

# Swartland Municipality

## Supplementary Valuation 1 for 2023

(Sectional Schemes - 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 |

Sectional Title Scheme : SS 25 Fynbos Close

| SS No                                                                                                    | Unit | Category | Flat or Door No | Extent | Value       | Other Particulars                                                                                                                                |
|----------------------------------------------------------------------------------------------------------|------|----------|-----------------|--------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 49                                                                                                       | 1    | RES      | 1               | 244 m² | 3 660 000   | Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d):<br>SV1 Batch 6 - New SS 25 Fynbos Close. Use is Residential |
| 49                                                                                                       | 2    | RES      | 2               | 229 m² | 3 435 000   | Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d):<br>SV1 Batch 6 - New SS 25 Fynbos Close. Use is Residential |
| SS 25 Fynbos Close Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) |      |          |                 |        | R 7 095 000 |                                                                                                                                                  |

Sectional Title Scheme : SS 420 Yzerfontein

| SS No                                                                                                    | Unit | Category | Flat or Door No | Extent             | Value       | Other Particulars                                                                                                                 |
|----------------------------------------------------------------------------------------------------------|------|----------|-----------------|--------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 402                                                                                                      | 1    | RES      | 1               | 160 m <sup>2</sup> | 2 400 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS 420 Yzerfontein<br>SV1 Batch 1. Use is Residential |
| 402                                                                                                      | 2    | RES      | 2               | 160 m <sup>2</sup> | 2 400 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS 420 Yzerfontein<br>SV1 Batch 1. Use is Residential |
| SS 420 Yzerfontein Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) |      |          |                 | 320 m <sup>2</sup> | R 4 800 000 |                                                                                                                                   |

Sectional Title Scheme : SS Aloe Lane 1

| SS No                                                                                                | Unit | Category | Flat or Door No | Extent | Value       | Other Particulars                                                                                          |
|------------------------------------------------------------------------------------------------------|------|----------|-----------------|--------|-------------|------------------------------------------------------------------------------------------------------------|
| 26                                                                                                   | 1    | RES      | 1               | 220 m² | 2 750 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b):<br>SV1 Batch 6, Use is Residential |
| 26                                                                                                   | 2    | RES      | 2               | 147 m² | 1 840 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b):<br>SV1 Batch 6, Use is Residential |
| SS Aloe Lane 1 Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) |      |          |                 | 367 m² | R 4 590 000 |                                                                                                            |

Sectional Title Scheme : SS Erf 1089 Yzerfontein

| SS No                                                                                                         | Unit | Category | Flat or Door No | Extent | Value       | Other Particulars                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------|------|----------|-----------------|--------|-------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 154                                                                                                           | 1    | RES      | 1               | 265 m² | 3 845 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS Erf1089 Yzerfontein<br>SV1 Batch 1. Use is Residential |
| 154                                                                                                           | 2    | RES      | 18B             | 265 m² | 3 845 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS Erf1089 Yzerfontein<br>SV1 Batch 1. Use is Residential |
| SS Erf 1089 Yzerfontein Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) |      |          |                 | 530 m² | R 7 690 000 |                                                                                                                                       |

Sectional Title Scheme : SS Erf 1533 Yzerfontein

| SS No                                                                                                         | Unit | Category | Flat or Door No | Extent | Value       | Other Particulars                                                                                                        |
|---------------------------------------------------------------------------------------------------------------|------|----------|-----------------|--------|-------------|--------------------------------------------------------------------------------------------------------------------------|
| 166                                                                                                           | 1    | RES      | 1               | 167 m² | 2 540 000   | Note :- Sec 78 (1) (a)-Incorrectly omitted from roll-Rates payable sec 78 (4)(a):<br>SV1 Batch 4, Use is Residential     |
| 166                                                                                                           | 2    | RES      | 2               | 167 m² | 2 540 000   | Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a):<br>SV1 Batch 4, Use is Residential |
| SS Erf 1533 Yzerfontein Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) |      |          |                 | 334 m² | R 5 080 000 |                                                                                                                          |

Sectional Title Scheme : SS Erf 581 Yzerfontein

| SS No                                                                                                        | Unit | Category | Flat or Door No | Extent             | Value       | Other Particulars                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------|------|----------|-----------------|--------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 549                                                                                                          | 1    | RES      | 1               | 131 m <sup>2</sup> | 1 965 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS Erf581 Yzerfontein<br>SV1 Batch 1. Use is Residential |
| 549                                                                                                          | 2    | RES      | 2               | 130 m <sup>2</sup> | 1 950 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS Erf581 Yzerfontein<br>SV1 Batch 1. Use is Residential |
| SS Erf 581 Yzerfontein Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) |      |          |                 | 261 m <sup>2</sup> | R 3 915 000 |                                                                                                                                      |



