

MUNISIPALITEIT BERGRIVIER MUNICIPALITY

General Valuation for 20170701

(Tulbagh 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
INSTIT	Institute
PSi	Public Service Infrastructure

Geographical Area : Tulbagh RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
10		Immelman Daniel Johannes	AGRI	Halfmanshof 1	423,3467 Ha	16 450 000	Address :- , , , , ,
10	1	Transnet	PSi	Halfmanshof 1	1 m ²	1 000	Address :- , , , , ,
10	2	Willandsevier PTY LTD	AGRI	Halfmanshof 1	5,5302 Ha	100 000	Address :- , , , , ,
10	3	Willandsevir PTY LTD	AGRI	Hanfmanshof 1	8 707 m ²	15 000	Address :- , , , , ,
10	5	Provincial Government Western Cape	INSTIT	Halfmanshof 1	2,5581 Ha	1 525 000	Address :- , , , , ,
11	1	Imelman Daniel Johannes	AGRI	Halfmanshof 1	77,0715 Ha	1 450 000	Address :- , , , , ,
11	6	GREEN WILLOWS PROP 80 PTY LTD	AGRI	Halfmanshof Nr 11	72,1058 Ha	19 300 000	Address :- , , , , ,
11	8	ONVERWAGS TRUST	AGRI	Halfmanshof Nr 11	124,4738 Ha	18 000 000	Address :- , , , , ,
11	9	Unknown	AGRI	Halfmanshof Nr 11 0	36,8275 Ha	8 420 000	Address :- , , , , ,
11	11	Oak Glen Boerdery PTY LTD	AGRI	Halfmanshof 1	158,0880 Ha	2 085 000	Address :- , , , , ,
16*	2	Unknown	AGRI	Dasboschfontein	1 822,0591 Ha	39 800 000	Including :- Tulbagh RD 16/2, Tulbagh RD 16/3, Tulbagh RD 18, Tulbagh RD 29, Tulbagh RD 31. Address :- , , , , ,
16	2	BASSGRO TRUST	AGRI	Dasboschfontein	1 189,2904 Ha	0	See :- Tulbagh RD 16*/2. Address :- , , , , ,
16	3	Unknown	AGRI	Dasboschfontein 0	54,5382 Ha	0	See :- Tulbagh RD 16*/2. Address :- , , , , ,
17		Republiek Of South Africa	AGRI	Driebosch 1	964,4529 Ha	725 000	Address :- , , , , ,
17	3	Provincial Government Western Cape	AGRI	Driebosch 1	896,6922 Ha	895 000	Address :- , , , , ,
18		Unknown	AGRI	Dasboschfontein 0	524,5859 Ha	0	See :- Tulbagh RD 16*/2. Address :- , , , , ,
18	1	PC GROBLER FAMILIE TRUST	AGRI	Drie Das Bosch	80,8762 Ha	6 540 000	Address :- , , , , ,
18	4	PURPLE FOUNTAIN PROPERTIES 126	AGRI	Drie Das Bosch	73,3010 Ha	1 490 000	Address :- , , , , ,
25		Republiek van Suid Africa	AGRI	De Lust 1	582,2371 Ha	10 500 000	Address :- , , , , ,
25	1	Republiek van Suid Afrika	AGRI	De Lust 1	115 m ²	1 130 000	Address :- , , , , ,
26		National Government of South Africa	AGRI	Geluk 1	267,8293 Ha	1 395 000	Address :- , , , , ,
26	2	Republiek Of South Africa	AGRI	Geluk 1	100,3498 Ha	1 565 000	Address :- , , , , ,
26	3	Republiek Of South Africa	AGRI	Geluk 1	255,9670 Ha	3 675 000	Address :- , , , , ,
28*		Republiek Van Suid-Afrika	INSTIT	Stennwerp	764,4886 Ha	78 250 000	Including :- Tulbagh RD 28, Tulbagh RD 28/1, Tulbagh RD 331, Tulbagh RD 331/1. Address :- , , , , ,
28		Republiek Van Suid-Afrika	INSTIT	Stennwerp	79,6320 Ha	0	See :- Tulbagh RD 28*. Address :- , , , , ,
28	1	Republiek Van Suid-Afrika	INSTIT	Stennwerp	273,4357 Ha	0	See :- Tulbagh RD 28*. Address :- , , , , ,
29		Unknown	AGRI	Drie Das Bosch 0	19,1692 Ha	0	See :- Tulbagh RD 16*/2. Address :- , , , , ,
31		Unknown	AGRI	Drie Das Bosch 0	34,4754 Ha	0	See :- Tulbagh RD 16*/2. Address :- , , , , ,
331		Republiek Van Suid-Afrika	INSTIT	Steenwerp	293,2354 Ha	0	See :- Tulbagh RD 28*. Address :- , , , , ,
331	1	Republiek Van Suid-Afrika	INSTIT	Steenwerp	118,1855 Ha	0	See :- Tulbagh RD 28*. Address :- , , , , ,

Geographical Area : Tulbagh RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
410		VLAK PTY LTD	AGRI	Tulbagh RD	329,5562 Ha	5 645 000	Address :- , , , ,
410	1	ORANJEZICHT DUMINY FAMILY TRUS	AGRI	Tulbagh RD	79,8777 Ha	5 480 000	Address :- , , , ,
411		Wild Rush Trading 65 PTYLTD	AGRI	Tulbagh RD 1	383 m ²	1 125 000	Address :- , , , ,
Tulbagh RD Totals :- (31 proper sites, 0 multipurpose, 0 site apportionments and 2 dummy records)					7 118,6093 Ha	R 225 561 000	

Totals per Category for Tulbagh RD

Category	Sites	Extent	Pre-Dispute extent	Current Value	Pre-Dispute value
AGRI	25	6 351,5625 Ha	6 351,5625 Ha	145 785 000	145 785 000
INSTIT	5	767,0467 Ha	767,0467 Ha	79 775 000	79 775 000
PSi	1	1 m ²	1 m ²	1 000	1 000
Totals	31	7 118,6093 Ha	7 118,6093 Ha	R 225 561 000	R 225 561 000

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 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