

George Municipality

Supplementary Valuation Roll (SV02)

2023 - 2027

Volume 1: Uniondale

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 | | | | | | | | |
| UNIONDALE | - | 00000126 | 00000 | 00000 | 0000 | GOVERNMENT OF THE WESTERN CAPE | RESIDENTIAL VACANT | ROBERT STREET - | 0.1071 | 43 000 | - | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000178 | 00000 | 00000 | 0000 | OLD APOSTOLIC CHURCH OF AFRICA | PLACE OF WORSHIP PROPERTY | BERKLEY STREET - | 0.1428 | 50 000 | CHURCH PARKING | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000183 | 00000 | 00000 | 0000 | PARISH OF ST MARY QUEEN OF APOSTLES | RESIDENTIAL VACANT | BERKLEY STREET - | 0.2141 | 64 000 | - | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000242 | 00000 | 00000 | 0000 | ROMAN CATHOLIC CHURCH-OUTDSHOORN | RESIDENTIAL VACANT | CATHCART STREET - | 0.2543 | 76 000 | - | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000309 | 00000 | 00000 | 0000 | HOSPITAL TRUSTEES-UNIONDALE | PUBLIC SERVICE INFRASTRUCTURE PROPERTIES | HOSPITAL STREET - | 0.0595 | 60 000 | STREET AND PARKING | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000310 | 00000 | 00000 | 0000 | HOSPITAL TRUSTEES-UNIONDALE | GOVERNMENT VACANT | BERG STREET - | 0.0595 | 60 000 | CHANGED EFFECTIVE DATE - GOVERNMENT VACANT AS PER NEW RATES POLICY | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000322 | 00000 | 00000 | 0000 | UNIONDALE HOSPITAAL KOMITEE | GOVERNMENT VACANT | BERG STREET - | 0.0595 | 30 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000339 | 00000 | 00000 | 0000 | NED GER KERK-UNIONDALE | PUBLIC SERVICE INFRASTRUCTURE PROPERTIES | UNKNOWN - | 0.0252 | 5 000 | - | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000389 | 00000 | 00000 | 0000 | CHURCH OF THE PROVINCE OF SOUTHERN AFRICA-CAPE TOWN | PLACE OF WORSHIP PROPERTY | VOORTREKKER STREET - | 0.1178 | 37 000 | CEMETERY | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000392 | 00000 | 00000 | 0000 | CHURCH OF THE PROVINCE OF SOUTHERN AFRICA-CAPE TOWN | PLACE OF WORSHIP PROPERTY | HOOD STREET - | 0.1178 | 37 000 | CEMETERY | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000403 | 00000 | 00000 | 0000 | DR HENDRIK PRETORIUS PTY LTD | RESIDENTIAL PROPERTIES | TAYLER STRAAT - | 0.0473 | 416 000 | CATEGORY CHANGED | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000453 | 00000 | 00000 | 0000 | GOVERNMENT OF THE WESTERN CAPE | PUBLIC SERVICE INFRASTRUCTURE IMPERMISSIBLE PROPERTY | VICTORIA STREET - | 1.1420 | 171 000 | OLD SEWERAGE WORKS | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000486 | 00000 | 00000 | 0000 | STEWART GEOFFREY | AGRICULTURAL PROPERTIES | RIETVLEI STREET - | 1.8776 | 225 000 | REVALUED | 2023-07-01 | SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION |
| UNIONDALE | - | 00000487 | 00000 | 00000 | 0000 | STEWART GEOFFREY | AGRICULTURAL PROPERTIES | RIETVLEI STREET - | 0.2381 | 170 000 | AGRI ZONED AND USED FOR AGRIC PURPOSES NOT RESIDENTIAL | 2023-07-01 | SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION |
| UNIONDALE | - | 00000497 | 00000 | 00000 | 0000 | MEYER DANIEL ANDRIES | RESIDENTIAL PROPERTIES | RIETVLEI STREET - | 0.1404 | 225 000 | CATEGORY CHANGED | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000506 | 00000 | 00000 | 0000 | STEWART GEOFFREY | AGRICULTURAL PROPERTIES | RIETVLEI STREET - | 32.8089 | 246 000 | REVALUED | 2023-07-01 | SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION |
| UNIONDALE | - | 00000507 | 00000 | 00000 | 0000 | STEWART GEOFFREY | AGRICULTURAL PROPERTIES | RIETVLEI STREET - | 32.8094 | 246 000 | REVALUED | 2023-07-01 | SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION |
| UNIONDALE | - | 00000508 | 00000 | 00000 | 0000 | STEWART GEOFFREY | AGRICULTURAL PROPERTIES | RIETVLEI STREET - | 32.8023 | 246 000 | REVALUED | 2023-07-01 | SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION |
| UNIONDALE | - | 00000511 | 00000 | 00000 | 0000 | STEWART GEOFFREY | AGRICULTURAL PROPERTIES | RIETVLEI STREET - | 33.0407 | 247 000 | REVALUED | 2023-07-01 | SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION |
| UNIONDALE | - | 00000539 | 00000 | 00000 | 0000 | REPUBLIEK VAN SUID-AFRIKA | GOVERNMENT VACANT | VAN RIEBEECK STREET - | 0.1782 | 62 000 | CHANGED EFFECTIVE DATE - GOVERNMENT VACANT AS PER NEW RATES POLICY | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000540 | 00000 | 00000 | 0000 | NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA | GOVERNMENT VACANT | VAN RIEBEECK STREET - | 0.0002 | 65 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000541 | 00000 | 00000 | 0000 | REPUBLIEK VAN SUID-AFRIKA | GOVERNMENT VACANT | VAN RIEBEECK STREET - | 0.1493 | 60 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000542 | 00000 | 00000 | 0000 | REPUBLIEK VAN SUID-AFRIKA | GOVERNMENT VACANT | VAN RIEBEECK STREET - | 0.1476 | 59 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000543 | 00000 | 00000 | 0000 | REPUBLIEK VAN SUID-AFRIKA | GOVERNMENT VACANT | VAN RIEBEECK STREET - | 0.1412 | 56 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000609 | 00000 | 00000 | 0000 | OORGANGSRAAD-UNIONDALE | MUNICIPAL VACANT | HOOD STREET - | 0.0714 | 29 000 | MUNICIPAL OWNED | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000610 | 00000 | 00000 | 0000 | OORGANGSRAAD-UNIONDALE | MUNICIPAL VACANT | HOOD STREET - | 0.0714 | 29 000 | MUNICIPAL OWNED | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000611 | 00000 | 00000 | 0000 | OORGANGSRAAD-UNIONDALE | MUNICIPAL VACANT | HOOD STREET - | 0.0714 | 29 000 | MUNICIPAL OWNED | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000615 | 00000 | 00000 | 0000 | OORGANGSRAAD-UNIONDALE | MUNICIPAL VACANT | HOOD STREET - | 0.0714 | 29 000 | MUNICIPAL OWNED | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000616 | 00000 | 00000 | 0000 | PROVINCE OF THE WESTERN CAPE | GOVERNMENT VACANT | UNKNOWN - | 0.0714 | 32 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000617 | 00000 | 00000 | 0000 | PROVINCE OF THE WESTERN CAPE | GOVERNMENT VACANT | UNKNOWN - | 0.0714 | 32 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000618 | 00000 | 00000 | 0000 | PROVINCE OF THE WESTERN CAPE | GOVERNMENT VACANT | UNKNOWN - | 0.0714 | 32 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000619 | 00000 | 00000 | 0000 | PROVINCE OF THE WESTERN CAPE | GOVERNMENT VACANT | UNKNOWN - | 0.0714 | 32 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000620 | 00000 | 00000 | 0000 | PROVINCE OF THE WESTERN CAPE | GOVERNMENT VACANT | UNKNOWN - | 0.0714 | 32 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000621 | 00000 | 00000 | 0000 | PROVINCE OF THE WESTERN CAPE | GOVERNMENT VACANT | UNKNOWN - | 0.0714 | 32 000 | CHANGED EFFECTIVE DATE | 2024-06-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000622 | 00000 | 00000 | 0000 | OORGANGSRAAD-UNIONDALE | MUNICIPAL VACANT | HOOD STREET - | 0.0821 | 33 000 | MUNICIPAL OWNED | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000623 | 00000 | 00000 | 0000 | OORGANGSRAAD-UNIONDALE | MUNICIPAL VACANT | SCHOEMAN STREET - | 0.0833 | 33 000 | MUNICIPAL OWNED ZONED AS OPEN SPACE | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00000781 | 00000 | 00000 | 0000 | CHRISTEN GEMEENTE-UNIONDALE | PLACE OF WORSHIP PROPERTY | WEHMEYER STREET - | 0.2021 | 71 000 | CHURCH OR HOUSE UNDER CONSTRUCTION | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00001021 | 00000 | 00000 | 0000 | DIV-AFD KLEIN KAROO LANGKLOOF | PUBLIC SERVICE INFRASTRUCTURE PROPERTIES | SCHOEMAN STREET - | 0.0141 | 7 000 | MINI SUB | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00001287 | 00000 | 00000 | 0000 | KETSON JANE | RESIDENTIAL PROPERTIES | DE KELLA SIRKEL - | 0.0352 | 57 000 | CATEGORY CHANGE | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00001611 | 00000 | 00000 | 0000 | PLAATJIES MIETA | RESIDENTIAL PROPERTIES | UNIONDALE - | 0.0514 | 36 000 | - | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |

| 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 | | | | | | | | |
| UNIONDALE | - | 00001760 | 00000 | 00000 | 0000 | - | CROSS REFERENCE | UNIONDALE 1760 | 0.0000 | 0 | NOT REGISTERED IN DEEDS OFFICE | 2023-07-01 | SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION |
| UNIONDALE | - | 00001762 | 00000 | 00000 | 0000 | AARDT ABRAHAM VAN | PROPERTIES USED FOR MULTIPLE PURPOSES | LANG STREET - | 0.0636 | 0 | SPLIT MULTI FOR HOUSE AND SHOP | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00001762 | 00000 | 00000 | M001 | AARDT ABRAHAM VAN | RESIDENTIAL PROPERTIES | LANG STREET - | 0.0318 | 520 000 | - | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |
| UNIONDALE | - | 00001762 | 00000 | 00000 | M002 | AARDT ABRAHAM VAN | BUSINESS AND COMMERCIAL PROPERTIES | LANG STREET - | 0.0318 | 520 000 | - | 2023-07-01 | SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED |

Supplementary Valuation Roll (SV02) 2023-2027 Summary:

| Categories | Property Count | Total Market Value (SV02) |
|--|----------------|---------------------------|
| Agricultural Properties | 6 R | 1 380 000 |
| Business And Commercial Properties | 1 R | 520 000 |
| Cross Reference | 1 R | 0 |
| Government Vacant | 13 R | 584 000 |
| Municipal Vacant | 6 R | 182 000 |
| Place Of Worship Property | 4 R | 195 000 |
| Properties Used for Multiple Purposes | 1 R | 0 |
| Public Service Infrastructure Impermissible Property | 1 R | 171 000 |
| Public Service Infrastructure Properties | 3 R | 72 000 |
| Residential Properties | 5 R | 1 254 000 |
| Residential Vacant | 3 R | 183 000 |
| Total Market Value (SV02 - Uniondale) | 44 R | 4 541 000 |