

# MUNISIPALITEIT BERGRIVIER MUNICIPALITY

## General Valuation for 20170701

(Malmesbury RD - Valuation Roll)

In accordance with Section 30 of the Municipal Property Rates Act 6 of 2004  
Kragtens Artikel 30 van die Munisipale Eiendomsbelastingwet 6 van 2004

Date of valuation : 20170701

**Categories Reference**

Category	Description
AGRI	Agricultural
COMM	Commercial
INDUS	Industrial
INSTIT	Institute
PSi	Public Service Infrastructure

**Geographical Area : Malmesbury RD**

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
54		OAKDALE INVESTMENTS (PTY) LTD	AGRI	Onbekend	158,5531 Ha	7 105 000	Address :- , , , , ,
54	1	FLAMINK VLEI DEVELOPMENT COMPA	AGRI	Flaminkevlei,Onbekend	363,8820 Ha	9 745 000	Address :- , , , , ,
54	2	Rudolf Coen Familie Trust	AGRI	Onbekend	533,5252 Ha	5 820 000	Address :- , , , , ,
54	3	STEPHAN HOLDINGS	AGRI	Vlaminke Vlei	2,6115 Ha	600 000	Address :- , , , , ,
54	4	STEPHAN HOLDINGS	AGRI	Onbekend	9 063 m <sup>2</sup>	600 000	Address :- , , , , ,
54	5	Smit Hugo Amos Coetzee	AGRI	Onbekend	361,0644 Ha	2 920 000	Address :- , , , , ,
54	6	BOONZAIER	AGRI	Onbekend	1 926 m <sup>2</sup>	300 000	Address :- , , , , ,
54	7	NATIONAL DEPT OF PUBLIC WORKS	AGRI	Vlaminke Vlei	239 m <sup>2</sup>	10 000	Address :- , , , , ,
54	8	Eskom Holdings Ltd	PSi	Vlaminke Vlei	2 473 m <sup>2</sup>	10 000	Address :- , , , , ,
54	10	Republiek van Suid-Afrika	AGRI	Onbekend	15,0000 Ha	750 000	Address :- , , , , ,
54	11	ESKOM HOLDINGS LIMITED	AGRI	Vlaminke Vlei	3 667 m <sup>2</sup>	130 000	Address :- , , , , ,
54	13	Ceresbos Ltd	COMM	Onbekend	185,6850 Ha	5 210 000	Address :- , , , , ,
59	1	Laubser Thomas Frans	AGRI	Kliphoek 1	850,6780 Ha	2 500 000	Address :- , , , , ,
59*	2	Unknown	AGRI	Onbekend	1 666,8788 Ha	9 415 000	Including :- Malmesbury RD 59/2, Malmesbury RD 59/3, Malmesbury RD 59/4. Address :- , , , , ,
59	2	SWARTJIESBAAI	AGRI	Onbekend	1 234,5179 Ha	0	See :- Malmesbury RD 59*/2. Address :- , , , , ,
59	3	Unknown	AGRI	Onbekend 0	77,0879 Ha	0	See :- Malmesbury RD 59*/2. Address :- , , , , ,
59	4	SWARTJIESBAAI	AGRI	Onbekend 0	355,2730 Ha	0	See :- Malmesbury RD 59*/2. Address :- , , , , ,
59	5	VK Kerk in Suid Afrika	AGRI	Kliphoek 1	9 261 m <sup>2</sup>	45 000	Address :- , , , , ,
61		THE LAMBRETTA TRUST	AGRI	Onbekend	16,9780 Ha	2 610 000	Address :- , , , , ,
61	5	Jn Eigelaar&Kie Pty Ltd	AGRI	Onbekend 0	5,0292 Ha	165 000	Address :- , , , , ,
61	6	JAN KOTZE FAMILIETRUST	AGRI	Oliphants Kraal	32,1115 Ha	3 780 000	Address :- , , , , ,
62	1	TRANSNET LTD 4720103177	PSi	Jantjies Fonteyn	12,0254 Ha	13 000	Address :- , , , , ,
62	2	TRANSNET LTD (4720103177)	PSi	Jantjies Fonteyn 0	838 m <sup>2</sup>	1 000	Address :- , , , , ,
62	3	TRANSNET LTD 4720103177	PSi	Jantjies Fonteyn	414 m <sup>2</sup>	1 000	Address :- , , , , ,
62	4	FLANAGAN	AGRI	Jantjies Fonteyn	1,8994 Ha	920 000	Address :- , , , , ,
62	5	Republiek van Suid-Afrika	INDUS	Jantjies Fonteyn	6,5764 Ha	2 950 000	Address :- , , , , ,
67	1	Transnet Ltd	PSi	Fresh Water	8 000 m <sup>2</sup>	10 000	Address :- , , , , ,
69		Melck Julian Christopher	AGRI	Onbekend	1 320,5251 Ha	3 030 000	Address :- , , , , ,
69	1	THE RENE VAN GALEN FAMILY TRUS	AGRI	Onbekend	281,5530 Ha	845 000	Address :- , , , , ,
69	2	TEUBES	AGRI	Onbekend	1 037,5800 Ha	3 220 000	Address :- , , , , ,
69	3	TRANSNET PROPERTY	INSTIT	Jantjiesfontein	3,3973 Ha	965 000	Address :- , , , , ,
69	4	TRANSNET LTD 4720103177	PSi	Jantjiesfontein	5 599 m <sup>2</sup>	1 000	Address :- , , , , ,

