



**REPORT TO SUBCOUNCIL 6**

LC 22269

- 1 ITEM NUMBER      **06SUB33/05/19**  
2 SUBJECT

**PROPOSED LEASE OF CITY LAND, BEING A PORTION OF PUBLIC OPEN SPACE BEING ERF 25252 ABUTTING ERF 25249 BELLVILLE: UTILITAS BELLVILLE FOR GARDENING PURPOSES**

**ONDERWERP**

**VOORGESTELDE VERHURING VAN STADSGROND, NAAMLIK 'N GEDEELTE VAN OPENBARE RUIMTE NAAMLIK ERF 25252, AANGRENSEND AAN ERF 25249, BELLVILLE: UTILITAS BELLVILLE VIR TUINMAAKDOELEINDES**

**ISIHLOKO**

**ISIPHAKAMISO SOKUQESHISWA KOMHLABA WESIXEKO OSISIQEPHU SESIZA-25252 ESIVULELEKILEYO ESIMELENE NESIZA-25249 E-BELLVILLE: KWABE- UTILITAS BELLVILLE, KULUNGISELELWA IMIBANDELA YEZASEGADINI**

K3008  
PTMS NO: 130003011  
File Ref No: TYG 14/3/6/1/2/2/25252  
(Category 4)

**3 DELEGATED AUTHORITY**

- The report is for comment by Subcouncil to the competent authority in terms of Part 24, Delegation 10(1).
- In terms of delegation Part 27B paragraph 22 (8), the following delegation was conferred upon the City Manager. The City Manager has sub-delegated this delegation to the Director: Property Management.

"To approve the granting of rights to use, control or manage capital assets: Capital assets less than R10 million, longer than 3 years (<R10 million and > 3 years) and capital assets more than R10 million, not longer than 3 years (>R10 million and <3 years) for the following categories:

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- a) Social Care Leases: Leases to Social Care organisations) NPOs, NGOs, sports organisations not for profit) at a tariff rental as approved by Council annually.
- b) Non-viable gardening and security leases: Leases of non-viable portion(s) of municipal land to adjacent land owners at a tariff rental as approved by Council annually."

Provided that this delegation may only be exercised after considering the comment from the Sub-council in whose area of jurisdiction the capital is situated.

Final delegation lies with Director: Property Management.

#### 4 EXECUTIVE SUMMARY

PURPOSE OF REPORT		To consider the application by Utilitas Bellville for the lease of Erf 25252 Bellville for gardening purposes					
Site extent		972 m <sup>2</sup>					
Submission date		15 December 2017					
Current zoning		Public Street					
Current usage		Vacant					
Proposed usage		Garden Purposes					
WARD CLLR		NOTICE DATE		WARD			
Leonore van der Walt		23 <sup>rd</sup> November 2018		2			
TOD ASSESSMENT		Leases are not required to undergo the Comprehensive TOD Assessment. All properties with an extent > 5000m <sup>2</sup> and with a lease period of more than 5 years have been circulated to the Urban Planning and Mechanism Branch for comment as part of the normal MATR process.					
Internal circulation date		7 <sup>th</sup> December 2017					
Internal department		The lease application was circulated to the various departments and was supported by all.					
Public participation outcome summary		No comments or objections were received during the public participation process.					
Viable		Yes		No			
		The property is deemed Non-Viable immovable and cannot be developed and function as a separate entity and cannot be registered as a separate entity by the Registrar of Deeds.					
Recommended decision		Approval		x			
Regulation 34(1) In-principle approval		Granted by Executive Director : Economic Opportunities and Asset Management in terms of delegated authority Part 27 (22)(7) after 7 July 2017					

## RECOMMENDATIONS FOR CONSIDERATION AND COMMENT BY THE RELEVANT SUBCOUNCIL

It is recommended that the proposed lease of a portion of public open space, being a portion of Remainder of Erf 25252 Bellville shown hatched and lettered ABCDEFGH on the attached plan TA 924v0, marked annexure A, in extent approximately 972 m<sup>2</sup> to Utilitas Bellville the owner of remainder Erf 25249 Bellville or their successors in title be approved subject inter alia to the following conditions that;

