

George Municipality

Supplementary Valuation Roll (SV03)

2023 - 2027

Volume 1: Uniondale RD

Certification by Municipal Valuer

(Section 34 (c) of Act 6 of 2004)

I, **Elsie Cornelia Louw** hereby 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 **Supplementary Valuation Roll (SV03) for the period 01 July 2023 to 30 June 2027** for George 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 **Pretoria** on **09 May 2025**.

Professional Registration Number with the South African Council for the Property Valuers Profession: **6831**

Category of Professional Registration: **Professional Valuer**.



Signature of Municipal Valuer

Categories determined in terms of Section 8 of the Act:

Agricultural Properties

Business And Commercial Properties

Business Vacant

Cross Reference

Industrial Properties

Industrial Vacant

Municipal Properties

Municipal Vacant

National Monuments Property

Place Of Worship Property

Properties Owned by an Organ of State and Used for Public Service Purposes

Properties Owned by Public Benefit Organisations and Used for Specified Public Benefit Activities

Properties Used for Multiple Purposes

Protected Area Property

Public Service Infrastructure Impermissible Property

Public Service Infrastructure Properties

Residential Properties

Residential Vacant



GEORGE MUNICIPALITY

(SV03) Supplementary Valuation roll for the period 01 July 2023 - 30 June 2027



Registered or other description of the property						Full Names of Owner(s)	Category determined in terms of Section 8 of the Act	Physical address of the property	Extent of the property (HA)	Market value of the property	Remarks	Implementation Date	Section 78 Reason
Town Allotment	Suburb	Erf Nr	Portion	Unit	Section								
UNIONDALE RD	GOLD DIGGINGS	00000148	00002	00000	0000	MATT ZONDAGH LANDGOED TRUST	AGRICULTURAL PROPERTIES	GOLD DIGGINGS No: 148 PTN 2	471.0940	1 940 000	CONFIRMED UNIONDALE RD	2025-04-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	HANNIBAL BERG	00000155	00002	00000	0000	CROUS HOLDINGS PTY LTD	AGRICULTURAL PROPERTIES	HANNIBAL BERG No: 155 PTN 2	521.7729	1 860 000	-	2024-11-01	SECT 78(1)(a) - INCORRECTLY OMITTED FROM THE VALUATION ROLL
UNIONDALE RD	WELGELEGEN ANNEX	00000231	00000	00000	0000	WELGELEGEN BOERDERY TRUST	AGRICULTURAL PROPERTIES	WELGELEGEN ANNEX No: 231 PTN 0	218.5324	4 730 000	EXTENT CORRECTED	2024-12-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
UNIONDALE RD	WELGELEGEN ANNEX	00000231	00001	00000	0000	TRANSNET LTD	PUBLIC SERVICE INFRASTRUCTURE IMPERMISSIBLE PROPERTY	WELGELEGEN ANNEX No: 231 PTN 1	6.9378	7 000	-	2024-12-01	SECT 78(1)(a) - INCORRECTLY OMITTED FROM THE VALUATION ROLL
UNIONDALE RD	WELGELEGEN ANNEX	00000231	00003	00000	0000	MATT ZONDAGH LANDGOED TRUST	AGRICULTURAL PROPERTIES	WELGELEGEN ANNEX No: 231 PTN 3	448.2363	3 420 000	CONFIRMED UNIONDALE RD	2025-03-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	VYGEKRAAL	00000233	00001	00000	0000	TRANSNET SOC LTD	PUBLIC SERVICE INFRASTRUCTURE IMPERMISSIBLE PROPERTY	VYGEKRAAL No: 233 PTN 1	6.0000	23 000	ROUNDING CORRECTED	2024-12-01	SECT 78(1)(h) - THE VALUE OF WHICH WAS INCORRECTLY RECORDED IN THE VALUATION ROLL AS A RESULT OF A CLERICAL OR TYPING ERROR.
UNIONDALE RD	VYGEKRAAL	00000233	00006	00000	0000	CONSOLIDATED	CROSS REFERENCE	VYGEKRAAL No: 233 PTN 6	0.0007	0	TO BE REVIEWED	2024-10-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	VYGEKRAAL	00000233	00007	00000	0000	MATT ZONDAGH LANDGOED TRUST	AGRICULTURAL PROPERTIES	VYGEKRAAL No: 233 PTN 7	144.1900	4 070 000	CONFIRMED UNIONDALE RD	2025-04-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	KRANSFONTEIN	00000237	00002	00000	0000	MATT ZONDAGH LANDGOED TRUST	CROSS REFERENCE	KRANSFONTEIN No: 237 PTN 2	0.0001	0	TO BE REVIEWED	2024-10-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	AVONTUUR	00000238	00005	00000	0000	MATT ZONDAGH LANDGOED TRUST	AGRICULTURAL PROPERTIES	AVONTUUR No: 238 PTN 5	7.0351	229 000	CONFIRMED UNIONDALE RD	