

# Swartland Municipality

## Supplementary Valuation 1 for 2023

(Yzerfontein - 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**

<b>Category</b>	<b>Description</b>
RES	8(2)(a) Residential properties
COM	8(2)(c) Business and Commercial properties
AGRI	8(2)(d) Agricultural properties
PSI	8(2)(g) Public service infrastructure properties
MULTI *	8(2)(i) Properties used for multiple purposes
VAC	8(3) Vacant land
PROS	Private open space
Unknown	Category is unknown

Geographical Area : Yzerfontein

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
58		RES	SECOND AVENUE 4	647 m <sup>2</sup>	4 710 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - New Dwelling. Use is Residential
87		RES	BEACH ROAD 20	506 m <sup>2</sup>	3 950 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 . Use is Residential
110		VAC	UPPER ROAD 6	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): See Erf 3099 SV1 Batch 1 . Use is Vacant_Res
111		RES	HOOFWEG 9	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): See Erf 3099 SV1 Batch 1 . Use is Residential
119		COM	BUITEKANTSTRAAT 44	535 m <sup>2</sup>	2 826 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3- New Offices. Use is Offices
123		COM	BUITEKANTSTRAAT 48	976 m <sup>2</sup>	2 753 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - New Building. Use is Residential
126		RES	UPPER ROAD 13	569 m <sup>2</sup>	3 635 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1. Use is Residential
371		RES	VERSFELD ROAD 15	715 m <sup>2</sup>	3 100 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions to Dwelling. Use is Residential
372		RES	VERSFELDSTRAAT 13	715 m <sup>2</sup>	4 045 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions to Dwelling. Use is Residential
394		RES	DE VILLIERS STREET 6	732 m <sup>2</sup>	2 510 000	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 1. Use is Residential
420		RES	PIENAARSTRAAT 11	949 m <sup>2</sup>	0	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): Now SS 420 Yzerfontein SV1 Batch 1. Use is Residential
455		RES	RUST STREET 28	723 m <sup>2</sup>	2 210 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 4 - Revaluation Request. Use is Residential
515		COM	BUITEKANTSTRAAT 39	805 m <sup>2</sup>	2 949 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 . Use is Shop
518		RES	BUITEKANT STREET 45	805 m <sup>2</sup>	2 855 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions & Alterations. Use is Residential
580		RES	VERSFELD ROAD 85	770 m <sup>2</sup>	3 510 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions to Dwelling & Garage. Use is Residential
581		RES	VERSFELDSTRAAT 83	770 m <sup>2</sup>	0	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): Npw SS Erf 581 Yzerfontein SV1 Batch 1. Use is Residential
590		RES	VERSFELD ROAD 65	774 m <sup>2</sup>	5 730 000	Note :- Sec 78(1)(d)-market value substantially increased for any reason after the last general valuation. Rates payable sec 78(4)(d): SV1 Batch 1- New Dwelling. Use is Vacant_Res
611		RES	VERSFELDSTRAAT 47	855 m <sup>2</sup>	2 550 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 1. Use is Residential
627		RES	VERVELD ROAD 31	773 m <sup>2</sup>	6 480 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 3 - Revaluation Request. Use is Residential

