

TERRA



Theewaterskloof  
Municipality

THEEWATERSKLOOF MUNICIPALITY

# GENERAL VALUATION ROLL 2023

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2023

DATE OF VALUATION : 01 JULY 2022

**FULL TITLE PROPERTIES  
SUPPLEMENTARY VALUATION ROLL 3**

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**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Cluster:** THEEWATERSKLOOF MUNICIPALITY  
**Allotment:** BOTRIVIER

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C01300030000121100000	1 211				3 KIAAT STRAAT	6,251	Business and Commercial	R1,820,000	01/12/2025
C01300030000145700000	1 457				42 3RD AVENUE	595	Residential	R850,000	07/05/2025
C01300030000151900000	1 519				24 2ND AVENUE	595	Residential	R1,100,000	19/02/2025
C01300030000154700000	1 547				35 1ST AVENUE	595	Residential	R726,000	25/02/2025
C0130003000021000000000000	2 100	0			ERF 2100 OF BOTRIVIER	595	Vacant Residential	R280,000	19/02/2025

\* Due to the POPI Act, Ownership details has been removed for public display.

**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Cluster: THEEWATERSKLOOF MUNICIPALITY  
Allotment: CALEDON

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C0130004000000100000	1				MEENTGRONDE	11,969,405	Multi Purpose	R0	15/09/2023
C0130004000000100000M00001	1				MEENTGRONDE	11,319,585	Agricultural	R6,900,000	15/09/2023
C0130004000000100000M00002	1				MEENTGRONDE	649,820	Business and Commercial	R26,400,000	15/09/2023
C01300040000024600000	246				21 SAUER STREET	1,029	Residential	R1,616,000	30/09/2025
C01300040000039200000	392				17 CATHCART STREET	714	Residential	R597,000	29/05/2025
C01300040000039200000000001	392				17 CATHCART STREET	0	UNK	R0	29/05/2023
C01300040000039200000000002	392				17 CATHCART STREET	0	UNK	R0	29/05/2025
C01300040000200400000	2 004				40 JOUBERT STREET	201	Business and Commercial	R1,111,000	01/12/2025
C01300040000246000000	2 460				60 4TH AVENUE	217	Residential	R249,000	01/04/2026
C01300040000256400000	2 564				4 KEEROM STREET	527	Residential	R847,000	05/09/2025
C01300040000284700000	2 847				SWARTBERG SPORTGRONDE	46,451	Business and Commercial	R498,000	01/12/2025
C01300040000387000000	3 870				2 CEMETRY ROAD	2,595	Business and Commercial	R2,540,000	01/01/2026
C01300040000408400000	4 084				6 MACKAY STREET	10,064	Residential	R3,785,000	24/10/2025
C01300040000487800000000000	4 878	0			ERF 4878 OF CALEDON	368	Residential	R900,000	24/10/2025

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**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Cluster: THEEWATERSKLOOF MUNICIPALITY  
Allotment: CALEDON RD

