

Swartland Municipality

Supplementary Valuation 1 for 2023

(Abbotsdale - 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
AGRI	8(2)(d) Agricultural properties
PSI	8(2)(g) Public service infrastructure properties
VAC	8(3) Vacant land

Geographical Area : Abbottsdale

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
24		VAC	BOLTNEYSTRAAT 194C	1 406 m²	220 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6- Subdivided to Erf 897. Use is Vacant_Res
26		VAC	BOLTNEYSTRAAT 192A	1 697 m²	235 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6. Use is Vacant_Res
63		RES	WINKELSTRAAT 311	870 m²	175 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
66		RES	WINKELSTRAAT 308	855 m²	175 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
70		RES	SPOORWEGSTRAAT 165	2 340 m²	265 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
130		RES	WINKELSTRAAT 110	2 473 m²	530 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1601 Af SV1 Batch 3. Use is Residential
149		RES	KERKSTRAAT 5	2 043 m²	575 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1604 Af SV1 Batch 1. Use is Residential
171		RES	KERKSTRAAT 29	2 815 m²	280 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
179		RES	KERKSTRAAT 214	1 361 m²	560 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - Additions to Dwelling Complete. Use is Residential
193		RES	KERKSTRAAT 12	841 m²	170 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
218		RES	KLOOFSTRAAT 61	1 025 m²	415 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 3. Use is Residential
233		RES	SKOOLSTRAAT 226	1 969 m²	790 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 354 Af SV1 Batch16. Use is Residential
242		RES	KLOOFSTRAAT 62	828 m²	670 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 3. Use is Residential
334		RES	BOLTNEYSTRAAT 334	564 m²	135 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
353		AGRI	PLAAS 353	302.7336 Ha	1 815 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6. Use is Agri
354		VAC	SKOOL STREET	500 m²	125 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 233 SV1 Batch 6. Use is Vacant_Res
369		RES	Kloofstraat 369	743 m²	1 900 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - Additions to Dwelling Complete. Use is Residential

Geographical Area : Abbottsdale

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
380		RES	WINKELSTRAAT 380	651 m ²	150 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e); SV 1 Batch 5, Use is Shack
475		RES	LANGSTRAAT 59	236 m ²	42 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e); SV 1 Batch 5, Use is Shack
482		RES	ANGELIERSTRAAT 10	236 m ²	42 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e); SV 1 Batch 5, Use is Shack
612		RES	ROOSMARYNSTRAAT 4	220 m ²	40 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e); SV 1 Batch 5, Use is Shack
754		RES	KERKSTRAAT 12	657 m ²	150 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e); SV 1 Batch 5, Use is Shack
790		RES	KERKSTRAAT 211A	768 m ²	910 000	Note :- Sec 78(1)(d)-market value substantially changed, Rates payable sec 78(4)(d); SV1 B3 - Additions & Alterations Complete, Use is Residential
818		RES	Langstraat 818	220 m ²	40 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e); SV 1 Batch 5, Use is Shack
860		VAC	Winkelstraat 860	830 m ²	235 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason, Rates payable sec 78(4)(a); Incorrect erf Extent SV1 Batch 1, Use is Vacant_Res
866		PSI	Road Remainder	6.2261 Ha	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch 6, Use is Road Remainder
873		PSI	Raad Remainder	3.9388 Ha	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch 6, Use is Road Remainder
897		RES	BOLTNEY 194	653 m ²	495 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch 6 - Subdivided to Erf 897, Use is Residential
1133		RES	Bloekompos Street 14	300 m ²	481 000	Note :- Sec 78(1)(d)-market value substantially changed, Rates payable sec 78(4)(d); SV1B4 - Additions Complete, Use is Residential
1234		RES	Aandblom Street 9	160 m ²	213 000	Note :- Sec 78(1)(d)-market value substantially changed, Rates payable sec 78(4)(d); SV1 B3- Incomplete Additions, Use is Residential
1407		RES	Hoogstraat 1407	771 m ²	165 000	Note :- Sec 78(1)(g)-of which the category has changed, Rates payable sec 78(4)(e); SV 1 Batch 5, Use is Shack
1439		RES	Kerkstraat 1439	713 m ²	690 000	Note :- Sec 78(1)(d)-market value substantially changed, Rates payable sec 78(4)(d); SV1B4 - New Dwelling, Use is Residential
1466		RES	Darlingweg 1466	428 m ²	740 000	Note :- Sec 78(1)(d)-market value substantially changed, Rates payable sec 78(4)(d); SV1 Batch1- Additions to Dwelling, Use is Residential
1480		PSI	Road Reaminder	3.4510 Ha	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch 6, Use is Road Remainder
1481		PSI	Road Reaminder	466 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch 6, Use is Road Remainder

Geographical Area : Abbotsdale

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1482		PSI	Road Reaminder	4 853 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch 6. Use is Road Remainder
1483		PSI	Road Reaminder	1 144 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch 6. Use is Road Remainder
1484		PSI	Road Reaminder	1.2268 Ha	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch 6. Use is Road Remainder
1505		VAC	BOLTNEY STREET	500 m²	125 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch 6. Use is Vacant_Res
1511		RES	Darlingweg 1511	1 223 m²	835 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1B4 - New Dwelling. Use is Residential
1590		VAC	KLOOF STREET	503 m²	80 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch1. Use is Vacant_Res
1593		RES	KLOOF STREET 62A	1 448 m²	420 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c); SV1 Batch1 . Use is Residential
1595		RES	KERKSTRAAT	1 800 m²	1 685 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 3. Use is Residential
1601		VAC	WINKEL STREET 110	1 396 m²	155 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 130 SV1 Batch 3. Use is Vacant_Res
1604		VAC	Kerk	1 070 m²	130 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 149 SV1 Batch 1. Use is Vacant_Res
Abbotsdale Totals :- (45 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				321.9339 Ha	R 16 865 000	

Totals per Category for Abbottsdale

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	29	2.9211 Ha	2.9211 Ha	13 738 000	13 738 000
AGRI	1	302.7336 Ha	302.7336 Ha	1 815 000	1 815 000
PSI	7	15.4890 Ha	15.4890 Ha	7 000	7 000
VAC	8	7 902 m²	7 902 m²	1 305 000	1 305 000
Totals	45	321.9339 Ha	321.9339 Ha	R 16 865 000	R 16 865 000

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 18 day of June 2025.

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