

**BEAUFORT WEST MUNICIPALITY
BEAUFORT-WES MUNISIPALITEIT**

NELSPOORT

**GENERAL VALUATION 2009 - 2013
ALGEMENE WAARDASIE 2009 - 2013**

**DATE OF VALUATION/DATUM VAN WAARDERING
01/07/2008**

Categories References

Short	Description
Res vac	Residential vacant
Res imp	Residential improved
Bus /comm vac	Business vacant
Bus/comm impr	Business improved
Acc Est	Accommodation establishment
Ind vac	Industrial vacant
Ind imp	Industrial improved
Mine	Mine properties
Multi purpose	Multi purpose
Mun vac	Municipal vacant
Mun imp	Municipal improved
Psi	Public service industry
Pub benefit	Public benefit
Rel imp	Religious improved
Rel vac	Religious vacant
State owned	State owned
Learning inst	Learning institutions
POP	Public open place
Inst	Institution
Private road	Private road
Agri vac	Agricultural vacant
Agri imp	Agricultural improved
Agri comm	Agricultural for business or commercial purposes
Agri res	Agricultural for residential purposes
Agri other	Agricultural other
Agri none	Agricultural used for no purpose
Small agri	Smallholding used for agricututal purposes
Small res	Smallholding used for residential purposes
Small ind	Smallholding used for industrial purposes
Small comm	Smallholding used fro business/commercial purposes
Small other	Smallholding other
State serv	State-delivering services i.e. clinics, hospitals, police stations, courts, office excluding schools

Categories References

Short	Description
State district	State broader services i.e. schools & hospitals
State prov/nat	State delivering services i.e. national defence, provincial & national headquarters
Town private	Townships privately owned & serviced
Inform & form	Informal & formal settlements
Communal	Communal land
State trust	State trust land used traditionally, registered ownership, restitution
Prop restitut	Properties acquired through restitution
Prop comunal	Properties subject to Act 28 of 1996
Protected areas	Nature reserves & protected areas, world heritage sites, special protection, catchment areas
National mon	National monuments
Welfare	Welfare
Schools	Public
Schools	Schools independent

Geographical Area : Nelspoort**Nelspoort**

Erf #	Port.	Owner/s	Category	Address	Extent	Value	Other particulars
1		Mun Beaufort West	Mun imp	Dagbreek & Garlic Street	64.5840 Ha	194 000	
2		Mun Beaufort West	Mun vac	Hospitaalstraat	116.1482 Ha	348 500	
5		Provincial Government-Western Cape	State prov/nat	Grimbreeck Street	7.7531 Ha	9 610 000	
6		Mun Beaufort West	Rel imp	Grimbreeck Street	4 892 m ²	522 500	
7		Mun Beaufort West	Mun imp	Grimbreeck Street	1.1356 Ha	481 500	
8		Provincial Government-Western Cape	Res imp	Polisiehuis 2	995 m ²	66 000	
9		Provincial Government-Western Cape	Res imp	Polisiehuis 1	1 009 m ²	66 100	
10		Provincial Government-Western Cape	State prov/nat	Polisie Stasie	1 847 m ²	541 500	
11		Mun Beaufort West	Res imp	Joe Dick Street 20	3 724 m ²	91 300	
12		Mun Beaufort West	Res imp	Joe Dick Street 20	4 420 m ²	101 500	
13		Mun Beaufort West	Res vac	Joe Dick Street 19	2 504 m ²	24 150	
14		Mun Beaufort West	Res imp	Joe Dick Street	2 364 m ²	123 500	
15		Mun Beaufort West	Res vac	Joe Dick Street 1	3 694 m ²	30 300	
16		Mun Beaufort West	Res imp	Loften Street 12	1 943 m ²	87 550	
17		Mun Beaufort West	Res vac	Grimbeeck Street	2 720 m ²	25 300	
18		Mun Beaufort West	Res vac	Middel Street 46	2 639 m ²	24 850	
19		Provincial Government-Western Cape	Res imp	Grimbeeck Street	2 331 m ²	98 250	
20		Mun Beaufort West	Res vac	Grimbeeck Street	1 248 m ²	16 950	
21		Mun Beaufort West	Res imp	Joe Dick Street 8	1 622 m ²	75 000	
22		Mun Beaufort West	Res vac	Grimbeeck Street	803 m ²	13 750	
23		Mun Beaufort West	Res imp	Loften Street 13	1 390 m ²	69 100	
24		Mun Beaufort West	Mun imp	Loften Street	1 689 m ²	292 500	
25		Mun Beaufort West	Mun imp	Joe Dick Street	1.1044 Ha	2 810 000	
26		Mun Beaufort West	Res imp	Bloekomboom Street 9	988 m ²	54 800	
27		Mun Beaufort West	Res imp	Bloekomboom Street 7	661 m ²	59 850	
28		Mun Beaufort West	Res imp	4th Ave 10	540 m ²	52 400	
29		Mun Beaufort West	Res imp	Bloekomboom Street 18	1 264 m ²	61 650	
30		Mun Beaufort West	Res vac	Grimbeeck Street	521 m ²	11 100	

