

Swartland Municipality

Supplementary Valuation 1 for 2023

(Riebeek Wes - 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
IND	8(2)(b) Industrial properties
COM	8(2)(c) Business and Commercial properties
AGRI	8(2)(d) Agricultural properties
PSI	8(2)(g) Public service infrastructure properties
VAC	8(3) Vacant land

Geographical Area : Riebeeck Wes

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
23		AGRI	ALLESVERLOREN 23	5.3162 Ha	1 595 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 1970 afgesny SV1 Batch 1. Use is Agri
32		AGRI	ALLESVERLOREN 32	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1. Use is Agri
36		AGRI	ALLESVERLOREN 36	0 m ²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1. Use is Agri
138		AGRI	BUITEKANTSTRAAT 138	1 717 m ²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV 1 Batch 1 . Use is Agri
151		COM	VOORTREKKER STREET 44	5 728 m ²	3 580 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch1 - Category Change to Buss. Use is Guest House
194		RES	SENDINGSTRAAT 12	4 283 m ²	4 825 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch1 - Revaluation Request. Use is Residential
248		COM	SENDINGSTRAAT 248	716 m ²	567 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): - Used as Church SV1 Batch 3. Use is Church
268		COM	VOORTREKKERSTRAAT 268	1.1048 Ha	5 000 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch1 - Category Change to Buss. Use is Residential
480		RES	MERINDOLSTRAAT 480	865 m ²	236 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 5 . Use is Shack
511		VAC	KERKSTRAAT 511	578 m ²	409 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): Size Adjusted SV1 Batch 1. Use is Vacant_Res
579		RES	VAN ZYL STREET 579	850 m ²	2 555 000	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
584		RES	VAN ZYLSTRAAT 584	882 m ²	2 735 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4- Swimming Pool. Use is Residential
695		RES	FOUCHE STREET 695	806 m ²	2 645 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1. Use is Residential
753		COM	HOFSTRAAT 753	318 m ²	720 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Additions to Shop. Use is Shop
1484		COM	SMUTS STREET 12	2 353 m ²	5 150 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 3 - Late Objection. Use is Guest House
1521		RES	DENNEHOFSTRAAT 41	1 046 m ²	3 290 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - Additions . Use is Residential
1529		RES	HOFSTRAAT 1529	872 m ²	2 755 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 2 - New Dwelling. Use is Residential
1555		RES	ROOIELSLAAN 1555	1 203 m ²	998 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1B4 - Additions. Use is Residential

Geographical Area : Riebeeck Wes

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1604		RES	WABOOM AVENUE 61	1 976 m²	1 815 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - Additions to Dwelling & Garage Complete. Use is Residential
1609		RES	WABOOM AVENUE 56	2 542 m²	2 155 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1. Use is Residential
1705		VAC	ROOIELS AVENUE 1705	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Now Erven 2797 + 2798 + 2799 SV1 Batch 2- Subdivided. Use is Vacant_Res
1706		RES	ROOIELS AVENUE 1706	2 331 m²	1 475 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1B6- New Dwelling. Use is Residential
1710		VAC	OLIENHOUT AVE 1710	1 850 m²	514 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf2806 Af SV1 Batch 6 . Use is Vacant_Res
1714		VAC	OLIENHOUTLAAN 1714	7 615 m²	754 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2656 Af SV1 Batch 1. Use is Vacant_Res
1723		RES	KAREELAAN 1723	3 222 m²	2 060 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 6. Use is Residential
1724		RES	KAREELAAN 1724	4 204 m²	2 750 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1B6- Additions. Use is Residential
1745		VAC	KERK 42	512 m²	528 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2801 Af SV1 Batch 3. Use is Vacant_Res
1751		RES	MALANSTRAAT 24	1 078 m²	4 320 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- New Dwelling. Use is Residential
1787		RES	EUREKA CLOSE 8	858 m²	3 525 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - New Dwelling. Use is Residential
1793		RES	EUREKA CLOSE 1	965 m²	2 060 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - Review. Use is Residential
1806		RES	VAN ZYL STRAAT 1806	1 898 m²	3 115 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 1. Use is Residential
1809		VAC	LANGSTRAAT 1809	0 m²	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Sub to Erven 2795 + 2796 SV1 Batch 3. Use is Vacant_Res
1824		VAC	SENIDNG STREET 1824	1 430 m²	409 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2800 Af SV1 Batch 6. Use is Vacant_Res
1845		VAC	Allesverloren 1845	0 m²	0	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
1846		VAC	Allesverloren 1846	0 m²	0	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
1847		VAC	Allesverloren 1847	0 m²	0	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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1848		VAC	Allesverloren 1848	0 m²	0	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
1849		VAC	Allesverloren 1849	0 m²	0	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
1850		VAC	Allesverloren 1850	0 m²	0	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
1915		RES	Stasie Straat	4 033 m²	1 970 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 522 SV1 Batch 1. Use is Vacant_Res
1970		PSI	Waterkant	13 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch1. Use is PSI
2016		VAC	Kareelaan 2016	1 776 m²	450 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV 1 Batch 6 . Use is Vacant_Res
2017		RES	Kareelaan 2017	1 853 m²	1 165 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV 1 Batch 6. Use is Residential
2095		RES	Smutsstraat 2095	3 090 m²	2 790 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1 - Dwelling Complete. Use is Residential
2524		IND	Stasieweg 2524	7 260 m²	4 725 000	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 - New Improvements. Use is Commercial
2525		RES	Kerkstraat 2525	607 m²	3 135 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1- New Dwelling. Use is Residential
2540		VAC	WATERKANT STREET	15.3015 Ha	4 055 000	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
2656		VAC	OLIENHOUT AVENUE	3 359 m²	443 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1714 SV1 Batch 1. Use is Vacant_Res
2795		VAC	LANGSTRAAT	1 233 m²	598 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1809 SV1 Batch 3. Use is Vacant_Res
2796		VAC	LANGSTRAAT	1 610 m²	692 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1809 SV1 Batch 3. Use is Vacant_Res
2797		VAC	ROOIELS AVENUE	1 000 m²	230 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1705 SV1 Batch 3. Use is Vacant_Res
2798		VAC	ROOIELS AVENUE	1 273 m²	254 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1705 SV1 Batch 4. Use is Vacant_Res

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2799		PSI	ROOIELS AVENUE	12 m²	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1705 SV1 Batch 3. Use is Road Remainder
2800		VAC	SENDING STREET	1 433 m²	754 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1824 SV1 Batch 6. Use is Vacant_Res
2801		VAC	h/v KERK- EN MERINDOLSTRA	511 m²	527 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1745 SV1 Batch 3. Use is Vacant_Res
2806		VAC	OLIENHOUT AVENUE	1 200 m²	392 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1710 SV1 Batch 6. Use is Vacant_Res
Riebeeck Wes Totals :- (56 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				30.0186 Ha	R 84 723 000	

Totals per Category for Riebeeck Wes

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	21	3.9464 Ha	3.9464 Ha	52 374 000	52 729 000
IND	1	7 260 m ²	7 260 m ²	4 725 000	4 725 000
COM	5	2.0163 Ha	2.0163 Ha	15 017 000	15 017 000
AGRI	4	5.4879 Ha	5.4879 Ha	1 596 000	1 596 000
PSI	2	25 m ²	25 m ²	2 000	2 000
VAC	23	17.8395 Ha	17.8395 Ha	11 009 000	10 755 000
Totals	56	30.0186 Ha	30.0186 Ha	R 84 723 000	R 84 824 000

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