

Swartland Municipality

Supplementary Valuation 1 for 2023

(Koringberg - 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
PSI	8(2)(g) Public service infrastructure properties
VAC	8(3) Vacant land

Geographical Area : Koringberg

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2		RES	IMPALASTRAAT	1 487 m ²	1 650 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1B4 Additions. Use is Residential
7		RES	KASTEELSTRAAT	2 976 m ²	1 870 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erwe 589 + 590 Af SV1 Batch 4. Use is Residential
12		RES	KAREESTRAAT	1 463 m ²	2 270 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1 - Additions to Dwelling . Use is Residential
43		RES	STERLINGSTRAAT 43	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 577 SV1 Batch 4. Use is Residential
92		RES	DUIKERSTRAAT	4 212 m ²	860 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 2 - Revaluation Request . Use is Residential
109		RES	ZAMBESISTRAAT 109	8 328 m ²	1 700 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 2 - Revaluation Request. Use is Residential
123		VAC	GAMTOOSSTRAAT	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erven 534-536 SV1 Batch 1. Use is Vacant_Res
130		RES	ZAMBESISTRAAT 0	1 388 m ²	1 315 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - Dwelling Complete. Use is Residential
157		RES	SONDERENDSTRAAT	4 229 m ²	2 810 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 453Af SV1 Batch 1. Use is Residential
175		RES	KAREESTRAAT	1 487 m ²	1 050 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 3 - Volstaan op Waardasie. Use is Residential
284		RES	HOOPVOLSTRAAT 0	992 m ²	690 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - New Garage. Use is Residential
453		VAC	UNKNOWN	2 209 m ²	329 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 157 SV1 Batch 1. Use is Vacant_Res
474		RES	Kareestraat 474	992 m ²	1 915 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1- New Dwelling. Use is Residential
534		VAC	GAMTOOS STREET	926 m ²	230 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf123 SV1 Batch 1. Use is Vacant_Res
535		VAC	GAMTOOS STREET	926 m ²	230 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf123 SV1 Batch 1. Use is Vacant_Res
536		VAC	GAMTOOS STREET	924 m ²	230 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf123 SV1 Batch 1. Use is Vacant_Res
543		PSI	Publieke Straat 543	1.3268 Ha	1 500	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 576 Af en weer gekons na Erf 577 SV1 Batch 4. Use is Street

Geographical Area : Koringberg

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
557		RES	Hoofstraat 557	4 451 m ²	1 305 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erwe 568 - 570 Af SV1 Batch 1. Use is Residential
568		VAC	MAIN ROAD	514 m ²	167 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 557 SV1 Batch 1. Use is Vacant_Res
569		VAC	MAIN ROAD	515 m ²	167 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 557 SV1 Batch 1. Use is Vacant_Res
570		VAC	MAIN ROAD	521 m ²	168 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 557 SV1 Batch 1. Use is Vacant_Res
577		RES	Sterling Street 43	3 978 m ²	1 335 000	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
589		VAC	Kasteel Street	1 487 m ²	284 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 7 SV1 Batch 4. Use is Vacant_Res
590		VAC	Kasteel Street	1 486 m ²	284 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 7 SV1 Batch 4. Use is Vacant_Res
Koringberg Totals :- (24 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				5,8759 Ha	R 20 860 500	

Totals per Category for Koringberg

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	13	3.5983 Ha	3.5983 Ha	18 770 000	18 770 000
PSI	1	1.3268 Ha	1.3268 Ha	1 500	1 500
VAC	10	9 508 m ²	9 508 m ²	2 089 000	2 089 000
Totals	24	5.8759 Ha	5.8759 Ha	R 20 860 500	R 20 860 500

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