



TERRA



Theewaterskloof
Municipality

THEEWATERSKLOOF MUNICIPALITY

GENERAL VALUATION ROLL 2023

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2023

DATE OF VALUATION : 01 JULY 2022

SECTIONAL TITLE PROPERTIES

SUPPLEMENTARY VALUATION ROLL 3

DURBAN • JOHANNESBURG • CAPE TOWN • INDIA

www.twk.gov.za

THEEWATERSKLOOF MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 3

PERIOD OF VALUATION:01 JULY 2023 - 30 JUNE 2028

Sectional Title Properties

Scheme Name
LAVENDER ROSE

Scheme No.
391

Scheme Year
2025

Registered Description

SG Code	Unit Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
C0130011000000230000000001	1	SECTION 1 OF SS LAVENDER ROSE [391/2025]	47	Residential	R1,000,000	15/09/2025
C0130011000000230000000002	2	SECTION 2 OF SS LAVENDER ROSE [391/2025]	81	Residential	R1,700,000	15/09/2025

* 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

Sectional Title Properties

Scheme Name
SS VOOGDY WOONSTELLE

Scheme No.
280

Scheme Year
1991

Registered Description

SG Code	Unit Number	Physical Address	Section Extent (Sqm)	Rating Category	Market Value	Comment(s)
C0130004000011100000000001	1	5 ACASIA STREET	106	Residential	R500,000	08/09/2025
C0130004000011100000000002	2	8 ACASIA STREET	102	Residential	R380,000	08/09/2025
C0130004000011100000000003	3	8 ACASIA STREET	78	Residential	R310,000	08/09/2025
C0130004000011100000000004	4	8 ACASIA STREET	112	Residential	R450,000	08/09/2025
C0130004000011100000000005	5	8 ACASIA STREET	61	Residential	R260,000	08/09/2025
C0130004000011100000000006	6	8 ACASIA STREET	63	Residential	R270,000	08/09/2025
C0130004000011100000000007	7	8 ACASIA STREET	67	Residential	R150,000	08/09/2025

* 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

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
Total	112	R 387,163,000

INDEX TO SCHEME NAME

Cluster: THEEWATERSKLOOF MUNICIPALITY

Sectional Title Properties

Scheme Name	Page Numbers
LAVENDER ROSE	1
SS VOOGDY WOONSTELLE	2

**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.

No.	PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
1	Sectional Title Properties	9	R 5,020,000
2	Full Title Town Properties	70	R 114,285,000
3	Full Title Farm Properties	33	R 267,858,000
	Total	112	R 387,163,000

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 Valuer



Signature of Municipal Valuer