



PRINS ALBERT MUNICIPALITY

SV09 SUPPLEMENTARY
VALUATION 2023

HCB Valuations & Services (Pty) Ltd



HCB Property Valuations

38 Long Street
Moorreesburg
7310
Tel: 022 433 2035
Email: admin@hcb.co.za

I, _____ in my capacity as
_____ hereby confirm receipt of the
Valuation Roll on _____ in accordance with Section
49(1).

A handwritten signature in black ink, appearing to read "Botha".

Signature

PRINCE ALBERT MUNICIPALITY

SV09 Supplementary Valuation Roll for the period 1 July 2017 - 30 June 2024

Town	Erf	Portion	Subs	Owners	Category	Address	Extent	Value	Remarks	Comments
Laingsburg RD	199		0	Sun Valley Ceramics Pty Ltd	AGRI	DWIJKA RIVER	9657748	R1 000 000.00	Vacant	Incorrectly omitted from the roll. Rates payable sec
Laingsburg RD	199	1	0	Provincial Government- Western Cape	Prot	DWIJKA RIVER	1947352	R250 000.00	Vacant	Note :- Sec 78(1)(a)- Incorrectly omitted from the roll. Rates payable sec 78(4)(a):
							Total	R1 250 000.00		

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Prince Albert	651		0	Peters Elsabe Mathilda Eilleen	COM	6930 Prince Albert	8785	R2 470 000.00	Improved	substantially incorrectly valued during the last general valuation. Rates payable sec
Prince Albert	662		0	Liepner Adan Nicolas, Swart Cornelius Johannes	RES	Jan Louwstraat 19	853	R1 800 000.00	Improved	value substantially increased or decreased for any reason after the last general
Prince Albert	1880		0	PETERS EME	RES	6930 Prince Albert	1355	R0.00	Vacant	Note :- Sec 78(1)(e)- substantially incorrectly valued during the last general valuation. Rates payable sec 78(4)(a): . Still Part of erf 651
Total								R4 270 000.00		

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Prince Albert RD	36	1	0	Transnet	AGRI	Prince Albert RD	0	R0.00	Vacant	Note :- Sec 78(1)(f)-market value substantially changed. Rates payable sec 78(4)(a): . Konsolideer na 229/0
Prince Albert RD	55	1	0	TRANSNET	PSI	6930 Prince Albert RD	468553	R47 000.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	55	13	0	Transnet	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	84	3	0	B L B Trust	AGRI	Blaauwkrans	8655190	R1 125 000.00	Improved	substantially incorrectly valued during the last general value substantially changed.
Prince Albert RD	86	3	0	Transnet Ltd	PSI	6930 Prince Albert RD	43010	R234 000.00	Improved	Rates payable sec 78(4)(a): .
Prince Albert RD	86	22	0	Transnet	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	86	23	0	Transnet	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	90	1	0	B L B Trust	AGRI	6930 Prince Albert RD	20556750	R2 055 000.00	Vacant	substantially incorrectly valued during the last general value substantially changed.
Prince Albert RD	101	2	0	Alfred Daniel Tust	AGRI	Prince Albert RD	0	R0.00	Vacant	Rates payable sec 78(4)(a): .
Prince Albert RD	102		0	Alfred Daniel Trust	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	102	3	0	Alfred Daniel Trust	AGRI	6930 Prince Albert RD	30638354	R3 677 000.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	102	5	0	Alfred Daniel Trust	AGRI	Prince Albert RD	11	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	102	6	0	De Bosch Inv Pty Ltd	AGRI	Tierberg	9537178	R1 428 000.00	Improved	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	102	11	0	ALFRED DANIEL TRUST	AGRI	102 Of 11 Groot Tyger Berg No. 102 RD	8042626	R1 033 000.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	102	16	0	KAAIMANSGAT TRUST	AGRI	102 Of 16 Groot Tyger Berg No. 102 RD	20493807	R2 633 000.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .

