

Saldanha Municipality

1st SUPPLEMENTARY VALUATION - 2025/2026 - 1ste SUPPLEMENTÊRE WAARDASIE

(St Helena Bay - 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 : 2025/07/01

Categories Reference

Category	Description
RESDEV	Residential Property
VAC	Vacant Land Residential
BUSCOM	Business and Commercial Properties

Geographical Area : St Helena Bay

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
144	0	RESDEV	Skoolstraat 10	496 m²	808 000	Note :- Section 78(1)(g) Category Change
1282	0	BUSCOM	Monroseweg 2	865 m²	1 665 000	Note :- Section 78(1)(g) Category Change
1289	0	BUSCOM	Monroseweg 16	703 m²	1 660 000	Note :- Section 78(1)(g) Category Change
1296	0	BUSCOM	Monroseweg 30	703 m²	2 435 000	Note :- Section 78(1)(g) Category Change
1401	0	RESDEV	Golden Mile Boulevard 168	915 m²	8 560 000	Note :- Section 78(1)(d) Value increased-Additions
1539	0	RESDEV	Francolinstraat	874 m²	2 465 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
1600	0	BUSCOM	Stompneusweg 2	879 m²	1 173 000	Note :- Section 78(1)(d) Value decreased
2657	0	RESDEV	Duyker Eilandrylaan 13	2 611 m²	8 680 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
2891	0	RESDEV	Negendestraat 17	779 m²	9 860 000	Note :- Section 78(1)(d) Value decreased
3427	0	RESDEV	Tontelblomstraat 65	148 m²	435 000	Note :- Section 78(1)(d) Value increased-Garage = Complete
3935	0	VAC	Bietoustraat 23	242 m²	110 000	Note :- Section 78(1)(g) Category Change
4182	0	RESDEV	Tweedelaan 41	615 m²	4 400 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
4230	0	RESDEV	Derdelaan 12	630 m²	5 600 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
4285	0	RESDEV	Katonkelsingel 35	600 m²	4 315 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
4319	0	RESDEV	Bunkerslot 25	285 m²	1 505 000	Note :- Section 78(1)(d) Value decreased
5399	0	BUSCOM	Eerstelaan	1 125 m²	15 850 000	Note :- Section 78(1)(g) Category Change
5483	0	VAC	Sewentiendestraat 14	0 m²	0	Note :- Section 78(1)(c) Consolidated-Now Erf 12367
5484	0	VAC	Sewentiendestraat 12	0 m²	0	Note :- Section 78(1)(c) Consolidated-Now Erf 12367
5485	0	VAC	Sewentiendestraat 10	0 m²	0	Note :- Section 78(1)(c) Consolidated-Now Erf 12367
5544	0	RESDEV	Twintigstestraat 37	506 m²	2 740 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
5978	0	RESDEV	Twee en Twintigstestraat 13	525 m²	5 470 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
6084	0	RESDEV	Vyf en Twintigstestraat 35	440 m²	2 900 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
6106	0	RESDEV	Britanniaslot 6	396 m²	6 980 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete SV1 Batch 1
6207	0	RESDEV	Sanderlingstraat 9	603 m²	3 300 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
6533	0	RESDEV	Britannia	433 m²	4 285 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
6574	0	RESDEV	Shelley Point	444 m²	4 850 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
6705	0	RESDEV	Een en Dertigstestraat	469 m²	3 660 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
6721	0	RESDEV	Vyfdelaan 107	404 m²	2 685 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
6802	0	RESDEV	Britannia	448 m²	3 430 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
6850	0	RESDEV	Vyfdelaan 52	459 m²	4 745 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
6936	0	RESDEV	38 th Ave	516 m²	3 550 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
7107	0	RESDEV	Heemraadstraat 32	765 m²	3 095 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
7152	0	RESDEV	Dassensingel 43	612 m²	2 980 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete

Geographical Area : St Helena Bay

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
7242	0	RESDEV	Dassensingel	500 m²	2 145 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
7482	0	RESDEV	Kreefbaaiweg 3	787 m²	3 930 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
7994	0	RESDEV	Beachweg	449 m²	7 650 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
8131	0	RESDEV	Beachweg 6	405 m²	3 600 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
8215	0	RESDEV	Diademstraat 54	406 m²	2 740 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
8240	0	RESDEV	Beachweg 56	416 m²	2 890 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
8264	0	RESDEV	Sea Biscuitstraat 11	400 m²	2 700 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
8337	0	RESDEV	Vista straat	989 m²	3 385 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
8546	0	RESDEV	Nege en Twintigstestraat 6	374 m²	2 500 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
8592	0	RESDEV	Twee en Twintigstestraat 115	333 m²	4 420 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
8681	0	RESDEV	Jaloersbaai	334 m²	1 825 000	Note :- Section 78(1)(d) Value increased
8885	0	RESDEV	Harbour Lights Avenue	640 m²	3 285 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
8950	0	RESDEV	Harbour Deusslot	617 m²	3 055 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
9119	0	RESDEV	Geelblombossingel 34	509 m²	2 805 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
9125	0	RESDEV	Kaapsevyststraat 11	313 m²	2 455 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
9152	0	RESDEV	Geelblombos singel	456 m²	2 855 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
9181	0	RESDEV	Slangbosslot 6	602 m²	3 045 000	Note :- Section 78(1)(d) Value increased-Addition
9244	0	RESDEV	Bloumagrietsingel 11	351 m²	2 595 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
9302	0	RESDEV	Bloumagrietsingel 36	300 m²	2 370 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
9367	0	RESDEV	St Raphaelstraat	1 032 m²	2 490 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
9614	0	RESDEV	Sunfishsingel 1	300 m²	2 290 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
9747	0	RESDEV	9 Crab Street, Britannia Reef	504 m²	2 590 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
9775	0	RESDEV	Sunfishsingel	522 m²	3 060 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
9881	0	VAC	Wrenslot	1.8882 Ha	8 800 000	Note :- Section 78(1)(c) Subdivided-Erwe afgesny
9926	0	VAC	Wrenslot	426 m²	476 000	Note :- Section 78(1)(c) Subdivided-From REM9881
9940	0	RESDEV	Toledosingel 34	563 m²	2 530 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
10046	0	VAC	Hoofstraat	9 386 m²	14 700 000	Note :- Section 78(1)(c) Subdivided-Erwe afgesny
10064	0	VAC	ST HELENA VIEWS	397 m²	603 000	Note :- Section 78(1)(c) Subdivided-From REM10046
10084	0	VAC	ST HELENA VIEWS	307 m²	674 000	Note :- Section 78(1)(c) Subdivided-From REM10046
10085	0	VAC	ST HELENA VIEWS	428 m²	601 000	Note :- Section 78(1)(c) Subdivided-From REM10046
10087	0	VAC	ST HELENA VIEWS	344 m²	679 000	Note :- Section 78(1)(c) Subdivided-From REM10046

