

Saldanha Municipality

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

(Vredenburg - 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
INDUS	Industrial Properties
RESDEV	Residential Property
VAC	Vacant Land Residential
BUSCOM	Business and Commercial Properties

Geographical Area : Vredenburg

Erf No	Portion	Category	Physical Address	Extent	Value	Other Particulars
1046	0	BUSCOM	Hoofstraat 6	2 011 m²	4 586 000	Note :- Section 78(1)(f) Re-valuation
1061	0	VAC	Kerkstraat	2.1430 Ha	10 000	Note :- Section 78(1)(c) Subdivided-Erf 18183 af
2914	0	INDUS	Velddrifweg 40	0 m²	0	Note :- Section 78(1)(c) Consolidated-Now Erf 18184
2993	0	BUSCOM	Sesdestraat 40	1.5049 Ha	3 604 000	Note :- Section 78(1)(e) Incorrectly valued
3064	0	VAC	Athenastraat 1	980 m²	440 000	Note :- Section 78(1)(g) Category Change-House burned down
8427	0	RESDEV	Uranusstraat 35	1 224 m²	3 105 000	Note :- Section 78(1)(g) Category Change-Dwg = Complete
8991	0	BUSCOM	Abattoirstraat 6	0 m²	0	Note :- Section 78(1)(c) Consolidated-Now Erf 18541
8992	0	BUSCOM	Abattoirstraat 4	0 m²	0	Note :- Section 78(1)(c) Consolidated-Now Erf 18541
8993	0	BUSCOM	Abattoirstraat 2	0 m²	0	Note :- Section 78(1)(c) Consolidated-Now Erf 18541
15663	0	INDUS	Prosesstraat 47	738 m²	2 972 000	Note :- Section 78(1)(g) Category Change-Workshop = Complete
15970	0	INDUS	Sterlingweg	1 638 m²	2 770 000	Note :- Section 78(1)(d) Value increased-Unit 4 = Complete
15998	0	VAC	Uitspanstraat	1.0389 Ha	5 169 000	Note :- Section 78(1)(c) Subdivided-Erf 16025 afgesny
16025	0	VAC	Howaar str	1 368 m²	1 340 000	Note :- Section 78(1)(c) Subdivided-From REM15998
18183	0	VAC	Velddrifweg	0 m²	0	Note :- Section 78(1)(c) Consolidated-Now Erf 18184
18184	0	INDUS	Velddrifweg 40	2 827 m²	5 628 000	Note :- Section 78(1)(c) Consolidated-Erwe 2914+18183
18265	0	VAC	New Groenkloof Development	2.0391 Ha	2 070 000	Note :- Section 78(1)(c) Subdivided-Erwe afgesny
18267	0	VAC	New Groenkloof Development	630 m²	550 000	Note :- Section 78(1)(c) Subdivided-From REM18265
18269	0	VAC	New Groenkloof Development	685 m²	573 000	Note :- Section 78(1)(c) Subdivided-From REM18265
18271	0	VAC	New Groenkloof Development	630 m²	550 000	Note :- Section 78(1)(c) Subdivided-From REM18265
18272	0	VAC	New Groenkloof Development	630 m²	550 000	Note :- Section 78(1)(c) Subdivided-From REM18265
18274	0	VAC	New Groenkloof Development	667 m²	566 000	Note :- Section 78(1)(c) Subdivided-From REM18265
18275	0	VAC	New Groenkloof Development	602 m²	538 000	Note :- Section 78(1)(c) Subdivided-From REM18265
18288	0	VAC	New Groenkloof Development	677 m²	569 000	Note :- Section 78(1)(c) Subdivided-From REM18265
18541	0	BUSCOM	Abattoirstraat 2	5 100 m²	8 693 000	Note :- Section 78(1)(c) Consolidated-Erwe 8991,8992,8993
Vredenburg Totals :- (24 proper sites, 0 multipurpose, 0 site apportionments and 0 dummy records)				8.7666 Ha	R 44 283 000	

Totals per Category for Vredenburg

Category	Sites	Extent	Previous extent	Current Value	Previous value
INDUS	4	5 203 m²	5 203 m²	11 370 000	11 370 000
RESDEV	1	1 224 m²	1 224 m²	3 105 000	3 105 000
VAC	13	5.9079 Ha	5.9079 Ha	12 925 000	12 925 000
BUSCOM	6	2.2160 Ha	2.2160 Ha	16 883 000	16 883 000
Totals	24	8.7666 Ha	8.7666 Ha	R 44 283 000	R 44 283 000

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