

# **Swartland Municipality**

## **Supplementary Valuation 1 for 2023**

**(Kalbaskraal - 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
VAC	8(3) Vacant land

Geographical Area : Kalbaskraal

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
4		RES	SKOOLSTRAAT 17	1 200 m <sup>2</sup>	631 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch1 . Use is Residential
37		RES	HOOFWEG 28	1 883 m <sup>2</sup>	1 100 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch4 - Incomplete New Dwelling. Use is Residential
135		RES	AALWYNSTRAAT 11	495 m <sup>2</sup>	198 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
191		RES	NYL STREET 15	4 869 m <sup>2</sup>	848 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 4. Use is Residential
262		RES	KRANSVOELSTRAAT 29	220 m <sup>2</sup>	193 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - Incomplete Additions. Use is Residential
308		RES	KRANSVOELSTRAAT 50	233 m <sup>2</sup>	173 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1 - Additions to Dwelling. Use is Residential
311		RES	RIVIERSTRAAT 55	220 m <sup>2</sup>	361 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - Incomplete Dwelling. Use is Residential
447		VAC	Langstraat 30	4 352 m <sup>2</sup>	398 000	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
448		VAC	Skoolstraat 31	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): SV1 Batch 4 - No Remainder. Use is Vacant_Res
497		RES	Aalwynstraat 10	496 m <sup>2</sup>	1 220 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete. Use is Residential
505		RES	DE OEWER CRESCENT 9	2 595 m <sup>2</sup>	1 560 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 974 Afigesny SV1 Batch 6. Use is Residential
514		RES	DE OEWER CRESCENT 8	5 894 m <sup>2</sup>	1 825 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- New Dwelling. Use is Residential
640		RES	Essenhout Street 3	662 m <sup>2</sup>	157 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
646		RES	Palm Street 28	1 006 m <sup>2</sup>	930 000	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): Incomplete Additions SV1 Batch 3. Use is Residential
662		VAC	Church Street	2 179 m <sup>2</sup>	317 000	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
665		VAC	Church Street 665	1 977 m <sup>2</sup>	305 000	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
666		VAC	SKOOLSTRAAT	1 993 m <sup>2</sup>	306 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1. Use is Vacant_Res

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667		VAC	Church Street	2 037 m²	309 000	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
705		RES	Tortelduif Street 8	1 964 m²	832 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d) SV1 B2- Incomplete Dwelling . Use is Residential
744		RES	Ukhanyo Street 8	1.5346 Ha	2 870 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1 - Storage Room Complete. Use is Residential
758		RES	Calabash Street 40	100 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
759		RES	Calabash Street 42	100 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
760		RES	Calabash Street 44	102 m²	59 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
761		RES	Kalbaskraal C - Fase 2 4	111 m²	65 000	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	Kalbaskraal C - Fase 2 6	106 m²	61 000	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	Kalbaskraal C - Fase 2 8	128 m²	78 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
764		RES	Kalbaskraal C - Fase 2 10	90 m²	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
765		RES	Kalbaskraal C - Fase 2 12	90 m²	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
766		RES	Kalbaskraal C - Fase 2 14	93 m²	52 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
767		RES	Kalbaskraal C - Fase 2 16	119 m²	71 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
768		RES	Kalbaskraal C - Fase 2 18	97 m²	55 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
769		RES	Kalbaskraal C - Fase 2 20	272 m²	187 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
770		RES	Kalbaskraal C - Fase 2 22	133 m²	81 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
771		RES	Kalbaskraal C - Fase 2 21	133 m²	81 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
772		RES	Kalbaskraal C - Fase 2 19	114 m²	67 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
773		RES	Kalbaskraal C - Fase 2 17	116 m²	69 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
774		RES	Kalbaskraal C - Fase 2 15	101 m²	58 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
775		RES	Kalbaskraal C - Fase 2 13	111 m²	65 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack

