

Swartland Local Municipality

Supplementary Valuation 2 for 2023

(Moorreesburg - 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
PSP	8(2)(f) Properties owned by the state and used for public service purposes
PSI	8(2)(g) Public service infrastructure properties
MULTI *	8(2)(i) Properties used for multiple purposes
VAC	8(3) Vacant land

Geographical Area : Moorreesburg

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
41	0	COM	HOOFSRAAT	18.7019 Ha	3 497 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): 6475 Af SV2 B1 See 6476 SV2 Batch3. (Primary use: Municipal)
43	0	COM	HOOFSR *KOMMANDO KANTOOR 6	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Now Erf 6476 SV2 Batch 1. (Primary use: Municipal)
217	0	RES	RETIEFSTRAAT 6	1 146 m ²	1 105 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3. (Primary use: Residential)
313	0	RES	WESEINDESTRAAT 9	1 388 m ²	889 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
376	0	RES	TUINSTRAAT 5	887 m ²	1 275 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3. (Primary use: Residential)
466	0	RES	HOOPSTRAAT 3	1 645 m ²	2 475 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Additions Complete. (Primary use: Residential)
529	0	RES	ROYALSTRAAT 56	2 710 m ²	3 490 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Additions & Alterations . (Primary use: Flats)
558	0	RES	VREDESTRAAT 13	862 m ²	1 500 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Braai Room. (Primary use: Residential)
587	0	MULTI *	ROYALSTRAAT 65	5 879 m ²	974 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Multi Purpose)
	0	RES	ROYALSTRAAT 65	0 m ²	734 000	Apportionment A :- House
	0	COM	ROYALSTRAAT 65	0 m ²	240 000	Apportionment B :- Commercial
593	0	COM	RIVIERST*WERKSWINKEL/STOR 29	7 378 m ²	2 462 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3. (Primary use: Municipal)
636	0	MULTI *	HOEKSTRAAT 9	3 887 m ²	1 505 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Multi Purpose)
	0	RES	HOEKSTRAAT 9	0 m ²	1 450 000	Apportionment A :- House
	0	COM	HOEKSTRAAT 9	0 m ²	55 000	Apportionment B :- Offices
648	0	COM	STASIESTRAAT 28	2 914 m ²	773 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Commercial)
713	0	COM	GRAANSTRAAT 4	691 m ²	555 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3- New Canopy. (Primary use: Workshop)
1024	0	RES	EBENEZERSTRAAT 18	877 m ²	1 330 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Swimming Pool. (Primary use: Residential)
1049	0	COM	KERKSTRAAT 6	1 231 m ²	1 235 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 1. (Primary use: Commercial)
1063	0	MULTI *	HEUWELSTRAAT 22	1 037 m ²	1 655 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Multi Purpose)
	0	RES	HEUWELSTRAAT 22	0 m ²	1 490 000	Apportionment A :- House
	0	COM	HEUWELSTRAAT 22	0 m ²	165 000	Apportionment B :- Fisioterapie
1356	0	RES	IMPALASTRAAT 32	397 m ²	249 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Additions . (Primary use: Residential)

Geographical Area : Moorreesburg

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1501	0	RES	SONOPSTRAAT 8	810 m ²	1 380 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3- Swimming Pool & . (Primary use: Residential)
1708	0	COM	PETUNIASTRAAT	1 612 m ²	2 677 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Additions Complete. (Primary use: Church)
1762	0	RES	KLOOFSTRAAT 5	957 m ²	1 210 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Garage Converted to Dwelling. (Primary use: Residential)
1779	0	PSP	RESERVOIRSTR-HUIS BOTHA & 42	6.6674 Ha	15 208 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3. (Primary use: Hostel)
1882	0	RES	PROTEASTRAAT 23	388 m ²	273 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
2182	0	MULTI *	EERSTELAAN 4	2 075 m ²	535 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Multi Purpose)
	0	COM	EERSTELAAN 4	0 m ²	430 000	Apportionment A :- Storage
	0	RES	EERSTELAAN 4	0 m ²	105 000	Apportionment B :- Flat
2229	0	RES	VALLEISTRAAT 8	1 983 m ²	1 100 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Additions to Dwelling. (Primary use: Residential)
2282	0	RES	VYFDELAAN 5	1.9825 Ha	2 155 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erven 5360+5361 Af SV2 Batch 1. (Primary use: Residential)
2294	0	RES	GROENEWEIDESTRAAT 4	6 125 m ²	1 750 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 6533 Af SV2 Batch 1. (Primary use: Residential)
3442	0	RES	ESSENHOUTSINGEL 5	505 m ²	746 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3. (Primary use: Residential)
3477	0	RES	WILDEVYSINGEL 8	947 m ²	537 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1. (Primary use: Residential)
3488	0	RES	KIPERSOLSINGEL 5	1 413 m ²	500 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 Incomplete. (Primary use: Residential)
3560	0	RES	KRISTALSTRAAT 30	297 m ²	322 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Garage Complete. (Primary use: Residential)
3676	0	COM	SKOUSTRAAT 0	3 286 m ²	2 000 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 (Incomplete). (Primary use: Commercial)
3715	0	VAC	RENONKELSTRAAT	2.2672 Ha	105 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): 5669,6322 Af SV2 Batch3. (Primary use: Vacant_Mun)
3880	0	RES	CONSTANTIASTRAAT 1	738 m ²	1 180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - New Garage. (Primary use: Residential)
4128	0	COM	RIVIERSTRAAT 64	3 495 m ²	1 090 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3. (Primary use: Offices)
4150	0	RES	Essenhoutsingel 7	851 m ²	2 240 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV2 Batch3. (Primary use: Residential)
4809	0	RES	PATRYSSIRKEL 67	137 m ²	225 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Additions Complete. (Primary use: Residential)