- a) A tariff of R2506.09 per annum exclusive of VAT be payable; Rates not applicable
- b) The lease will endure for a period of ten years;
- c) The rental will be adjusted annually in terms of the rental tariff structure as approved by Council;
- d) The property be used for gardening purposes only;
- e) Subject to such further conditions to be imposed by the Director: Property Management in terms of her delegated authority;
- f) Subject to compliance with any other statutory requirements;
- g) All outstanding accounts with the City of Cape Town must be settled
- h) The said property is zoned TR2. In principle the proposed leasing of the subject property for gardening and parking purposes is supported. However, it seems that there is existing garages on the said property and there is no records of any approved plan on the subject property found. Should the garages erected without proper procedures (submission of the building plan), a building plan will be required to be approved prior the lease of the said land.
- i) Unrestricted 24 hour vehicular and personnel access to the area is to be maintained for the purpose of accessing and maintaining electricity services
- j) Any alterations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost.
- k) The thoroughfare may be enclosed on both sides and the erection of the gates must conform to the requirements and specifications and be carried out under the supervision of the Service Connection Planning Department
- l) The applicant shall not remove any boundary wall or fence common to the leased area.

- m) No excavation is to take place on site without the possession of a wayleave and works permit
- n) The lessee shall be responsible at all times for the maintenance and good order of the land
- o) The lease may be suspended at any time should the applicant not comply with the conditions.
- p) On termination of the lease, the entire leased area must be reinstated at the lessee's expense to a condition which is acceptable of the Service Connection Planning Department
- q) As a cable servitude exists over the property, care should be taken not to damage the cable and no building on top of servitude will be allowed.
- r) An existing highly sensitive cable runs over the property
- s) The City of Cape Town has the right to construct and/or erect and lay such poles, stays, cables, wires, or appurtenances relating thereto as may be necessary, together with the right to use, inspect, maintain, repair, alter, relay and/or remove all such poles, stays, cables, wires or appurtenances aforesaid. This includes the right to bring machinery onto the property and to carry out excavations.
- t) No building, containers or structure shall be erected within 3m of the electrical services
- u) No excavation or filling shall be carried out with the leased area without the prior written consent of the Director: Electricity Services via the wayleave approval process.
- v) No stakes, pegs, or pins shall be driven into the ground within 1m of any part of the electricity services.
- w) No plant material shall be stored within 1m of any part of the electricity services
- x) No mechanical plant may be used within 3m of medium voltage cable or 5m of high voltage cable.
- y) Should any contraventions occur within the said radius and excavations need to be done the City of Cape Town will not be held liable for any damages to the said area.
- z) The applicant shall not remove any boundary wall or fence common to the lease area
- aa) The lessee shall be responsible at all times for the maintenance and good order of the land



- bb) The lease may be suspended at anytime should the applicant not comply with the conditions

## AANBEVELINGS VIR OORWEGING EN KOMMENTAAR DEUR DIE BETROKKE SUBRAAD

Daar word aanbeveel dat die voorgestelde verhuring van 'n gedeelte van openbare ruimte, naamlik 'n gedeelte van restant erf 25252 Bellville, gearseer en aangetoon met die letters ABCDEFGH op die aangehegte plan TA 924v0, gemerk bylae A, ongeveer 972 m<sup>2</sup> groot, aan Utilitas Bellville, die eienaar van restant erf 25249 Bellville, of hulleregsopvolgers, goedgekeur word onderworpe onder andere aan die volgende voorwaardes dat:

- a) 'n Tarieffuurbedrag van R2 506,09 per jaar, BTW uitgesluit, betaalbaar is. Eiendomsbelasting nie van toepassing nie;
- b) Die huurooreenkoms vir 'n tydperk van tien jaar geld;
- c) Die huurbedrag jaarliks aangepas sal word volgens die huurtariefstruktuur soos deur die Raad goedgekeur;
- d) Die eiendom slegs vir tuinmaakdoeleindes gebruik word;
- e) Onderworpe aan sodanige verdere voorwaardes wat die direkteur: eiendombestuur ingevolge haar gedelegeerde magtiging ople;
- f) Onderworpe aan die nakoming van enige ander statutêre vereistes;
- g) Alle uitstaande rekeninge met die Stad Kaapstad vereffen moet wees.
- h) Die betrokke eiendom as TR2 gesoneer is. Die voorgestelde verhuring van die onderhawige eiendom vir tuinmaak- en parkeringsdoeleindes word in beginsel gesteun. Dit blyk egter dat daar bestaande motorhuise op die onderhawige eiendom is en daar is geen rekord van enige goedgekeurde plan daarvan nie. Indien die motorhuise sonder behoedelike procedures (voorlegging van die bouplan) opgerig is, moet 'n bouplan goedgekeur word voor die verhuring van die betrokke grond.
- i) Onbeperkte voertuig- en personeeltoegang 24 uur per dag tot die gebied moet volgehou word vir toegang en instandhouding van elektrisiteitsdienste;
- j) Enige veranderinge aan die elektrisiteitsdienste wat nodig is as gevolg van die voorstel, of wat deur die aansoeker versoek word, sal op onkoste van die aansoeker uitgevoer word;
- k) Die deurgang aan beide kante toegemaak kan word en die oprigting van die hekke voldoen aan die vereistes en spesifikasies en onder direkte toesig van die departement: diensaansluitingsbeplanning uitgevoer word;

- l) Die aansoeker nie enige grensmuur of –heining eie aan die verhuurde gebied mag verwyder nie;
- m) Geen uitgrawings op die terrein mag plaasvind sonder 'n reg-van-toegang en werke-permit nie;
- n) Die huurder te alle tye vir die instandhouding en goeie toestand van die grond verantwoordelik wees;
- o) Die huurooreenkoms kan te eniger tyd opgeskort word as die aansoeker nie die voorwaardes nakom nie;
- p) By die beëindiging van die huurooreenkoms moet die verhuurde gebied op die huurder se onkoste in 'n toestand wat vir die departement: diensaansluitingsbeplanning aanvaarbaar is, gelaat word;
- q) Aangesien daar 'n kabel-serwituut is, moet daar versigtig te werk gegaan word om nie die kabel te beskadig nie en geen bouwerk op die serwituut sal toegelaat word nie.
- r) 'n Bestaande en hoogs sensitiewe kabel loop deur die eiendom;
- s) Die Stad Kaapstad het die reg om sodanige pale, stutte, kabels, drade of toebehore met betrekking daartoe te bou en/of op te rig en te lê soos nodig mag wees, tesame met die reg om alle sodanige genoemde pale, stutte, kabels, drade of toebehore te gebruik, te inspekteer, in stand te hou, te herstel, te wysig, te herlê en/of te verwijder. Dit sluit die reg in om masjinerie op die eiendom te bring en om uitgrawings uit te voer.
- t) Geen geboue, houers of strukture mag nader as 3 m aan die elektrisiteitsdienste opgerig word nie;
- u) Geen uitgraving of opvulling in die verhuurde gebied uitgevoer mag word sonder die vooraf vergunning van die direkteur: elektrisiteitsdienste deur middel van die reg-tot-toegang-goedkeuringsproses nie.
- v) Geen bakenpenne, penne of paaltjies mag nader as 1 m van enige deel van die elektrisiteitsdienste in die grond ingeslaan word nie;
- w) Geen aanleg of materiaal mag nader as 1 m van enige deel van die elektrisiteitsdienste geberg word nie;
- x) Geen meganiese aanleg mag binne 3 m van mediumspanningkabels of 5 m van hoëspanningskabels gebruik word nie;
- y) Sou enige oortreding binne die onderhawige radius voorkom en uitgrawings moet plaasvind sal die Stad Kaapstad nie vir enige skade aan die onderhawige gebied verantwoordelik wees nie;



- z) Die aansoeker nie enige grensmuur of –heining eie aan die verhuurde gebied mag verwyn nie;
- aa) Die huurder te alle tye vir die instandhouding en goeie toestand van die grond verantwoordelik wees;
- bb) Die huurooreenkoms kan te eniger tyd opgeskort word as die aansoeker nie die voorwaardes nakom nie.