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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
776		RES	Kalbaskraal C - Fase 2 11	90 m²	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
777		RES	Kalbaskraal C - Fase 2 9	90 m²	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
778		RES	Kalbaskraal C - Fase 2 7	92 m²	52 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
779		RES	Kalbaskraal - Fase 2 779	112 m²	66 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
780		RES	Kalbaskraal C - Fase 2 3	100 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
781		RES	Calabash Street 46	102 m²	59 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
785		RES	Sandstraat 13	146 m²	91 000	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	Sandstraat 11	146 m²	91 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
787		RES	Sandstraat 9	107 m²	62 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
788		RES	Kalbaskraal B - Fase 2 15	100 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
789		RES	Kalbaskraal B - Fase 2 13	97 m²	55 000	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	Kalbaskraal B - Fase 2 11	97 m²	55 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
792		RES	Kalbaskraal B - Fase 2 7	106 m²	61 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
793		RES	Kalbaskraal B - Fase 2 5	146 m²	91 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
794		RES	Kalbaskraal B - Fase 2 3	145 m²	90 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
795		RES	Kalbaskraal B - Fase 2 1	106 m²	61 000	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	Calabash Street 15	100 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
798		RES	Calabash Street 11	98 m²	56 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
799		RES	Calabash Street 9	100 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
800		RES	Kalbaskraal B - Fase 2 24	98 m²	56 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
801		RES	Kalbaskraal B - Fase 2 22	90 m²	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack

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802		RES	Kalbaskraal B - Fase 2 20	90 m <sup>2</sup>	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
803		RES	Kalbaskraal B - Fase 2 18	90 m <sup>2</sup>	50 000	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	Kalbaskraal B - Fase 2 16	90 m <sup>2</sup>	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
805		RES	Kalbaskraal B - Fase 2 14	117 m <sup>2</sup>	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
806		RES	Kalbaskraal B - Fase 2 12	118 m <sup>2</sup>	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
807		RES	Kalbaskraal B - Fase 2 10	90 m <sup>2</sup>	50 000	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	Kalbaskraal B - Fase 2 8	90 m <sup>2</sup>	50 000	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	Kalbaskraal B - Fase 2 6	90 m <sup>2</sup>	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
810		RES	Kalbaskraal B - Fase 2 4	90 m <sup>2</sup>	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
811		RES	Kalbaskraal B - Fase 2 2	97 m <sup>2</sup>	55 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
813		RES	Kalbaskraal A - Fase 2 2	100 m <sup>2</sup>	57 000	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	Kalbaskraal A - Fase 2 4	90 m <sup>2</sup>	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
815		RES	Kalbaskraal A - Fase 2 6	90 m <sup>2</sup>	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
816		RES	Kalbaskraal A - Fase 2 8	90 m <sup>2</sup>	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
817		RES	Kalbaskraal A - Fase 2 10	90 m <sup>2</sup>	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
818		RES	Kalbaskraal A - Fase 2 12	115 m <sup>2</sup>	68 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
819		RES	Kalbaskraal A - Fase 2 14	115 m <sup>2</sup>	68 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
820		RES	Kalbaskraal A - Fase 2 16	109 m <sup>2</sup>	64 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
821		RES	Kalbaskraal A - Fase 2 18	103 m <sup>2</sup>	60 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
822		RES	Kalbaskraal A - Fase 2 20	103 m <sup>2</sup>	60 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
823		RES	Kalbaskraal A - Fase 2 22	115 m <sup>2</sup>	68 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack

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824		RES	Kalbaskraal A - Fase 2 24	116 m <sup>2</sup>	69 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
825		RES	Kalbaskraal A - Fase 2 26	89 m <sup>2</sup>	49 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
826		RES	Kalbaskraal A - Fase 2 28	90 m <sup>2</sup>	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
827		RES	Kalbaskraal A - Fase 2 30	90 m <sup>2</sup>	50 000	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	Kalbaskraal A - Fase 2 32	90 m <sup>2</sup>	50 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
830		RES	Kalbaskraal A - Fase 2 7	117 m <sup>2</sup>	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
832		RES	Kalbaskraal A - Fase 2 3	117 m <sup>2</sup>	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
833		RES	Kalbaskraal A - Fase 2 1	117 m <sup>2</sup>	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
834		RES	Kalbaskraal A - Fase 2 15	117 m <sup>2</sup>	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
835		RES	Kalbaskraal A - Fase 2 13	117 m <sup>2</sup>	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
836		RES	Kalbaskraal A - Fase 2 11	117 m <sup>2</sup>	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
837		RES	Kalbaskraal A - Fase 2 9	117 m <sup>2</sup>	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
840		RES	Calabash Street 23	110 m <sup>2</sup>	64 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
841		RES	Kalbaskraal D - Fase 2 1	123 m <sup>2</sup>	74 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
842		RES	Kalbaskraal D - Fase 2 3	105 m <sup>2</sup>	61 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
843		RES	Kalbaskraal D - Fase 2 5	177 m <sup>2</sup>	114 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
844		RES	Kalbaskraal D - Fase 2 7	176 m <sup>2</sup>	114 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
846		RES	Kalbaskraal D - Fase 2 11	107 m <sup>2</sup>	62 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
847		RES	Kalbaskraal D - Fase 2 13	185 m <sup>2</sup>	120 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
848		RES	Kalbaskraal D - Fase 2 15	193 m <sup>2</sup>	126 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
850		RES	Kalbaskraal D - Fase 2 16	215 m <sup>2</sup>	143 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack



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851		RES	Kalbaskraal D - Fase 2 14	204 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
852		RES	Kalbaskraal D - Fase 2 12	107 m²	62 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
853		RES	Kalbaskraal D - Fase 2 10	104 m²	60 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
854		RES	Kalbaskraal D - Fase 2 8	176 m²	114 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
855		RES	Kalbaskraal D - Fase 2 6	177 m²	114 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
856		RES	Kalbaskraal D - Fase 2 4	105 m²	61 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
857		RES	Kalbaskraal D - Fase 2 2	123 m²	74 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
858		RES	Calabash Street 29	110 m²	64 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
861		RES	Kalbaskraal E - Fase 2 5	105 m²	61 000	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	Kalbaskraal E - Fase 2 7	103 m²	60 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
863		RES	Kalbaskraal E - Fase 2 9	118 m²	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
865		RES	Leeubekkie Street 8	92 m²	52 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
867		RES	Leeubekkie Street 12	109 m²	64 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
868		RES	Leeubekkie Street 14	92 m²	52 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
869		RES	Leeubekkie Street 16	113 m²	67 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
870		RES	Leeubekkie Street 18	127 m²	77 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
873		RES	Essenhout Street 22	111 m²	65 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
874		RES	Essenhout Street 24	105 m²	61 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
875		RES	Essenhout Street 26	101 m²	58 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
877		RES	Essenhout Street 30	102 m²	59 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
880		RES	Kalbaskraal F - Fase 2 4	99 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack



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Erf No	Portion	Category	Address	Extent	Value	Other Particulars
881		RES	Kalbaskraal F - Fase 2 6	104 m²	60 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
882		RES	Kalbaskraal F - Fase 2 8	104 m²	60 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
883		RES	883 Kalbaskraal - Fase 883	118 m²	70 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
884		RES	Kalbaskraal F - Fase 2 12	116 m²	69 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
886		RES	Kalbaskraal F - Fase 2 9	99 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
887		RES	Kalbaskraal F - Fase 2 7	183 m²	119 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
888		RES	Kalbaskraal F - Fase 2 5	175 m²	113 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
889		RES	Kalbaskraal F - Fase 2 3	99 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
890		RES	Kalbaskraal F - Fase 2 1	103 m²	60 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
891		RES	Calabash Street 37	99 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
892		RES	Calabash Street 35	98 m²	56 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
893		RES	Calabash Street 33	103 m²	60 000	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	Kalbaskraal E - Fase 2 4	99 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
895		RES	Kalbaskraal E - Fase 2 6	174 m²	112 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
896		RES	Kalbaskraal E - Fase 2 8	182 m²	118 000	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	Kalbaskraal E - Fase 2 10	99 m²	57 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
898		RES	Kalbaskraal E - Fase 2 11	116 m²	69 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
904		RES	Skoolstraat 1	6 485 m²	1 375 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2- 2nd Dwelling Complete. Use is Residential
917		RES	Nyl Street 11	2 001 m²	519 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 4. Use is Residential
919		RES	Kalbaskraal E - Fase 2 1	116 m²	69 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5. Use is Shack
927		RES	Main Road 927	2 080 m²	1 895 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - New Dwelling. Use is Residential

**Geographical Area : Kalbaskraal**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
969		VAC	SPOORWEG STREET 8	600 m²	161 000	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
973		VAC	DE OEWER CRESCENT	1 259 m²	374 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch1 - New Property. Use is Vacant_Res
974		VAC	De Oewer Crescent 974	1 094 m²	339 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6 - New Property. Use is Vacant_Res
<b>Kalbaskraal Totals :- (146 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)</b>				7.6961 Ha	R 27 416 000	

**Totals per Category for Kalbaskraal**

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	137	6.1470 Ha	6.2455 Ha	24 907 000	25 002 000
VAC	9	1.5491 Ha	1.9506 Ha	2 509 000	2 898 000
<b>Totals</b>	<b>146</b>	<b>7.6961 Ha</b>	<b>8.1961 Ha</b>	<b>R 27 416 000</b>	<b>R 27 900 000</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 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**