**Geographical Area : Yzerfontein**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
654		RES	VERSELD ROAD 94	787 m <sup>2</sup>	9 230 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 6 - Revaluation Request. Use is Residential
738		RES	FISANTSINGEL 8	782 m <sup>2</sup>	2 225 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Dwelling Complete. Use is Residential
775		RES	SEEMEEU CRESCENT 4	720 m <sup>2</sup>	2 360 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions to Dwelling. Use is Residential
820		RES	STRANDLOPER AVENUE 24	672 m <sup>2</sup>	4 915 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions to Dwelling. Use is Residential
824		RES	MALGAS CRESCENT 1	714 m <sup>2</sup>	2 945 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions to Dwelling. Use is Residential
832		RES	PARK ROAD 9	761 m <sup>2</sup>	1 755 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
845		RES	BUITEKANTSTRAAT 13	728 m <sup>2</sup>	1 765 000	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 1. Use is Residential
877		RES	LUTIE KATZ ROAD 18	747 m <sup>2</sup>	6 210 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 2- Revaluation Request . Use is Residential
936		RES	S E SAUERMAN STREET 36	770 m <sup>2</sup>	3 255 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - Bedroom & Braai Room Complete. Use is Residential
943		RES	S E SAUERMAN STREET 50	777 m <sup>2</sup>	3 185 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - Additions & Alterations Complete. Use is Residential
988		RES	FELICIA CLOSE 3	884 m <sup>2</sup>	3 960 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
996		RES	FELICIA CRESCENT 27	963 m <sup>2</sup>	4 135 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
1013		RES	FELICIA CRESCENT 20	770 m <sup>2</sup>	2 645 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - New Flat Complete. Use is Residential
1020		RES	DASSEN EILAND DRIVE 59	770 m <sup>2</sup>	3 435 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1. Use is Residential
1021		RES	DASSEN EILAND DRIVE 57	770 m <sup>2</sup>	3 850 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
1026		RES	DASSEN EILAND DRIVE 49	770 m <sup>2</sup>	3 330 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Additions to Dwelling. Use is Residential
1032		RES	DASSEN EILAND DRIVE 62	1 227 m <sup>2</sup>	4 195 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
1066		RES	LUTIE KATZ ROAD 82	770 m <sup>2</sup>	8 540 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Additions. Use is Residential
1089		RES	DASSEN EILAND DRIVE 89	794 m <sup>2</sup>	0	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): Now SS Erf 1089 Yzerfontein SV1 Batch 1. Use is Residential
1124		VAC	SEAVIEW SINGEL 29	792 m <sup>2</sup>	1 630 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 3- Revaluation Request - No Change. Use is Vacant_Res

**Geographical Area : Yzerfontein**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1134		RES	DASSEN EILAND DRIVE 92	803 m <sup>2</sup>	4 290 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- New Dwelling. Use is Residential
1138		RES	DASSEN EILAND DRIVE 100	803 m <sup>2</sup>	3 635 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
1148		RES	LUTIE KATZ ROAD 157	1 170 m <sup>2</sup>	4 610 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 -Dwelling Complete. Use is Residential
1161		RES	LUTIE KATZ ROAD 133	803 m <sup>2</sup>	3 435 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Additions to Dwelling Complete. Use is Residential
1196		RES	DASSEN EILAND DRIVE	794 m <sup>2</sup>	5 935 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 6- New Dwelling. Use is Residential
1226		RES	VOLSTRUIS AVENUE 20	660 m <sup>2</sup>	2 860 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - New Dwelling. Use is Residential
1234		RES	VOLSTRUIS AVENUE 36	766 m <sup>2</sup>	2 810 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
1262		VAC	PIKKEWYNSINGEL 10	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): Now Erven 3006 & 3007 SV1 Batch 6. Use is Vacant_Res
1292		RES	DOLFYNSTRAAT 3	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): - See Erf 3007 SV1 Batch 6. Use is Residential
1325		VAC	FLAMINGOLAAN *W/S-TUINE*	1 655 m <sup>2</sup>	5 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 4. Use is Private Open Space
1366		VAC	BUITEKANTSTRAAT 61	0 m <sup>2</sup>	0	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): SV1 Batch 6. Use is Vacant_Res
1434		RES	KAPOKBOS CRESCENT 30	746 m <sup>2</sup>	5 750 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling . Use is Residential
1447		RES	ATLANTIC DRIVE	840 m <sup>2</sup>	4 995 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - New Dwelling. Use is Residential
1453		RES	ATLANTIC DRIVE 0	958 m <sup>2</sup>	5 430 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- New Dwelling. Use is Vacant_Res
1462		RES	ATLANTIC DRIVE 66	1 020 m <sup>2</sup>	7 165 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete . Use is Residential
1474		RES	SUNBIRD CRESCENT 23	684 m <sup>2</sup>	4 870 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- New Dwelling. Use is Residential
1502		RES	JEFF'S PLACE 7	906 m <sup>2</sup>	4 095 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - New Dwelling. Use is Residential
1507		RES	BAKOOND ROAD 38	700 m <sup>2</sup>	2 935 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
1532		RES	ATLANTIC DRIVE 16	806 m <sup>2</sup>	3 150 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Additions and Alterations. Use is Residential
1552		RES	ATLANTIC DRIVE 69	800 m <sup>2</sup>	3 780 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- New Dwelling. Use is Vacant_Res