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Erf #	Port.	Owner/s	Category	Address	Extent	Value	Other particulars
31		Mun Beaufort West	Res vac	Grimbeeck Street	432 m ²	10 100	
32		Mun Beaufort West	Res imp	Grimbeeck Street	432 m ²	55 600	
33		Mun Beaufort West	Res vac	Grimbeeck Street	432 m ²	10 100	
34		Mun Beaufort West	Res vac	Grimbeeck Street	432 m ²	10 100	
35		Mun Beaufort West	Res vac	Grimbeeck Street	432 m ²	10 100	
36		Mun Beaufort West	Res vac	Grimbeeck Street	432 m ²	10 100	
37		Mun Beaufort West	Res vac	Grimbeeck Street	432 m ²	10 100	
38		Mun Beaufort West	Res imp	2nd Ave 2	685 m ²	78 800	
39		Mun Beaufort West	Res vac	2nd Ave 3	873 m ²	14 300	
40		Mun Beaufort West	Res imp	Bloekomboom Street 10	1 795 m ²	87 250	
41		Mun Beaufort West	Res vac	Lofent Ave 1	662 m ²	12 500	
42		Mun Beaufort West	Res vac	2nd Ave 5	885 m ²	14 400	
43		Mun Beaufort West	Res imp	Bloekomboom Street 14	1 695 m ²	51 550	
44		Mun Beaufort West	Res vac	1st Ave	516 m ²	11 100	
45		Mun Beaufort West	Res vac	1st Ave	540 m ²	11 300	
46		Mun Beaufort West	Res vac	4th Ave 17	540 m ²	11 300	
47		Mun Beaufort West	Res vac	Bloekomboom Street 14	524 m ²	11 150	
48		Mun Beaufort West	Mun imp	Bo Street	5.0951 Ha	862 000	
49		Mun Beaufort West	Res vac	Grimbeeck Street	1 391 m ²	17 850	
50		Mun Beaufort West	Res vac	Bo Street 7	1 044 m ²	15 550	
51		Mun Beaufort West	Res imp	Bo Street 7	2 353 m ²	77 300	
52		Provincial Government-Western Cape	State prov/nat	Grimbeeck Street	8 271 m ²	91 000	
53		Mun Beaufort West	Res imp	Bo Street 10	1 896 m ²	73 450	
54		Mun Beaufort West	Res imp	Bloekomboom Street 16	1 204 m ²	54 900	
55		Mun Beaufort West	Mun imp	Grimbeeck Street	5 006 m ²	75 100	
56		Mun Beaufort West	Res imp	Bo Street 151	989 m ²	44 550	
57		Mun Beaufort West	Res imp	Bo Street 150	1 002 m ²	45 500	
58		Mun Beaufort West	Res imp	Bo Street 149	841 m ²	44 250	
59		Mun Beaufort West	Res imp	Bo Street 148	811 m ²	44 000	
60		Mun Beaufort West	Res imp	Bo Street 147	911 m ²	44 800	
61		Mun Beaufort West	Res imp	Bo Street 3	1 004 m ²	65 650	
62		Mun Beaufort West	Res imp	Bo Street 4	888 m ²	59 650	
63		Mun Beaufort West	Res imp	Bo Street 5	846 m ²	64 450	