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Prince Albert RD	104	2	0	Alfred Daniel Trust	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): . Konsolideer na 236/0 en
Prince Albert RD	104	3	0	Alfred Daniel Trust	AGRI	Prince Albert RD	11	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a):.
Prince Albert RD	104	4	0	Alfred Daniel Tust	AGRI	Prince Albert RD	11	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	105		0	Clark Family Trust	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	106	4	0	P J Terblanche & Seuns CC	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	125	3	0	P J Terblanche & Seuns CC	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	135	1	0	GPW Basson	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): . n Gedeelte onderverdeel na
Prince Albert RD	135	6	0	BOTES R.S.	AGRI	135 Of 6 Zacharias Fontein No. 135 RD	57050771	R7 372 000.00	Improved	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	136	4	0	GPW Basson	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	136	5	0	Botes RS	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	136	11	0	Botes RS	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	136	12	0	GPW Basson	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	136	13	0	Botes RS	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	136	18	0	Botes RS	AGRI	Prince Albert RD	0	R0.00	Vacant	value substantially changed. Rates payable sec 78(4)(a): .
Prince Albert RD	228		0	Transnet	MULTI *	Prince Albert RD	89898		Improved	value substantially changed. Rates payable sec 78(4)(a): . Konsolidasie van 86/44,
Prince Albert RD	228		A	Transnet	RES	Prince Albert RD	0	R300 000.00	Improved	Apportionment A

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Prince Albert RD	228		B	Transnet	PSI	Prince Albert RD	0	R150 000.00	Improved	Apportionment B
										value substantially changed.
Prince Albert RD	229		0	Transnet	MULTI *	Prince Albert	57071		Improved	Rates payable sec 78(4)(a): . Konsolidasie van 55/13, 36/1
Prince Albert RD	229		A	Transnet	RES	Prince Albert	0	R1 500 000.00	Improved	Apportionment A
Prince Albert RD	229		B	Transnet	PSI	Prince Albert	0	R350 000.00	Improved	Apportionment B
										value substantially changed.
Prince Albert RD	234		0	Alfred Daniel Trust	AGRI	Farm 234	7714078	R934 000.00	Vacant	Rates payable sec 78(4)(a): .
										value substantially changed.
Prince Albert RD	236		0	Nicmar Trust	AGRI	Prince Albert RD	20626253	R3 191 000.00	Improved	Rates payable sec 78(4)(a): . Konsolidasie van 104/6 and
										value substantially changed.
Prince Albert RD	237		0	Alfred Daniel Trust	AGRI	Farm 237 0	12500299	R2 069 000.00	Improved	Rates payable sec 78(4)(a): . Konsolidasie van 104/2 en
										value substantially changed.
Prince Albert RD	239		0	ROTHNER BEKKER TRUST	AGRI	6573 Prince Albert RD	42793074	R6 102 000.00	Improved	Rates payable sec 78(4)(a): . konsolidation of 106/4 and
										value substantially changed.
Prince Albert RD	239	1	0	PJ Terblanche en Seuns CC	AGRI	Prince Albert RD	28219159	R4 021 000.00	Vacant	Rates payable sec 78(4)(a): .
										value substantially changed.
Prince Albert RD	241		0	CLARK FAMILY TRUST	AGRI	6930 Prince Albert RD	61116297	R6 798 000.00	Improved	Rates payable sec 78(4)(a): .
										value substantially changed.
Prince Albert RD	242		0	ALFRED DANIEL TRUST	AGRI	242 Roode Rante No. 103 RD	19149238	R2 336 000.00	Vacant	Rates payable sec 78(4)(a): . Kons of 101/2, 104/4, 102/5,
										value substantially changed.
Prince Albert RD	243		0	BOTES RS	MULTI *	243 Zacharias Fontein No. 243 RD	7726404		Improved	Rates payable sec 78(4)(a): .
Prince Albert RD	243		A	BOTES RS	COM	243 Zacharias Fontein No. 243 RD	0	R120 000.00	Improved	Apportionment A:- Kelby
Prince Albert RD	243		B	BOTES RS	AGRI	243 Zacharias Fontein No. 243 RD	0	R2 515 000.00	Improved	Apportionment B
							Total	<u>R49 990 000.00</u>		
							Grand Total	<u>R55 510 000.00</u>		

Munisipaliteit PRINS ALBERT Municipality

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

I, **HENDRIK COENRAAD BOTHA**, identity number: **820408 5152 080**

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 Prins Albert 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 **20th** day of **DECEMBER 2023**

Professional Registration Number with the South African Council for the
Property Valuers Profession: **5601**
Category of Professional Registration: **PROFESSIONAL VALUER**

Signature of the Municipal Valuer: _____