Geographical Area : Yzerfontein

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1626		RES	DASSEN EILAND DRIVE 1626	1.4591 Ha	7 500 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 3028 Af SV1 Batch 2. Use is Residential
1637		RES	DUINEBESSIE CRESCENT 19	720 m <sup>2</sup>	11 650 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
1654		RES	DASSEN EILAND DRIVE 168	760 m <sup>2</sup>	9 865 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- New Dwelling. Use is Residential
1678		RES	DASSEN EILAND DRIVE 216	760 m <sup>2</sup>	9 660 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 6- New Dwelling. Use is Residential
1685		RES	DUINEBESSIE CRESCENT 4	768 m <sup>2</sup>	4 670 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
1717		RES	ATLANTIC DRIVE 147	700 m <sup>2</sup>	4 255 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
1721		RES	ATLANTIC DRIVE 155	700 m <sup>2</sup>	0	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): - Now SS On Fifty Five Atlantic SV1 Batch 1. Use is Residential
1729		RES	ATLANTIC DRIVE 169	700 m <sup>2</sup>	4 760 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
1739		RES	ATLANTIC DRIVE 118	893 m <sup>2</sup>	3 615 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Additions to Dwelling Complete. Use is Residential
1749		RES	ATLANTIC DRIVE 100	859 m <sup>2</sup>	5 040 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1 - New Dwelling. Use is Residential
1821		RES	KALKOOND STREET 3	990 m <sup>2</sup>	4 915 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
1841		RES	ROOSMARYNSTRAAT 13	700 m <sup>2</sup>	5 130 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Covered Area . Use is Residential
1851		RES	ROOSMARYN STREET 6	788 m <sup>2</sup>	3 575 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - Outbuilding Complete. Use is Residential
1862		VAC	ROOSMARYN STREET 28	820 m <sup>2</sup>	1 395 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 3- Revaluation Request - No Change. Use is Vacant_Res
1924		RES	FYNBOS CRESCENT 25	944 m <sup>2</sup>	0	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 6 - No SS 25 Fynbos Close. Use is Flats
1928		RES	FYNBOS CLOSE 17	775 m <sup>2</sup>	0	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): Now SS Serito on Sea SV1 Batch 1. Use is Residential
1963		VAC	ATLANTIC DRIVE 1963	1.3789 Ha	25 500 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6. Use is Vacant_Res
2023		COM	MAIN ROAD 0	1 488 m <sup>2</sup>	10 250 000	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 5. Use is Commercial
2030		RES	Eden Villa 4	231 m <sup>2</sup>	2 020 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions to Dwelling & Braai Room. Use is Residential

**Geographical Area : Yzerfontein**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2076		VAC	MOSSELSTRAAT 5	128 m <sup>2</sup>	10 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Erwe 3013 + 3014 Af SV1 Batch 2. Use is Vacant_Res
2122		RES	NINTHSTREET 3	397 m <sup>2</sup>	6 690 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2 - Portion to Erf 3012. Use is Residential
2123		VAC	NINTH STREET 5	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 2 - See Erf 3012. Use is Vacant_Res
2131		COM	Yzerfontein 2131	4 842 m <sup>2</sup>	3 320 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1. Use is Accommodation
2160		RES	Dasseneiland Drive 2160	612 m <sup>2</sup>	10 050 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- New Dwelling. Use is Residential
2196		RES	Ocean Front Quay 20	567 m <sup>2</sup>	3 630 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a): SV1 Batch 3 - Adjustment for Age. Use is Residential
2212		RES	Ocean Front Quay 39	467 m <sup>2</sup>	3 750 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2222		RES	Ocean Front Quay 65	503 m <sup>2</sup>	4 165 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions to Dwelling. Use is Residential
2237		RES	OCEAN FRONT QUAY 49	438 m <sup>2</sup>	2 665 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete . Use is Residential
2242		RES	Mosselstraat 2242	1 640 m <sup>2</sup>	9 635 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Additions rto Dwelling. Use is Residential
2295		VAC	Galjoensingel*Fishermans* 26	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): See Erf 3098 SV1 Batch 1. Use is Vacant_Res
2297		RES	Galjoensingel*Fishermans* 30	412 m <sup>2</sup>	2 330 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B2 - Dwelling Complete . Use is Residential
2300		RES	Galjoensingel*Fishermans* 36	371 m <sup>2</sup>	2 375 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2330		RES	Seemeeuslot*Fishermans* 16	251 m <sup>2</sup>	1 760 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 . Use is Residential
2350		RES	Galjoensingel*Fishermans* 27	391 m <sup>2</sup>	2 220 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2352		RES	Galjoensingel*Fishermans* 23	391 m <sup>2</sup>	1 975 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2357		RES	Galjoensingel*Fishermans* 13	386 m <sup>2</sup>	2 205 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2370		PSI	Galjoensingel&Fisher*Pad 2370	2 789 m <sup>2</sup>	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): New Extent SV1 Batch 1. Use is Street