**IZINDULULO UKUBA ZIQWALASELWE KWAYE KUVAKALISWE ULUVO LIBHUNGANA ELIFANELEKILEYO**

Kundululwe ukuba makuphunyezwe isiphakamiso sokuqeshiswa kwesiqephu esiyindawo yoluntu, esisiqephu sesiza-25252 Bellville, esibonakaliswe ngomzobo nangoonobumba abakhulu u- ABCDEFGH kwiplani eqhotyoshelwego engu-TA 924v0, ephawulwe isihlomelo-A, esibukhulu obumalunga nama-972 m<sup>2</sup> kwabe-Utilitas Bellville abangabanini besiza-25249 esise-Bellville okanye kwabangena ezihiangwini zabo ngokwetayitile, ngokuxhomekeke ekuthotyelweni kwemiqathango elandelayo, yokuba:

- a) Makuhlawulwe ixabiso lerenti elingama-R2 506,09 ngonyaka ngaphandle kweRhafu-ntengo. lintlawulo zibuhlali azihlawulwa;
- b) Uqeshiso luyakuthi luqhubekeke isithuba seminyaka elishumi;
- c) Irenti iyakuthi ilungelelaniswe rhoqo ngonyaka ngokwesakheko samaxabiso serenti njengoko siphunyezwe liBhunga;
- d) Ipropati le iyakuthi isetyenziselwe imibandela yezasegadini kuphela;
- e) Ngokuxhomekeke kweminye imiqathango eyakuthi inyanzeliswe nguMlawuli woLawulo IwePropati esebezisa amagunya akhe awagunyaziselwego;
- f) Ngokuxhomekeke ekuthotyelweni kwayo nayiphina imimiselo engeminye yomthetho;
- g) Kufuneka kuhaluwulwe zonke ii-akhawunti ezingekahlawulwa kwiSixeko saseKapa;
- h) Ipropati le ichaphazelekayo icandwe/imiselwe njengommandla-2 wezothutho (TR2). Ngokomthetho-siseko/ngokwengqiqo, makuxhaswe isiphakamiso sokuqeshiswa kwepropati le kulungiselelwa imibandela yezegadi nokupaka izithuthi. Nangona kunjalo, kubonakala ukuba kukho iigaraji ezisele zimiselwe kwipropati le kwaye akukho zinkcukacha zazo naziphina iiplani eziphunyeziwego ezimalunga noku. Ukuba iigaraji ezi zithe zakhiwa ngaphandle kokulandelwa kwemigaqo efanaelekileyo (ukungeniswa kweplani yolwakhiwo), kuyakuthi kufuneke iplani yolwakhiwo ukuba iphunyezwe ngaphambi kokuba kuqeshiswe umhlaba.

