

Swartland Municipality

Supplementary Valuation 1 for 2023

(Chatsworth - 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
VAC	8(3) Vacant land

Geographical Area : Chatsworth

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
126		RES	MOUNTAIN VIEW ROAD 62	991 m ²	220 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
131		VAC	EDWARD ROAD 121	495 m ²	157 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 4. Use is Vacant_Res
139		RES	EDWARD ROAD 98	991 m ²	220 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
150		RES	EDWARD ROAD 96	992 m ²	220 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
176		RES	RADNOR ROAD 31	780 m ²	137 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
186		RES	CHAMBERLAIN ROAD 84	892 m ²	210 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
199		RES	MOUNTAIN VIEW ROAD 52	991 m ²	220 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
212		RES	FIFTH AVENUE 34	661 m ²	829 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- Flat Complete . Use is Residential
213		RES	VICTORIA ROAD 110	568 m ²	401 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch1. Use is Residential
216		RES	SIXTH AVENUE 19	991 m ²	220 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
225		RES	EDWARD ROAD 80	991 m ²	220 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
257		RES	MILNER ROAD 63	892 m ²	210 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
258		RES	MILNER ROAD 61	892 m ²	402 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): New Dwelling. Use is Residential
260		RES	CHAMBERLAIN ROAD 66	892 m ²	765 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1B4_ 2nd Dwelling. Use is Residential
293		RES	VICTORIA ROAD 97	992 m ²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):\ SV 1 Batch 5 . Use is Shack
300		RES	MOUNTAIN VIEW ROAD 49	992 m ²	1 530 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- Dwelling Complete . Use is Residential
327		RES	FIFTH AVENUE 25	892 m ²	191 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
331		RES	FOURTH AVENUE 30	3 569 m ²	331 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
338		RES	MALMESBURY ROAD 82	1 796 m ²	254 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
352		RES	MILNER ROAD 57	892 m ²	1 425 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete. Use is Residential
374		RES	HUTCHISON AVENUE 60	506 m ²	166 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack

Geographical Area : Chatsworth

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
395		RES	KING STREET 16	595 m²	180 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
402		RES	MARKET STREET 28	565 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 Residential
405		RES	KING STREET 13	505 m²	166 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
406		RES	KING STREET 11	3 033 m²	411 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
412		RES	FOURTH AVENUE 16	506 m²	166 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
414		RES	MARKET STREET 26	480 m²	599 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- Dwelling Complete. Use is Residential
416		RES	KING STREET 5	480 m²	161 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
420		RES	KING STREET 3	505 m²	166 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
423		RES	FOURTH AVENUE 4	505 m²	166 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
436		RES	MOUNTAIN VIEW ROAD 44	992 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
437		RES	VICTORIA ROAD 92	991 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
447		RES	VICTORIA ROAD 88	991 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
448		RES	VICTORIA ROAD 90	991 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
452		RES	HOPEFIELD ROAD 51	991 m²	669 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete . Use is Residential
457		RES	EDWARD ROAD 58	991 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
458		RES	EDWARD ROAD 60	992 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
463		RES	MALMESBURY ROAD 51	892 m²	191 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV 1 Batch 5 . Use is Residential
470		RES	HOPEFIELD ROAD 54	892 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Residential
481		RES	MALMESBURY ROAD 66	892 m²	191 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
490		RES	QUEEN STREET 29	758 m²	202 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
502		RES	QUEEN STREET 30	893 m²	219 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack

Geographical Area : Chatsworth

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
506		RES	HUTCHISON AVENUE 45	590 m²	179 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
512		RES	HUTCHISON AVENUE 39	590 m²	179 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
518		RES	FOURTH AVENUE 15	595 m²	180 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
523		RES	QUEEN STREET 22	595 m²	180 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
525		RES	HUTCHISON AVENUE 44	421 m²	151 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
527		RES	QUEEN STREET 19	421 m²	151 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
531		RES	MARKET STREET 15	421 m²	151 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
536		RES	HUTCHISON AVENUE 42	421 m²	151 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
552		RES	RADNOR ROAD 5	794 m²	207 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
557		RES	QUEEN STREET 5	515 m²	167 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
563		VAC	CHURCH STREET 13	421 m²	151 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf2055 Af SV1 Batch 6. Use is Vacant_Res
567		RES	TAMAR ROAD 18	525 m²	169 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
575		RES	VICTORIA ROAD 75	992 m²	849 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- Dwelling Complete . Use is Residential
581		RES	MOUNTAIN VIEW ROAD 36	992 m²	576 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1 - New Dwelling . Use is Residential
584		RES	VICTORIA ROAD 80	992 m²	239 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
590		RES	EDWARD ROAD 69	992 m²	239 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
596		RES	THIRD AVENUE 25	994 m²	239 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
616		RES	HOPEFIELD ROAD 40	892 m²	761 000	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): SV1 Batch 2. Use is Residential
634		RES	MILNER ROAD 35	758 m²	239 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
644		RES	THIRD AVENUE 9	590 m²	212 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
661		RES	YORK STREET 15	421 m²	178 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack

Geographical Area : Chatsworth

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
664		RES	YORK STREET 9	421 m²	450 000	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): SV1 Batch 2. Use is Residential
665		RES	MARKET STREET 9	421 m²	508 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1B4- Additions Incomplete. Use is Residential
669		RES	HERTON STREET 18	421 m²	178 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
676		RES	HERTON STREET 15	496 m²	194 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
684		RES	YORK STREET 5	480 m²	1 060 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete. Use is Residential
692		RES	CHURCH STREET 9	525 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
697		RES	CHURCH STREET 1	525 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Residential
703		RES	TAMAR ROAD 10	525 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
715		RES	HERTON STREET 1	1 082 m²	283 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
726		RES	VICTORIA ROAD 61	992 m²	239 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
737		RES	EDWARD ROAD 63	992 m²	239 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
738		RES	EDWARD ROAD 61	992 m²	525 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1 - New Dwelling. Use is Residential
751		RES	HOPEFIELD ROAD 23	992 m²	1 055 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete. Use is Residential
756		RES	EDWARD ROAD 38	992 m²	239 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
762		RES	MALMESBURY ROAD 23	893 m²	229 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
763		RES	MALMESBURY ROAD 21	892 m²	228 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
786		RES	MILNER ROAD 23	892 m²	258 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
796		RES	HUTCHISON AVENUE 19	1 041 m²	278 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
804		RES	MILNER ROAD 22	1 041 m²	278 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
808		RES	HUTCHISON AVENUE 16	496 m²	194 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
809		RES	HUTCHISON AVENUE 20	496 m²	194 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack

Geographical Area : Chatsworth

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
810		RES	HUTCHISON AVENUE 24	992 m²	272 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
814		RES	SECOND AVENUE 13	495 m²	194 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
828		RES	MOUNTAIN VIEW ROAD 22	476 m²	557 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1871 + 1872 Af SV1 Batch 3. Use is Residential
831		RES	MOUNTAIN VIEW ROAD 25	991 m²	261 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
862		RES	MALMESBURY ROAD 13	892 m²	249 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
864		RES	MALMESBURY ROAD 9	892 m²	249 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
894		RES	CHAMBERLAIN ROAD 16	892 m²	249 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
897		RES	HUTCHISON AVENUE 9	1 041 m²	266 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
900		RES	HUTCHISON AVENUE 3	1 041 m²	466 000	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): SV1 Batch 3. Use is Residential
905		RES	MILNER ROAD 10	1 041 m²	266 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
907		RES	HUTCHISON AVENUE 6	912 m²	251 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5. Use is Residential
908		RES	CEMETERY ROAD 20	1 057 m²	268 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
909		RES	Mountain view	0 m²	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 2 - NDR. Use is Residential
912		RES	MOUNTAIN VIEW ROAD 21	992 m²	1 000 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): . Use is Residential
913		RES	VICTORIA ROAD 43	992 m²	224 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
916		RES	VICTORIA ROAD 37	991 m²	224 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
926		RES	EDWARD ROAD 41	496 m²	161 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
941		RES	VICTORIA ROAD 36	595 m²	177 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
963		RES	MALMESBURY ROAD 14	446 m²	152 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack

Geographical Area : Chatsworth

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964		RES	MALMESBURY ROAD 16	446 m²	957 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete. Use is Residential
966		RES	MALMESBURY ROAD 20	446 m²	152 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
967		RES	MALMESBURY ROAD 22	446 m²	152 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
984		RES	VICTORIA ROAD 21	992 m²	224 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
989		RES	MOUNTAIN VIEW ROAD 14	992 m²	224 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
999		RES	VICTORIA ROAD 20	992 m²	224 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1008		RES	HOPEFIELD ROAD 3	555 m²	413 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1887 Af SV1 Batch 6. Use is Residential
1013		RES	EDWARD ROAD 14	991 m²	224 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1040		RES	MOUNTAIN VIEW ROAD 8	992 m²	640 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Complete. Use is Residential
1061		RES	MOUNTAIN VIEW ROAD 2	991 m²	224 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1063		RES	CEMETERY ROAD 48	1 054 m²	230 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1067		RES	EDWARD ROAD 107	661 m²	183 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1070		COM	Third Avenue 3	2 863 m²	1 815 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1793 Afigesny SV1 Batch 2. Use is Municipal
1071		VAC	THIRD AVENUE 3	3 529 m²	529 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1793 Afigesny SV1 Batch 2. Use is Municipal
1076		RES	Hopefield Road 39	991 m²	824 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- Dwelling Complete. Use is Residential
1142		RES	HUTCHISON AVENUE 14	496 m²	194 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
1143		RES	HUTCHISON AVENUE 18	496 m²	194 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1154		RES	Radnor Road 19	353 m²	129 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1179		RES	EDWARD ROAD 74	991 m²	200 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1186		RES	EDWARD ROAD 72	991 m²	337 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1B4 - New Dwelling. Use is Residential

Geographical Area : Chatsworth

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1235		VAC	VICTORIA ROAD	425 m²	144 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf213 SV1 Batch1. Use is Vacant_Res
1336		RES	Mountain View Road 96	191 m²	204 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete. Use is Residential
1616		RES	Malmesbury Road 125	212 m²	216 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- Dwelling Complete. Use is Residential
1720		RES	Queen Street 6	595 m²	180 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Residential
1724		RES	Malmesbury Road 62	893 m²	229 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1732		RES	Malmesbury Road 54	892 m²	228 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1733		RES	Malmesbury Road 56	892 m²	228 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1734		RES	Malmesbury Road 58	893 m²	229 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1746		RES	Hutchison Avenue 29	590 m²	212 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
1757		RES	Herton Street 19	496 m²	194 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1758		RES	Second Avenue 18	495 m²	194 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1761		RES	Herton Street 8	472 m²	647 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete. Use is Residential
1762		RES	Herton Street 11	495 m²	194 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1771		RES	Malmesbury Road 17	892 m²	249 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1772		RES	Cambridge Road 16	595 m²	227 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1B4 - Incomplete Flat. Use is Residential
1774		RES	Chamberlain Road 10	892 m²	1 000 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete. Use is Residential
1775		RES	Milner Road 7	892 m²	249 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
1776		RES	Milner Road 6	1 041 m²	266 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1793		PSP	Hutchison Avenue 38	1 501 m²	1 631 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): - Clinic SV1 Batch 2. Use is Clinic
1812		RES	Edward Road 101	991 m²	1 110 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- Dwelling Complete . Use is Residential
1816		RES	Edward Road 93	991 m²	1 045 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- Dwelling Complete. Use is Residential

Geographical Area : Chatsworth

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1824		RES	Hutchison Avenue 63	1 041 m²	800 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Residential
1828		RES	Hutchison Avenue 55	1 041 m²	235 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
1871		VAC	Mountain View Road	503 m²	389 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 828 SV1 Batch 3. Use is Residential
1872		PSI	Mountain View Road	13 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 828 SV1 Batch 3. Use is Unknown
1882		VAC	EDWARD ROAD	496 m²	157 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch1. Use is Unknown
1887		RES	HOPEFIELD	437 m²	231 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From erf 1008 SV1 Batch 6. Use is Residential
1890		RES	Mountain View Road 1890	495 m²	930 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- Dwelling Complete . Use is Residential
2055		VAC	CHURCH STREET	620 m²	164 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 563 SV1 Batch 6. Use is Vacant_Res
Chatsworth Totals :- (152 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				12.5121 Ha	R 51 705 000	

Totals per Category for Chatsworth

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	142	11.4255 Ha	11.4255 Ha	46 567 000	46 567 000
COM	1	2 863 m ²	2 863 m ²	1 815 000	1 815 000
PSP	1	1 501 m ²	1 501 m ²	1 631 000	1 631 000
PSI	1	13 m ²	13 m ²	1 000	1 000
VAC	7	6 489 m ²	6 489 m ²	1 691 000	1 691 000
Totals	152	12.5121 Ha	12.5121 Ha	R 51 705 000	R 51 705 000

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