

# **Swartland Municipality**

## **Supplementary Valuation 1 for 2023**

**(Riverlands (Greater 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

**Geographical Area : Riverlands (Greater Chatsworth)**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
7835		RES	Kerkstraat 4	704 m²	75 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
7888		COM	Riverlandsrylaan 13	741 m²	1 256 000	Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a): SV1 Batch 4. Use is Church
7891		COM	Waterblommetjiesstraat 16	723 m²	944 000	Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a): SV1 Batch 4. Use is Creche
7893		COM	Riverlandsrylaan 5/7	2 153 m²	422 000	Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a): SV1 Batch 4. Use is Creche
8129		RES	Protherostraat 6	602 m²	1 105 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1 - Dwelling Complete. Use is Residential
8131		RES	Garfieldstraat 6	541 m²	671 000	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 4. Use is Residential
8137		RES	Protherostraat 23	498 m²	104 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
<b>Riverlands (Greater Chatsworth) Totals :- (7 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)</b>				5 962 m²	R 4 577 000	

Totals per Category for Riverlands (Greater Chatsworth)

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	4	2 345 m²	2 345 m²	1 955 000	1 955 000
COM	3	3 617 m²	3 617 m²	2 622 000	2 622 000
Totals	7	5 962 m²	5 962 m²	R 4 577 000	R 4 577 000

**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**