- i) Kufuneka kugcinwe indawo yokungena isithuthi nabasebenzi engenasithintelo kummandla kangangeeyure ezingama-24 kulungiselelwa ukufumaneka nokunonotshelwa kweenkonzo zombane;
- j) Naluphina uguqulelo kwinkonzo zombane olufunekayo ngenxa yesiphakamiso, okanye ngenxa yokuba lucelwe ngumfaki-sicelo, luyakuthi luqhutywe ngokwendleko zomfaki-sicelo;
- k) Kungafakelelwa indawo yokudlula kumacala omabini kwakhona ukwakhiwa kwamasango kufuneka kungqinelana neemfuno nemimiselo kwaye kufuneka kuqhutywe phantsi kweliso leSebe leNkonzo yoCwangciso loQhagamsehelwaniso;
- l) Umfaki-sicelo kufuneka angalususi naluphina ubiyelo ngodonga okanye locingo kummandla woqeshiso;
- m) Akuvumelekanga ukuba kuqhutywe ulombiwo/ukugrunjwa kungakhange kufunyanwe ilungelo lokungena nephepha-mvume lokusebenza;
- n) Lowo uqeshiselweyo kufuneka enoxanduva ngawo onke amaxesha lokunonophela nokugcina umhlaba ukwimeko elungileyo
- o) Uqeshiso lungarhoxiswa ngalo naliphina ixesha ukuba umfaki-sicelo akathobeli imiqathango.
- p) Xa kuthe kwaphela ixesha loqeshiso, ummandla uphela woqeshiso kufuneka ubuyiselwe kwisimo sawo ngeendaleko zomrenti/lowouqeshiselweyo kude kube kwaneliseka eli Sebe leNkonzo loCwangciso loQhagamshelwaniso;
- q) Njengoko kukho ilungelo lokufumenka kwekhebhuli kwipropati, kufuneka kunonothselwe ukuba kungonakaliswa ikhebhulie le kwaye akuvumelekanga ukuba kwakhiwe isakhiwo ukudlulela kwilungelo;
- r) Ikhebhuli enobuthakathaka obudlilisleyo ithi inqumle kwipropati.
- s) ISixeko saseKapa sinelungelo lokwakha okanye ukugxumeka kwaye similisele iipali, izixhaso, iikhebhule, iingcingo okanye izifakelelo eziphathelene noku kuchaphazelekayo, xa kuyimfuneko yoko, kwakhona nelungelo lokusebenzisa, lokuhlol, ukunonophela, ukulungisa, ukutshintsha, ukwenza ngokutsha okanye ukususa zonke ezo pali, izixhaso, iikhebhuli, iingcingo okanye izifakelelo eseles zikhankanyiwe. Oku kuquka ilungelo lokuza nomatshini kwipropati kwaye kuqhutywe umsebenzi wolombiwa/wokugrumba;
- t) Akuvumelekanga ukuba kwakhiwe isakhiwo, imigqomo okanye isakheko kwi-3 m ukususela kwiinkonzo zombane;
- u) Akusayi kuqhutywa ukombiwa okanye ukumiselwa kummandla lo woqeshiso ngaphandle kwemvume ebhaliwego yoMlawuli weeNkonzo zoMbane ngokuthi kusetyenziswe inkubo yokuphunyezwa kwelungelo lokungena kumhlaba;

- v) Akuvumelekanga ukurhuqwa emhlabeni kwezinto ezinobungozi, iibholithi okanye iziqhobosheli ukususela kwi-1m m kuzo naziphina iinkonzo zombane;
- w) Akuvumelekanga ukuba kugcinwe iziko okanye imathiriyeli kwi-1 m yazo naziphina iinkonzo zombane;
- x) Akusayi kuvunyelwa ukusetyenziswa iziko lokukhandela kwi-3 m ukususela kwikhebhule yentambo yombane esembindini okanye kwi-5 m yekhebhule yombane okwinqondo eliphezulu;
- y) Ukuba kuye kwakho naluphina ukuqhubea kolwaphulo lomgaqo ngokomgama obaluliweyo kwakhona ulombiwo kufuneka lwenziwe siSixeko saseKapa kwaye asizokubanoxanduva lwawo nawuphina umonakalo kummandla okhankanyiweyo;
- z) Umfaki-sicelo kufuneka angalususi naluphina ubiyelo ngodonga okanye locingo kummandla woqeshiso:
  - aa) Lowo uqeshiselweyo kufuneka enoxanduva ngawo onke amaxesha lokunonophela nokugcina umhlaba ukwimeko elungileyo;
  - bb) Uqeshiso lungarhoxiswa ngalo naliphina ixesha ukuba umfaki-sicelo akathobel imiqathango.

