

Swartland Local Municipality

Supplementary Valuation 2 for 2023

(Riebeek Kasteel - 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
AGRI	8(2)(d) Agricultural properties
PSI	8(2)(g) Public service infrastructure properties
PBO	8(2)(h) Properties owned by public benefit organisations and used for specific public benefit activities
MULTI *	8(2)(i) Properties used for multiple purposes
VAC	8(3) Vacant land
PROS	Private open space

Geographical Area : Riebeek Kasteel

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
52	0	RES	MAREE STREET 11A	788 m ²	3 225 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 3- New Dwelling. (Primary use: Residential)
116	0	RES	HERMON STREET 8	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 2874 SV2 Batch 1. (Primary use: Residential)
175	0	RES	BLOEM STREET 18	3 569 m ²	3 785 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3- Additions to Dwelling Complete, Carport Conversion to Garage Incomplete. (Primary use: Residential)
190	0	RES	ROOSSTRAAT 21	1 107 m ²	3 505 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Swimming Pool . (Primary use: Residential)
301	0	MULTI *	STASIEWEG 301	1.5696 Ha	1 700 000	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	STASIEWEG 301	0 m ²	720 000	Apportionment A
	0	AGRI	STASIEWEG 301	0 m ²	980 000	Apportionment B
356	0	RES	KAMPSTRAAT 5	1 478 m ²	4 880 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1-New Dwelling. (Primary use: Residential)
361	0	PBO	PIET RETIEFSTRAAT 361	2 466 m ²	2 946 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): 2849,2850 off SV2 Batch3. (Primary use: Church)
444	0	RES	FONTEINSTRAAT 444	1 173 m ²	4 055 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- New Dwelling. (Primary use: Residential)
446	0	RES	FONTEINSTRAAT 33	873 m ²	3 150 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Swimming Pool. (Primary use: Residential)
447	0	RES	FONTEIN STREET 35	689 m ²	2 820 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 -Additions Complete. (Primary use: Residential)
496	0	RES	ROYALSTRAAT 29	431 m ²	2 015 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Carport. (Primary use: Residential)
881	0	RES	FONTEINSTRAAT 37	975 m ²	4 405 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- New Dwelling. (Primary use: Residential)
988	0	MULTI *	SAREL CILLIERSSTRAAT 988	2 856 m ²	2 620 000	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	SAREL CILLIERSSTRAAT 988	0 m ²	2 520 000	Apportionment A :- House
	0	COM	SAREL CILLIERSSTRAAT 988	0 m ²	100 000	Apportionment B :- Sales
1015	0	RES	HERMON ROAD 28	1 257 m ²	2 370 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Residential)
1172	0	RES	PETUNIASTRAAT 1172	374 m ²	132 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Additions to Dwelling. (Primary use: Residential)
1237	0	AGRI	PARKSTRAAT 1237	1.4269 Ha	428 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Agri)
1323	0	AGRI	KLOOF STREET 75	7.0532 Ha	4 245 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 2. (Primary use: Agri)

Geographical Area : Riebeek Kasteel

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1325	0	RES	PIETER CRUYTHOFFSTRAAT 24	4 291 m ²	4 060 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Dwelling Complete. (Primary use: Residential)
1327	0	RES	PIETER CRUYTHOFFSTRAAT 30	7 365 m ²	6 465 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): 2772 off SV2 Batch3. (Primary use: Residential)
1328	0	RES	PIETER CRUYTHOFFSTRAAT 32	5 509 m ²	3 125 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
1373	0	RES	PIETER CRUYTHOFFSTRAAT 22	3 085 m ²	3 545 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3- Granny Flat Complete. (Primary use: Residential)
1388	0	RES	VAN RIEBEEK STREET 56	680 m ²	2 065 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Additions Complete. (Primary use: Residential)
1397	0	RES	BLOEM STREET 32	887 m ²	2 530 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch2- Complete Dwelling. (Primary use: Residential)
1434	0	RES	FONTEINSTRAAT 34	450 m ²	3 005 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- . (Primary use: Residential)
1479	0	RES	Pecan Street 7	1 265 m ²	5 320 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Additions and record update. (Primary use: Residential)
1496	0	VAC	Fonteinstraat 2	1 003 m ²	915 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Vacant_Res)
1501	0	RES	Piet Retiefstraat 1501	3 069 m ²	5 680 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - New Dwelling. (Primary use: Residential)
1911	0	RES	Piet Retief Street 6	775 m ²	4 835 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 1. (Primary use: Residential)
1936	0	RES	Suchawie Estate*Kleindeel 3	801 m ²	3 935 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - New Carport . (Primary use: Residential)
1937	0	RES	Suchawie Estate 5	807 m ²	3 655 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Part of Stoep Now Part of Dwelling. (Primary use: Residential)
1948	0	RES	Uitsig Slot 9	2 535 m ²	2 240 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Only D/Garage Complete . (Primary use: Residential)
2006	0	RES	Piet Retiefstraat 15	821 m ²	1 760 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3 - New Dwelling. (Primary use: Residential)
2012	0	RES	Blomstraat 2012	541 m ²	1 730 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 1. (Primary use: Residential)
2050	0	RES	Roos Street 8	810 m ²	2 240 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Carport Complete. (Primary use: Residential)
2060	0	RES	Heron Close 3	900 m ²	3 100 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Additions. (Primary use: Residential)
2092	0	RES	Skoolstraat 2092	898 m ²	3 360 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): Batch2- Complete New Dwelling. (Primary use: Residential)
2107	0	VAC	Hermon Road 32	1 291 m ²	909 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2854 Af SV2 Batch 2. (Primary use: Vacant_Res)
2111	0	AGRI	Kloofstraat 77	6.8118 Ha	2 100 000	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 : Riebeek Kasteel