2025-04-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	AVONTUUR	00000238	00010	00000	0000	TUINROETE AGRI LTD	PROPERTIES USED FOR MULTIPLE PURPOSES	AVONTUUR No: 238 PTN 10	0.8565	0	DWELLING SHOP AND WAREHOUSE	2024-12-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	AVONTUUR	00000238	00010	00000	M001	TUINROETE AGRI LTD	BUSINESS AND COMMERCIAL PROPERTIES	AVONTUUR No: 238 PTN 10	0.4283	600 000	SHOP AND WAREHOUSE	2024-12-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	AVONTUUR	00000238	00010	00000	M002	TUINROETE AGRI LTD	RESIDENTIAL PROPERTIES	AVONTUUR No: 238 PTN 10	0.4282	560 000	-	2024-12-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	AVONTUUR	00000238	00012	00000	0000	ROMAN CATHOLIC CHURCH-OUTSHOORN	AGRICULTURAL PROPERTIES	AVONTUUR No: 238 PTN 12	2.0461	330 000	-	2024-12-01	SECT 78(1)(a) - INCORRECTLY OMITTED FROM THE VALUATION ROLL
UNIONDALE RD	-	00000238	00015	00000	0000	ROMAN CATHOLIC CHURCH-OUTSHOORN	PLACE OF WORSHIP PARSONAGE	FARM No: 238 PTN 15	2.0781	1 770 000	-	2024-12-01	SECT 78(1)(a) - INCORRECTLY OMITTED FROM THE VALUATION ROLL
UNIONDALE RD	AVONTUUR	00000238	00016	00000	0000	TUINROETE AGRI LTD	BUSINESS AND COMMERCIAL PROPERTIES	AVONTUUR No: 238 PTN 16	0.0605	360 000	-	2024-12-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	AVONTUUR	00000238	00025	00000	0000	TRANSNET LTD	PUBLIC SERVICE INFRASTRUCTURE IMPERMISSIBLE PROPERTY	AVONTUUR No: 238 PTN 25	0.3899	1 000	-	2024-12-01	SECT 78(1)(a) - INCORRECTLY OMITTED FROM THE VALUATION ROLL
UNIONDALE RD	-	00000238	00027	00000	0000	TUINROETE AGRI LTD	AGRICULTURAL PROPERTIES	FARM No: 238 PTN 27	1.7131	124 000	CONFIRMED UNIONDALE RD	2024-12-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	AVONTUUR	00000238	00031	00000	0000	ALIPEDIA HOLDINGS PTY LTD	BUSINESS AND COMMERCIAL PROPERTIES	AVONTUUR No: 238 PTN 31	1.1089	400 000	-	2024-12-01	SECT 78(1)(a) - INCORRECTLY OMITTED FROM THE VALUATION ROLL
UNIONDALE RD	AVONTUUR	00000238	00036	00000	0000	TUINROETE AGRI LTD	PROPERTIES USED FOR MULTIPLE PURPOSES	AVONTUUR No: 238 PTN 36	4.9932	0	OFFICE DWELLINGS FLATS AND WAREHOUSES	2024-12-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	AVONTUUR	00000238	00036	00000	M001	TUINROETE AGRI LTD	RESIDENTIAL PROPERTIES	AVONTUUR No: 238 PTN 36	1.8253	2 270 000	CONFIRMED UNIONDALE RD	2024-12-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	AVONTUUR	00000238	00036	00000	M002	TUINROETE AGRI LTD	BUSINESS AND COMMERCIAL PROPERTIES	AVONTUUR No: 238 PTN 36	3.0000	3 310 000	CONFIRMED UNIONDALE RD	2024-12-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	FARM 388	00000388	00001	00000	0000	PROVINCE OF THE WESTERN CAPE	AGRICULTURAL PROPERTIES	FARM 388 No: 388 PTN 1	3.0537	5 620 000	-	2024-12-01	SECT 78(1)(a) - INCORRECTLY OMITTED FROM THE VALUATION ROLL
UNIONDALE RD	UNIONDALE RD	00000470	00000	00000	0000	CROUS HOLDINGS PTY LTD	PROPERTIES USED FOR MULTIPLE PURPOSES	UNIONDALE RD No: 470 PTN 0	632.8355	0	EXTENT VERIFIED - MULTI PURPOSE PROPERTY	2024-11-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	UNIONDALE RD	00000470	00000	00000	M001	CROUS HOLDINGS PTY LTD	AGRICULTURAL PROPERTIES	UNIONDALE RD No: 470 PTN 0	631.8360	2 990 000	OWNER INFO UPDATED	2024-11-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
UNIONDALE RD	UNIONDALE RD	00000470	00000	00000	M002	CROUS HOLDINGS PTY LTD	BUSINESS AND COMMERCIAL PROPERTIES	UNIONDALE RD No: 470 PTN 0	1.0000	870 000	OWNER UPDATED - MOUNTAIN PASTURES GAME LODGE	2024-11-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON

Supplementary Valuation Roll (SV03) 2023-2027 Summary:

Categories	Property Count	Total Market Value (SV03)
Agricultural Properties	10 R	25 313 000
Business and Commercial Properties	5 R	5 540 000
Cross Reference	2 R	0
Place of Worship Parsonage	1 R	1 770 000
Properties Used for Multiple Purposes	3 R	0
Public Service Infrastructure Impermissible Property	3 R	31 000
Residential Properties	2 R	2 830 000
Total Market Value (SV03 - Uniondale RD)	26 R	35 484 000