



**Prince Albert Municipality
Valuation Roll
2017 / 2022
Set 1: Volume 4
(Welgemoed)**

Certification by Municipal Valuer

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

I, **Tinus Nel** with identity number 550129 5112 082 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 **General Valuation Roll for the period 1 July 2017 to 30 June 2022** for the Prince Albert 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 **27 February 2017**.

Professional Registration Number with the South African Council for the Property Valuers Profession : **2046/2**
Category of Professional Registration : **Professional Valuer**.

A handwritten signature in black ink, appearing to read 'Tinus Nel', is written over a horizontal line.

Signature of Municipal Valuer

Company: DDP Values (Pty) Ltd | Reg No 2003/007650/07 | VAT No 4660270564

Directors: J.S. Xulu (Chairman) | T. Geyser (CEO) | T. Nel (MD) | J. Voges | N. Banda | M.J. De Beer | V. Riba

Office: Menlyn Square Office Park | North West Suite | 1st Floor | East Block | 134 Aramist Avenue | Menlyn | Pretoria 0181

PO Box 40408 | Moreleta Park 0044 | Tel: 0800 060 200 | E-mail: info@ddp.co.za



PRINCE ALBERT MUNICIPALITY

Valuation roll for the period 1 July 2017 - 30 June 2022



| 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 |
|---|-----------|----------|---------|------|--|--|----------------------------------|-----------------------------|------------------------------|---------|
| TOWN ALLOTMENT | SUBURB | ERFNR | PORTION | UNIT | | | | | | |
| WELGEMOED | WELGEMOED | 00000201 | 00000 | 0000 | BOTES & BOTES C C | RESIDENTIAL | 201 / 0 NEXT TO N1 | 0.3403 | 30,000 | - |
| WELGEMOED | WELGEMOED | 00000210 | 00000 | 0000 | BOTES & BOTES C C | RESIDENTIAL | 210 / 0 NEXT TO N1 | 0.5625 | 40,000 | - |
| WELGEMOED | WELGEMOED | 00000213 | 00000 | 0000 | BOTES & BOTES C C | RESIDENTIAL | 213 / 0 NEXT TO N1 | 0.2044 | 150,000 | - |
| WELGEMOED | WELGEMOED | 00000216 | 00000 | 0000 | BOTES & BOTES C C | RESIDENTIAL | 216 / 0 NEXT TO N1 | 0.1908 | 20,000 | - |
| WELGEMOED | WELGEMOED | 00000221 | 00000 | 0000 | ESTERHUIZEN JOSEPH STEPHANUS / ESTERHUIZEN FRANCOIS NICOLAAS | BUSINESS | 221 / 0 WELGEMOED | 0.2416 | 260,000 | - |
| WELGEMOED | WELGEMOED | 00000222 | 00000 | 0000 | OLIVER GERT WILLEM PETRUS | RESIDENTIAL | 222 / 0 WELGEMOED | 0.0714 | 10,000 | - |
| WELGEMOED | WELGEMOED | 00000223 | 00000 | 0000 | COETZEE GERALD MAXWELL | RESIDENTIAL | 223 / 0 WELGEMOED | 0.3269 | 30,000 | - |
| WELGEMOED | WELGEMOED | 00000224 | 00000 | 0000 | SMIT MORNAY WICKUS | RESIDENTIAL | 224 / 0 WELGEMOED | 0.3436 | 30,000 | - |
| WELGEMOED | WELGEMOED | 00000225 | 00000 | 0000 | FRASERBURGWEG WYKSRAAD VAN DIE NASIONALE PARTY VAN KAAPLAND | BUSINESS | 225 / 0 WELGEMOED | 0.1695 | 400,000 | - |
| WELGEMOED | WELGEMOED | 00000232 | 00000 | 0000 | JONKER PETRUS GERHARDUS | RESIDENTIAL | 232 / 0 WELGEMOED | 0.0929 | 15,000 | - |
| WELGEMOED | WELGEMOED | 00000233 | 00000 | 0000 | HUGO SAREL PETRUS / HUGO MARIA | RESIDENTIAL | 233 / 0 WELGEMOED | 0.3628 | 30,000 | - |
| WELGEMOED | WELGEMOED | 00000234 | 00000 | 0000 | GOUWS CHARLES LOUIS | RESIDENTIAL | 234 / 0 WELGEMOED | 0.0929 | 15,000 | - |
| WELGEMOED | WELGEMOED | 00000240 | 00000 | 0000 | BOTES PIETER | RESIDENTIAL | 240 / 0 WELGEMOED | 0.3532 | 210,000 | - |