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2168	0	RES	Hermonstraat 2168	1 152 m ²	3 435 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3- New Dwelling. (Primary use: Residential)
2198	0	RES	Pecan Street 2198	1 498 m ²	2 215 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Swimming Pool. (Primary use: Residential)
2202	0	VAC	WALTERS STREET 5	1 432 m ²	758 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV2 Batch 1 - Review van SV1. (Primary use: Vacant_Res)
2206	0	COM	Kloofstraat 2206	1 154 m ²	3 345 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Additions. (Primary use: Commercial)
2238	0	VAC	RIEBEEK KASTEEL 2238	1.1982 Ha	719 000	Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a): SV2 Batch 1. (Primary use: Vacant_Mun)
2772	0	VAC	PITER CRUYTHOFF 32	2 638 m ²	1 090 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): from 1327 SV2 Batch3. (Primary use: Vacant_Res)
2780	0	VAC	Gilgamesh	651 m ²	700 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1015 SV2 Batch 1. (Primary use: Residential)
2781	0	VAC	Gilgamesh	663 m ²	706 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1015 SV2 Batch 1. (Primary use: Residential)
2782	0	PROS	Gilgamesh	171 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Private Open Space)
2783	0	VAC	Hermon Road 2783	621 m ²	683 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1015 SV2 Batch 1. (Primary use: Residential)
2784	0	VAC	Hermon Road 2784	615 m ²	680 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1015 SV2 Batch 1. (Primary use: Residential)
2786	0	PROS	Hermon Road 2786	861 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Private Open Space)
2787	0	RES	WALTERSTRAAT	580 m ²	3 695 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1- Dwelling Complete. (Primary use: Residential)
2793	0	RES	Main Road 46	753 m ²	3 365 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Ptn to Erf2874 SV2 Batch 1. (Primary use: Residential)
2839	0	RES	PARK STREET 5	879 m ²	3 320 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 3 - Dwelling Complete . (Primary use: Residential)
2840	0	RES	PARK STREET 7	880 m ²	2 105 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - Main Dwelling Complete,Outbuilding Incomplete. (Primary use: Residential)
2842	0	RES	BLOM STREET 8B	893 m ²	2 440 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - New Dwelling. (Primary use: Residential)

Geographical Area : Riebeek Kasteel

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
2843	0	VAC	van Riebeek Street 60	915 m ²	820 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1237 SV2 Batch 1. (Primary use: Residential)
2846	0	VAC	van Riebeek Street 68	916 m ²	642 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1237 SV2 Batch 1. (Primary use: Residential)
2847	0	RES	MAIN STREET 25	871 m ²	1 100 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3- Incomplete New Dwelling. (Primary use: Residential)
2849	0	VAC	SCHOOL 17	671 m ²	722 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): from 361 SV2 Batch3 . (Primary use: Vacant_Res)
2850	0	VAC	SCHOOL 15	648 m ²	709 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): from 361 SV2 Batch3. (Primary use: Vacant_Res)
2851	0	PSI	Piet Retief Street	368 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Street)
2854	0	RES	HERMON ROAD 32B	1 022 m ²	2 175 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2107 SV2 Batch 2. (Primary use: Residential)
2856	0	VAC	van Riebeek Street 62	799 m ²	648 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1237 SV2 Batch 1. (Primary use: Residential)
2857	0	VAC	van Riebeek Street 64	799 m ²	772 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1237 SV2 Batch 1. (Primary use: Residential)
2874	0	RES	Hermon Street 8A	1 049 m ²	3 025 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Residential)
Riebeek Kasteel Totals :- (65 proper sites, 4 multipurpose, 0 site apportionments and 0 dummy records)				25.9915 Ha	R 152 727 000	

Totals per Category for Riebeek Kasteel

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	40	5.7780 Ha	5.7780 Ha	127 107 000	127 107 000
COM	1	1 154 m ²	1 154 m ²	3 445 000	3 445 000
AGRI	3	15.2919 Ha	15.2919 Ha	7 753 000	7 753 000
PSI	1	368 m ²	368 m ²	1 000	1 000
PBO	1	2 466 m ²	2 466 m ²	2 946 000	2 946 000
MULTI *	2	1.8552 Ha	1.8552 Ha	0	0
VAC	15	2.5644 Ha	2.5644 Ha	11 473 000	11 473 000
PROS	2	1 032 m ²	1 032 m ²	2 000	2 000
Totals	65	25.9915 Ha	25.9915 Ha	R 152 727 000	R 152 727 000

* Multipurpose Category - Current value = R4 320 000.00. Pre-Dispute value = R4 320 000.00. 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