

# Swartland Local Municipality

## Supplementary Valuation 2 for 2023

(Riebeek Wes - 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
PSP	8(2)(f) Properties owned by the state and used for public service purposes
PBO	8(2)(h) Properties owned by public benefit organisations and used for specific public benefit activities
VAC	8(3) Vacant land

Geographical Area : Riebeek Wes

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
7	0	VAC	LANGSTR-SMUTS MALAN HOER 7	0 m <sup>2</sup>	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 2664 SV2 Batch 1. (Primary use: State)
10	0	PSP	Langstraat 10	0 m <sup>2</sup>	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 2663 SV2 Batch 1. (Primary use: Hostel)
11	0	PSP	ARKSTRAAT SMUTS MALAN H/S 11	0 m <sup>2</sup>	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 2663 SV2 Batch 1. (Primary use: State)
184	0	RES	SMUTSTRAAT 10	1 766 m <sup>2</sup>	3 075 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - 2nd Dwelling Complete. (Primary use: Residential)
248	0	PBO	SENDINGSTRAAT 248	716 m <sup>2</sup>	567 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch3. (Primary use: Church)
503	0	VAC	LANGSTRAAT 503	0 m <sup>2</sup>	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 2664 SV2 Batch 1. (Primary use: Vacant_Res)
849	0	RES	SMUTSSTRAAT 849	1 131 m <sup>2</sup>	3 040 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Dwelling Complete. (Primary use: Residential)
1088	0	RES	H/v SMUTS & DENNEHOFSTR. 16	2 134 m <sup>2</sup>	5 290 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 -Additions to Loft & Updated Dwelling m <sup>2</sup> . (Primary use: Residential)
1380	0	RES	CONVILLESTRAAT 1380	240 m <sup>2</sup>	190 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3- Additions to Dwelling. (Primary use: Residential)
1537	0	RES	MALAN STREET 28	1 010 m <sup>2</sup>	2 885 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3- Additions Complete. (Primary use: Residential)
1596	0	RES	KAREELAAN 43	1 213 m <sup>2</sup>	1 690 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - Covered Stoep Complete. (Primary use: Residential)
1597	0	RES	KAREE AVENUE 42	1 226 m <sup>2</sup>	1 575 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3- Additions Complete. (Primary use: Residential)
1598	0	RES	KAREE AVENUE 41	1 357 m <sup>2</sup>	3 665 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3 - Additions. (Primary use: Residential)
1645	0	RES	VOORTREKKER STREET 1645	3 085 m <sup>2</sup>	3 895 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 2. (Primary use: Residential)
1745	0	RES	KERK 42	512 m <sup>2</sup>	600 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 2. (Primary use: Residential)
1754	0	RES	MALAN STREET 21	1 035 m <sup>2</sup>	3 545 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - New Dwelling. (Primary use: Residential)
1781	0	RES	UITZICHT CLOSE 5	1 041 m <sup>2</sup>	4 310 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Batch1 - New Dwelling. (Primary use: Residential)
1811	0	VAC	Dennehof Street 3	2 541 m <sup>2</sup>	1 100 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Vacant_Res)
1833	0	RES	Hof Street 26	725 m <sup>2</sup>	1 300 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 -Incomplete Dwelling. (Primary use: Residential)

**Geographical Area : Riebeek Wes**

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1836	0	RES	Dennehofstraat 5	0 m <sup>2</sup>	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf2808 SV2 Batch 1. (Primary use: Residential)
2110	0	VAC	Meent *Fase 2 Hop Huise* 2110	8.1593 Ha	410 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Vacant_Mun)
2122	0	VAC	Riebeek Wes 2122	391 m <sup>2</sup>	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: Public Open Space)
2143	0	VAC	Riebeek Wes 2143	4.4487 Ha	450 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Vacant_Mun)
2144	0	VAC	Riebeek Wes 2144	916 m <sup>2</sup>	168 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Vacant_Mun)
2183	0	VAC	Riebeek Wes 2183	1 274 m <sup>2</sup>	232 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Vacant_Mun)
2648	0	RES	LangStraat 14	2 628 m <sup>2</sup>	3 470 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch 3- Additions to Flat. (Primary use: Residential)
2656	0	RES	OLIENHOUT AVENUE	3 359 m <sup>2</sup>	1 695 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV2 Batch3 - New Dwelling. (Primary use: Residential)
2663	0	PSP	Langstreet 10	1.1448 Ha	14 476 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV2 Batch 1. (Primary use: Hostel)
2664	0	VAC	Lang Street 7	1.3419 Ha	2 684 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 2664 SV2 Batch 1. (Primary use: Vacant_Res)
2801	0	RES	h/v KERK- EN MERINDOLSTRA	511 m <sup>2</sup>	800 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV2 Batch 2. (Primary use: Residential)
2808	0	RES	Dennehof Street 5	2 009 m <sup>2</sup>	4 190 000	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)
<b>Riebeek Wes Totals :- (31 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)</b>				18.1767 Ha	R 65 303 000	

**Totals per Category for Riebeeek Wes**

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	18	2.4982 Ha	2.4982 Ha	45 215 000	45 215 000
PSP	3	1.1448 Ha	1.1448 Ha	14 476 000	14 476 000
PBO	1	716 m <sup>2</sup>	716 m <sup>2</sup>	567 000	567 000
VAC	9	14.4621 Ha	14.4621 Ha	5 045 000	5 045 000
<b>Totals</b>	<b>31</b>	<b>18.1767 Ha</b>	<b>18.1767 Ha</b>	<b>R 65 303 000</b>	<b>R 65 303 000</b>

**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**