



evaluations
Capitalising Property Intelligence

Merafong City Local Municipality

General Valuation 2019

EFFECTIVE DATE OF VALUATION ROLL:
01 JULY 2019

SUPPLEMENTARY VALUATION ROLL 1 FULL TITLE FARMS PROPERTIES

1 JULY 2019 – 30 JUNE 2024

www.merafong.gov.za

DATE OF VALUATION: 01 OCTOBER 2018



MERAFONG MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1

PERIOD OF VALUATION: 01 JULY 2019 - 30 JUNE 2024

Cluster: MERAFONG MUNICIPALITY

PAGE NUMBER 1

Farm:

Registered Full Title Properties

Account Number	Property Description	Physical Address	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
E02000561004800 000	PORTION 48 OF THE FARM ELANDSFONTEIN NO. 561-IQ		F F C PRODUCTS CC	694,805	Agricultural	R 1,580,000	

MERAFONG MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1

PERIOD OF VALUATION: 01 JULY 2019 - 30 JUNE 2024

Cluster: MERAFONG MUNICIPALITY

Farm: BLYVOORUITZICHT

Registered Full Title Properties

Account Number	Property Description	Physical Address	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
B000001160012000 00	PTN 12 OF THE FARM BLYVOORUITZICHT NO. 116-IQ		EEDEN ANNA CECILIA VAN	1,670,266	Agricultural	R 1,170,000	

MERAFONG MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1

PERIOD OF VALUATION: 01 JULY 2019 - 30 JUNE 2024

Cluster: MERAFONG MUNICIPALITY

Farm: DEELKRAAL

Registered Full Title Properties

Account Number	Property Description	Physical Address	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
D01000142006200 000	PTN 62 OF THE FARM DEELKRAAL NO. 142-IQ		MORGAN CREEK PROP 346 PTY LTD	2,905,086	Agricultural	R 2,470,000	

MERAFONG MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1

PERIOD OF VALUATION: 01 JULY 2019 - 30 JUNE 2024

Cluster: MERAFONG MUNICIPALITY

Farm: KAALPLAATS

Registered Full Title Properties

Account Number	Property Description	Physical Address	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
K03000394005700 000	PTN 57 OF THE FARM KAALPLAATS NO. 394-IQ		SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	4,347	Public Service Infrastructure	R 0	

MERAFONG MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1

PERIOD OF VALUATION: 01 JULY 2019 - 30 JUNE 2024

Cluster: MERAFONG MUNICIPALITY

Farm: KRAALKOP

PAGE NUMBER 5

Registered Full Title Properties

Account Number	Property Description	Physical Address	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
K04000147006600 000	PTN 66 OF THE FARM KRAALKOP NO. 147-IQ		KRAALKOP 147 GEDEELTE 40 PTY LTD	35,139	Agricultural	R 88,000	
K04000147008600 000	PTN 86 OF THE FARM KRAALKOP NO. 147-IQ		JIDMAC INDUSTRIAL PTY LTD;	29,361	Agricultural	R 73,000	

MERAFONG MUNICIPALITY - SUPPLEMENTARY VALUATION ROLL 1

PERIOD OF VALUATION: 01 JULY 2019 - 30 JUNE 2024

Cluster: MERAFONG MUNICIPALITY

Farm: WELVERDIEND

Registered Full Title Properties

Account Number	Property Description	Physical Address	Owner Name	Extent (Sqm)	Rating Category	Market Value	Any Other Prescribed Particulars
00000000	PTN 23 OF THE FARM WELVERDIEND No. 97-IQ	97 WELVERDIEND	FAR WEST RAND DOLOMITIC WATER ASSOC	1,263,298	Agricultural	R 640,000	
500097061000003	PTN 61 OF THE FARM WELVERDIEND No. 97-IQ	61 WELVERDIEND 97 IQ FARM	FAR WEST RAND DOLOMITIC WATER ASSOC	3,744,019	Agricultural	R 2,600,000	

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**CERTIFICATION BY MUNICIPAL VALUER AS
CONTEMPLATED IN SECTION 34 (c) OF THE ACT**

I, **Shaun Bester**, Identity Number **720901 5082 084**, do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), as amended, 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 the Merafong 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.

No	PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
1	Sectional Title Properties	2	R980,000
2	PSI	0	R0
3	Full Title Properties	1,390	R210,219,000
	Total	1,392	R211,199,000

Certified at Johannesburg this 30th day of April 2020

Professional Registration Number with the South African Council for the Property Valuers Profession: 3839/9

Category of Professional Registration: Professional Associated Valuer



Signature of Municipal Valuer