

MUNISIPALITEIT KAREEBERG MUNICIPALITY

Supplementary Valuation 1 for 20220701

(Carrivon - 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 : 20220701

30/06 2022-2023 501

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Industrial	8(2)(b) Industrial properties
Commercial	8(2)(c) Business and Commercial properties
PBO	8(2)(h) Properties owned by public benefit organisations and used for specific public benefit activities
POW	PLACE OF WORSHIP
PSP	Public Service Purposes

Geographical Area : Carnarvon

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
103		POW	Danielstraat	625 m ²	269 000	Note :- Sec 78(1)(g)-of which the category has changed
104		POW	Danielstraat	625 m ²	1 450 000	Note :- Sec 78(1)(g)-of which the category has changed
112		POW	Kerkstraat	803 m ²	525 000	Note :- Sec 78(1)(g)-of which the category has changed
113		POW	Kerkstraat	803 m ²	1 450 000	Note :- Sec 78(1)(g)-of which the category has changed
143		Commercial	Roy Campbell Crescent 47	803 m ²	250 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a);
152		Commercial	Main Street	803 m ²	805 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a);
161		Commercial	Nuwestraat 12	401 m ²	176 000	Note :- Sec 78(1)(g)-of which the category has changed
300		Commercial	Victoriastraat 11	1 225 m ²	1 230 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a);
329		PSP	Hanaustraart	2 498 m ²	2 305 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a); Landrookantoor
555		POW	Danielstraat	312 m ²	326 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e)
750		Residential	Sterrebergstraat 2	595 m ²	30 000	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);
808		PBO	Kronkelweg	1.0575 Ha	1 800 000	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);
890		Industrial	van Zylstraat	4 566 m ²	530 000	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);
1029		PSP	1Ste Laan	2 520 m ²	1 485 000	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); Provincial Clinic
1032		PSP	Langstraat	6.7344 Ha	11 850 000	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); - Provincial School
1086		Residential	Phieferstraat	447 m ²	66 000	Note :- Sec 78(1)(g)-of which the category has changed
1088		Residential	Tuinstraat	623 m ²	83 000	Note :- Sec 78(1)(g)-of which the category has changed
1102		Residential	Phieferstraat	440 m ²	59 000	Note :- Sec 78(1)(g)-of which the category has changed
1183		Commercial	Victoriastraat	1 606 m ²	2 010 000	Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a);
1190		Residential	Rivierstraat 12	826 m ²	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);
1203		Commercial	Kerkstraat	2 162 m ²	1 335 000	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);
1206		Residential	Markstraat	697 m ²	72 000	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);

Geographical Area : Carnarvon

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1207		Residential	Markstraat	355 m ²	60 000	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);
1634		Commercial	Markstraat	639 m ²	194 000	Note :- Sec 78(1)(g)-of which the category has changed
2023		Residential	Mostert Straat	1 829 m ²	310 000	Note :- Sec 78(1)(g)-of which the category has changed
Carnarvon Totals :- (25 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				10.4122 Ha	R 28 920 000	

Totals per Category for Carnarvon

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	8	5 812 m ²	5 812 m ²	930 000	930 000
Industrial	1	4 566 m ²	4 566 m ²	530 000	530 000
Commercial	7	7 639 m ²	7 639 m ²	6 000 000	6 000 000
PBO	1	1.0575 Ha	1.0575 Ha	1 800 000	1 800 000
POW	5	3 168 m ²	3 168 m ²	4 020 000	4 020 000
PSP	3	7.2362 Ha	7.2362 Ha	15 640 000	15 640 000
Totals	25	10.4122 Ha	10.4122 Ha	R 28 920 000	R 28 920 000

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 Kareeberg 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 17th day of May 2024.

