



EMTHANJENI MUNICIPALITY

General Valuation Roll 2022

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2022

DATE OF VALUATION: 01 JULY 2021

MULTIPURPOSE PROPERTIES

WWW.EMTHANJENI.CO.ZA

EMTHANJENI MUNICIPALITY - GENERAL VALUATION ROLL
PERIOD OF VALUATION: 01 JULY 2022 - 30 JUNE 2027

Property Description	Owner Name	Category	Physical Address	Extent	Market Value
ANNEX ROOIDAM					
REM OF THE FARM ANNEX ROOIDAM NO. 124-BRITSTOWN RD	KARMEL TRUST	Farm: Multi purpose	ANNEX ROOIDAM 124 GED 0	10,030,661	R2,877,000
1	Agriculture	2,436,000			
2	Business	441,000			
BRANDFONTEIN					
PORTION 2 OF THE FARM BRANDFONTEIN NO. 87-BRITSTOWN RD	VENTER MARTHA JOHANNA	Farm: Multi purpose	BRANDFONTEIN	18,524,329	R5,360,000
1	Agriculture	4,572,000			
2	Business	788,000			
BRITSTOWN					
ERF 433 OF BRITSTOWN	TRANSNET LTD	Multiple Purpose : Residential Other	VAN JAARVELDSTRAAT	283,157	R1,624,000
1	Business and Commercial	1,605,000			
2	PSI	20,000			
ERF 857 OF BRITSTOWN	ROBERTS KATRIENA	Business multi-purpose	74 LELIE STREET	375	R130,000
1	Residential	50,000			
2	Business and Commercial	80,000			
DE AAR					
ERF 268 OF DE AAR	TRANSNET LTD	Business multi-purpose	INDUSTRIAL AREA	605,551	R3,100,000
1	Business and Commercial	3,040,000			

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Property Description	Owner Name	Category	Physical Address	Extent	Market Value
2	PSI	60,000			
ERF 627 OF DE AAR	TRANSNET LTD	Business multi-purpose	STATION STREET	827,819	R14,907,000
1	Business and Commercial	14,410,000			
2	PSI	497,000			
ERF 1138 OF DE AAR	MUN DE AAR	Multiple Purpose : Institutional	SMOUSPOORT ROAD	204,575	R278,200,000
1	Public service property	276,700,000			
2	Vacant land	1,500,000			
ERF 5944 OF DE AAR	NTLOKO CYNTHIA LULENKA	Residential multi-purpose	AREND STREET	282	R190,000
1	Residential	110,000			
2	Business and Commercial	80,000			
ERF 7972 OF DE AAR	TRANSNET LTD	Business multi-purpose	NO DETAILS	116,442	R3,120,000
1	Business and Commercial	3,110,000			
2	PSI	10,000			
Others	ASWEGEN NICOLAUS ESAIAS VAN	Residential multi-purpose	70 ALEXANDER STREET	2,131	R2,000,000
1	Residential	1,700,000			
2	Bus & Comm	300,000			
1	Residential	580,000			
2	Bus & Comm	70,000			

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Property Description	Owner Name	Category	Physical Address	Extent	Market Value
1	Residential	425,000			
2	Bus & Comm	60,000			
1	Residential	780,000			
2	Bus & Comm	90,000			
1	Residential	690,000			
2	Bus & Comm	75,000			

DRIE KOPPEN

PORION 6 OF THE FARM DRIE KOPPEN NO. 49-HANOVER RD	VETWOL C C	Farm: Multi purpose	DRIE KOPPEN	2,506,774	R2,596,000
1	Agriculture	1,841,000			
2	Business	755,000			
PORION 9 OF THE FARM DRIE KOPPEN NO. 49-HANOVER RD	ZONDAGH IGNATIUS	Farm: Multi purpose	DRIE KOPPEN	14,989,526	R3,853,000
1	Agriculture	3,448,000			
2	Business	405,000			

DWAALFONTEIN A

PORION 1 OF THE FARM DWAALFONTEIN A NO. 58-HANOVER RD	DWAALFONTEIN TRUST	Farm: Multi purpose	DWAAL FONTEIN	22,677,910	R7,369,000
1	Agriculture	6,289,000			
2	Business	1,080,000			

HANOVER RD

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Property Description	Owner Name	Category	Physical Address	Extent	Market Value
PORZION 11 OF THE FARM HANOVER RD NO. 75-HANOVER RD	VETWOL C C	Farm: Multi purpose	Unknown	2,772,767	R3,630,000

1	Agriculture	1,907,000
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2	Business	1,723,000
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HARTEBEESTPLAAT

PORZION 3 OF THE FARM HARTEBEESTPLAAT NO. 135-BRITSTOWN RD	OMPROP C C	Farm: Multi purpose	HARTEBEESTPLAAT	1,185,225	R2,793,000
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1	Agriculture	228,000
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2	Business	2,565,000
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NONZWAKAZI

Others	SIMAMKELE NTIKA	Residential multi-purpose	1 STREET 16 NR	264	R180,000
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1	Residential	90,000
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2	Bus & Comm	90,000
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PAARDE VALLEY