PAGE NUMBER 3

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C0130000000014000010	140	10			PTN 10 OF THE FARM CALEDON RD No.140	536,260	Agricultural	R7,310,000	01/07/2023
C0130000000014200006	142	6			PO BOX 343	0	UNK	R0	23/05/2025
C0130000000021300000	213		R		REM OF THE FARM CALEDON RD No.213	5,030,617	Agricultural	R23,110,000	01/07/2023
C0130000000023400002	234	2			PTN 2 OF THE FARM CALEDON RD No.234	2,860,639	Agricultural	R22,040,000	09/05/2025
C0130000000031700017	317	17			PLAAS 317	0	UNK	R0	01/07/2023
C0130000000031700018	317	18			PTN 18 OF THE FARM CALEDON RD No.317	0	UNK	R0	01/07/2023
C0130000000031700020	317	20			PTN 20 OF THE FARM CALEDON RD No.317	0	UNK	R0	01/07/2023
C0130000000031700021	317	21			PTN 21 OF THE FARM CALEDON RD No.317	0	UNK	R0	01/07/2023
C0130000000031700022	317	22			.	0	UNK	R0	01/07/2023
C013000000003170008900000	317	89			PTN 89 OF THE FARM CALEDON RD NO. 317-RD	122,059	Agricultural	R5,740,000	13/10/2025
C013000000003170009000000	317	90			PTN 90 OF THE FARM CALEDON RD NO. 317-RD	3,667	Agricultural	R6,670,000	13/10/2025
C013000000003170009100000	317	91			PTN 91 OF THE FARM CALEDON RD NO. 91-RD	27,704	Agricultural	R2,190,000	13/10/2025
C013000000003170009200000	317	92			PTN 92 OF THE FARM CALEDON RD NO. 317-RD	19,588	Agricultural	R2,490,000	13/10/2025
C013000000003170009300000	317	93			PTN 93 OF THE FARM CALEDON RD NO. 317-RD	34,776	Agricultural	R1,600,000	13/10/2025
C0130000000033100000	331		R		REM OF THE FARM CALEDON RD No.331	29,787	Agricultural	R500,000	01/07/2023
C0130000000033300000	333		R		REM OF THE FARM CALEDON RD No.333	12,914	Agricultural	R780,000	01/07/2023
C0130000000044800037	448	37			PORTION 37 OF FARM 448	413,670	Multi Purpose	R0	01/12/2025
C0130000000044800037M00001	448	37			PORTION 37 OF FARM 448	395,410	Agricultural	R10,910,000	01/12/2025
C0130000000044800037M00002	448	37			PORTION 37 OF FARM 448	18,260	Business and Commercial	R6,040,000	01/12/2025
C0130000000059600001	596	1			HUGH RUSSELL DAVISON	1,048,174	Agricultural	R17,350,000	01/07/2023
C0130000000081100119	811	119			PORTION 119 OF FARM 811	203,973	Agricultural	R4,150,000	10/09/2025

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**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Cluster:** THEEWATERSKLOOF MUNICIPALITY  
**Allotment:** CALEDON RD

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C0130000000081100125	811	125			ERF 125	36,102	Agricultural	R1,180,000	14/01/2026
C0130000000081100241	811	241			ERF 241	0	UNK	R0	01/07/2023
C0130000000083300000	833		R		REM OF THE FARM CALEDON RD No.833	0	Agricultural	R95,839,000	26/06/2025
C0130000000090800000	908		R		REM OF THE FARM CALEDON RD No.908	0	Agricultural	R17,273,000	25/04/2025
C0130000000096200000	962		R		REM OF THE FARM CALEDON RD No.962	0	UNK	R0	23/05/2025
C0130000000096300000	963		R		REM OF THE FARM CALEDON RD No.963	1,160,473	Agricultural	R9,042,000	23/05/2025
C0130000000097400000	974		R		FARM 974	0	UNK	R0	23/05/2025
C0130000000100800000	1 008		R		REM OF THE FARM CALEDON RD No.1008	0	UNK	R0	23/05/2025
C01300000001049000000000	1 049	0			THE FARM CALEDON RD NO. 1049-RD	2,617,802	Agricultural	R11,943,000	23/05/2025
C01300000001050000000000	1 050	0			THE FARM CALEDON RD NO. 1050-RD	632,370	Agricultural	R6,787,000	23/05/2025
C013000000010510000000000	1 051	0			THE FARM CALEDON RD NO. 1051-RD	724,145	Agricultural	R4,076,000	23/05/2025
C013000000010520000000000	1 052	0			THE FARM CALEDON RD NO. 1052-RD	879,226	Agricultural	R10,838,000	23/05/2025

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**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Cluster:** THEEWATERSKLOOF MUNICIPALITY  
**Allotment:** GENADENDAL

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C01300080000132600000	1 326				AALWYN WAY	487	Residential	R56,000	01/07/2023

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**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Cluster: THEEWATERSKLOOF MUNICIPALITY  
Allotment: GRABOUW

