



1. ITEM NUMBER:

2. SUBJECT: PROPOSED CLOSURE AND GRANTING OF IN-PRINCIPLE APPROVAL FOR THE TRANSFER OF ERF 28634 BOUND BY NTUTYANA AND BHOBHOYI STREETS IN KHAYELITSHA BY WAY OF A PUBLIC COMPETITIVE PROCESS (LSU K3401)

ONDERWERP: VOORGESTELDE SLUITING EN TOESTAAN VAN BEGINSELGOEDKEURING VIR DIE OORDRAG VAN ERF 28634 BEGRENST DEUR NTUTYAN- EN BHOBHOYISTRAAT IN KHAYELITSHA DEUR MIDDEL VAN 'N OPENBARE MEDEDINGENDE PROSES (LSU K3401)

ISIHLOKO: ISIPHAKAMISO SOKUVALA NOKUNIKEZELWA NGOKOMTHETHO-SISEKO UKUTSHINTSHELWA KWESIZA 28634 ESIDITYANISWA YI-NTUTYANA NE-BHOBHOYI STREETS EKHAYELITSHA NGOKWENKQUBO YOKHUPHISWANO LOLUNTU (LSU K3401)

3. PURPOSE

The purpose of this report is to obtain comment from Subcouncil 10 in respect of the City's intention to seek in-principle approval from Council for the transfer of a non-exempted capital asset being Erf 28634, bound by Ntutyana and Bhobhoiyi Streets in Khayelitsha. The locality of the subject property is indicated on the attached Plan LIS 1916 in **Annexure A**.

4. DELEGATED AUTHORITY

☒ Not delegated: for decision by Council and recommendation by Subcouncil 10

The legal provision for this non-delegable authority can be found in section 14(2) of the Municipal Finance Management Act, Act 56 of 2003 and regulation 5 of the Municipal Asset Transfer Regulations of 2008 (MATR).

Approval of the Closure of the Public Place in terms of the Immovable Property By-law 2015.

In terms of the provisions of the Municipal Finance Management Act (MFMA) and the associated Municipal Asset Transfer Regulations (MATR), the City may only dispose of immovable property after:

- (a) the Council has made a determination that the asset is not required for the provision of basic municipal purposes and has considered the fair market value of the asset and the economic and community value to be received in exchange for the asset, and
- (b) approved in principle that the asset may be disposed of.
- (c) In terms of Section 4(2) of the Council's Immovable Property By-Law 2015 Council approve the public place closure of Remainder Erf 18370, Khayelitsha.

5. EXECUTIVE SUMMARY

PURPOSE OF REPORT	To seek comment from Subcouncil 10 in respect of the City's intention to obtain in-principle approval from Council for the sale, by public competition (a call for alternative proposals), of City-owned property being Erf 28634, Khayelitsha.				
PROPERTY DESCRIPTION	Erf 28634, Khayelitsha				
PROPERTY LOCATION	Bound by Ntutyana and Bhobhoyi Streets				
AREA	2	Subcouncil	10	Ward	92
SITE EXTENT	4458 m ²				
VIABLE	Yes	x	No		
CURRENT ZONING	Open Space Zone 2: Public Open Space and Environmental Conservation Use				
CURRENT USAGE	Vacant and neglected				
PROPOSED USAGE	As per the recommendation of the District Town Planner, the property will be rezoned to permit the development of apartment residential units of decent standard to accommodate the team players from the local Zizwe United Football Club				
TOD ASSESSMENT OUTCOME	That the property be disposed for high density residential development				
INTERNAL BRANCH COMMENTS	The proposed transfer of the property was circulated for internal comment and there were no objections received.				
FULL ASSESSMENT BY CITY DEPARTMENTS	The property is not required for municipal purposes and can be transferred.				
AUTHORITY FOR PUBLIC PARTICIPATION	Authority granted by	Director: Property Management	Date	10/12/2018	
PUBLIC PARTICIPATION PROCESS	Date of advertising	18/01/2019	Public comments	No objections	
WARD COUNCILLORS COMMENTS	Date of notification	22/01/2019	Comment	No comment	
FACTORS MOTIVATING DECISION	<ul style="list-style-type: none">• The transfer of the capital asset will relieve Council of its maintenance burden;• The transfer is not intended to generate economic returns for the City, but it is intended to generate a socio-economic return for the community as it will be used to improve the sporting career of the local youth. Therefore, the City will gain recognition from the local community as a caring City;• The property has the potential to be used for criminal activities as it is located behind the houses on both east and west boundaries.• The transfer will enable better utilisation of municipality's capital assets; and• The land will be developed to its highest and best use.				
STRATEGIC INTENT	INTEGRATED DEVELOPMENT PLAN (IDP)				
	The transfer of the subject property is in line with the <i>Strategic Focus Area 1: Opportunity City - 1.1 (g) Leverage the City's assets</i> in that the transfer will ensure the rationalisation and optimal utilisation of the municipality's capital asset in order to stimulate socio-economic benefit for Cape Town.				
	ORGANISATIONAL DEVELOPMENT AND TRANSFORMATION PLAN (ODTP)				
	The transfer of the subject property for apartment scheme purposes is in line with Priority 9 of the OTDP which refers to the continuation in building integrated communities as the transfer of the property will result in the surrounding area having different typologies of housing units which will also cater local athletes as this model of a club base is common ground in the soccer fraternity, with clubs such as Kaizer Chiefs having Naturena in Johannesburg and Ajax Cape Town having Ikamva in Cape Town.				