**Geographical Area : Yzerfontein**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2383		VAC	MILE 16 BEACH ESTATE	385 m <sup>2</sup>	1 090 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1- Subdivided from Erf 2374. Use is Vacant_Res
2385		VAC	OCEAN FRONT QUAY	354 m <sup>2</sup>	1 215 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- New Dwelling. Use is Vacant_Res
2388		RES	OCEAN FRONT QUAY 74	528 m <sup>2</sup>	3 835 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- New Dwelling. Use is Residential
2394		RES	Ocean Front Quay 77	314 m <sup>2</sup>	3 375 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2400		RES	Ocean Front Quay 6	303 m <sup>2</sup>	3 350 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2404		RES	Ocean Front Quay 14	197 m <sup>2</sup>	1 985 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions to Dwelling. Use is Residential
2406		RES	Mile 16 Beach Estate	200 m <sup>2</sup>	2 550 000	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. Use is Residential
2410		RES	MILE 16 BEACH ESTATE	233 m <sup>2</sup>	2 215 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 B4 - Dwelling Complete. Use is Residential
2411		RES	WESKUS VILLAS	308 m <sup>2</sup>	2 800 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2412		RES	WESKUS VILLAS	308 m <sup>2</sup>	2 800 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2413		VAC	WESKUS VILLAS	313 m <sup>2</sup>	808 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1- Subdivision from Erf 2980. Use is Vacant_Res
2414		VAC	WESKUS VILLAS	320 m <sup>2</sup>	818 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1- Subdivision from Erf 2980. Use is Vacant_Res
2415		VAC	WESKUS VILLAS	398 m <sup>2</sup>	933 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1. Use is Unknown
2416		VAC	WESKUS VILLAS	350 m <sup>2</sup>	864 000	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
2417		VAC	WESKUS VILLAS	480 m <sup>2</sup>	1 040 000	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
2418		VAC	WESKUS VILLAS	348 m <sup>2</sup>	862 000	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
2422		RES	WESKUS VILLAS	463 m <sup>2</sup>	2 725 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 6 - New Dwelling. Use is Residential

**Geographical Area : Yzerfontein**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2423		VAC	WESKUS VILLAS	556 m <sup>2</sup>	1 135 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2980 SV1 Batch 4. Use is Vacant_Res
2426		VAC	WESKUS VILLAS	393 m <sup>2</sup>	925 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2980 SV1 Batch 1. Use is Vacant_Res
2429		VAC	WESKUS VILLAS	339 m <sup>2</sup>	847 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2980 SV1 Batch 4. Use is Vacant_Res
2440		VAC	WESKUS VILLAS	425 m <sup>2</sup>	969 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2980 SV1 Batch 6. Use is Vacant_Res
2442		VAC	WESKUS VILLAS	425 m <sup>2</sup>	969 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2980 SV1 Batch 6. Use is Vacant_Res
2443		VAC	WESKUS VILLAS	425 m <sup>2</sup>	969 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2980 SV1 Batch 6. Use is Vacant_Res
2445		VAC	WESKUS VILLAS	425 m <sup>2</sup>	969 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2980 SV1 Batch 2. Use is Residential
2446		VAC	WESKUS VILLAS	425 m <sup>2</sup>	969 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2980 SV1 Batch 1. Use is Vacant_Res
2447		RES	WESKUS VILLAS	437 m <sup>2</sup>	1 200 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2980 SV1 Batch 1- Incomplete New Dwelling. Use is Residential
2452		RES	WESKUS VILLAS	369 m <sup>2</sup>	2 985 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2453		RES	WESKUS VILLAS	341 m <sup>2</sup>	2 940 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2454		RES	WESKUS VILLAS	341 m <sup>2</sup>	2 940 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2455		RES	WESKUS VILLAS	340 m <sup>2</sup>	2 940 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2456		VAC	WESKUS VILLAS	339 m <sup>2</sup>	847 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2981 SV1 Batch 1- Subdivision from Erf 2981. Use is Vacant_Res
2481		VAC	WESKUS VILLAS	347 m <sup>2</sup>	860 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2981 SV1 Batch 6. Use is Vacant_Res
2490		VAC	WESKUS VILLAS	342 m <sup>2</sup>	852 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2981 SV1 Batch 6. Use is Vacant_Res