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Erf #	Port.	Owner/s	Category	Address	Extent	Value	Other particulars
64		Mun Beaufort West	Res vac	Bo Street 6	648 m ²	12 400	
65		Mun Beaufort West	Res vac	Bo Street 7	772 m ²	13 500	
66		Provincial Government-Western Cape	State prov/nat	Bloekomboom Street	1.6908 Ha	3 465 000	
67		Mun Beaufort West	Res imp	Bo Street 213	759 m ²	46 200	
68		Mun Beaufort West	Res imp	Tuin Street 210	895 m ²	48 200	
69		Mun Beaufort West	Res imp	Tuin Street 211	892 m ²	48 150	
70		Mun Beaufort West	Res imp	Bo Street 212	832 m ²	46 800	
71		Mun Beaufort West	Res imp	Bo Street 11	1 051 m ²	49 350	
72		Mun Beaufort West	Res vac	Tuin Street 12	988 m ²	15 150	
73		Mun Beaufort West	Res imp	Tuin Street 13	943 m ²	48 550	
74		Mun Beaufort West	Res imp	Tuin Street 14	922 m ²	47 500	
75		Mun Beaufort West	Res imp	Tuin Street 15	893 m ²	48 200	
76		Mun Beaufort West	Res imp	Bo Street 8	1 146 m ²	51 850	
77		Mun Beaufort West	Res imp	Bo Street 9	1 072 m ²	49 050	
78		Mun Beaufort West	Res imp	Bo Street 10	1 076 m ²	49 500	
79		Mun Beaufort West	Mun vac	Grimbeeck Street	2.2555 Ha	180 500	
80		Mun Beaufort West	Mun vac	Grimbeeck Street	2 438 m ²	48 750	Note :- Pop
81		Mun Beaufort West	Res imp	Tuin Street 16	482 m ²	34 350	
82		Mun Beaufort West	Res imp	Tuin Street 17	432 m ²	33 750	
83		Mun Beaufort West	Res imp	Tuin Street 18	406 m ²	33 400	
84		Mun Beaufort West	Res imp	Tuin Street 19	442 m ²	33 900	
85		Mun Beaufort West	Res imp	Tuin Street 20	2 817 m ²	49 450	
86		Mun Beaufort West	Res imp	Tuin Street 21	440 m ²	33 850	
87		Mun Beaufort West	Res imp	Tuin Street 22	494 m ²	34 500	
88		Mun Beaufort West	Res imp	Tuin Street 23	491 m ²	34 450	
89		Mun Beaufort West	Res imp	Tuin Street 24	443 m ²	33 900	
90		Mun Beaufort West	Res imp	Tuin Street 25	627 m ²	35 850	
91		Mun Beaufort West	Res imp	Tuin Street 26	418 m ²	33 600	
92		Mun Beaufort West	Res imp	Tuin Street 27	402 m ²	33 400	
93		Mun Beaufort West	Res imp	Tuin Street 28	447 m ²	33 950	
94		Mun Beaufort West	Res imp	Tuin Street 29	536 m ²	34 950	
95		Mun Beaufort West	Res imp	Tuin Street 30	695 m ²	36 500	
96		Mun Beaufort West	Res vac	Tuin Street	523 m ²	11 150	

