	Eikehoutstraat 49	1 884 m²	1 700 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Dwelling Complete. (Primary use: Residential)
178	0	RES	EIKENHOUTSTRAAT	1 985 m²	1 325 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Dwelling Complete. (Primary use: Residential)
203	0	VAC	ESSENHOUTSTRAAT 36	3 188 m²	377 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): 960 off SV2 Batch3. (Primary use: Vacant_Res)
292	0	RES	RIVIERSTRAAT 17	220 m²	267 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Carport Complete. (Primary use: Residential)
311	0	RES	RIVIERSTRAAT 55	220 m²	393 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Additions Complete. (Primary use: Residential)
328	0	RES	DENNEHOUTSTRAAT 7	220 m²	251 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Dwelling Complete. (Primary use: Residential)
414	0	RES	MAIN ROAD 61	5 202 m²	2 520 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Residential)
435	0	RES	MAIN ROAD 50	4 999 m²	1 000 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Incomolete SV2 Batch3- Incomplete Dwelling. (Primary use: Residential)
447	0	VAC	Langstraat 30	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 660 + 663 Af SV2 Batch 1. (Primary use: Vacant_Res)
450	0	RES	LANGSTRAAT 40	7 842 m²	1 715 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Dwelling Complete. (Primary use: Residential)
473	0	RES	ARENDSTRAAT 10	577 m²	762 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Additions to Dwelling & New Garage. (Primary use: Residential)
496	0	RES	Main Road 47	496 m²	443 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3 - Dwelling Complete. (Primary use: Residential)
511	0	RES	DE OEWER CRESCENT 14	5 254 m²	1 095 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Dwelling Complete. (Primary use: Residential)
622	0	COM	Leeubekkie Street 4	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 979 SV2 Batch 1. (Primary use: Municipal)
623	0	VAC	Leeubekkie Street 2	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 979 SV2 Batch 1. (Primary use: Vacant_Mun)
634	0	RES	Main Road 6	598 m²	1 075 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Dwelling Complete. (Primary use: Residential)

Geographical Area : Kalbaskraal

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
657	0	RES	Main Road 60	4 304 m²	900 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 2. (Primary use: Residential)
660	0	VAC	SCHOOL STREET	2 178 m²	317 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 447 SV2 Batch 1. (Primary use: Vacant_Res)
663	0	VAC	SCHOOL STREET	2 176 m²	317 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 447 SV2 Batch 1. (Primary use: Vacant_Res)
667	0	RES	Church Street	2 037 m²	500 000	Note :- Sec 78(1)(d)-market value substantially changed. Incomplete Rates payable sec 78(4)(d): SV2 Batch3 - Incomplete Dwelling. (Primary use: Residential)
923	0	VAC	Kalbaskraal 923	1.4002 Ha	1 400 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Municipal)
946	0	RES	Kalbaskraal 946	4 375 m²	2 100 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf923 SV2 Batch 1. (Primary use: Residential)
959	0	VAC	Ukhabyo Street 37	765 m²	80 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 203 SV2 Batch 1. (Primary use: Vacant_Res)
960	0	VAC	UKHANYO 39	751 m²	212 000	Note :- Sec 78 (1)(c)-subdivided or consolidated from 203 after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch3- Subdivided. (Primary use: Vacant_Res)
963	0	PSI	Essenhoutstraat 963	1 259 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 203 SV2 Batch 1. (Primary use: Road Remainder)
967	0	RES	SPOORWEG 2	1 155 m²	626 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 2. (Primary use: Residential)
979	0	COM	LEEUBEKKIE STREET 4	2 431 m²	685 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 622 + 623 SV2 Batch 1. (Primary use: Municipal)

Kalbaskraal Totals :- (29 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)	8.0597 Ha	R 21 872 000

Totals per Category for Kalbaskraal

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	17	5.3247 Ha	5.3247 Ha	18 322 000	18 322 000
COM	2	2 431 m²	2 431 m²	685 000	765 000
PSI	1	1 259 m²	1 259 m²	1 000	1 000
VAC	9	2.3660 Ha	2.3660 Ha	2 864 000	2 864 000
Totals	**29**	**8.0597 Ha**	**8.0597 Ha**	**R 21 872 000**	**R 21 952 000**

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