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

MUNISIPALITEIT KAREEBERG MUNICIPALITY

Supplementary Valuation 1 for 20220701

(Vorsburg - 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 : 20220701

Categories Reference

Category	Description
Residential	8(2)(a) Residential properties
Agricultural	8(2)(d) Agricultural properties
PSP	Public Service Purposes

Geographical Area : Vosburg

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
1*		Agricultural	Meent	6 493.4091 Ha	10 400 000	Including :- Vosburg 1, Vosburg 26, Vosburg 222. Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a);
1		Agricultural	Meent	6 493.3140 Ha	0	See :- Vosburg 1*, Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a);
2		PSP	R403	2.5785 Ha	283 000	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); - School Demolished
26		Agricultural	Rivierstraat	634 m ²	0	See :- Vosburg 1*, Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a);
109		Residential	Camarvonstraat	634 m ²	80 000	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);
111		Residential	Kerkstraat	1 269 m ²	58 000	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);
134		Residential	van Rensburgstraat	1 269 m ²	50 000	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);
214		Residential	Meadersstraat 12	317 m ²	10 000	Note :- Sec 78(1)(g)-of which the category has changed
217		Residential	Meadersstraat 217	317 m ²	10 000	Note :- Sec 78(1)(g)-of which the category has changed
222		Agricultural	Meadersstraat 222	317 m ²	0	See :- Vosburg 1*, Note :- Sec 78(1)(f)-Revalued for any exceptional reason. Rates payable sec 78(4)(a);
236		Residential	Victoriastraat 236	634 m ²	60 000	Note :- Sec 78(1)(g)-of which the category has changed
239		Residential	Meadersstraat 239	634 m ²	250 000	Note :- Sec 78(1)(g)-of which the category has changed
304		PSP	Smitsstraat 304	2.5627 Ha	6 110 000	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); Vosburg School
428		Residential	Brosdoringstraat 25	312 m ²	120 000	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);
Vosburg Totals :- (13 proper sites, 0 multipurpose, 0 site apportionments and 1 dummy records)				6 499.0889 Ha	R 17 431 000	

Totals per Category for Vosburg

Category	Sites	Extent	Previous extent	Current Value	Previous value
Residential	8	5 386 m ²	5 386 m ²	638 000	638 000
Agricultural	3	6 493,4091 Ha	6 493,4091 Ha	10 400 000	10 400 000
PSP	2	5,1412 Ha	5,1412 Ha	6 393 000	6 393 000
Totals	13	6 499,0889 Ha	6 499,0889 Ha	R 17 431 000	R 17 431 000

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Hendrik Coenraad Botha

MUNICIPAL VALUER

MUNISIPALITEIT KAREEBERG MUNICIPALITY

Supplementary Valuation 1 for 20220701

(Cameroon RD - Valuation Roll)

In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtons Artikel 78 van die Munisipale Eienskapsbelastingwet 6 van 2004

Date of valuation : 20220701

Categories Reference

Category	Description
Agricultural	8(2)(d) Agricultural properties

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Geographical Area : Carnarvon RD

Erf No	Portion	Category	Address	Extent	Value	Other Particulars
72	6	Agricultural	CARNARVON RD	6 044.3396 Ha	8 160 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a):
218	1	Agricultural	FARM 218	578.4066 Ha	781 000	Note :- Sec 78(1)(e)-substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a):
Carnarvon RD Totals :- (2 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				6 622.7462 Ha	R 8 941 000	

Totals per Category for Carnarvon RD

Category	Sites	Extent	Previous extent	Current Value	Previous value
Agricultural	2	6 622.7462 Ha	6 622.7462 Ha	8 941 000	8 941 000
Totals	2	6 622.7462 Ha	6 622.7462 Ha	R 8 941 000	R 8 941 000

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Category of Professional Registration: PROFESSIONAL VALUER.



Hendrik Coenraad Botha

MUNICIPAL VALUER

Totals per Category for all Towns and Rural

Category	Sites	Extent	Previous extent	Current Value	Previous value
Agricultural	5	13 116.1553 Ha	13 116.1553 Ha	19 341 000	19 341 000
Residential	16	1.1198 Ha	1.1198 Ha	1 568 000	1 568 000
Industrial	1	4 566 m²	4 566 m²	530 000	530 000
Commercial	7	7 639 m²	7 639 m²	6 000 000	6 000 000
PBO	1	1.0575 Ha	1.0575 Ha	1 800 000	1 800 000
POW	5	3 168 m²	3 168 m²	4 020 000	4 020 000
PSP	5	12.3774 Ha	12.3774 Ha	22 033 000	22 033 000
Totals	40	13 132.2473 Ha	13 132.2473 Ha	R 55 292 000	R 55 292 000

