Swartland Local Municipality

Supplementary Valuation 2 for 2023

(Malmesbury RD - 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
IND	8(2)(b) Industrial properties
COM	8(2)(c) Business and Commercial properties
AGRI	8(2)(d) Agricultoral properties
PSI	8(2)(g) Public service infrastructure properties
MULTI *	8(2)(i) Properties used for multiple purposes
PROT	Protected Area

Geographical Area : Malmesbury RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
334	12	RES	Gousblomskraal GED12	5.3730 Ha	1 840 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 2 Batch 1. (Primary use: Residential)
441	0	MULTI *	UILENKRAAL 0	1 502.0958 Ha	68 410 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Multi Purpose)
	0	AGRI	UILENKRAAL 0	0 m²	65 860 000	Apportionment A :- Agri
	0	IND	UILENKRAAL 0	0 m²	2 550 000	Apportionment B :- Indus / Factory
443	0	AGRI	RIET VALLEY 443	512.0948 Ha	14 850 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
455	3	PROT	SCHILPAD FONTEIN 3	12.6723 Ha	1 900 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 3. (Primary use: Protected area)
518	0	AGRI	DRIEFONTEIN	619.6117 Ha	34 400 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
520	5	AGRI	KRUYWAGENS KRAAL GED 5	639.1343 Ha	45 250 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
525	55	MULTI *	Vaderlandsche Rietkuyl 55	6 732 m²	1 450 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 3. (Primary use: Multi Purpose)
	55	AGRI	Vaderlandsche Rietkuyl 55	0 m²	774 000	Apportionment A :- Agri
	55	RES	Vaderlandsche Rietkuyl 55	0 m²	676 000	Apportionment B :- RES
536	2	AGRI	LELIE BLOEM 536/2	483.9969 Ha	8 550 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
552	3	MULTI *	SLANG KOP 3	482.0875 Ha	12 570 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Multi Purpose)
	3	AGRI	SLANG KOP 3	0 m²	8 945 000	Apportionment A :- Agri
	3	COM	SLANG KOP 3	0 m²	3 625 000	Apportionment B :- Self Catering
589	3	AGRI	TWEEKUYLEN 3	562.8843 Ha	54 750 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
645	0	AGRI	LA FONTAINE	912.4191 Ha	27 350 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
661	0	MULTI *	BOTMAS KLOOF	109.6389 Ha	30 400 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Multi Purpose)
	0	AGRI	BOTMAS KLOOF	0 m²	29 350 000	Apportionment A :- Kloovenburg
	0	COM	BOTMAS KLOOF	0 m²	1 050 000	Apportionment B :- Eight Feet
668	2	RES	KLEIN DEEL	1 292 m²	4 460 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Residential)
689	1	AGRI	RHEEBOKSFONTYN	526.7914 Ha	40 300 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
694	0	AGRI	FARM 694 0	557.6208 Ha	32 650 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Sv2 Batch 3. (Primary use: Agri)
706	4	AGRI	NIEUWE POST EAST 4	125.2893 Ha	14 700 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)

Geographical Area : Malmesbury RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
707	0	AGRI	NIEUWE POST 0	679.2978 Ha	25 000 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
708	0	MULTI *	HILLSIDE WEST 0	516.7468 Ha	40 325 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1 . (Primary use: Agri)
	0	AGRI	HILLSIDE WEST 0	0 m²	39 950 000	Apportionment A
	0	COM	HILLSIDE WEST 0	0 m²	375 000	Apportionment B
709	14	MULTI *	KLIP FONTEIN 14	12.6401 Ha	24 004 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Commercial)
	14	RES	KLIP FONTEIN 14	0 m²	1 149 000	Apportionment A :- Dwelling
	14	COM	KLIP FONTEIN 14	0 m²	22 855 000	Apportionment B :- Kelder / Restuarant
713	0	AGRI	PAPEKUILSFONTEIN 0	324.3292 Ha	19 200 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
721	2	PROT	MODDER RIVIER 2	356.1678 Ha	3 560 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 3. (Primary use: Protected area)
754	0	MULTI *	BURGERS POST 0	809.8587 Ha	49 250 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
	0	AGRI	BURGERS POST 0	0 m²	2 160 000	Apportionment A :- Prot
	0	AGRI	BURGERS POST 0	0 m²	47 090 000	Apportionment B
758	6	AGRI	GOEDE HOOP 6	19.5107 Ha	3 610 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 3. (Primary use: Agri)
758	10	RES	GOEDE HOOP 10	21.4116 Ha	7 065 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Residential)
758	22	RES	GOEDE HOOP 22	17.1346 Ha	4 495 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Residential)
758	25	AGRI	GOEDE HOOP 25	17.1318 Ha	5 475 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
758	42	AGRI	GOEDE HOOP 42	17.1397 Ha	4 860 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
758	43	AGRI	GOEDE HOOP 43	17.1317 Ha	4 415 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
758	44	MULTI *	GOEDE HOOP 44	17.1312 Ha	3 525 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 2. (Primary use: Agri)
	44	AGRI	GOEDE HOOP 44	0 m²	2 740 000	Apportionment A
	44	RES	GOEDE HOOP 44	0 m²	785 000	Apportionment B
758	64	MULTI *	GOEDE HOOP 64	5.2172 Ha	2 795 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Multi Purpose)
	64	AGRI	GOEDE HOOP 64	0 m²	2 310 000	Apportionment A :- Agri

