

# **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**

(Ladismith RD - 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>
ResMun	(a)(i) Residential properties - Municipality
Bus	(c) Business and commercial properties
Agri	(e)(i) Agricultural purposes
Multi*	(s) Properties used for multi purposes
UnimpAgri	(w) Unimproved propties - Agricultural

**Geographical Area : Ladismith RD**

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
54	37	Bezuidenhout Andrew Robert	Multi*	DWARS RIVIER	2.7993 Ha	934 000	Note :- Sec 78(1)(g)-of which the category has changed. Rates payable sec 78(4)(e):
	37	Bezuidenhout Andrew Robert	Agri	DWARS RIVIER	0 m <sup>2</sup>	634 000	Apportionment A
	37	Bezuidenhout Andrew Robert	Bus	DWARS RIVIER	0 m <sup>2</sup>	300 000	Apportionment B
73	88	Ilike Distributors C C	Agri	OPZOEK	20.4154 Ha	695 000	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): Additions
78	1	Binnelandsche Zending Commissie	Agri	ZOAR	5.3162 Ha	1 740 000	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): Improvements
95		Mun Kannaland	ResMun	YLANDS VALLEY	17.8115 Ha	657 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Sub to erf 784, 785, 786, 1348 & 2278 Ladismith
95	113	Pogfam Trust	Agri	YLANDS VALLEY	5.1389 Ha	587 000	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): Additions
134	5	Crous Vernon Cornelius	Agri	PLATHUIS	3.3139 Ha	165 000	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): Requested revaluation. No water or electricity.
136	18	Touwsberg Natuurreservaat 2 Pty Ltd	Agri	GANS KOP	249.5870 Ha	593 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b):
148	13	F B M F Jacobs Family Trust	Agri	KNUY	57.5118 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 148/25
148	25	F B M F Jacobs Familietrust	Agri	KNUY	369.7482 Ha	444 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons from 148/13 & 148/24
156	5	Oudekloof Inv Pty Ltd	Agri	RIETFONTEIN	1 556.3500 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 320/0
156	6	Oudekloof Inv Pty Ltd	Agri	RIETFONTEIN	38.2827 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 320/0
159		Oudekloof Inv Pty Ltd	Agri	ANNEX SCHAAP DRAAI	53.0451 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 320/0
160		Oudekloof Inv Pty Ltd	Agri	SCHAAP DRAAI	967.7427 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 320/0

**Geographical Area : Ladismith RD**

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
162		Oudekloof Inv Pty Ltd	Agri	OUDEKLOOF	541.3911 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 320/0
163		Oudekloof Inv Pty Ltd	Agri	ANNEX OUDE KLOOF	24.5354 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 320/0
166		Oudekloof Inv Pty Ltd	Agri	FARM 166	180.1629 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 320/0
186		Oudekloof Inv Pty Ltd	Agri	HOEK	101.6830 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 320/0
215	8	Gelderblom Petrus Johannes, Gelderblom Elizabeth Magrieta Johanna and other	UnimpAgri	BOS RIVIER	139.7740 Ha	208 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): sub to 215/22 reviewed
215	22	Gelderblom Petrus Johannes, Gelderblom Elizabeth Magrietha Johanna	Agri	BOS RIVIER	0 m <sup>2</sup>	0	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): sub from 215/8 and cons to 215/23. Shoul have R0.00 value.
215	23	Gelderblom Petrus Johannes, Gelderblom Elizabeth Magrietha Johanna	UnimpAgri	BOS RIVIER	201.8973 Ha	299 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): Cons from 215/2, 215/14 & 215/22 and the sub to 215/23, 215/24, 215/25 & 215/26 . Reviewed.
215	24	Gelderblom Petrus Johannes, Gelderblom Elizabeth Magrietha Johanna	Agri	BOS RIVIER	69.2164 Ha	698 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): sub from 215/23. Reviewed.
215	25	Gelderblom Petrus Johannes, Gelderblom Elizabeth Magrietha Johanna	Agri	BOS RIVIER	176.5354 Ha	737 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): sub from 215/23. Reviewed
215	26	Gelderblom Petrus Johannes, Gelderblom Elizabeth Magrietha Johanna	UnimpAgri	BOS RIVIER	166.9857 Ha	250 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c): sub from 215/23. Reviewed
215	27	Gelderblom Petrus Johannes, Gelderblom Elizabeth Magrietha Johanna	UnimpAgri	BOS RIVIER	6.8857 Ha	155 000	Note :- Sec 78(1)(c)-subdivision or consolidation. Rates payable sec 78(4)(c) Cons from 215/19, 215/20 & 215/21. Reviewed
230		Y Hotels Pty Ltd	Agri	KOENIE LEEGTE	463.1550 Ha	793 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b): Did not recieve from deeds in GV
230	3	Assegaay Bosch Ranch Pty Ltd	Agri	KOENIE LEEGTE	295.1309 Ha	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons to 305

