

# **Kannaland Municipality Kannaland Munisipaliteit**

**Supplementary valuation roll 2 : 1St for the financial year 2015 / 2016  
Aanvullende waardasierol 2 : 1Ste vir die finansiële jaar 2015 / 2016**

**(Calitzdorp - Valuation Roll)**

**In accordance with Section 55 of the Municipal Property Rates Act 6 of 2004  
Kragtens Artikel 55 van die Munisipale Eiendomsbelastingwet 6 van 2004**

**Date of valuation : 20130701**

**Categories Reference**

<b>Category</b>	<b>Description</b>
Res	(a) Residential properties
Bus	(c) Business and commercial properties
Agri	(e)(i) Agricultural purposes
Multi*	(s) Properties used for multi purposes
UnimpRes	(w) Unimproved propties - Residential

Geographical Area : Calitzdorp

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
238		De Krans Familietrust	Agri	Station Road	7.4918 Ha	655 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Sub to 2912
239		Boplaas Trust	Multi*	Saayman Street	12.5651 Ha	2 130 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
		Boplaas Trust	Agri	Saayman Street	0 m <sup>2</sup>	2 042 000	Apportionment A
		Boplaas Trust	Bus	Saayman Street	0 m <sup>2</sup>	88 000	Apportionment B
257		Smit Hendrik Daniel	Agri	St Helena	3.5232 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 2927
258		Smit Hendrik Daniel	Agri	St Helena	3.6074 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 2927
259		Smit Hendrik Daniel	Agri	St Helena	3.7102 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 2927
298		Smit Hendrik Daniel	Agri	St Helena	2.5954 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Sub to 2169 and Rem cons to 2170
299		Smit Hendrik Daniel	Agri	St Helena	3.1002 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Sub to 2167 and Rem cons to 2169
300		Smit Hendrik Daniel	Agri	St Helena	10.9160 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Sub to 2168 & Rem Cons to 2170
571*		Colff Adriaan Michael van Der	Res	Lourens Street	476 m <sup>2</sup>	570 000	Including :- Calitzdorp 571, Calitzdorp 576. 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): Link to 576
571		Colff Adriaan Michael van Der	Res	Lourens Street	238 m <sup>2</sup>	0	See :- Calitzdorp 571*. 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): Link to 576
576		Colff Adriaan Michael van Der	Res	Potgieter Street	238 m <sup>2</sup>	0	See :- Calitzdorp 571*. 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): Link to 571
654		Pointone Pty Ltd & other	Bus	Geyser Street	222 m <sup>2</sup>	200 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Requested revaluation
655		Pointone Pty Ltd & other	UnimpRes	Geyser Street	16 m <sup>2</sup>	5 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Requested revaluation
656		Pointone Pty Ltd & otherReq	Bus	Rootman Street	445 m <sup>2</sup>	255 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Requested revaluation

## Geographical Area : Calitzdorp

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
657		Pointone Pty Ltd & other	Bus	Geyser Street	470 m <sup>2</sup>	190 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Requested revaluation
659		Pointone Pty Ltd & other	Res	Rootman Street	74 m <sup>2</sup>	30 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Requested revaluation
660		Pointone Pty Ltd & other	Res	Rootman Street	119 m <sup>2</sup>	35 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Requested revaluation
712		Kotze Johanna Maria Elizabeth	Res	Blignault Street	4 242 m <sup>2</sup>	290 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Could not object
1446		Rooyen Sarah Van	Bus	6Th Avenue	363 m <sup>2</sup>	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): Timber creche
1811		Fulik Pavel, Fulik Elisabeth Johanna	UnimpRes	Gwarrie Street	3.6480 Ha	330 000	Note :- Sec 78(1)(d)-market value substantially changed. Rates payable sec 78(4)(d): Requested revaluation
2166		Grange Louis Adolf Hulme Le	Agri	St Helena	5 121 m <sup>2</sup>	0	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Sub from 298 & cons to 2169
2167		Grange Louis Adolf Hulme Le	Agri	St Helena	1 709 m <sup>2</sup>	0	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Sub from 299 & cons to 2169
2168		Grange Louis Adolf Hulme Le	Agri	St Helena	5.1687 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Sub from 300 and cons to 2169
2169		Grange Louis Adolf Hulme Le	Agri	St Helena	5.8517 Ha	253 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Cons from 2166, 2167 & 2168
2170		Karoo Beef Pty Ltd	Agri	St Helena	5.9710 Ha	285 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Cons from 298, 299 & 300
2890		Calitzdorp Wynkelder Pty Ltd	Multi*	Andries Pretorius Street	1.7990 Ha	3 285 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e)
		Calitzdorp Wynkelder Pty Ltd	Agri	Andries Pretorius Street	0 m <sup>2</sup>	2 300 000	Apportionment A
		Calitzdorp Wynkelder Pty Ltd	Bus	Andries Pretorius Street	0 m <sup>2</sup>	985 000	Apportionment B
2912		De Krans Familietrust	Agri	Station Road	6 359 m <sup>2</sup>	30 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Sub from 238
2926		Smit HD	Agri	St Helena	4 534 m <sup>2</sup>	43 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons from 257, 258, & 259 and then sub to 2927 & 2928

**Valuation Roll**Kannaland Municipality  
Kannaland MunisipaliteitSupplementary valuation roll 2 : 1St for the financial year 2015 / 2016  
Aanvullende waardasierol 2 : 1Ste vir die finansiële jaar 2015 / 2016**Geographical Area : Calitzdorp**

<b>Erf No</b>	<b>Portion</b>	<b>Owner/s</b>	<b>Category</b>	<b>Address</b>	<b>Extent</b>	<b>Value</b>	<b>Other Particulars</b>
2927		Smit Hendrik Daniel	Agri	St Helena	7.5026 Ha	171 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Sub from 2026
2928		Smit Hendrik Daniel	Agri	St Helena	1.7573 Ha	493 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Sub from 2926
<b>Calitzdorp Totals :- (29 proper sites, 4 multipurpose, 0 site apportionments and 1 dummy records)</b>					81.6226 Ha	R 9 300 000	

**Totals per Category for Calitzdorp**

Category	Sites	Extent	Pre-Dispute extent	Current Value	Pre-Dispute value
Res	5	4 911 m <sup>2</sup>	4 911 m <sup>2</sup>	925 000	925 000
Bus	4	1 500 m <sup>2</sup>	1.9490 Ha	1 768 000	5 730 000
Agri	16	62.9678 Ha	62.9678 Ha	6 272 000	2 310 000
Multi*	2	14.3641 Ha	12.5651 Ha	0	0
UnimpRes	2	3.6496 Ha	3.6496 Ha	335 000	335 000
<b>Totals</b>	<b>29</b>	<b>81.6226 Ha</b>	<b>81.6226 Ha</b>	<b>R 9 300 000</b>	<b>R 9 300 000</b>

\* Multipurpose Category - Current value = R5 415 000.00. Pre-Dispute value = R2 130 000.00. These values were apportioned To the relevant individual Categories.

**CERTIFICATION BY MUNICIPAL VALUER AS CONTEMPLATED IN SECTION 34(C) OF THE ACT**

I, CORNELIUS M MULLER, Identity number 4712035100086 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 KANNALAND 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: 2490  
Category of Professional Registration: PROFESSIONAL VALUER.

**MUNICIPAL VALUER**