**Geographical Area : Yzerfontein**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2491		VAC	WESKUS VILLAS	465 m <sup>2</sup>	1 025 000	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
2496		VAC	WESKUS VILLAS	303 m <sup>2</sup>	791 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1- Subdivided from Erf 2982. Use is Vacant_Res
2500		VAC	WESKUS VILLAS	476 m <sup>2</sup>	1 035 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6 - Subdivided from Erf 2982. Use is Vacant_Res
2504		VAC	WESKUS VILLAS	352 m <sup>2</sup>	867 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2982 SV1 Batch 1. Use is Vacant_Res
2510		RES	WESKUS VILLAS	362 m <sup>2</sup>	2 975 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1- Subdivided from Erf 2980 - New Dwelling. Use is Residential
2513		VAC	WESKUS VILLAS	543 m <sup>2</sup>	1 125 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1- Subdivided from Erf 2982. Use is Vacant_Res
2537		COM	Beach Road 2	798 m <sup>2</sup>	5 875 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5. Use is Commercial
2554		RES	Strandveld Villas	318 m <sup>2</sup>	3 190 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch1- Dwelling Complete. Use is Residential
2555		RES	Strandveld Villas	318 m <sup>2</sup>	3 155 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2556		RES	Strandveld Villas	318 m <sup>2</sup>	3 110 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2559		RES	Strandveld Villas	345 m <sup>2</sup>	3 140 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 . Use is Residential
2560		RES	Strandveld Villas	331 m <sup>2</sup>	3 240 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - Additions Complete. Use is Residential
2605		RES	Yzerfontein 2605	1.3758 Ha	8 250 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2930 Af SV1 Batch 2. Use is Residential
2673		RES	Dassen Eiland Drive 27	811 m <sup>2</sup>	4 325 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
2674		RES	Yzerfontein Heights Close	811 m <sup>2</sup>	4 500 000	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 House. Use is Residential
2706		AGRI	Yzerfontein 2706	212.6741 Ha	4 620 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Extent Changed SV1 Batch 1. Use is Agri
2721		COM	Fisherman's Haven 2721	2 485 m <sup>2</sup>	0	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): See Erf 3098 SV1 Batch 1. Use is Restaurant

**Geographical Area : Yzerfontein**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2739		COM	Boweg 1	868 m <sup>2</sup>	3 460 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 5. Use is Commercial
2788		VAC	Dassen Eiland Drive 2788	434 m <sup>2</sup>	1 535 000	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 Vacant_Res
2880		RES	Caracal Close 2880	300 m <sup>2</sup>	2 805 000	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
2898		RES	Caracal Close 18	272 m <sup>2</sup>	2 410 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B4 - New Dwelling . Use is Residential
2901		RES	Caracal Close	349 m <sup>2</sup>	2 885 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2905		RES	Caracal Close	299 m <sup>2</sup>	2 920 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 . Use is Residential
2906		RES	Caracal Close 26	299 m <sup>2</sup>	2 620 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2907		RES	Caracal Close	299 m <sup>2</sup>	2 805 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential
2908		VAC	CARACAL CLOSE	299 m <sup>2</sup>	1 015 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2605 SV1 Batch 1. Use is Vacant_Res
2919		VAC	CARACAL CLOSE	331 m <sup>2</sup>	1 080 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2605 SV1 Batch 1. Use is Vacant_Res
2920		VAC	CARACAL CLOSE	331 m <sup>2</sup>	944 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 . Use is Vacant_Res
2921		RES	Caracal Close 39	331 m <sup>2</sup>	2 830 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - New Dwelling. Use is Residential
2922		RES	Caracal Close 40	331 m <sup>2</sup>	3 000 000	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 - House Complete. Use is Residential
2923		RES	Caracal Close	322 m <sup>2</sup>	2 945 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 . Use is Residential
2926		RES	Caracal Close	302 m <sup>2</sup>	2 865 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - New Dwelling. Use is Residential
2927		RES	Caracal Close 45	278 m <sup>2</sup>	2 625 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 -New Dwelling. Use is Residential
2930		VAC	CARACAL CLOSE	308 m <sup>2</sup>	903 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2605 SV1 Batch 2. Use is Residential
2933		RES	Caracal Close 50	302 m <sup>2</sup>	3 275 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Dwelling. Use is Residential