CAPE TOWN SPATIAL DEVELOPMENT FRAMEWORK (CTSDF)	
	The development of the property for residential apartment purposes is in line with Strategy 2 of the CTSDF which refers to the management of urban growth and creation of a balance between urban development and environmental protection as it will facilitate the promotion of appropriate land use intensification.
	Transit Orientated Development (TOD)
	In terms of the pre-screening process for land transfers the subject property is categorised as Category 2; these properties meet the requirements for Urban Planning and Mechanisms to do a TOD Comprehensive Land Use assessment. It has however been recommended that the property be developed for higher density residential development which will result in different typologies of housing units being present in the surrounding area to also cater for local sports persons.

6. DISCUSSION / CONTENTS

6.1. BACKGROUND

Erf 28634 is bound by Ntutyana Street (north-west) and Bhobhoyi Street (east) in Khayelitsha, approximately 4 458m² in extent, vacant, and zoned Open Space 2 but public access to the property is hindered by criminal activity as this property is located at the back of the immediately surrounding houses. The locality of the site is indicated on the attached Plan LIS 1916 in **Annexure A**.

Property Management received a request from Zizwe United Football Club to purchase Erf 28634 for the development of accommodation for the team players. Zizwe United FC is a Khayelitsha based non-profit soccer team with a registration number 2017/533621/08 and is one of the top teams competing in the Motsepe Soccer League, previously known as the Vodacom League. The copy of registration as a non-profit organisation is attached in **Annexure B**. In 2015/16 season Zizwe United FC won the amateur league in the Western Cape Province and qualified for promotion to the National Motsepe Soccer League play-offs.

Approximately eighty five percent (85%) of the team players are from Khayelitsha, while the rest is from other areas in and around Cape Town. Currently the players, including the coach, are accommodated in Blue Downs, Brackenfell, Gordon's Bay and Parow respectively. There is thus an urgent need to consolidate the accommodation of the team in one facility. This will ensure that the team management will have more control over the players and will assist with team performance. This model of a club base is common ground in the soccer fraternity, with clubs such as Kaizer Chiefs having Naturena in Johannesburg and Ajax Cape Town having Ikamva in Cape Town.

Ilitha Park in Khayelitsha is ideal for the proposed accommodation as the area is regarded as a middle class area and the accommodation units that are proposed by Zizwe United FC will be of the same or better standard. The proposed development will not have a negative impact on the value of the surrounding properties.

The location is further ideal for the proposed accommodation as the subject property is close to public transport and will be convenient for the players, including the coach, to travel in and around Khayelitsha, for example, to the training fields, the gymnasium, the soccer games at the stadiums, the meeting venues, the CBD, other related activities venues, etc. Therefore the location of Erf 28634 is ideal for the enhancement of the careers of the players.

The rezoning and closure of a public place will be done by Property Management through the appointment of a suitable consultant and the statutory process will be running parallel with the Municipal Asset Transfer Regulations process.