| WELGEMOED | WELGEMOED | 00000241 | 00000 | 0000 | FRANK MELVYN ISIDORE / PEREL RENE SYLVIA | RESIDENTIAL | 241 / 0 WELGEMOED | 0.2694 | 20,000 | - |
| WELGEMOED | WELGEMOED | 00000244 | 00000 | 0000 | ESTERHUIZEN FRANCOIS NICOLAAS | RESIDENTIAL | 244 / 0 WELGEMOED | 0.1859 | 215,000 | - |
| WELGEMOED | WELGEMOED | 00000245 | 00000 | 0000 | ESTERHUIZEN FRANCOIS NICOLAAS | RESIDENTIAL | 245 / 0 WELGEMOED | 0.0837 | 15,000 | - |
| WELGEMOED | WELGEMOED | 00000264 | 00000 | 0000 | NED GER KERK-LEEUE GAMKA | RESIDENTIAL | 264 / 0 WELGEMOED | 0.5819 | 40,000 | - |
| WELGEMOED | WELGEMOED | 00000271 | 00000 | 0000 | GOUWS THOMAS STEPHANUS JOHANNES / GOUWS DOROTHEA | RESIDENTIAL | 271 / 0 WELGEMOED | 0.1907 | 20,000 | - |
| WELGEMOED | WELGEMOED | 00000272 | 00000 | 0000 | KOORTS MARTHINUS JOHANNES / KOORTS ANNA | RESIDENTIAL | 272 / 0 WELGEMOED | 0.0959 | 40,000 | - |
| WELGEMOED | WELGEMOED | 00000273 | 00000 | 0000 | KOORTS ANNA / POOL NICOLAAS ALBERTUS PETRUS | RESIDENTIAL | 273 / 0 WELGEMOED | 0.2008 | 20,000 | - |
| WELGEMOED | WELGEMOED | 00000274 | 00000 | 0000 | KOORTS MARTHINUS JOHANNES / KOORTS ANNA | RESIDENTIAL | 274 / 0 WELGEMOED | 0.0959 | 15,000 | - |
| WELGEMOED | WELGEMOED | 00000275 | 00000 | 0000 | SWANEPOEL JURIE WYNAND FOURIE | RESIDENTIAL | 275 / 0 WELGEMOED | 0.1907 | 20,000 | - |
| WELGEMOED | WELGEMOED | 00000280 | 00000 | 0000 | FRANK MELVYN ISIDORE / PEREL RENE SYLVIA | RESIDENTIAL | 280 / 0 WELGEMOED | 0.1859 | 20,000 | - |
| WELGEMOED | WELGEMOED | 00000281 | 00000 | 0000 | KUMQUAT PTY LTD | RESIDENTIAL | 281 / 0 WELGEMOED | 0.5204 | 30,000 | - |
| WELGEMOED | WELGEMOED | 00000282 | 00000 | 0000 | KUMQUAT PTY LTD | BUSINESS | 282 / 0 WELGEMOED | 0.3628 | 80,000 | - |
| WELGEMOED | WELGEMOED | 00000301 | 00000 | 0000 | WESTHUIZEN PIETER DANIEL VAN DER / COETZEE NIELENE | RESIDENTIAL | 301 / 0 WELGEMOED | 1.8630 | 40,000 | - |
| WELGEMOED | WELGEMOED | 00000305 | 00000 | 0000 | BADENHORST CHRISSIE THERESIA | RESIDENTIAL | 305 / 0 WELGEMOED | 0.0757 | 10,000 | - |
| WELGEMOED | WELGEMOED | 00000306 | 00000 | 0000 | BARNARD CHRISTIAAN JOHANNES | RESIDENTIAL | 306 / 0 WELGEMOED | 0.0892 | 160,000 | - |
| WELGEMOED | WELGEMOED | 00000307 | 00000 | 0000 | BARNARD CHRISTIAAN JOHANNES | RESIDENTIAL | 307 / 0 WELGEMOED | 0.1938 | 130,000 | - |
| WELGEMOED | WELGEMOED | 00000308 | 00000 | 0000 | HATTINGH ENGELA MAGDALENA | RESIDENTIAL | 308 / 0 WELGEMOED | 0.1938 | 86,000 | - |
| WELGEMOED | WELGEMOED | 00000309 | 00000 | 0000 | BARNARD CHRISTIAAN JOHANNES | BUSINESS | 309 / 0 WELGEMOED | 0.0892 | 110,000 | - |
| WELGEMOED | WELGEMOED | 00000310 | 00000 | 0000 | BADENHORST DAVID ANDREW | RESIDENTIAL | 310 / 0 WELGEMOED | 0.1256 | 15,000 | - |
| WELGEMOED | WELGEMOED | 00000311 | 00000 | 0000 | BADENHORST SOPHIA MARIA | RESIDENTIAL | 311 / 0 WELGEMOED | 0.0991 | 15,000 | - |
| WELGEMOED | WELGEMOED | 00000312 | 00000 | 0000 | BADENHORST DAVID ANDREW | RESIDENTIAL | 312 / 0 WELGEMOED | 0.0991 | 110,000 | - |
| WELGEMOED | WELGEMOED | 00000313 | 00000 | 0000 | BADENHORST DAVID ANDREW / BADENHORST CHRISSIE THERESIA | RESIDENTIAL | 313 / 0 WELGEMOED | 0.4868 | 100,000 | - |
| WELGEMOED | WELGEMOED | 00000314 | 00000 | 0000 | MULLER AREND LUDOLF | RESIDENTIAL | 314 / 0 WELGEMOED | 0.2452 | 60,000 | - |

