

Swartland Municipality

Supplementary Valuation 1 for 2023

(Grottobaai - 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

Geographical Area : Grottoabaai

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
11		RES	SANDPLOVER CLOSE 11	748 m ²	3 955 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1B4 - New Braai Area . Use is Residential
36		RES	STORK CLOSE 36	763 m ²	3 190 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1 - Additions to Dwelling. Use is Residential
41		RES	STORK CLOSE 41	743 m ²	3 730 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1 - New Dwelling. Use is Residential
76		RES	MALGAS CLOSE 76	700 m ²	3 050 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - Complete Additions. Use is Residential
86		RES	SWANDPLOVER CLOSE 86	655 m ²	3 065 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): Prime Use Update SV1 Batch 6. Use is Residential
110		RES	FLAMINGO CLOSE 110	913 m ²	7 090 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - New Covered Terrace. Use is Residential
112		RES	FLAMINGO CLOSE 112	779 m ²	3 700 000	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
200		RES	SANDERLING CLOSE 200	715 m ²	3 240 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1- New Dwelling. Use is Residential
202		RES	TURNSTONE CLOSE 202	919 m ²	3 555 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - New Dwelling. Use is Residential
209		RES	TURNSTONE CLOSE 209	715 m ²	4 030 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - Additions to Dwelling. Use is Residential
234		RES	PENGUIN CLOSE 234	716 m ²	3 690 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - New Dwelling. Use is Residential
Grottoabaai Totals :- (11 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				8 366 m ²	R 42 295 000	

Totals per Category for Grottoabaai

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	11	8 366 m²	8 366 m²	42 295 000	42 295 000
Totals	11	8 366 m²	8 366 m²	R 42 295 000	R 42 295 000

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