6.2. PUBLIC PARTICIPATION

On 10 December 2018 the Director: Property Management authorised the public participation process to be conducted to facilitate the determinations a municipal council must make in terms of Section 14 of the MFMA. Council's intention to transfer the subject property was advertised as follows: In accordance with Regulation 6 of the MATR

Advertising	Cape Argus & Die Burger	18 January 2018
	Subcouncil Chairperson, Manager & Ward Councillor	22 January 2019
Outcome	No objections	

6.3 VALUATION

The desktop valuation (**Annexure C**) carried out by Property Management's Valuations is as follows:

Based on the evidence, the Valuation Section deemed the market value in order of:

4 458m² x R180/m² = R800 000 (excluding VAT)
Based on restrictive use

In terms of the City's Policy on the Management of Council's Immovable Property:
"Immovable property may be alienated to social care users, the purchase price payable shall, unless otherwise directed by Council, be fixed at between 10% and 25% of market value subject to a suitable reversionary clause being registered against the title deed of the property."

Should the property be sold at a reduced policy rate, we recommend that price be set at 25% of market value, that is:

R800 000 x 25% = R200 000 (excluding VAT)

- i. The sale's price shall escalate at 8% per annum compounded annually on a *pro rata* basis commencing 6 months after date of valuation (i.e. as from 2019-06-01) until date of registration.
- ii. The market value is to be reassessed if the transaction is not approved by the relevant decision making authority of Council within 18 months from date of valuation (i.e. by 2020-06-01).
- iii. The transfer is to be subject to a suitable reversionary clause limiting the use of the subject property to Community/Social use. This restriction is to be registered against the title deed of the subject property.

6.4. CONSTITUTIONAL AND POLICY IMPLICATIONS

- 6.4.1 All relevant branches of Council have confirmed that the land is not required for the provision of the minimum level of basic municipal services. The proposal is thus compliant with Section 14 of the Municipal Finance Management Act, Act 56 of 2003.

- 6.4.2 Chapter B 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 sale of immovable property.
- 6.4.3 Section 4(2) of the Council's immovable property By-Law 2015 permits the closure of public places provided that the City:
- advertise the intention to close any public street, public place or any portion thereof;
 - serve copies of the advertisement contemplated in paragraph (a) on the owners of all immovable property abutting the public street, public place or portion thereof which it proposes to close; and
 - the copies of the advertisements must be served not less than 30 days before the date by which objections are required to be lodged in accordance with such advertisement.

6.5. SUSTAINABILITY IMPLICATIONS

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

6.6. LEGAL IMPLICATIONS

- 6.6.1 The proposal seeks to comply with Section 14 of the Local Government: Municipal Finance Management Act No.56 of 2003 (MFMA);
- 6.6.2 The transfer of municipal non-exempted capital assets is governed by Chapter 2 of the MFMA Municipal Asset Transfer Regulations (MATR);
- 6.6.3 Council may in terms of **Regulation 5(1)(b)(i) of the MATR** transfer non-exempted capital assets after it has - in a meeting open to the public - made the determinations required by **Sections 14(2)(a) and (b) of the MFMA** namely:
- decided on reasonable grounds that the asset is not needed to provide the minimum level of basic municipal services; and
 - considered the fair market value of the asset and the economic and community value to be received in exchange for the asset.

However, the proposed transfer is not intended to generate economic returns for the City, but it is intended to generate a socio-economic return for the community as it will be used to improve the sporting career of the local youth. Consequently, the price has been set by City's valuers at 25% of the market value (R800 000 x 25% = R200 000 exclusive of VAT) as Zizwe United Football Club is a registered non-profit organisation.

- 6.6.4 In terms of **Regulation 7 of the MATR**, Council must take into account a number of factors (highlighted in bold) when considering the transfer of non-exempted capital assets, and it is herewith confirmed that:
- Factor A: Whether the capital asset is required for municipality's own use at later date (also Sections 14(1), 14(2)(a) and 90(1) of MFMA)**
Council's service branches confirmed that the capital asset is not required for their own purposes at a later date.
 - Factor B: Loss or gain expected to result from proposed transfer**

The transfer is not intended to generate economic returns for the City, but it is intended to generate a socio-economic return for the community as it will be used to improve the sporting career of the local youth. Consequently, the price has been set by City's valuers at 25% of the market value (R800 000 x 25% = R200 000 exclusive of VAT) as Zizwe United Football Club is a registered non-profit organisation. Therefore, the City will gain recognition from the local community as a caring City.