## **6 DISCUSSION/CONTENTS**

### **6.1 BACKGROUND:**

The Utilitas Bellville old age home / retirement village is the owner of remainder Erf 25249 Bellville zoned General Residential 6. The retirement village Utilitas Bellville has submitted an application to lease portion of City owned land being a portion Erf 25252 Bellville as shown by the figure ABCDEFGH on the attached Plan No TA 924v0 marked **ANNEXURE A**. Utilitas Bellville retirement village will also make use of the open public space for gardening purposes as well.

During the duration of the lease period the agreement of lease will contain a clause that, in the event that Council requires the land for the provision of basic municipal services, a notice period of two months will apply.

The property is registered in the name of the Municipality of Bellville by D/T 34166/1986. The property is zoned as Transport 2: Public Road and Public Parking. There is no objection to the lease the said Erf as this lane will have no affect on pedestrian traffic in the area but will provide a safe and secure environment for the applicant.

### **6.2 CONSULTATION WITH INTERNAL BRANCHES:**

The various Council Departments were consulted and no objections were received, subject to the conditions set out in Paragraph 5 above.

### **6.3 VALUATION**

The application category fits within the tariff structure of the City approved on 30 May 2018;

An annual rental tariff of R 2506.09 incl. VAT, subject to increase in accordance with the City's tariff structure as approved by Council and as may be amended from time to time, will be payable.

### **6.4 CONSTITUTIONAL AND POLICY IMPLICATIONS**

- 6.4.1 The proposal complies with Section 14 of the Municipal Finance Management Act No.56 of 2003 in that the relevant branches of Council have confirmed that the land is not required for the provision of the minimum level of a basic municipal service.
- 6.4.2 Chapter C of Council's policy relating to the Management of certain of the City of Cape Town's Immovable Property (approved 26 August 2010), permits the leasing of immovable property.

### **6.5 FINANCIAL IMPLICATIONS**

All costs involved in this transaction will be for the Applicant's account.

### **6.6 TAX COMPLIANCE**

In terms of the City's Supply Chain Management Policy, approved by Council on 29 March 2017 (C22/03/17), paragraph 92.3 stipulates the City may not consider a bid or quote unless the bidder who submitted the bid or quote has submitted a valid tax clearance certificate certifying that the provider's tax matters are in order.

In terms of the City's Supply Chain Management Policy, approved by Council on 29 March 2017 (C22/03/17), paragraph 93 stipulates "Irrespective of the procurement process, the City may not make any award above R15 000,00 to a person who's tax matters have not been declared by the SARS to be in order."

Paragraphs 372 – 375 of the afore-mentioned policy deal with the sale and letting of City owned immovable property and are silent on the SARS requirement. Property Management adopted the principle as per paragraph 93 above and applicants need to submit a SARS clearance certificate or exemption certificate for the sale of all City Owned immovable property. Except for tariff based rentals, which do not exceed R15 000,00 all applicants need to submit a SARS clearance or exemption certificate for the leasing of City owned immovable property.

This transaction is tariff based and does exceed R15 000,00. See Tax Clearance Certificate attached hereto as Annexure B

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## **6.7 FINANCIAL DUE DILIGENCE**

The applicant's debt profile has been verified and it is confirmed that the debt profile is not in arrears.

## **6.8 SUSTAINABILITY IMPLICATIONS**

Does the activity in this report have any sustainability implications for the City?	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
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## **6.9 LEGAL IMPLICATIONS**

### **Regulation 36 of the MATR**

In terms of the above Regulation, Council must take into account a number of factors (highlighted in bold) when considering any proposed granting of rights to use, control or manage municipal capital assets, and it is herewith confirmed that:

#### **Whether asset may be required for the municipality's own use during the period for which the right is to be granted**

Council's service branches confirmed that the asset is not required for own purposes.