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C0130010000002670000000000	267	0			ERF 267 OF GRABOUW	9,199	Business and Commercial	R1,350,000	01/12/2025
C01300100000080100000	801				12 WORCESTER STREET	0	UNK	R0	01/07/2023
C01300100000205400000	2 054				WORCESTER STREET	0	UNK	R0	01/07/2023
C01300100000226200000	2 262				2262 CORAL CLOSE	5,561	Residential	R2,500,000	07/08/2025
C01300100000329500000	3 295				FOREST DRIVE	399	Residential	R729,000	01/04/2026
C01300100000513400000	5 134				12 WORCESTER STREET	0	UNK	R0	01/07/2023
C0130010000055090000000000	5 509	0			ERF 5509 OF GRABOUW	93	Residential	R99,000	10/02/2025
C0130010000056040000000000	5 604	0			ERF 5604 OF GRABOUW	49	Residential	R45,000	17/02/2025
C0130010000056920000000000	5 692	0			ERF 5692 OF GRABOUW	80	Residential	R65,000	10/02/2025
C0130010000057130000000000	5 713	0			ERF 5713 OF GRABOUW	136	Residential	R45,000	10/02/2025
C0130010000057170000000000	5 717	0			ERF 5717 OF GRABOUW	136	Residential	R45,000	17/02/2025
C0130010000057280000000000	5 728	0			ERF 5728 OF GRABOUW	138	Residential	R45,000	28/03/2025
C0130010000091400000000000	9 140	0			ERF 9140 OF GRABOUW	3,215	Business and Commercial	R5,150,000	01/07/2023
C0130010000091550000000000	9 155	0			ERF 9155 OF GRABOUW	2,333	Residential	R1,500,000	07/08/2025
C0130010000091560000000000	9 156	0			ERF 9156 OF GRABOUW	2,417	Residential	R1,500,000	07/08/2025

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**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Cluster: THEEWATERSKLOOF MUNICIPALITY  
Allotment: GREYTON

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C0130011000002300000	23				43 CALEDON STREET	892	Residential	R0	15/09/2025
C01300110000013100000	131				19 MAYS LANE	2,141	Residential	R3,464,000	04/11/2025
C01300110000086000000	860				53 PARK STREET	998	Residential	R2,322,000	29/11/2024
C01300110000088100000	881				21 OAK STREET	1,764	Residential	R4,905,000	07/10/2025
C0130011000009650000000000	965	0			88 MAIN ROAD	3,085	Residential	R4,488,000	01/07/2023
C01300110000096700000	967				74 VLEI STREET	3,934	Residential	R5,753,000	25/09/2025
C01300110000120700000	1 207				30 MAIN STREET	794	Business and Commercial	R2,050,000	14/07/2025
C01300110000130700000	1 307				22 OAK STREET	1,847	Residential	R4,731,000	07/07/2025
C01300110000179000000	1 790				0 MEDUSA ROAD	2,004	Business and Commercial	R1,940,000	16/10/2025
C0130011000017990000000000	1 799	0			ERF 1799 OF GREYTON	1,736	Residential	R3,400,000	29/11/2024

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PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Cluster:** THEEWATERSKLOOF MUNICIPALITY  
**Allotment:** MYDDLETON

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C01300270000003200000	32				32 PROTEA STREET	840	Residential	R480,000	21/10/2025
C01300270000006400000	64				2 VIOOL STREET	980	Residential	R195,000	01/07/2023
C01300270000011600000	116				14 SONNEBLOM STREET	705	Residential	R624,000	19/11/2025
C01300270000014300000	143				22 LONG STREET	615	Residential	R324,000	06/08/2025
C01300270000021900000	219				219 HOOG STREET	1,704	Residential	R541,000	22/12/2025

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**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Cluster:** THEEWATERSKLOOF MUNICIPALITY  
**Allotment:** RIVIERSONDEREND

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C01300180000020100000	201				7 VOORTREKKER ROAD	1,269	Residential	R1,000,000	01/07/2023
C01300180000020400000	204				7 VOORTREKKER ROAD	1,269	Residential	R300,000	01/07/2023
C01300180000022600000	226				4 DE KOCK STREET	0	UNK	R0	27/11/2024
C01300180000022700000	227				DE KOCK STREET	0	UNK	R0	27/11/2024
C01300180000023200000	232				18 MULLERSTREET	0	UNK	R0	27/11/2024
C01300180000089900000	899				17 VYGIE AVENUE	316	Residential	R172,000	25/11/2024
C01300180000166400000	1 664				12 HUMAN STREET	620	Residential	R755,000	13/12/2024
C0130018000016740000000000	1 674	0			ERF 1674 OF RIVIERSONDEREND	279	Residential	R172,000	25/11/2024
C0130018000018690000000000	1 869	0			ERF 1869 OF RIVIERSONDEREND	4,760	Vacant Residential	R310,000	27/11/2024