- **Factor C: Significant economic or financial cost or benefit to the municipality**

The transfer is not intended to generate economic returns for the City, but it is intended to generate a socio-economic return for the community. Consequently, the City will receive approximately R200 000 excluding VAT as well as future rates and taxes in respect of the proposed transfer of the capital asset.

- **Factor D: Risk and Rewards in relation to the Municipality's interests**

There is no operational or control risk to the City.

The transfer of the capital asset will relieve the municipality of its maintenance burden and will enable better utilisation of municipality's asset by allowing it to be developed to its highest and best use

- **Factor E: Impact on credit rating, financial position, cash flow of municipality**

There is no impact on the credit rating, financial position, cash flow of municipality.

- **Factor F: Limitations and conditions attached to capital assets**

The development will be restricted to the construction apartment residential units for the accommodation of the soccer team. A suitable reversionary clause will be registered against the title deed of Erf 28634, Khayelitsha.

- **Factor G: Cost of transfer**

The normal costs related to the transfer of the capital asset will be the responsibility of the purchaser.

- **Factor H: Transfer of any liabilities and reserve funds associated with the capital asset**

None.

- **Factor I: Stakeholder comments and recommendations**

The City's intention to transfer Erf 28634, Khayelitsha was duly advertised in the local and community newspapers.

No comments / objections were received from the local community.

The relevant Sub-Council Manager, Sub-Council Chairperson and Ward Councillor were also notified of the intention to alienate the property.

Advertising and serving of notices of closure of public place to the surrounding owners are being done in terms of Council's immovable

property By-Law 2015 by the consultants who are appointed by the City to undertake the statutory process.

- **Factor J: Views from National and Provincial Treasury**

No comments were received.

- **Factor K: Strategic, legal, and economic interests**

None of these interests will be compromised through the permanent transfer of the capital asset; in fact, they will be supported.

- **Factor L: Compliance with legislative regime that is applicable to proposed transfer**

The transfer of the capital asset is compliant with the MFMA and MATR.

6.7. STAFF IMPLICATIONS

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

No ☒

Yes ☐

6.8. OTHER SERVICES CONSULTED

The proposed permanent transfer of the capital asset was circulated to the relevant departments of the City and to external departments for comment. No objections were received (see attached **Annexure D** for the Technical Investigation Control Sheet).

7. RECOMMENDATIONS

(LSU K3401)

Not delegated: for decision by Council

It is recommended that:

- a) In terms of Sections 14(2)(a) and (b) of the Local Government: Municipal Finance Management Act 56 of 2003:
 - i) Council resolve that Erf 28634, Khayelitsha bound by Ntutyana Street (north-west) and Bhobhoyi Street (east) in Khayelitsha, approximately 4 458m² in extent, vacant, and zoned Open Space 2, shown lettered ABCDEFGHJKLMN on Plan LIS 1916, is not needed to provide the minimum level of basic municipal services; and
 - ii) Council consider the factors set out in terms of Section 15.1, 15.2, and 15.3 of the City's Policy on the Management of Council's Immovable Property including in terms of Regulation 13(2) of the Municipal Asset Transfer Regulations (MATR), R.878 promulgated on 22 August 2008, as the proposed purchase price (R200 000 excluding VAT) for the proposed disposal of Erf 28634, Khayelitsha "as described in (a)(i) above is less than a fair market value.
- b) In terms of Regulation 5(1)(b) of the Municipal Asset Transfer Regulations (MATR), R. 878 promulgated on 22 August 2008, Council approve in principle the disposal of Erf 28634, Khayelitsha as described in (a)(i) above;

- c) In terms of Section 4(2) of the Council's Immovable Property By-Law 2015 Council approve the public place closure of Erf 28634, Khayelitsha; and
- d) Erf 28634, Khayelitsha be transferred by a competitive process, subject to conditions to be imposed by the Director: Property Management in the exercise of her delegated authority.