PORZION 2 OF THE FARM PAARDE VALLEY NO. 145-PHILIPSTOWN RD	MARAIS LOUIS CHARLES-TRUSTEES	Farm: Multi purpose	PAARDE VALLEY	11,024,954	R7,062,000
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1	Agriculture	2,062,000
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2	Business	5,000,000
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PORZION 3 OF THE FARM PAARDE VALLEY NO. 145-PHILIPSTOWN RD	C J DU PLESSIS FAMILIE TRUST	Farm: Multi purpose	PAARDE VALLEY 145 GED 3	27,765,228	R95,464,000
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1	Agriculture	6,020,000
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2	Business	89,444,000
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Property Description	Owner Name	Category	Physical Address	Extent	Market Value
PORTION 29 OF THE FARM PAARDE VALLEY NO. 145-PHILIPSTOWN RD	MUN EMTHANJENI	Farm: Multi purpose	PAARDE VALLEY	6,431,545	R6,727,000

1	Agriculture	1,380,000
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2	Business	5,347,000
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PERDEPOORT

PORTION 1 OF THE FARM PERDEPOORT NO. 169-BRITSTOWN RD	RAATH BERNARD EDGAR	Farm: Multi purpose	PERDEPOORT	48,911,328	R10,242,000
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1	Agriculture	10,192,000
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2	Business	50,000
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PIENAARS KLOOF

PORTION 1 OF THE FARM PIENAARS KLOOF NO. 136-PHILIPSTOWN RD	THERON CHARL ANDRE	Farm: Multi purpose	PIENAARSKLOOF	20,037,099	R29,246,000
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1	Agriculture	4,609,000
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2	Business	24,637,000
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PORTION 6 OF THE FARM PIENAARS KLOOF NO. 136-PHILIPSTOWN RD	HEEVER DANIEL PETRUS VAN DEN	Farm: Multi purpose	PIENAARSKLOOF	9,241,780	R12,685,000
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1	Agriculture	2,126,000
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2	Business	10,559,000
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RAAP-FONTEIN

REM OF THE FARM RAAP-FONTEIN NO. 51-HANOVER RD	SCHALKWYK ANNA SUSANNA VAN	Farm: Multi purpose	RAAP-FONTEIN	22,846,924	R6,428,000
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1	Agriculture	6,221,000
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2	Business	207,000
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SMAUSPOORT					
REM OF THE FARM SMAUSPOORT NO. 130-BRITSTOWN RD	SMOUSPOORT BOERDERY PTY LTD	Farm: Multi purpose	SMAUSPOORT	90,392,677	R65,798,000
1	Agriculture	18,159,000			
2	Business	47,639,000			
SWEETFONTEIN					
PORTION 3 OF THE FARM SWEETFONTEIN NO. 92-BRITSTOWN RD	DE AAR STONE CRUSHERS C C	Farm: Multi purpose	SWEETFONTEIN	12,764,511	R6,928,000
1	Agriculture	2,541,000			
2	Business	4,387,000			
TAAIBOSCH FONTEIN					
PORTION 1 OF THE FARM TAAIBOSCH FONTEIN NO. 41-HANOVER RD	A DU T PIENAAR & SEUNS C C	Farm: Multi purpose	TAAIBOSCH FONTEIN	17,130,640	R4,593,000
1	Agriculture	4,188,000			
2	Business	405,000			
VAN DER LINDES KRAAL					
PORTION 1 OF THE FARM VAN DER LINDES KRAAL NO. 79-HANOVER RD	SKUILHOEK TRUST	Farm: Multi purpose	VAN DER LINDES	14,050,028	R27,176,000
1	Agriculture	2,676,000			
2	Business	24,500,000			
ZAAIFONTEIN					
PORTION 1 OF THE FARM ZAAIFONTEIN NO. 68-HANOVER RD	KOCK FREDERICK CHRISTIAN	Farm: Multi purpose	ZAAIFONTEIN 68 GED 1	25,478,316	R7,172,000

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1	Agriculture	6,362,000			
2	Business	810,000			

ZWARTEKOPJES

PORTION 2 OF THE FARM ZWARTEKOPJES NO. 131-BRITSTOWN RD	ZYL JOHANNES WILHELM VAN	Farm: Multi purpose	ZWARTEKOPJES	27,273,264	R23,993,000
1	Agriculture	5,645,000			
2	Business	18,348,000			

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

I, Shaun Bester, Identity Number 7209015082084, 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 the Emthanjeni Local 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.

No.	PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
1	Sectional Title Properties	9	R 4 683 000
2	Full Title Farm Properties	1,142	R 3 186 408 000
3	Full Title Properties	9,668	R 2 958 908 000
4	Total	10,819	R 6 149 999 000

Certified at Cape Town this 31st day of January 2022

Professional Registration Number with the South African Council for the Property Valuers Profession : 3839/9

Category of Professional Registration: Professional Associate Valuer



Signature of Municipal Valuer