Geographical Area : Moorreesburg

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
4862	0	RES	KANARIESTRAAT 40	145 m ²	200 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Additions Complete . (Primary use: Residential)
5094	0	RES	Omegastraat 20	1 987 m ²	275 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 1. (Primary use: Shack)
5115	0	RES	Tuinstraat 27A	698 m ²	976 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Garage Converted into Second Dwelling. (Primary use: Residential)
5143	0	RES	Paul Krugerstraat 0	1 985 m ²	650 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3 - New dwelling. (Primary use: Residential)
5192	0	RES	Libertas Street 63	1 986 m ²	700 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 Incomplete. (Primary use: Residential)
5286	0	RES	Royalstraat 53D	178 m ²	348 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Residential)
5287	0	RES	Royalstraat 53C	265 m ²	365 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Residential)
5360	0	VAC	CONSTANTIA	1 984 m ²	320 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2282 SV2 Batch 1. (Primary use: Vacant_Res)
5361	0	VAC	Groeneweid Street	1 984 m ²	320 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2282 SV2 Batch 1. (Primary use: Vacant_Res)
5401	0	RES	Goudmyn Street 5401	1 986 m ²	670 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3 New Dwelling. (Primary use: Residential)
5410	0	COM	Royalstraat 44	1 194 m ²	863 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Commercial)
5614	0	RES	UITSIG	1 556 m ²	1 825 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3- Additions. (Primary use: Residential)
5669	0	VAC	RENONKEL	16.8330 Ha	755 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): from 3715 SV2 Batch3. (Primary use: Vacant_Mun)
6264	0	RES	UNKNOWN	179 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6265	0	RES	UNKNOWN	160 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6266	0	RES	UNKNOWN	160 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6267	0	RES	UNKNOWN	160 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6268	0	RES	UNKNOWN	160 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6269	0	RES	UNKNOWN	160 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6295	0	RES	UNKNOWN	174 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)

Geographical Area : Moorreesburg

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
6296	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6297	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6298	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6299	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6300	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6301	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6302	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6303	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6304	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6305	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6306	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6307	0	RES	UNKNOWN	163 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6308	0	RES	UNKNOWN	172 m ²	180 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - New Dwelling. (Primary use: Residential)
6322	0	VAC	RENONKEL	2.7780 Ha	125 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From 3715 SV2 Batch3 . (Primary use: Vacant_Mun)
6476	0	PSP	MAIN STREET	5 483 m ²	1 855 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Offices)
6516	0	RES	RIVIER STREET 24	1 027 m ²	2 190 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 2. (Primary use: Residential)
6532	0	PSI	Groeneweidestraat (Pad) 6532	12 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf6533 SV2 Batch 1. (Primary use: Street)
6533	0	VAC	GROENEWEIDE 6	3 824 m ²	310 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2294 SV2 Batch 1. (Primary use: Vacant_Res)
Moorreesburg Totals :- (74 proper sites, 8 multipurpose, 0 site apportionments and 0 dummy records)				58.0423 Ha	R 76 550 000	

Totals per Category for Moorreesburg

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	51	5.9982 Ha	5.9982 Ha	41 509 000	41 509 000
COM	10	20.8820 Ha	20.8820 Ha	16 042 000	16 042 000
PSP	2	7.2157 Ha	7.2157 Ha	17 063 000	17 063 000
PSI	1	12 m ²	12 m ²	1 000	1 000
MULTI *	4	1.2878 Ha	1.2878 Ha	0	0
VAC	6	22.6574 Ha	22.6574 Ha	1 935 000	1 935 000
Totals	74	58.0423 Ha	58.0423 Ha	R 76 550 000	R 76 550 000

* Multipurpose Category - Current value = R4 669 000.00. Pre-Dispute value = R4 669 000.00. 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