Geographical Area : Malmesbury RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
	64	RES	GOEDE HOOP 64	0 m²	485 000	Apportionment B :- House
758	77	RES	GOEDE HOOP 77	6.3766 Ha	2 715 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Residential)
758	103	AGRI	Goede Hoop GE103	5.5860 Ha	1 035 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): 758/110 Subdivided SV 2 Batch 2. (Primary use: Agri)
758	105	PSI	GOEDE HOOP	1.6939 Ha	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 3. (Primary use: Road Remainder)
758	106	PSI	GOEDE HOOP	2 783 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 3. (Primary use: Road Remainder)
758	110	AGRI	GOEDE HOOP	5.5823 Ha	1 035 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Subdivided from 758/103 SV 2 Batch 2. (Primary use: Agri)
766	10	AGRI	OLYPHANTS FONTYN 10	5 290 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - PTN 19 + 26 Af SV2 Batch 3. (Primary use: Agri)
766	19	PSI	OLYPHANTS FONTYN	1 203 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From PTN 10 SV2 Batch 3. (Primary use: Road Remainder)
766	25	PSI	OLYPHANTS FONTYN	1 712 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From PTN 10 SV2 Batch 3. (Primary use: Road Remainder)
766	26	PSI	OLYPHANTS FONTYN	170 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From PTN 10 SV2 Batch 3. (Primary use: Road Remainder)
770	3	MULTI *	ROZENBURG 3	2.9394 Ha	2 015 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): 15661 Af SV2 Batch3. (Primary use: Multi Purpose)
	3	AGRI	ROZENBURG 3	0 m²	1 115 000	Apportionment A :- Agri
	3	RES	ROZENBURG 3	0 m²	900 000	Apportionment B :- House
814	4	AGRI	DOORNFONTEIN GED 4	200.8287 Ha	7 310 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
814	5	AGRI	DOORNFONTEIN GED 5	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
814	8	AGRI	DOORNFONTEIN	222.6550 Ha	12 150 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
817	10	AGRI	LELIEFONTEIN 10	18.0850 Ha	4 195 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 2 Batch 1. (Primary use: Agri)

Geographical Area : Malmesbury RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
817	11	AGRI	LELIEFONTEIN GED11	17.3400 Ha	2 790 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 1. (Primary use: Agri)
817	21	AGRI	Bordeaux Nr 817 GED21	203.3252 Ha	10 050 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 3. (Primary use: Agri)
817	25	PSI	LELIEFONTEIN	4.0389 Ha	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 3. (Primary use: Road Remainder)
828	3	AGRI	Nooitgedacht Nr 828 GED 3	18.6806 Ha	2 270 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 2 Batch 2. (Primary use: Agri)
840	0	AGRI	FARM 840 0	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
841	12	AGRI	Lammershoek Nr 841 GED12	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
842	3	AGRI	FARM 842 3	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
890	3	AGRI	KALBASKRAAL 3	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
968	0	AGRI	DE NIEUWE GIFT	271.0134 Ha	57 100 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
997	3	AGRI	AMOSKUIL 3	48.6047 Ha	2 915 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 3. (Primary use: Agri)
997	6	PSI	AMOSKUIL	6 253 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 3. (Primary use: Road Remainder)
1034	3	RES	TWISTFONTYN 3	2.7609 Ha	1 660 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Residential)
1034	6	RES	TWISTFONTYN	2.3900 Ha	1 075 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Residential)
1045	0	AGRI	FARM 1045 0	270.5015 Ha	19 500 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
1063	1	AGRI	FARM 1063 GED 1	683.1567 Ha	34 900 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
1101	0	AGRI	FARM 1101 0	347.2343 Ha	53 700 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
1102	0	AGRI	FARM 1102 0	350.1575 Ha	63 750 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)

Geographical Area : Malmesbury RD

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1108	0	AGRI	PLAAS 1108 0	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
1138	0	AGRI	RUSTFONTEIN	681.1696 Ha	30 900 000	Note :- Sec 78(1)(d)-market value substantially increased or decreased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV 2 Batch 1. (Primary use: Agri)
1188	0	AGRI	FARM 1188 0	935.3102 Ha	31 350 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
1213	0	AGRI	Plaas 1213	1 011.6216 Ha	51 250 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
1273	0	AGRI	1273 0	474.5677 Ha	13 600 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
1274	0	AGRI	1274 0	479.5569 Ha	17 450 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
1279	0	AGRI	MALMESBURY RD 0	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
1287	0	AGRI	Klipfontyn	934.2166 Ha	51 250 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3. (Primary use: Agri)
1299	0	AGRI	MALMESBURY RD	126.7598 Ha	12 900 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
1299	2	AGRI	MALMESBURY RD	6.9000 Ha	212 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
1300	0	AGRI	1300 0	43.7854 Ha	10 600 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)
1303	0	AGRI	1303	826.1895 Ha	2 005 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 2 Batch 1. (Primary use: Agri)

Malmesbury RD Totals :- (73 proper sites, 20 multipurpose, 0 site apportionments and 0 dummy records)	18 088.1304 Ha	R1 093 099 000

Totals per Category for Malmesbury RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	7	55.5759 Ha	55.5759 Ha	27 305 000	27 305 000
IND	0	0 m²	0 m²	2 550 000	2 550 000
COM	0	0 m²	0 m²	27 905 000	27 905 000
AGRI	47	14 197.7407 Ha	14 197.7407 Ha	1 029 872 000	1 029 872 000
PSI	7	6.9449 Ha	6.9449 Ha	7 000	7 000
MULTI *	10	3 459.0288 Ha	3 459.0288 Ha	0	0
PROT	2	368.8401 Ha	368.8401 Ha	5 460 000	5 460 000
Totals	**73**	**18 088.1304 Ha**	**18 088.1304 Ha**	**R1 093 099 000**	**R1 093 099 000**

*** Multipurpose Category - Current value = R234 744 000.00. Pre-Dispute value = R234 744 000.00. 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