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| TOWN ALLOTMENT | SUBURB | ERFNR | PORTION | UNIT | | | | | | |
| WELGEMOED | WELGEMOED | 00000315 | 00000 | 0000 | SOLOMON JOSEF / SOLOMON RAGEL | RESIDENTIAL | 315 / 0 WELGEMOED | 0.0827 | 100,000 | - |
| WELGEMOED | WELGEMOED | 00000316 | 00000 | 0000 | ROBERTS WILLEM / ROBERTS SIENA | RESIDENTIAL | 316 / 0 WELGEMOED | 0.3579 | 60,000 | - |
| WELGEMOED | WELGEMOED | 00000317 | 00000 | 0000 | SWANEPOEL JULIE WYNAND FOURIE | RESIDENTIAL | 317 / 0 WELGEMOED | 0.3965 | 30,000 | - |
| WELGEMOED | WELGEMOED | 00000318 | 00000 | 0000 | DEELMAN JAN / DEELMAN ANNA MARIE | RESIDENTIAL | 318 / 0 WELGEMOED | 0.1476 | 20,000 | - |
| WELGEMOED | WELGEMOED | 00000321 | 00000 | 0000 | SCHEUN NORMAN | BUSINESS | 321 / 0 WELGEMOED | 0.4049 | 440,000 | - |
| WELGEMOED | WELGEMOED | 00000322 | 00000 | 0000 | SCHEUN NORMAN | RESIDENTIAL | 322 / 0 WELGEMOED | 0.1983 | 20,000 | - |
| WELGEMOED | WELGEMOED | 00000323 | 00000 | 0000 | FOURIE MICHEL JACOBUS | RESIDENTIAL | 323 / 0 WELGEMOED | 0.1834 | 130,000 | - |
| WELGEMOED | WELGEMOED | 00000324 | 00000 | 0000 | BRITS WILHELMINA MAGDALENA | RESIDENTIAL | 324 / 0 WELGEMOED | 0.9398 | 200,000 | - |
| WELGEMOED | WELGEMOED | 00000325 | 00000 | 0000 | BOTES PIETER | RESIDENTIAL | 325 / 0 WELGEMOED | 3.8151 | 260,000 | - |
| WELGEMOED | WELGEMOED | 00000326 | 00000 | 0000 | BOTES FRANS STEFANUS | RESIDENTIAL | 326 / 0 WELGEMOED | 2.2064 | 195,000 | - |
| WELGEMOED | WELGEMOED | 00000327 | 00000 | 0000 | NED GER KERK-LEEU GAMKA | CHURCH | 327 / 0 WELGEMOED | 0.2742 | 1,000 | - |
| WELGEMOED | WELGEMOED | 00000328 | 00000 | 0000 | DAKLOOS PROP PTY LTD | RESIDENTIAL | 328 / 0 WELGEMOED | 0.3519 | 30,000 | - |
| WELGEMOED | WELGEMOED | 00000329 | 00000 | 0000 | SCHEUN NORMAN | RESIDENTIAL | 329 / 0 WELGEMOED | 1.8002 | 40,000 | - |
| WELGEMOED | WELGEMOED | 00000333 | 00000 | 0000 | SHELL SOUTH AFRICA MARKETING PTY LTD | BUSINESS | 333 / 0 WELGEMOED | 1.2290 | 5,000,000 | - |