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Erf #	Port.	Owner/s	Category	Address	Extent	Value	Other particulars
97		Mun Beaufort West	Res vac	Tuin Street	523 m ²	11 150	
98		Mun Beaufort West	Res vac	Tuin Street	523 m ²	11 150	
99		Mun Beaufort West	Res vac	Tuin Street	511 m ²	11 000	
100		Mun Beaufort West	Res imp	Tuin Street 79	412 m ²	34 100	
101		Mun Beaufort West	Res imp	Middel Street 78	419 m ²	34 900	
102		Mun Beaufort West	Res imp	Middel Street 76	423 m ²	34 950	
103		Mun Beaufort West	Res imp	Middel Street 74	434 m ²	33 800	
104		Mun Beaufort West	Res imp	Middel Street 72	409 m ²	33 450	
105		Mun Beaufort West	Res imp	Middel Street 70	435 m ²	33 800	
106		Mun Beaufort West	Res imp	Middel Street 68	440 m ²	33 850	
107		Mun Beaufort West	Res imp	Middel Street 66	439 m ²	33 850	
108		Mun Beaufort West	Res imp	Middel Street 64	429 m ²	33 700	
109		Mun Beaufort West	Psi	Middel Street	168 m ²	5 700	
110		Mun Beaufort West	Res imp	Middel Street 62	396 m ²	33 300	
111		Mun Beaufort West	Res imp	Middel Street 60	401 m ²	33 350	
112		Mun Beaufort West	Res imp	Middel Street 58	395 m ²	33 300	
113		Mun Beaufort West	Res imp	Middel Street 56	395 m ²	33 300	
114		Mun Beaufort West	Res imp	Middel Street 54	398 m ²	34 650	
115		Mun Beaufort West	Res imp	Middel Street 52	393 m ²	34 550	
116		Mun Beaufort West	Res imp	Middel Street 50	397 m ²	34 650	
117		Mun Beaufort West	Res imp	Middel Street 48	395 m ²	34 600	
118		Mun Beaufort West	Res imp	Middel Street 46	398 m ²	34 650	
119		Mun Beaufort West	Res imp	Middel Street 44	400 m ²	34 650	
120		Mun Beaufort West	Res imp	Middel Street 42	396 m ²	34 600	
121		Mun Beaufort West	Res imp	Middel Street 40	394 m ²	34 600	
122		Mun Beaufort West	Res imp	Middel Street 38	393 m ²	34 550	
123		Mun Beaufort West	Res imp	Middel Street 36	400 m ²	34 650	
124		Mun Beaufort West	Res imp	Middel Street 34	396 m ²	34 600	
125		Mun Beaufort West	Res imp	Middel Street 32	485 m ²	34 400	
126		Mun Beaufort West	Res imp	Tuin Street 31	493 m ²	34 500	
127		Mun Beaufort West	Rel imp	Tuin Street 33	450 m ²	31 300	
128		Mun Beaufort West	Res imp	Tuin Street 35	445 m ²	33 900	
129		Mun Beaufort West	Res imp	Tuin Street 37	442 m ²	33 900	
130		Mun Beaufort West	Res imp	Tuin Street 39	444 m ²	33 900	