**Geographical Area : Yzerfontein**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
2939		RES	Caracal Close 56	331 m <sup>2</sup>	3 160 000	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
2966		RES	Dassen Eiland Drive 2966	824 m <sup>2</sup>	10 750 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
2967		RES	Dassen Eiland Drive 2967	810 m <sup>2</sup>	11 750 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1- Dwelling Complete. Use is Residential
2978		RES	Lutie Katz Road 119	508 m <sup>2</sup>	4 065 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1-New Dwelling. Use is Residential
2979		RES	Atlantic Drive 170	2 190 m <sup>2</sup>	7 820 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 B3 - Complete. Use is Residential
2980		VAC	WESKUS VILLAS	7 043 m <sup>2</sup>	11 400 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2440, 2442, 2443 Af SV1 Batch 6. Use is Residential
2981		VAC	WESKUS VILLAS	1.1850 Ha	19 800 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erf 2481, 2490 Af SV1 Batch 6. Use is Vacant_Res
2982		VAC	WESKUS VILLAS	4 194 m <sup>2</sup>	8 400 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): Erwe Af SV1 Batch 1. Use is Vacant_Res
2983		VAC	Weskus Villas	7 982 m <sup>2</sup>	8 450 000	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
2984		VAC	Weskus Villas	1 127 m <sup>2</sup>	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 Vacant_Com
2985		VAC	Yzerfontein	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 2 - Nou Erf 3015. Use is Vacant_Com
2986		COM	Yzerfontein	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 2 - Now Erf 3015. Use is Residential
			Yzerfontein	0 m <sup>2</sup>	0	Apportionment A:- Removed
			Yzerfontein	0 m <sup>2</sup>	0	Apportionment B:- Removed
2987		COM	Yzerfontein	1 417 m <sup>2</sup>	1 250 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e) SV1 Batch 4: . Use is Commercial
2988		COM	Yzerfontein	1 411 m <sup>2</sup>	2 859 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 1 - New Shop. Use is Shop
2990		VAC	DUIKER AVENUE	1 906 m <sup>2</sup>	1 525 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2131 SV1 Batch 1. Use is Vacant_Res
3007		RES	PIKKEWYN CRESCENT 10	531 m <sup>2</sup>	3 285 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1. Use is Residential

Geographical Area : Yzerfontein

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3010		AGRI	UNKNOWN	308.7860 Ha	5 435 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 1 . Use is Unknown
3012		VAC	Ninth Street 5	419 m <sup>2</sup>	3 890 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2 - From Erf 2123. Use is Vacant_Res
3013		VAC	Mosselstraat 5A	501 m <sup>2</sup>	660 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Erwe 3013 + 3014 Af SV1 Batch 2. Use is Vacant_Res
3014		VAC	Mosselstraat 5	650 m <sup>2</sup>	821 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): - Erwe 3013 + 3014 Af SV1 Batch 2. Use is Vacant_Res
3015		MULTI *	Yzerfontein	2 690 m <sup>2</sup>	5 103 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 2 - From Erf 2986. Use is Residential
		RES	Yzerfontein	0 m <sup>2</sup>	3 201 000	Apportionment A
		COM	Yzerfontein	0 m <sup>2</sup>	1 902 000	Apportionment B
3028		VAC	Fynbosstraat	738 m <sup>2</sup>	2 005 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1626 SV1 Batch 2. Use is Residential
3029		RES	Fynbos Close	758 m <sup>2</sup>	6 375 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): SV1 Batch 6 - Dwelling Complete. Use is Residential
3043		VAC	Weskus Villas	337 m <sup>2</sup>	845 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2983 SV1 Batch 2. Use is Residential
3052		VAC	WESKUS VILLAS	396 m <sup>2</sup>	930 000	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
3053		VAC	WESKUS VILLAS	344 m <sup>2</sup>	855 000	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
3054		VAC	WESKUS VILLAS	364 m <sup>2</sup>	884 000	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
3055		RES	WESKUS VILLAS	442 m <sup>2</sup>	3 600 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e): SV1 Batch 4 - New DWG. Use is Residential
3056		VAC	WESKUS VILLAS	383 m <sup>2</sup>	911 000	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
3061		VAC	WESKUS VILLAS	386 m <sup>2</sup>	916 000	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
3065		VAC	Weskus Villas	351 m <sup>2</sup>	864 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2980 SV1 Batch 4. Use is Vacant_Res

