

# **Setsoto Local Municipality**

*Supplementary Valuation Roll (SV01)*

*2023 - 2028*

*Volume 1 : Set 1*



# Certification by Municipal Valuer

*(Section 34 (c) of Act 6 of 2004)*

I, **Reinier van Niekerk** 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 (SV01) for the period 1 July 2023 to 30 June 2028** for the Setsoto Local 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 **28 March 2024**.

Professional Registration Number with the South African Council for the Property Valuers Profession: **4541**

Category of Professional Registration: **Professional Valuer**.

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Signature of Municipal Valuer

## Categories determined in terms of Section 8 of the Act:

BUSINESS AND COMMERCIAL PROPERTIES

MUNICIPAL PROPERTIES USED FOR MUNICIPAL AND PUBLIC PURPOSES

RESIDENTIAL PROPERTIES

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**SETSOTO LOCAL MUNICIPALITY**  
(SV01) Supplementary Valuation roll for the period 01 July 2023 - 30 June 2028



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	Section 78 Reason
Town Allotment	Suburb	Erf Nr	Portion	Unit	Section							
SENEKAL	SENEKAL	00000302	00001	00001	0000	-	BUSINESS AND COMMERCIAL PROPERTIES	SS HA-RONA UNIT 1	0.0071	1,600,000	-	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION
SENEKAL	SENEKAL	00000302	00001	00002	0000	-	BUSINESS AND COMMERCIAL PROPERTIES	SS HA-RONA UNIT 2	0.0071	800,000	-	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION
SENEKAL	SENEKAL	00000302	00001	00003	0000	-	BUSINESS AND COMMERCIAL PROPERTIES	SS HA-RONA UNIT 3	0.0095	800,000	-	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION
SENEKAL	DE RUST	00000476	00003	00000	0000	-	RESIDENTIAL PROPERTIES	VAN DEVENTER STREET 9	0.2848	180,000	-	SECT 78(1)(c) - SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION
SENEKAL	DE RUST	00000544	00000	00000	0000	-	RESIDENTIAL PROPERTIES	VAN COLLER STREET 3	0.4461	1,500,000	-	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION
SENEKAL	DE RUST	00000608	00001	00000	0000	-	MUNICIPAL PROPERTIES USED FOR MUNICIPAL AND PUBLIC PURPOSES	FOREMAN STREET 0	0.4756	70,000	-	SECT 78(1)(a) - INCORRECTLY OMITTED FROM THE VALUATION ROLL
FICKSBURG	FICKSBURG	00000444	00000	00000	0000	-	RESIDENTIAL PROPERTIES	IMPERANI STREET 11	0.1554	1,560,000	-	SECT 78(1)(g) - OF WHICH THE CATEGORY HAS CHANGED
FICKSBURG	FICKSBURG	00000478	00007	00000	0000	-	RESIDENTIAL PROPERTIES	LANG STREET 0	0.3258	1,500,000	-	SECT 78(1)(c) - SUBDIVIDED OR CONSOLIDATED AFTER THE LAST GENERAL VALUATION
FICKSBURG	FICKSBURG	00000638	00000	00000	0000	-	BUSINESS AND COMMERCIAL PROPERTIES	- -	0.5698	5,300,000	IMPERANI VIEW GUEST HOUSE	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION
CLOCOLAN	CLOCOLAN	00000374	00000	00000	0000	-	RESIDENTIAL PROPERTIES	- -	0.2974	620,000	-	SECT 78(1)(e) - SUBSTANTIALLY INCORRECTLY VALUED DURING THE LAST GENERAL VALUATION