**Geographical Area : Malmesbury RD**

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
69	5	OVERBERG AGRI BEDRYWE EDMS BPK	COMM	Onbekend	6,9231 Ha	2 835 000	Address :- , , , , ,
69	6	TRANSNET PROPERTY	PSi	Onbekend	6 543 m <sup>2</sup>	1 000	Address :- , , , , ,
69	7	TRANSNET LTD 4720103177	PSi	Jantjiesfontein	442 m <sup>2</sup>	1 000	Address :- , , , , ,
69	8	OVERBERG AGRI BEDRYWE EDMS BPK	COMM	Jantjiesfontein	3,3445 Ha	1 325 000	Address :- , , , , ,
69	9	TAPSCOTT	AGRI	Jantjiesfontein	18,7562 Ha	940 000	Address :- , , , , ,
70*		Unknown	AGRI	Onbekend	1 284,2204 Ha	3 435 000	Including :- Malmesbury RD 70, Malmesbury RD 71. Address :- , , , , ,
70		KOTZE	AGRI	Onbekend	431,7934 Ha	0	See :- Malmesbury RD 70*. Address :- , , , , ,
71		Kotze Francios Johannes	AGRI	Onbekend 0	852,4270 Ha	0	See :- Malmesbury RD 70*. Address :- , , , , ,
71	1	ST HELANABAY FISHING IND LTD	AGRI	Helderwater	991 m <sup>2</sup>	50 000	Address :- , , , , ,
71	2	ST HELANABAY FISHING IND LTD	AGRI	Helderwater	5 114 m <sup>2</sup>	100 000	Address :- , , , , ,
90*		Cloeteskraal Familietrust	AGRI	Onbekend	2 039,9316 Ha	9 525 000	Including :- Malmesbury RD 90, Malmesbury RD 91, Malmesbury RD 91/4. Address :- , , , , ,
90		Cloeteskraal Familietrust	AGRI	Onbekend	945,0118 Ha	0	See :- Malmesbury RD 90*. Address :- , , , , ,
90	2	Kliphoek Trust	AGRI	Onbekend 0	428,6943 Ha	1 415 000	Address :- , , , , ,
91		Cloeteskraal Familietrust	AGRI	Onbekend 0	533,1819 Ha	0	See :- Malmesbury RD 90*. Address :- , , , , ,
91	4	Cloeteskraal Familietrust	AGRI	Onbekend 0	561,7379 Ha	0	See :- Malmesbury RD 90*. Address :- , , , , ,
1051*		Kotze Francios Johannes	AGRI	Onbekend	1 601,3306 Ha	7 300 000	Including :- Malmesbury RD 1051, Malmesbury RD 1052. Address :- , , , , ,
1051		Kotze Francios Johannes	AGRI	Onbekend	301,5010 Ha	0	See :- Malmesbury RD 1051*. Address :- , , , , ,
1051*	1	Kotze Johann Lindenberg	AGRI	Onbekend	1 419,0196 Ha	4 340 000	Including :- Malmesbury RD 1051/1, Malmesbury RD 1052/1. Address :- , , , , ,
1051	1	Kotze Johann Lindenberg	AGRI	Onbekend	753,3581 Ha	0	See :- Malmesbury RD 1051*/1. Address :- , , , , ,
1052		Kotze Francios Johannes	AGRI	Onbekend 0	1 299,8296 Ha	0	See :- Malmesbury RD 1051*. Address :- , , , , ,
1052	1	Kotze Johann Lindenberg	AGRI	Onbekend 0	665,6615 Ha	0	See :- Malmesbury RD 1051*/1. Address :- , , , , ,
1196		Kliphoek Trust	AGRI	Kliphoek	2 166,5063 Ha	10 700 000	Address :- , , , , ,
1196	1	Kliphoek Rivier Oord Pty Ltd	COMM	Malmesbury RD	11,8411 Ha	6 445 000	Address :- , , , , ,
<b>Malmesbury RD Totals :- (50 proper sites, 0 multipurpose, 0 site apportionments and 5 dummy records)</b>					15 841,5780 Ha	R 112 083 000	

**Totals per Category for Malmesbury RD**

Category	Sites	Extent	Pre-Dispute extent	Current Value	Pre-Dispute value
AGRI	36	15 609,3543 Ha	15 609,3543 Ha	92 315 000	92 315 000
COMM	4	207,7937 Ha	207,7937 Ha	15 815 000	15 815 000
INDUS	1	6,5764 Ha	6,5764 Ha	2 950 000	2 950 000
INSTIT	1	3,3973 Ha	3,3973 Ha	965 000	965 000
PSi	8	14,4563 Ha	14,4563 Ha	38 000	38 000
<b>Totals</b>	<b>50</b>	<b>15 841,5780 Ha</b>	<b>15 841,5780 Ha</b>	<b>R 112 083 000</b>	<b>R 112 083 000</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 Bergrivier 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 \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601  
Category of Professional Registration: PROFESSIONAL ASSOCIATED VALUER.

**MUNICIPAL VALUER**