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Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
10152	0	RESDEV	Talugarylaan	347 m²	6 200 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
10155	0	VAC	ST HELENA VIEWS	282 m²	1 630 000	Note :- Section 78(1)(c) Subdivided-From REM10046
10351	0	VAC	Hoofstraat	8 347 m²	4 000 000	Note :- Section 78(1)(c) Subdivided-Erwe afgesny
10378	0	VAC	St Helena View	469 m²	510 000	Note :- Section 78(1)(c) Subdivided-Afgesny van REM10351
10449	0	VAC	St Helena View	489 m²	522 000	Note :- Section 78(1)(c) Subdivided-From REM10351
10450	0	VAC	St Helena View	469 m²	510 000	Note :- Section 78(1)(c) Subdivided-From REM10351
10458	0	VAC	St Helena View	470 m²	510 000	Note :- Section 78(1)(c) Subdivided-From REM10351
10464	0	VAC	Hoofstraat	3.1203 Ha	14 800 000	Note :- Section 78(1)(c) Subdivided-Erwe afgesny
10574	0	RESDEV	Chiefslot 7	366 m²	2 360 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
10650	0	VAC	St Helena View	518 m²	473 000	Note :- Section 78(1)(c) Subdivided-From REM10464
10668	0	VAC	St Helena View	507 m²	467 000	Note :- Section 78(1)(c) Subdivided-From REM10464
10680	0	VAC	Hoofstraat	2.6321 Ha	16 800 000	Note :- Section 78(1)(c) Subdivided-Erf 10758 afgesny
10699	0	RESDEV	Delta Crescent	406 m²	2 240 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
10758	0	VAC	St Helena View	431 m²	490 000	Note :- Section 78(1)(c) Subdivided-Afgesny van REM10680
10851	0	VAC	St Helena View	443 m²	611 000	Note :- Section 78(1)(c) Subdivided-From REM10919
10868	0	VAC	St Helena View	436 m²	606 000	Note :- Section 78(1)(c) Subdivided-From REM10920
10919	0	VAC	Croxleyrylaan	2 390 m²	1 000 000	Note :- Section 78(1)(c) Subdivided-Erwe afgesny
10920	0	VAC	St Helena View	2 692 m²	1 000 000	Note :- Section 78(1)(c) Subdivided-Erf 10868 afgesny
10941	0	VAC	Hoofstraat	2.1028 Ha	9 150 000	Note :- Section 78(1)(c) Subdivided-Erwe afgesny
10969	0	VAC	St Helena View	407 m²	397 000	Note :- Section 78(1)(c) Subdivided-Afgesny van REM10941
11006	0	VAC	St Helena View	356 m²	368 000	Note :- Section 78(1)(c) Subdivided-Afgesny van REM10941
11008	0	VAC	St Helena View	414 m²	401 000	Note :- Section 78(1)(c) Subdivided-Afgesny van REM10941
11010	0	VAC	St Helena View	412 m²	400 000	Note :- Section 78(1)(c) Subdivided-Afgesny van REM10941
11011	0	VAC	St Helena View	420 m²	404 000	Note :- Section 78(1)(c) Subdivided-Afgesny van REM10941
11020	0	VAC	St Helena View	299 m²	333 000	Note :- Section 78(1)(c) Subdivided-From REM10941
11029	0	VAC	St Helena View	284 m²	322 000	Note :- Section 78(1)(c) Subdivided-Afgesny van REM10941
11036	0	VAC	St Helena View	241 m²	292 000	Note :- Section 78(1)(c) Subdivided-From REM10941
11043	0	VAC	St Helena View	308 m²	339 000	Note :- Section 78(1)(c) Subdivided-From REM10941
11050	0	VAC	St Helena View	276 m²	317 000	Note :- Section 78(1)(c) Subdivided-Afgesny van REM10941
11067	0	VAC	St Helena View	270 m²	313 000	Note :- Section 78(1)(c) Subdivided-Afgesny van REM10941
11069	0	RESDEV	Lamarslot 6	270 m²	1 420 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
11076	0	VAC	St Helena View	252 m²	301 000	Note :- Section 78(1)(c) Subdivided-From REM10941
11102	0	VAC	Hoofstraat	3.6316 Ha	12 150 000	Note :- Section 78(1)(c) Subdivided-Erf 11137 afgesny
11137	0	VAC	St Helena View	499 m²	445 000	Note :- Section 78(1)(c) Subdivided-From REM11102
11156	0	RESDEV	Gunstonrylaan	464 m²	2 440 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete

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Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
11270	0	VAC	Hoofstraat	3.9991 Ha	16 625 000	Note :- Section 78(1)(c) Subdivided-Erwe afgesny
11356	0	VAC	St Helena View	418 m²	403 000	Note :- Section 78(1)(c) Subdivided-From REM11270
12249	0	RESDEV	Beach Road	450 m²	2 620 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
12367	0	VAC	Sewentiendestraat 10	1 832 m²	12 335 000	Note :- Section 78(1)(c) Consolidated-Erwe 5483,5484,5485
St Helena Bay Totals :- (103 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				24.3555 Ha	R 340 438 000	

Totals per Category for St Helena Bay

Category	Sites	Extent	Previous extent	Current Value	Previous value
RESDEV	54	2.9378 Ha	2.9378 Ha	191 788 000	191 788 000
VAC	44	20.9902 Ha	20.9902 Ha	125 867 000	125 867 000
BUSCOM	5	4 275 m ²	4 275 m ²	22 783 000	22 783 000
Totals	103	24.3555 Ha	24.3555 Ha	R 340 438 000	R 340 438 000

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 Moorreesburg this 15th day of May 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