#### **Extent to which any compensation to be received, estimated value of improvements or enhancements to party the right is granted to will be required to make, economic or financial benefit to the City**

Council will receive a financial benefit in the form of a tariff rental to the amount of R 2506.09 incl. VAT, per annum

#### **Management of Risk**

No operational or control risk to the City.

#### **Stakeholder comments and recommendations**

The Director: Property Management, in terms of her delegated powers, has approved the public participation process as required, resulting in the proposed lease being advertised in the Cape Times and Die Burger on 25 May 2018. Copies of the advertisement were sent to the Ward Councillor, Manager and Chairperson of the relevant Sub-Council and registered local community organisations. No objections were received.

### **Views from National and Provincial Treasury**

In terms of Regulation 34 of the MATR the subject property falls within the category of a capital asset in respect of which the proposed right to be granted has a value less than R10 million and a period exceeding 3 years (Non-Significant Property Right). National and Provincial Treasury have been notified. No comments were received.

### **Strategic, Legal and Economic Interests**

None of these interests will be compromised through the granting of the right to use, control or manage the asset. In fact, they will be supported.

### **Compliance with Legislative Regime that is Applicable to Proposed Granting of the Right**

Granting of the right to use, control or manage the asset is compliant with the Municipal Finance Management Act, Municipal Asset Transfer Regulations and Council's policy on the management of certain of the City of Cape Town's immovable property.

### **6.10 STAFF IMPLICATIONS**

Does your report impact on staff resources, budget, grading, remuneration, allowances, designation, job description, location or your organisational structure?

No     

Yes     

### **ANNEXURES**

Annexure A: PLAN NO TA 924v0

Annexure B: Tax Compliance Certificate

**FOR FURTHER DETAILS CONTACT:**

NAME	MELISSA VAN DER WESTHUIZEN
CONTACT NUMBERS	0214444977
E-MAIL ADDRESS	MELISSA.VANDERWESTHUIZEN@CAPE TOWN.GOV.ZA
DIRECTORATE	ECONOMIC OPPORTUNITIES AND ASSET MANAGEMENT
FILE REF No	TYG 14/3/6/1/2/25252
MANAGER: PROPERTY HOLDING	RACHEL SCHNACKENBERG <i>R.Schnackenberg</i> 19-03-2019

*Ruby Gelderblom*  
**DIRECTOR : PROPERTY MANAGEMENT IN HER  
CAPACITY AS EXECUTIVE DIRECTOR : ECONOMIC  
OPPORTUNITIES & ASSET MANAGEMENT NOMINEE**

NAME RUBY GELDERBLOEM

DATE 2019-03-25

Comment:

REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.

