

Saldanha Municipality

Supplementary Valuation 4 for 2021

(Hopefield - Valuation Roll)

**In accordance with Section 78 of the Municipal Property Rates Act 6 of 2004
Kragtens Artikel 78 van die Munisipale Eiendomsbelastingwet 6 van 2004**

Date of valuation : 2021/07/01

Categories Reference

Category	Description
Multi *	Properties used for Multiple Purposes, subject to section 9 of the Act; or
RESDEV	Residential Property
RESVAC	Vacant Land Residential
BUSCOM	Business and Commercial Properties
AGRI	Agricultural Properties
BUSVAC	Vacant Land Commercial

Geographical Area : Hopefield

Erf No	Portion	Owner/s	Category	Physical Address	Extent	Value	Other Particulars
79	0	Mouton Johann	BUSVAC	Stasiestraat	1 138 m²	1 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
84	0	Mouton Johann	BUSVAC	Straat	29 m²	1 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
121	0	Creugnet Didier Jean Paul, Creugnet Maria Helena Mouton	Multi *	Voortrekkerstraat 24	1 793 m²	714 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
	0	Creugnet Didier Jean Paul, Creugnet Maria Helena Mouton	BUSCOM	Voortrekkerstraat 24	0 m²	286 000	Apportionment A :- Office
	0	Creugnet Didier Jean Paul, Creugnet Maria Helena Mouton	RESDEV	Voortrekkerstraat 24	0 m²	428 000	Apportionment B :- Flat
130	0	Esau Marius Gerhard, Esau Nadine Abigale	RESVAC	Markstraat 31	1 883 m²	380 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
197	0	Breek & Bou Familietrust	RESVAC	Kristalstraat	335 m²	151 000	Note :- Section 78(1)(f) Other reasons-Registered extent corrected SV4 Batch 7
248	0	King Carl Philip	RESVAC	Fortstraat 18	3 075 m²	401 000	Note :- Section 78(1)(f) Other reasons-Registered extent corrected SV4 Batch 7
329	0	Government Of The Western Cape	BUSVAC	Hofstraat 15	3 924 m²	589 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
583	0	Kordom Damien Salmon, Kordom Jason William	RESDEV	Hoogstraat 583	875 m²	732 000	Note :- Section 78(1)(g) Category Change SV4 Batch 9
628	0	Saldanhabaai Mun.	BUSVAC	Kerkstraat 628	1.3068 Ha	10 000	Note :- Section 78(1)(f) Other reasons-Registered extent corrected SV4 Batch 7
744	0	Huisamen Riaan Lawrence	RESVAC	Industriestraat 3	497 m²	500 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
747	0	Mun Gebied van Hopefield	BUSCOM	Oakweg 25	663 m²	217 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
838	0	Mun Saldanha Bay, Mun Saldanha Bay	BUSVAC	Plutostraat Ou	354 m²	1 000	Note :- Section 78(1)(f) Other reasons-Registered extent corrected SV4 Batch 7
860	0	Mun Gebied van Hopefield	RESVAC	Hopefield	2.4670 Ha	2 400 000	Note :- Section 78(1)(f) Other reasons-Registered extent corrected SV4 Batch 7
892	0	Carlson Amanda, Carlson Julius Godfrey	RESDEV	Hoewe 892	4.4998 Ha	2 185 000	Note :- Section 78(1)(d) Value increased SV4 Batch 3
895	0	Steenkamp Lynette Sandra, Steenkamp Michael Leonard	RESVAC	Hoewe 895	5.2309 Ha	796 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
897	0	Jurkewitz Cornelia, Aurret Jacoba Elizabeth	RESDEV	Hoewe 897	1.3005 Ha	2 300 000	Note :- Section 78(1)(d) Value increased SV4 Batch 3

Geographical Area : Hopefield

Erf No	Portion	Owner/s	Category	Physical Address	Extent	Value	Other Particulars
1565	0	Diedericks Leon Ernst	RESVAC	Dennestraat 24	533 m²	260 000	Note :- Section 78(1)(g) Category Change SV4 Batch 1
1606	0	Nieuwe Rust Ontwikkelings C C	BUSVAC	Hofstraat 1606	8 m²	1 000	Note :- Section 78(1)(g) Category Change SV1 Batch 8
1646	0	Mun Saldanha Bay, Mun Saldanha Bay	RESDEV	Proteastraat	8 033 m²	7 050 000	Note :- Section 78(1)(f) Other reasons-Registered extent corrected SV4 Batch 7
1775	0	Allie Ayesha, Allie Toufeeque	RESVAC	Skilpadbessiestraat 55	1.0510 Ha	427 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
1786	0	Cordy Shane	RESDEV	Jakkalsbosstraat 36	1.0083 Ha	1 600 000	Note :- Section 78(1)(d) Value increased SV4 Batch3
2026	0	Els Nico Anton, Els Carolina Fredrika	BUSVAC	Straat	325 m²	1 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
2035	0	Kruken Eiendomme C C	BUSVAC	Straat	393 m²	1 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
2168	0	Samuels Cathrin Ann, Samuels Willem Nicolaas	RESVAC	Victoriastraat	296 m²	129 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
2169	0	Riodor 96 Pty Ltd	BUSVAC	Straat	330.0398 Ha	1 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
2217	0	Freeman Shirley Jane, Freeman Gifford Charles	AGRI	Vredenburgweg	1.0122 Ha	1 690 000	Note :- Section 78(1)(d) Value increased - Additions SV4 Batch 8
2459	0	Handeno Misgana Handolo	BUSCOM	Amandelstraat 31	180 m²	78 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
2502	0	Mun Saldanha Bay	BUSCOM	Rooikransstraat 68	186 m²	79 000	Note :- Section 78(1)(g) Category Change SV4 Batch 8
Hopefield Totals :- (28 proper sites, 2 multipurpose, 0 site apportionments and 0 dummy records)					350.3683 Ha	R 22 695 000	

Totals per Category for Hopefield

Category	Sites	Extent	Previous extent	Current Value	Previous value
Multi *	1	1 793 m ²	1 793 m ²	0	0
RESDEV	5	7.6994 Ha	7.6994 Ha	14 295 000	14 295 000
RESVAC	9	9.4108 Ha	9.4108 Ha	5 444 000	5 444 000
BUSCOM	3	1 029 m ²	1 029 m ²	660 000	660 000
AGRI	1	1.0122 Ha	1.0122 Ha	1 690 000	1 690 000
BUSVAC	9	331.9637 Ha	331.9637 Ha	606 000	606 000
Totals	28	350.3683 Ha	350.3683 Ha	R 22 695 000	R 22 695 000

* Multipurpose Category - Current value = R714 000.00. Pre-Dispute value = R714 000.00. These values were apportioned To the relevant individual Categories.

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

I, Hendrik Coenraad Botha, Identity number 8204085152080 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 Saldanha 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 Langebaan this 12th day of June 2026.

Professional Registration Number with the South African Council for the Property Valuers Profession: 5601
Category of Professional Registration: Professional Valuer.



Hendrik Coenraad Botha

MUNICIPAL VALUER