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Erf #	Port.	Owner/s	Category	Address	Extent	Value	Other particulars
131		Mun Beaufort West	Res imp	Tuin Street 41	404 m ²	33 400	
132		Mun Beaufort West	Res imp	Tuin Street 43	393 m ²	33 250	
133		Mun Beaufort West	Res imp	Tuin Street 45	404 m ²	33 400	
134		Mun Beaufort West	Res imp	Tuin Street 47	406 m ²	33 400	
135		Mun Beaufort West	Res imp	Tuin Street 49	399 m ²	33 350	
136		Mun Beaufort West	Res imp	Tuin Street 51	407 m ²	33 450	
137		Mun Beaufort West	Res imp	Tuin Street 53	406 m ²	33 400	
138		Mun Beaufort West	Res imp	Tuin Street 55	391 m ²	33 250	
139		Mun Beaufort West	Res imp	Tuin Street 57	416 m ²	33 550	
140		Mun Beaufort West	Res imp	Tuin Street 59	404 m ²	33 400	
141		Mun Beaufort West	Res imp	Tuin Street 61	408 m ²	33 450	
142		Mun Beaufort West	Res imp	Tuin Street 63	443 m ²	33 900	
143		Mun Beaufort West	Res imp	Tuin Street 65	414 m ²	34 850	
144		Mun Beaufort West	Res imp	Tuin Street 67	414 m ²	34 850	
145		Mun Beaufort West	Res imp	Tuin Street 69	381 m ²	34 400	
146		Mun Beaufort West	Res imp	Tuin Street 71	387 m ²	34 500	
147		Mun Beaufort West	Res imp	Tuin Street 73	426 m ²	35 000	
148		Mun Beaufort West	Res imp	Tuin Street 75	425 m ²	35 000	
149		Mun Beaufort West	Res imp	Tuin Street 77	419 m ²	34 900	
150		Mun Beaufort West	Res imp	Middel Street 80	645 m ²	37 350	
151		Mun Beaufort West	Res imp	Land Street 81	644 m ²	36 000	
152		Mun Beaufort West	Res imp	Land Street 83	578 m ²	35 400	
153		Mun Beaufort West	Res vac	Land Street 85	596 m ²	11 900	
154		Mun Beaufort West	Res imp	Land Street 87	625 m ²	35 850	
155		Mun Beaufort West	Res imp	Land Street 89	655 m ²	36 100	
156		Mun Beaufort West	Res imp	Land Street 91	668 m ²	37 550	
157		Mun Beaufort West	Res imp	Land Street 93	696 m ²	36 500	
158		Mun Beaufort West	Res imp	Land Street 95	694 m ²	36 500	
159		Mun Beaufort West	Psi	Land Street	303 m ²	8 300	
160		Mun Beaufort West	Res imp	Land Street 97	692 m ²	36 450	
161		Mun Beaufort West	Res imp	Land Street 99	676 m ²	36 300	
162		Mun Beaufort West	Res imp	Land Street 101	708 m ²	36 600	
163		Mun Beaufort West	Res imp	Land Street 103	694 m ²	36 500	
164		Mun Beaufort West	Res imp	Land Street 105	691 m ²	36 450	

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Erf #	Port.	Owner/s	Category	Address	Extent	Value	Other particulars
165		Mun Beaufort West	Res imp	Land Street 107	698 m ²	36 500	
166		Mun Beaufort West	Res imp	Land Street 109	688 m ²	36 400	
167		Mun Beaufort West	Res imp	Land Street 111	693 m ²	37 750	
168		Mun Beaufort West	Res imp	Land Street 113	787 m ²	38 600	
169		Mun Beaufort West	Res imp	Middel Street 112	786 m ²	37 250	
170		Mun Beaufort West	Res imp	Middel Street 110	691 m ²	36 450	
171		Mun Beaufort West	Res imp	Middel Street 108	693 m ²	36 450	
172		Mun Beaufort West	Res imp	Middel Street 106	690 m ²	36 450	
173		Mun Beaufort West	Res imp	Middel Street 104	689 m ²	36 450	
174		Mun Beaufort West	Res imp	Middel Street 102	688 m ²	36 400	
175		Mun Beaufort West	Res imp	Middel Street 100	694 m ²	36 500	
176		Mun Beaufort West	Res imp	Middel Street 98	683 m ²	36 400	
177		Mun Beaufort West	Res imp	Middel Street 96	686 m ²	36 400	
178		Mun Beaufort West	Res imp	Middel Street 94	690 m ²	37 750	
179		Mun Beaufort West	Res imp	Middel Street 92	686 m ²	37 700	
180		Mun Beaufort West	Res imp	Middel Street 90	700 m ²	37 850	
181		Mun Beaufort West	Res imp	Middel Street 88	708 m ²	37 900	
182		Mun Beaufort West	Res imp	Middel Street 86	640 m ²	37 300	
183		Mun Beaufort West	Res imp	Middel Street 84	603 m ²	36 950	
184		Mun Beaufort West	Res imp	Middel Street 82	603 m ²	36 250	
185		Mun Beaufort West	Mun imp	Jacob Louw Ave	1 319 m ²	37 750	
186		Mun Beaufort West	Res vac	Jacob Louw Ave	6 069 m ²	42 100	
187		Provincial Government-Western Cape	State prov/nat	Bloekomboom Street	6 775 m ²	94 850	
188		Mun Beaufort West	Mun imp	Bloekomboom Street	2.6055 Ha	1 560 000	
201		Mun Beaufort West	Psi	Hospitaalstraat	3 177 m ²	6 355	Note :- Road
202		Mun Beaufort West	Mun imp	Hospitaalstraat	1.7719 Ha	802 500	