## Geographical Area : Ladismith RD

Erf No	Portion	Owner/s	Category	Address	Extent	Value	Other Particulars
305		Assegaay Bosch Ranch Pty Ltd	Agri	Farm 305	3 m <sup>2</sup>	0	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons from 230/1, 230/3, 203/6, 203/8 & 228/18. Then sub to 305/1 305/2, 305/3, 350/4& 305/5: No remainder.
306	1	Touwsberg Plathuis Pty Ltd	Agri	LADISMITH RD	892.3163 Ha	1 290 000	Note :- Sec 78(1)(b)-included since last GV-Rates payable sec 78(4)(b):
320		Oudekloof Inv Pty Ltd	Agri	Farm 320	1 031.8117 Ha	1 430 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Cons from 456/5, 156/6, 159/0, 160/0, 162/0, 163/0, 166/0, & 186/0: Sub to 320/3, 230/4, 320/5, 320/6, 320/7, & 320/8: 302/1 & 320/2 not registered
320	3	Nuweekloof Trust	Agri	Farm 320	399.5367 Ha	1 200 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Sub from 320/0
320	4	Smith Familie Trust	Agri	Farm 320	400.7014 Ha	1 200 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Sub from 320/0
320	5	W T H Trust	Agri	Farm 320	403.2869 Ha	1 200 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Sub from 320/0
320	6	Nuweekloof Trust	Agri	Farm 320	401.9179 Ha	1 200 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Sub from 320/0
320	7	Nuweekloof Trust	Agri	Farm 320	401.3069 Ha	1 200 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Sub from 320/0
320	8	Nuweekloof Trust	Agri	Farm 320	429.2551 Ha	1 210 000	Note :- Sec 78(1)(c)-subdivision or consolidation after last general valuation. Rates payable sec 78(4)(c): Sub from 320/0
<b>Ladismith RD Totals :- (35 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)</b>					10 074.5487 Ha	R 18 885 000	

**Totals per Category for Ladismith RD**

<b>Category</b>	<b>Sites</b>	<b>Extent</b>	<b>Pre-Dispute extent</b>	<b>Current Value</b>	<b>Pre-Dispute value</b>
ResMun	1	17.8115 Ha	17.8115 Ha	657 000	657 000
Bus	0	0 m <sup>2</sup>	0 m <sup>2</sup>	300 000	300 000
Agri	29	9 538.3952 Ha	9 538.3952 Ha	17 016 000	17 016 000
Multi*	1	2.7993 Ha	2.7993 Ha	0	0
UnimpAgri	4	515.5427 Ha	515.5427 Ha	912 000	912 000
<b>Totals</b>	<b>35</b>	<b>10 074.5487 Ha</b>	<b>10 074.5487 Ha</b>	<b>R 18 885 000</b>	<b>R 18 885 000</b>

\* Multipurpose Category - Current value = R934 000.00. Pre-Dispute value = R934 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**