**Geographical Area : Yzerfontein**

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
3066		PROS	Weskus Villas	489 m <sup>2</sup>	10 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2983 SV1 Batch 2. Use is Residential
3067		PROS	Weskus Villas	370 m <sup>2</sup>	10 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2983 SV1 Batch 2. Use is Residential
3068		VAC	Weskus Villas	1 998 m <sup>2</sup>	10 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf2983 SV1 Batch 2. Use is Residential
3069		VAC	DENNIS KATZ SQUARE	2 097 m <sup>2</sup>	4 285 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): SV1 Batch 6. Use is Vacant_Res
3083		VAC	Pearl Point	940 m <sup>2</sup>	3 140 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1963 SV1 Batch 3. Use is Vacant_Res
3084		VAC	ATLANTIC DRIVE	869 m <sup>2</sup>	3 035 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1963 SV1 Batch 3. Use is Vacant_Res
3090		VAC	ATLANTIC DRIVE	872 m <sup>2</sup>	10 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 6. Use is Private Open Space
3091		VAC	ATLANTIC DRIVE	288 m <sup>2</sup>	1 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 6. Use is Private Open Space
3092		VAC	ATLANTIC DRIVE	183 m <sup>2</sup>	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1963 SV1 Batch 3. Use is Private Open Space
3093		VAC	ATLANTIC DRIVE	369 m <sup>2</sup>	1 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 1963 SV1 Batch 3 - Road Remainder. Use is Private Open Space
3094		VAC	ATLANTIC DRIVE	3 424 m <sup>2</sup>	1 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78((4)(a): SV1 Batch 6. . Use is Private Open Space
3098		COM	Galjoen Crescent	3 488 m <sup>2</sup>	5 227 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c): From Erf 2721+2295 SV1 Batch 1. Use is Restaurant
3099		RES	MAIN ROAD 9	1 125 m <sup>2</sup>	4 820 000	Note :- Sec 78 (1)(c)-subdivided or consolidated after the last general valuation-Rates payable sec 78(4)(c):From Erf 110 + 111 SV1 Batch 1 . Use is Residential
<b>Yzerfontein Totals :- (208 proper sites, 4 multipurpose, 0 site apportionments and 0 dummy records)</b>				542.3178 Ha	R 667 595 000	

**Totals per Category for Yzerfontein**

Category	Sites	Extent	Previous extent	Current Value	Previous value
RES	124	10.4700 Ha	10.5304 Ha	484 406 000	492 776 000
COM	12	1.9113 Ha	1.9113 Ha	42 671 000	44 573 000
AGRI	2	521.4601 Ha	521.4601 Ha	10 055 000	10 055 000
PSI	1	2 789 m <sup>2</sup>	2 789 m <sup>2</sup>	1 000	1 000
MULTI *	1	2 690 m <sup>2</sup>	3 970 m <sup>2</sup>	0	0
VAC	66	7.8426 Ha	7.6503 Ha	130 442 000	114 226 000
PROS	2	859 m <sup>2</sup>	859 m <sup>2</sup>	20 000	20 000
Unknown	0	0 m <sup>2</sup>	4 681 m <sup>2</sup>	0	0
<b>Totals</b>	<b>208</b>	<b>542.3178 Ha</b>	<b>542.7820 Ha</b>	<b>R 667 595 000</b>	<b>R 661 651 000</b>

\* Multipurpose Category - Current value = \$5,103,000.00. Pre-Dispute value = \$9,155,000.00. These values were apportioned To the relevant individual Categories.

**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**