

# **Phokwane Local Municipality**

*General Valuation Roll (Sectional Title)*

*2020 / 2025*

*Set 1: Volume 2*



## Certification by Municipal Valuer (Section 34 (c) of Act 6 of 2004)

I, **Reinier van Niekerk** with identity number 770112 5102 08 3 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 2020 to 30 June 2025** for the Phokwane 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 **Bloemfontein** on **30 March 2020**.

Professional Registration Number with the South African Council for the Property Valuers Profession: **4541**  
Category of Professional Registration: **Professional Valuer**.

A handwritten signature in black ink, appearing to be 'Reinier van Niekerk', written over a horizontal line.

Signature of Municipal Valuer



# PHOKWANE LOCAL MUNICIPALITY

General Valuation roll for the period 1 July 20120 - 30 June 2025



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	Sectional Title Scheme	Erf Nr	Portion	Section	Unit						
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0000	BODY CORPORATE - SS KORHAANPARK	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0000	0.7538	1,000	SS KORHAANPARK BODY CORPORATE (UNIT 1 - 26)
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0001	LOCK ELIZABETH SOPHIA	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0001	0.0087	630,000	SS KORHAANPARK UNIT 1
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0002	ENAL EIENDOMME CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0002	0.0087	630,000	SS KORHAANPARK UNIT 2
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0003	KIBOWA KATO JACOB	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0003	0.0099	690,000	SS KORHAANPARK UNIT 3
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0004	ERASMUS LOUWRENS DANIEL	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0004	0.0085	620,000	SS KORHAANPARK UNIT 4
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0005	PIETERSE PETRUS JOHANNES	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0005	0.0085	620,000	SS KORHAANPARK UNIT 5
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0006	WILDT VERONICA	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0006	0.0085	620,000	SS KORHAANPARK UNIT 6
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0007	RAMPOLA MAMORAKA MONICA	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0007	0.0085	620,000	SS KORHAANPARK UNIT 7
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0008	GROVE GERT PETRUS / GROVE ANDRIES DANIEL	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0008	0.0085	620,000	SS KORHAANPARK UNIT 8
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0009	BESTER HESTER HELENA	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0009	0.0133	820,000	SS KORHAANPARK UNIT 9
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0010	VITARA TRUST	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0010	0.0133	820,000	SS KORHAANPARK UNIT 10
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0011	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0011	0.0085	620,000	SS KORHAANPARK UNIT 11
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0012	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0012	0.0086	620,000	SS KORHAANPARK UNIT 12
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0013	PIETERSE MERCIA JUNE	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0013	0.0085	620,000	SS KORHAANPARK UNIT 13
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0014	PIETERSE MERCIA JUNE	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0014	0.0087	630,000	SS KORHAANPARK UNIT 14
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0015	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0015	0.0085	620,000	SS KORHAANPARK UNIT 15
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0016	PIETERSE MERCIA JUNE	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0016	0.0032	270,000	SS KORHAANPARK UNIT 16
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0017	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0017	0.0032	270,000	SS KORHAANPARK UNIT 17
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0018	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0018	0.0085	620,000	SS KORHAANPARK UNIT 18
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0019	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0019	0.0098	680,000	SS KORHAANPARK UNIT 19
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0020	PIETERSE PETRUS FRANCOIS	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0020	0.0119	770,000	SS KORHAANPARK UNIT 20
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0021	PIETERSE MERCIA JUNE	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0021	0.0103	700,000	SS KORHAANPARK UNIT 21
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0022	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0022	0.0086	620,000	SS KORHAANPARK UNIT 22
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0023	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0023	0.0085	620,000	SS KORHAANPARK UNIT 23
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0024	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0024	0.0088	630,000	SS KORHAANPARK UNIT 24
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0025	TOIT CHERYL JUNE DU	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0025	0.0092	650,000	SS KORHAANPARK UNIT 25
HARTSWATER	SS KORHAANPARK	00001052	00000	00000	0026	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00000/0026	0.0045	370,000	SS KORHAANPARK UNIT 26
HARTSWATER	SS KORHAANPARK	00001052	00000	00001	0000	LOCK ELIZABETH SOPHIA	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00001/0000	0.0087	630,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00002	0000	ENAL EIENDOMME CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00002/0000	0.0087	630,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00003	0000	KIBOWA KATO JACOB	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00003/0000	0.0099	690,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00004	0000	ERASMUS LOUWRENS DANIEL	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00004/0000	0.0085	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00005	0000	PIETERSE JUNENE	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00005/0000	0.0085	620,000	-