NON-COMPLIANT

*Johan*  
**LEGAL COMPLIANCE**

NAME Joan-Mari Holt

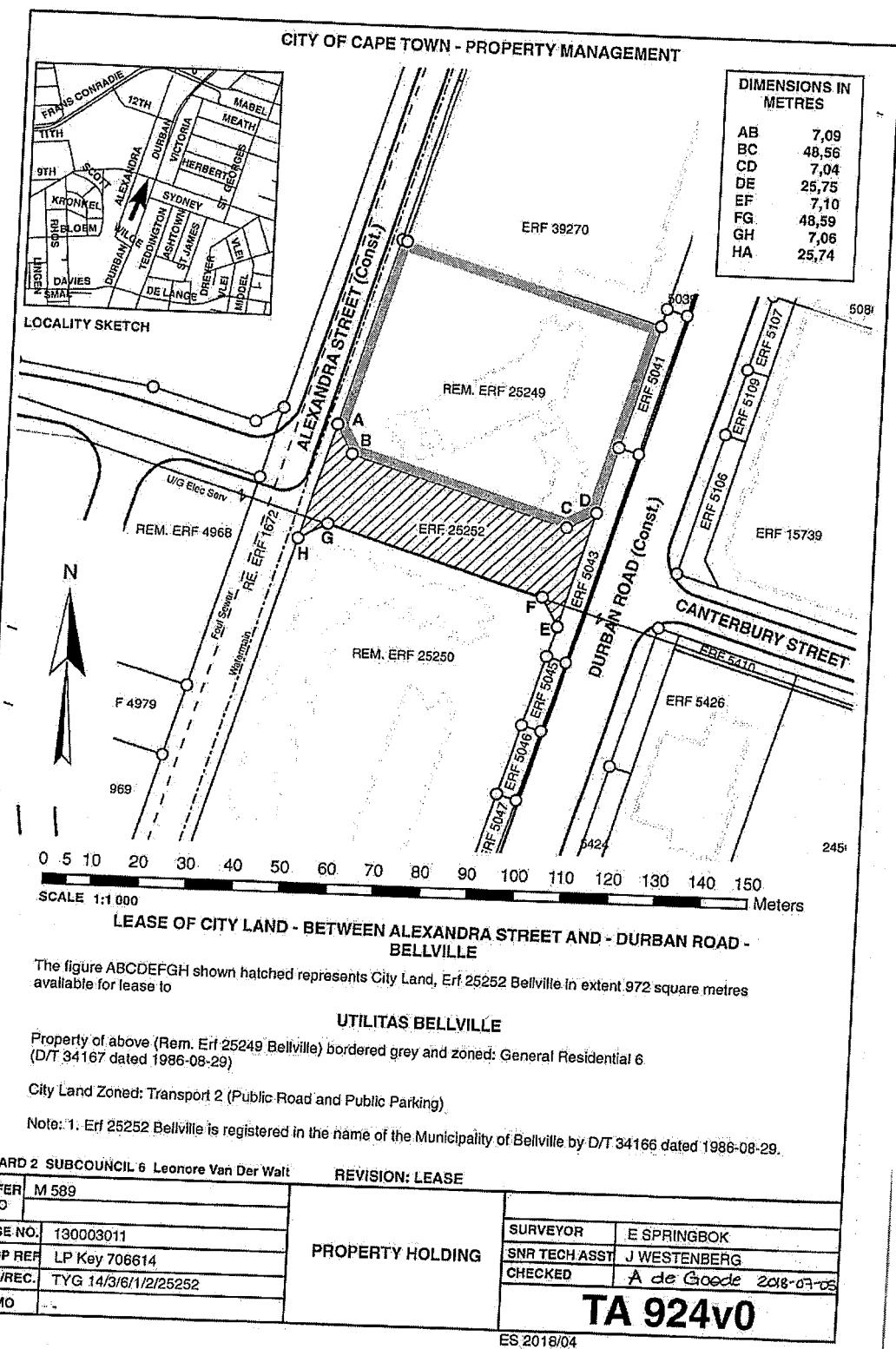
TEL 021 400 2753

DATE 01/04/2019

Comment:

*JMH.*  
Verified as legally compliant.  
Based on the contents of the report.

## ANNEXURE A



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Tax Clearance Certificate Number:  
0700/2/2018/A002126467

### Tax Clearance Certificate - Good Standing

**Enquiries**

0800 00 SARS (7277)

**Approved Date**

2018-07-19

**Expiry Date**

2019-07-19

Company registration number 1968/001293/08

Income Tax 9430141029  
UTILITAS BELLVILLE

VAT 4260112422  
UTILITAS BELLVILLE

PAYE 7780702231  
UTILITAS BELLVILLE

Trading Name UTILITAS BELLVILLE

It is hereby confirmed that, on the basis of the information at the disposal of the South African Revenue Service (SARS), the above-mentioned taxpayer has complied with the requirements as set out in the Tax Administration Act.

This certificate is valid until the expiry date reflected above, subject to the taxpayer's continued tax compliance. To verify the validity of this certificate, contact SARS through any of the following channels:

- via eFiling
- by calling the SARS Contact Centre
- at your nearest SARS branch

This certificate is issued in respect of the taxpayer's tax compliance status only, and does not address any other aspect of the taxpayer's affairs.

*This certificate is issued free of charge by SARS*