

George Municipality

Supplementary Valuation Roll (SV02)

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 (SV02) 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 **04 November 2024**.

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

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	00000177	00000	00000	0000	SCHRODER KLAUS	RESIDENTIAL PROPERTIES	ROOIKRANSIE STREET 6	0.0671	3 810 000	GUESTHOUSE CLOSED	2023-07-01	SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED
HEROLDS BAY	HEROLDS BAY	00000278	00000	00000	0000	P D T DEVELOPMENT PTY LTD	RESIDENTIAL PROPERTIES	SLAAPPEK STREET -	0.0715	1 950 000	OCCUPATION NEW DWELLING	2024-04-19	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	00000339	00000	00000	0000	ROOYEN MARGARET VAN	RESIDENTIAL PROPERTIES	VOELKLIP STREET -	0.0692	2 600 000	OCCUPATION NEW DWELLING	2024-02-15	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	00000462	00000	00000	0000	MONATE OORD HUISEIENAARSVERENIGING	RESIDENTIAL VACANT	MONATE RESORT -	8.4386	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	00000479	00000	00000	0000	EAS PORK C C	RESIDENTIAL PROPERTIES	MONATE RESORT -	0.0684	6 620 000	OCCUPATION - NEW DWELLING	2024-03-20	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	00000489	00000	00000	0000	MONATE OORD HUISEIENAARSVERENIGING	PUBLIC SERVICE INFRASTRUCTURE PROPERTIES	MONATE RESORT -	1.4361	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	00000491	00000	00000	0000	MONATE OORD HUISEIENAARSVERENIGING	RESIDENTIAL VACANT	MONATE RESORT -	2.7037	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	00000512	00000	00000	0000	STADEN ALBERTUS JOHANNES VAN	RESIDENTIAL PROPERTIES	MONATE RESORT -	0.0857	7 440 000	OCCUPATION - NEW DWELLING	2024-03-14	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	HEROLDS BAY	00000927	00000	00000	0000	TAURUS TRUST	BUSINESS AND COMMERCIAL PROPERTIES	GERICKES HOEK -	0.0388	16 970 000	REVALUED - ACCOMMODATION 6 ROOMS	2023-07-01	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00000959	00000	00000	0000	LOUW PIETER NICO	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.1251	7 010 000	-	2024-03-26	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00000970	00000	00000	0000	PLESSIS MARINETTE DU	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0855	4 690 000	OCCUPATION NEW DWELLING	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	OUBAAI GOLF ESTATE	00001000	00000	00000	0000	RAPID PROP GROUP S A PTY LTD	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.1567	8 600 000	OCCUPATION NEW DWELLING	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	OUBAAI GOLF ESTATE	00001071	00000	00000	0000	ZELPY 2785 PTY LTD	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.1036	5 960 000	OCCUPATION NEW DWELLING	2024-06-11	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	00001084	00000	00000	0000	RAPPARD FRIEDRICH WILHELM	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0929	4 510 000	OCCUPATION NEW DWELLING	2023-12-01	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	00001106	00000	00000	0000	TOMANDA PROP PTY LTD	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0631	5 440 000	NO LONGER USED AS GUEST HOUSE	2023-07-01	SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED
HEROLDS BAY	OUBAAI GOLF ESTATE	00001111	00000	00000	0000	KLAVER JULIE	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0865	6 770 000	OCCUPATION NEW DWELLING	2024-06-19	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	00001119	00000	00000	0000	SCHOEMAN STEPHANUS HERMANUS	RESIDENTIAL PROPERTIES	FARMS -	0.1427	9 430 000	OCCUPATION NEW DWELLING	2024-06-11	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	00001185	00000	00000	0000	PLESSIS HENDRIK CHRISTOFFEL DU	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.1159	5 850 000	OCCUPATION NEW DWELLING	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	OUBAAI GOLF ESTATE	00001195	00000	00000	0000	ZEELIE CHERYL HELEN	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0775	4 110 000	OCCUPATION NEW DWELLING	2024-07-16	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	OUBAAI GOLF ESTATE	00001240	00000	00000	0000	NAGY CSABA KALMAN	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0863	5 390 000	OCCUPATION NEW DWELLING	2024-07-19	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	00001247	00000	00000	0000	LANDMAN TRIO PTY LTD	RESIDENTIAL PROPERTIES	OUBAAI GOLF ESTATE -	0.0763	4 990 000	OCCUPATION NEW DWELLING	2024-07-19	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001413	00000	00000	0000	LUDLOR TRUST	RESIDENTIAL PROPERTIES	BREAKWATER BAY 65	0.2529	8 690 000	REVALUED	2023-07-01	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001428	00000	00000	0000	KATER CANDICE	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2622	12 620 000	OCCUPATION NEW DWELLING	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	-	00001460	00000	00000	0000	MEYBURGH WILLEM	RESIDENTIAL PROPERTIES	SEAVIEW BOULEVARD 33	0.2564	14 800 000	ADDRESS CORRECTED AND VALUE REVIEWED - OCCUPATION NEW DWELLING	2023-11-23	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001470	00000	00000	0000	BRUYN MARYNA DE	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2394	10 680 000	OCCUPATION NEW DWELLING	2024-06-21	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001483	00000	00000	0000	NISZL INGRID ANNE	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2604	9 610 000	OCCUPATION NEW DWELLING	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	-	00001495	00000	00000	0000	TREHEARN CHRISTOPHER DUNCAN MARK	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2701	8 770 000	OCCUPATION NEW DWELLING	2024-07-16	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001497	00000	00000	0000	PRETORIUS SUSANNA MAGDALENA	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2701	7 670 000	OCCUPATION NEW DWELLING	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	-	00001501	00000	00000	0000	PAYNE RICHARD NOEL	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2881	7 700 000	OCCUPATION NEW DWELLING	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	-	00001511	00000	00000	0000	SATUSA FARMS PTY LTD	RESIDENTIAL PROPERTIES	MYRJON CRESCENT 113	0.2594	7 330 000	OCCUPATION NEW DWELLING	2023-08-07	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001531	00000	00000	0000	SNYMAN JACQUELINE	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2150	9 450 000	OCCUPATION NEW DWELLING	2024-06-03	SECT 78(1)(d) - OF WHICH THE MARKET VALUE HAS SUBSTANTIALLY INCREASED OR DECREASED FOR ANY REASON AFTER THE LAST GENERAL VALUATION
HEROLDS BAY	-	00001545	00000	00000	0000	POPPESSOU BRETT PETER	RESIDENTIAL PROPERTIES	BREAKWATER BAY -	0.2779	9 930 000	OCCUPATION - NEW DWELLING	2024-03-14	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 (SV02) 2023-2027 Summary:

Categories	Property Count	Total Market Value (SV02)
Business And Commercial Properties	1 R	16 970 000
Public Service Infrastructure Properties	1 R	0
Residential Properties	28 R	202 420 000
Residential Vacant	2 R	0
Total Market Value (SV02 - Herolds Bay)	32 R	219 390 000