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**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Cluster:** THEEWATERSKLOOF MUNICIPALITY  
**Allotment:** TESSELAARSDAL

PAGE NUMBER 10

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C01300300000009500000	95				ERF 95	3,280	Business and Commercial	R1,620,000	01/12/2025

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**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Cluster:** THEEWATERSKLOOF MUNICIPALITY  
**Allotment:** THEEWATERSKLOOF

PAGE NUMBER 11

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C0130028000004400000	44				44 ZEEKOEKRAAL	859	Residential	R2,710,000	27/06/2025
C0130028000005300000	53				TWK GOLF ESTATE	703	Vacant Residential	R2,346,000	24/06/2025

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**THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3  
PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Cluster: THEEWATERSKLOOF MUNICIPALITY  
Allotment: VILLIERSDORP

**Registered Full Title Properties**

SG Code	Erf	Portion	REM	Usage	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment / Effective Date
C01300240000026600000	266				CALEDON STREET	903	Vacant Residential	R1,000	04/04/2025
C01300240000107300000	1 073				1C BERG STREET	1,323	Residential	R1,400,000	14/03/2025
C01300240000148000000	1 480				P-6405227 L-47506	1,408	Business and Commercial	R1,550,000	30/06/2025
C01300240000174800000	1 748				CALEDON STREET	356	Residential	R931,000	04/04/2025
C01300240000274000000	2 740				15D VAN RIEBEECK STREET	510	Residential	R1,348,000	21/02/2025
C01300240000281800000	2 818				17 UNION AVENUE	1,494	Business and Commercial	R0	01/07/2023
C01300240000281800000M0001	2 818				17 UNION AVENUE	1,484	Residential	R1,000,000	01/07/2023
C01300240000281800000M0002	2 818				17 UNION AVENUE	10	Business and Commercial	R105,000	01/07/2023

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THEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3

PERIOD OF VALUATION:01 JULY 2023 - 30 JUNE 2028

**SUMMARY BY CATEGORY**

Category Description	Property Count	Market Value
Agricultural	22	R 268,718,000
Business and Commercial	14	R 52,174,000
Multi Purpose	2	R 0
Residential	52	R 63,334,000
UNK	18	R 0
Vacant Residential	4	R 2,937,000
<b>Total</b>	<b>112</b>	<b>R 387,163,000</b>

**INDEX TO Allotment**

Cluster: THEEWATERSKLOOF MUNICIPALITY

**Registered Full Title Properties**

<b>Allotment</b>	<b>Page Numbers</b>
BOTRIVIER	1
CALEDON	2
CALEDON RD	3; 4
GENADENDAL	5
GRABOUW	6
GREYTON	7
MYDDLETON	8
RIVIERSONDEREND	9
TESSELAARSDAL	10
THEEWATERSKLOOF	11

**INDEX TO Allotment**

**Cluster: THEEWATERSKLOOF MUNICIPALITY**

**Registered Full Title Properties**

<b>Allotment</b>	<b>Page Numbers</b>
VILLIERSDORP	12

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


I, Ian Smoothey, Identity Number 7301195129080, do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), as amended, 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 Theewaterskloof 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.

<b>No</b>	<b>PROPERTY TYPE</b>	<b>PROPERTY COUNT</b>	<b>MARKET VALUE</b>
1	Sectional Title Properties	9	R5,020,000
2	Full Title Town Properties	70	R114,285,000
3	Full Title Farm Properties	33	R267,858,000
	<b>Total</b>	<b>112</b>	<b>R387,163,000</b>

Certified at Cape Town this 13th day of June, 2026

Professional Registration Number with the South African Council for the Property Valuers Profession : 3892

Category of Professional Registration: Professional Associate Valuer



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Signature of Municipal Valuer