# PHOKWANE LOCAL MUNICIPALITY

General Valuation roll for the period 1 July 20120 - 30 June 2025



Property Valuation Experts

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	Sectional Title Scheme	Erf Nr	Portion	Section	Unit						
HARTSWATER	SS KORHAANPARK	00001052	00000	00006	0000	WILDT VERONICA	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00006/0000	0.0085	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00007	0000	RAMPOLA MAMORAKA MONICA	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00007/0000	0.0085	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00008	0000	GROVE GERT PETRUS / GROVE ANDRIES DANIEL	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00008/0000	0.0085	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00009	0000	BESTER MARTHA MARIA	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00009/0000	0.0133	820,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00010	0000	VITARA TRUST	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00010/0000	0.0133	820,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00011	0000	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00011/0000	0.0085	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00012	0000	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00012/0000	0.0086	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00013	0000	PIETERSE MERCIA JUNE	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00013/0000	0.0085	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00014	0000	PIETERSE MERCIA JUNE	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00014/0000	0.0087	630,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00015	0000	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00015/0000	0.0085	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00016	0000	PIETERSE MERCIA JUNE	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00016/0000	0.0032	270,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00017	0000	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00017/0000	0.0032	270,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00018	0000	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00018/0000	0.0085	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00019	0000	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00019/0000	0.0098	680,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00020	0000	PIETERSE PETRUS FRANCOIS	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00020/0000	0.0119	770,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00021	0000	PIETERSE MERCIA JUNE	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00021/0000	0.0103	700,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00022	0000	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00022/0000	0.0086	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00023	0000	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00023/0000	0.0085	620,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00024	0000	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00024/0000	0.0088	630,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00025	0000	TOIT CHERYL JUNE DU	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00025/0000	0.0092	650,000	-
HARTSWATER	SS KORHAANPARK	00001052	00000	00026	0000	USTICA 1003 CC	RESIDENTIAL PROPERTIES	HARTSWATER C0810001/00001052/00000/00026/0000	0.0045	370,000	-
HARTSWATER	SS EMPETUS	00001656	00000	00000	0000	BODY CORPORATE	BUSINESS AND COMMERCIAL PROPERTIES	HARTSWATER C0810001/00001656/00000/00000/0000	0.1030	1,000	SS EMPETUS BODY CORPORATE (UNIT 1 - 4)
HARTSWATER	SS EMPETUS	00001656	00000	00000	0001	WELGEDAAN EIENDOMME CC	BUSINESS AND COMMERCIAL PROPERTIES	HARTSWATER C0810001/00001656/00000/00000/0001	0.0217	1,470,000	SS EMPETUS UNIT 1
HARTSWATER	SS EMPETUS	00001656	00000	00000	0002	WELGEDAAN EIENDOMME CC	BUSINESS AND COMMERCIAL PROPERTIES	HARTSWATER C0810001/00001656/00000/00000/0002	0.0106	900,000	SS EMPETUS UNIT 2
HARTSWATER	SS EMPETUS	00001656	00000	00000	0003	WELGEDAAN EIENDOMME CC	BUSINESS AND COMMERCIAL PROPERTIES	HARTSWATER C0810001/00001656/00000/00000/0003	0.0103	870,000	SS EMPETUS UNIT 3
HARTSWATER	SS EMPETUS	00001656	00000	00000	0010	WELGEDAAN EIENDOMME CC	BUSINESS AND COMMERCIAL PROPERTIES	HARTSWATER C0810001/00001656/00000/00000/0010	0.0361	2,140,000	SS EMPETUS UNIT 4
HARTSWATER	SS EMPETUS	00001656	00000	00001	0000	WELGEDAAN EIENDOMME CC	BUSINESS AND COMMERCIAL PROPERTIES	HARTSWATER C0810001/00001656/00000/00001/0000	0.0217	1,470,000	-
HARTSWATER	SS EMPETUS	00001656	00000	00002	0000	WELGEDAAN EIENDOMME CC	BUSINESS AND COMMERCIAL PROPERTIES	HARTSWATER C0810001/00001656/00000/00002/0000	0.0106	900,000	-
HARTSWATER	SS EMPETUS	00001656	00000	00003	0000	WELGEDAAN EIENDOMME CC	BUSINESS AND COMMERCIAL PROPERTIES	HARTSWATER C0810001/00001656/00000/00003/0000	0.0103	870,000	-
HARTSWATER	SS EMPETUS	00001656	00000	00010	0000	WELGEDAAN EIENDOMME CC	BUSINESS AND COMMERCIAL PROPERTIES	HARTSWATER C0810001/00001656/00000/00010/0000	0.0361	2,140,000	-