## Sectional Title Scheme : SS Kasteelberg Place

| SS No                                                                                                      | Unit | Category | Flat or Door No | Extent   | Value        | Other Particulars                                                                                                   |
|------------------------------------------------------------------------------------------------------------|------|----------|-----------------|----------|--------------|---------------------------------------------------------------------------------------------------------------------|
| 474                                                                                                        | 1    | COM      | 1               | 230 m²   | 3 680 000    | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): - New SS SV1 Batch 4, Use is Unknown        |
| 474                                                                                                        | 2    | COM      | 2               | 201 m²   | 3 215 000    | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): - New SS SV1 Batch 4, Use is Unknown        |
| 474                                                                                                        | 3    | RES      | 3               | 161 m²   | 2 575 000    | Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 6, Use is Residential |
| 474                                                                                                        | 4    | RES      | 4               | 161 m²   | 2 575 000    | Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 6, Use is Residential |
| 474                                                                                                        | 5    | RES      | 5               | 161 m²   | 2 575 000    | Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 6, Use is Residential |
| 474                                                                                                        | 6    | RES      | 6               | 162 m²   | 2 590 000    | Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 6, Use is Residential |
| SS Kasteelberg Place Totals :- (6 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) |      |          |                 | 1 076 m² | R 17 210 000 |                                                                                                                     |

Sectional Title Scheme : SS One Fifty Five Atlantic

| SS No                                                                                                            | Unit | Category | Flat or Door No | Extent | Value       | Other Particulars                                                                                                        |
|------------------------------------------------------------------------------------------------------------------|------|----------|-----------------|--------|-------------|--------------------------------------------------------------------------------------------------------------------------|
| 118                                                                                                              | 1    | RES      | 1               | 184 m² | 2 760 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b):<br>SV1 Batch 1 - New SS. Use is Residential      |
| 118                                                                                                              | 2    | RES      | 2               | 184 m² | 2 760 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): From Erf 1721<br>SV1 Batch 1, Use is Residential |
| SS One Fifty Five Atlantic Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) |      |          |                 | 368 m² | R 5 520 000 |                                                                                                                          |

Sectional Title Scheme : SS Serito On Sea

| SS No                                                                                                  | Unit | Category | Flat or Door No | Extent             | Value       | Other Particulars                                                                                                               |
|--------------------------------------------------------------------------------------------------------|------|----------|-----------------|--------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------|
| 463                                                                                                    | 1    | RES      | 1               | 189 m <sup>2</sup> | 3 120 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS Serito on Sea<br>SV1 Batch 1. Use is Residential |
| 463                                                                                                    | 2    | RES      | 2               | 186 m <sup>2</sup> | 3 070 000   | Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): New SS Serito on Sea<br>SV1 Batch 1. Use is Residential |
| SS Serito On Sea Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) |      |          |                 | 375 m <sup>2</sup> | R 6 190 000 |                                                                                                                                 |

Sectional Title Scheme : SS Villa Fontana

| SS No                                                                                                  | Unit | Category | Flat or Door No | Extent   | Value        | Other Particulars                                                                                                               |
|--------------------------------------------------------------------------------------------------------|------|----------|-----------------|----------|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| 624                                                                                                    | 66   | RES      | 66              | 114 m²   | 1 500 000    | Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a):<br>SV1 Batch 4 Review. Use is Residential |
| SS Villa Fontana Totals :- (1 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records) |      |          |                 | 114 m²   | R 1 500 000  |                                                                                                                                 |
| Roll Totals :- (23 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)            |      |          |                 | 4 218 m² | R 63 590 000 |                                                                                                                                 |

**Totals per Category for Sectional Schemes**

| Category      | Sites     | Extent                     | Previous extent            | Current Value       | Previous value      |
|---------------|-----------|----------------------------|----------------------------|---------------------|---------------------|
| RES           | 21        | 3 787 m <sup>2</sup>       | 3 142 m <sup>2</sup>       | 56 695 000          | 46 480 000          |
| COM           | 2         | 431 m <sup>2</sup>         | 1 076 m <sup>2</sup>       | 6 895 000           | 17 210 000          |
| <b>Totals</b> | <b>23</b> | <b>4 218 m<sup>2</sup></b> | <b>4 218 m<sup>2</sup></b> | <b>R 63 590 000</b> | <b>R 63 690 000</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**