Totals per Category

Category	Sites	Extent	Value	Original value
Res vac	31	34 849	R 465 950.00	R 465 950.00
Res imp	135	102 961	R 5 810 800.00	R 5 810 800.00
Bus /comm vac	0	0	R 0.00	R 0.00
Bus/comm impr	0	0	R 0.00	R 0.00
Acc Est	0	0	R 0.00	R 0.00
Ind vac	0	0	R 0.00	R 0.00
Ind imp	0	0	R 0.00	R 0.00
Mine	0	0	R 0.00	R 0.00
Multi purpose	0	0	R 0.00	R 0.00
Mun vac	3	1 186 475	R 577 750.00	R 577 750.00
Mun imp	9	770 979	R 7 115 350.00	R 7 115 350.00
Psi	3	3 648	R 20 355.00	R 20 355.00
Pub benefit	0	0	R 0.00	R 0.00
Rel imp	2	5 342	R 553 800.00	R 553 800.00
Rel vac	0	0	R 0.00	R 0.00
State owned	0	0	R 0.00	R 0.00
Learning inst	0	0	R 0.00	R 0.00
POP	0	0	R 0.00	R 0.00
Inst	0	0	R 0.00	R 0.00
Private road	0	0	R 0.00	R 0.00
Agri vac	0	0	R 0.00	R 0.00
Agri imp	0	0	R 0.00	R 0.00
Agri comm	0	0	R 0.00	R 0.00
Agri res	0	0	R 0.00	R 0.00
Agri other	0	0	R 0.00	R 0.00
Agri none	0	0	R 0.00	R 0.00
Small agri	0	0	R 0.00	R 0.00
Small res	0	0	R 0.00	R 0.00
Small ind	0	0	R 0.00	R 0.00
Small comm	0	0	R 0.00	R 0.00
Small other	0	0	R 0.00	R 0.00
State serv	0	0	R 0.00	R 0.00

Totals per Category

Category	Sites	Extent	Value	Original value
State district	0	0	R 0.00	R 0.00
State prov/nat	5	111 332	R 13 802 350.00	R 13 802 350.00
Town private	0	0	R 0.00	R 0.00
Inform & form	0	0	R 0.00	R 0.00
Communal	0	0	R 0.00	R 0.00
State trust	0	0	R 0.00	R 0.00
Prop restitut	0	0	R 0.00	R 0.00
Prop comunal	0	0	R 0.00	R 0.00
Protected areas	0	0	R 0.00	R 0.00
National mon	0	0	R 0.00	R 0.00
Welfare	0	0	R 0.00	R 0.00
Schools	0	0	R 0.00	R 0.00
Schools	0	0	R 0.00	R 0.00
Undetermined	0	0	R 0.00	R 0.00
Totals	188	2 215 586	R 28 346 355.00	R 28 346 355.00