

# **George Municipality**

Supplementary Valuation Roll (SV03)

2023 - 2027

**Volume 1: Herolds Bay**

## 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								
HEROLDS BAY	HEROLDS BAY	00000124	00000	00000	0000	NIEKERK ZANNE MARI VAN	RESIDENTIAL PROPERTIES	SLAAPPLEK STREET 2	0.0642	4 730 000	OCCUPATION FOR ADDITIONS	2024-11-25	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000293	00000	00000	0000	TONDER MARTHINUS CHRISTOFFEL VAN	RESIDENTIAL PROPERTIES	DOLFYN STREET 6	0.1144	2 430 000	OCCUPATION NEW DWELLING	2024-09-09	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000442	00000	00000	0000	LAMPRECHT CATHERINE BEATRICE / LAMPRECHT MARTHINUS CHRISTOFFEL	RESIDENTIAL PROPERTIES	LORRAINE DRIVE -	0.0420	0	NEW SS REGISTERED	2024-06-06	SECT 78(1)(c) - SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000442	00000	00001	0000	LAMPRECHT MARTHINUS CHRISTOFFEL	RESIDENTIAL PROPERTIES	SS ERF 442 HEROLDSBAAI 1	0.0139	4 030 000	NEW SS UNIT REGISTERED	2024-06-06	SECT 78(1)(c) - SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000442	00000	00002	0000	LAMPRECHT CATHERINE BEATRICE	RESIDENTIAL PROPERTIES	SS ERF 442 HEROLDSBAAI 2	0.0136	3 950 000	NEW SS UNIT REGISTERED	2024-06-06	SECT 78(1)(c) - SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000442	00000	00003	0000	LAMPRECHT MARTHINUS CHRISTOFFEL	RESIDENTIAL PROPERTIES	SS ERF 442 HEROLDSBAAI 3	0.0140	4 060 000	NEW SS UNIT REGISTERED	2024-06-06	SECT 78(1)(c) - SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000442	00000	00004	0000	LAMPRECHT MARTHINUS CHRISTOFFEL	RESIDENTIAL PROPERTIES	SS ERF 442 HEROLDSBAAI 4	0.0140	4 060 000	NEW SS UNIT REGISTERED	2024-06-06	SECT 78(1)(c) - SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000490	00000	00000	0000	STEELE CLIFFORD STANTON	RESIDENTIAL PROPERTIES	MONATE RESORT -	0.0838	5 210 000	OCCUPATION NEW DWELLING	2024-12-18	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000505	00000	00000	0000	BOTHA CORNELIUS JOHANNES	RESIDENTIAL PROPERTIES	MONATE RESORT -	0.0915	4 250 000	OCCUPATION NEW DWELLING	2024-12-13	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000567	00000	00000	0000	GEORGE INV AND INSURANCE BROKERS C C	RESIDENTIAL PROPERTIES	VILLAGE DRIVE DUTTONS COVE 6	0.0386	2 640 000	NO CHANGE ADDITIONS ALREADY VALUED	2025-03-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
HEROLDS BAY	HEROLDS BAY	00000583	00000	00000	0000	ANTHILL TRUST	RESIDENTIAL PROPERTIES	VILLAGE DRIVE DUTTONS COVE -	0.0321	7 690 000	OCCUPATION NEW DWELLING	2024-11-27	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000588	00000	00000	0000	KOCK MICHEL DE	RESIDENTIAL PROPERTIES	VILLAGE DRIVE DUTTONS COVE -	0.0459	6 130 000	OCCUPATION NEW DWELLING	2025-04-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00000941	00000	00000	0000	SCHIPPERS WILLEM	RESIDENTIAL PROPERTIES	FARMS -	0.1581	8 220 000	OCCUPATION NEW DWELLING	2024-09-30	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00000945	00000	00000	0000	SEROERA INV PTY LTD	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.1062	5 340 000	OCCUPATION NEW DWELLING	2025-04-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00000963	00000	00000	0000	MORNING GLORY PRODUCTS PTY LTD	RESIDENTIAL PROPERTIES	FARMS -	0.0921	5 170 000	OCCUPATION NEW DWELLING	2025-04-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00000980	00000	00000	0000	ROUX CHRISTINA JOHANNA LE	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0658	4 460 000	OCCUPATION NEW DWELLING	2024-12-11	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00000981	00000	00000	0000	KUNENE 586 CENTURION C C	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0965	5 240 000	OCCUPATION NEW DWELLING	2024-12-12	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00000984	00000	00000	0000	VENTER JAKOBUS	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0857	4 330 000	PERMANENT OCCUPATION ISSUED	2024-08-13	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001001	00000	00000	0000	WINTERBACH GRAEME JOHN	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0979	6 070 000	OCCUPATION NEW DWELLING	2024-12-06	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001013	00000	00000	0000	DERBYSHIRE TRACY LEE	RESIDENTIAL PROPERTIES	FARMS -	0.0888	5 150 000	OCCUPATION NEW DWELLING	2024-10-23	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001046	00000	00000	0000	TRIPAVOX PTY LTD	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.1303	6 320 000	OCCUPATION NEW DWELLING	2024-10-14	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001054	00000	00000	0000	ERF 409 BANKENVELD EXTENSION 13 WITBANK C C	RESIDENTIAL PROPERTIES	FARMS -	0.0965	6 030 000	OCCUPATION NEW DWELLING	2024-11-12	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001068	00000	00000	0000	SCHARFETTER BEATE GUDRUN	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.1114	7 520 000	OCCUPATION FOR ADDITIONS	2024-10-29	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001087	00000	00000	0000	NEL HELOISE ILSE	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0937	5 780 000	OCCUPATION NEW DWELLING	2025-04-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001091	00000	00000	0000	RENSBURG CHRISTOFFEL CORNELIUS VAN	RESIDENTIAL PROPERTIES	HILLTOP STREET 74	0.0974	6 100 000	OCCUPATION FOR ADDITIONS	2024-12-10	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001124	00000	00000	0000	WIJMA JAN WIEGER	RESIDENTIAL PROPERTIES	FARMS -	0.1125	7 380 000	REVALUED	2024-12-01	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001139	00000	00000	0000	VILJOEN ALMARI	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.1315	6 710 000	OCCUPATION NEW DWELLING	2025-03-07	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001189	00000	00000	0000	FLEETGRO FAMILIE TRUST	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.1422	11 860 000	OCCUPATION FOR ADDITIONS	2024-10-02	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001210	00000	00000	0000	RESET2020 PTY LTD	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0942	4 540 000	OCCUPATION NEW DWELLING	2025-04-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001351	00000	00000	0000	A D F T HOLDINGS PTY LTD	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0370	3 460 000	NO CHANGE ADDITIONS ALREADY VALUED	2024-10-01	SECT 78(1)(f) - THAT MUST BE REVALUED FOR ANY OTHER EXCEPTIONAL REASON
HEROLDS BAY	OUBAAI GOLF ESTATE	00001360	00000	00000	0000	SEROERA INV PTY LTD	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0123	2 880 000	OCCUPATION FOR ADDITIONS	2024-11-07	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION



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								
HEROLDS BAY	-	00001417	00000	00000	0000	TALBOT TERSIA	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2640	15 260 000	OCCUPATION NEW DWELLING	2024-11-26	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001429	00000	00000	0000	B W B PROP HOLDINGS PTY LTD	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2272	13 690 000	OCCUPATION NEW DWELLING	2025-01-16	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001431	00000	00000	0000	BAKOS FABIAN MITCHELL	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2420	13 630 000	MARKET VALUE CONFIRMED - OCCUPATION NEW DWELLING	2025-01-13	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001439	00000	00000	0000	VALBA PTY LTD	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2379	12 100 000	OCCUPATION NEW DWELLING	2024-12-09	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001450	00000	00000	0000	SMITH DERECK JAMES	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2000	9 960 000	OCCUPATION NEW DWELLING	2025-04-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001454	00000	00000	0000	KADIMA INV HOLDINGS PTY LTD	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.3165	12 100 000	OCCUPATION NEW DWELLING	2025-04-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001457	00000	00000	0000	BREAKWATER BAY ECO ESTATE HOME OWNERS ASSOC	PUBLIC SERVICE INFRASTRUCTURE PROPERTIES	BREAKWATER BAY -	3.8883	0	HOA COMMON PROPERTY	2023-07-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001537	00000	00000	0000	MOOLMAN GERHARDUS IGNATIUS	RESIDENTIAL PROPERTIES	THE BRINK ECO ESTATE 101	0.3271	10 550 000	REVALUED	2023-07-01	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001544	00000	00000	0000	MABITZI PROP PTY LTD	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.3106	10 530 000	OCCUPATION NEW DWELLING	2024-09-09	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001546	00000	00000	0000	BRINK HOME OWNERS ASSOC	RESIDENTIAL VACANT	BREAKWATER BAY -	2.6337	0	HOA COMMON PROPERTY	2023-07-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00001547	00000	00000	0000	BRINK HOME OWNERS ASSOC	PUBLIC SERVICE INFRASTRUCTURE PROPERTIES	BREAKWATER BAY -	3.8314	0	HOA COMMON PROPERTY	2023-07-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00001548	00000	00000	0000	BRINK HOME OWNERS ASSOC	RESIDENTIAL VACANT	BREAKWATER BAY -	53.8948	0	HOA COMMON PROPERTY	2023-07-01	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION

## Supplementary Valuation Roll (SV03) 2023-2027 Summary:

Categories	Property Count	Total Market Value (SV03)
Public Service Infrastructure Properties	2 R	0
Residential Properties	39 R	259 560 000
Residential Vacant	2 R	0
<b>Total Market Value (SV03 - Herolds Bay)</b>	<b>43 R</b>	<b>259 560 000</b>