AANBEVELINGS

(LSU K3401)

Nie gedelegeer nie: vir besluitneming deur die Raad

Daar word aanbeveel dat:

- a) Ingevolge artikel 14(2)(a) en (b) van die Wet op Plaaslike Regering: Munisipale Finansiële Bestuur, Wet 56 van 2003:
 - i) Die Raad besluit dat erf 28634, Khayelitsha, begrens deur Ntutyanastraat (noordwes) en Bhobhoyistraat (oos) in Khayelitsha, ongeveer 4 458 m² groot, onbebou en gesoneer oop ruimte 2, aangetoon deur die letters ABCDEFGHJKLMN op plan LIS 1916, nie vir die voorsiening van die minimum vlak van basiese munisipale dienste benodig word nie; en
 - ii) Die Raad die faktore uiteengesit in artikel 5.1, 15.2 en 15.3 van die Raad se beleid oor die bestuur van die Raad se onroerende eiendom asook ingevolge regulasie 13(2) van die regulasies oor die oordrag van munisipale bates (MATR), R.878 gepromulgeer op 22 Augustus 2008, oorweeg aangesien die voorgestelde koopprys (R200 000, BTW uitgesluit) vir die vervreemding van erf 28634, Khayelitsha soos beskryf in (a)(i) hierbo, minder as 'n billike markwaarde is.
- b) Die Raad ingevolge regulasie 5(1)(b) van die regulasies oor die oordrag van munisipale bates (MATR), R.878 gepromulgeer op 22 Augustus 2008, die vervreemding van erf 28634, Khayelitsha soos in (a)(i) hierbo beskryf, in beginsel goedkeur;
- c) Die Raad ingevolge artikel 4(2) van die Raad se Verordening op Onroerende Eiendom, 2015 die sluiting van die openbare plek, naamlik erf 28634, Khayelitsha goedkeur; en
- d) Erf 28634, Khayelitsha deur middel van 'n mededingende proses oorgedra word, onderworpe aan voorwaardes opgelê deur die direkteur: eiendomsbestuur in die uitvoering van haar gedelegeerde bevoegdheid.

IZINDULULO

(LSU K3401)

Aziqunyaziswanga: isigqibo seseBhunga

Kundululwe ukuba:

- a) Ngokwamacandelo 14(2)(a) no-b woMthetho wobuRhulumente boMmandla ongoLawulo lweMali zikaMasipala (MFMA), uMthetho 56 wango-2003:
 - i) IBhunga malithathe isigqibo sokuba isiza-28634, esiseKhayelitsha esidityaniswa yiNtutyan Street (emntla-mpuma) neBhobhoyi Street (empuma), esibukhulu bumalunga nama-4 458m², esivulelekileyo nesicandwe njengendawo enguMhlaba oIBala 2, esibonakaliswe ngoonobumba ABCDEFGHJKLMN kwiplanu engu-LIS 1916, asifuneki ukubonelela ngeenkonzo ezingundoqo zikamasipala; kwaye

- ii) IBhunga malithathele ingqalelo imiba echaziweyo ngokungqinelana necandelo 15.1, 15.2 no-15.3 loMgaqo-nkqubo weSixeko ongoLawulo lwePropati ezingenakuSuswa zeBhunga nangokungqinelana kuMgaqo-13(2) weMigaqo engokuTshintshelwa kweMpahla kaMasipala (MATR), engu-R.878 eyamiselwa ngowama-22 Agasti 2008, njengoko isiphakamiso sexabiso lentengiso (elingama-R200 000 ngaphandle kweRhafu-ntengo) ngokujoliswe kwisiphakamiso sonikezelo lwesiza-28634, esiseKhayelitsha njengoko kucaciswe ku-(a)(i) ngentla apha, lingeneno kwixabiso lobulungisa lasemakethi.
- b) NgokoMgaqo-5(1)(b) yeMigaqo engokuTshintshelwa kweMpahla kaMasipala (MATR), R. 878 owamiselwa ngowe-8 Agasti 2008, iBhunga maliphumeze ngokomthetho-siseko ukunikezelwa kwesiza-28634, esiseKhayelitsha, njengoko kuchaziwe ku-(a) (i) ngentla apha;
- c) Ngokungqinelana necandelo 4(2) loMthetho kaMasipala ongePropati ezingenakuSuswa zeBhunga, wango-2015, iBhunga maliphumeze ukuvalwa kwendawo yoluntu kwisiza-28634, eKhayelitsha; kwakhona
- d) Isiza-28634, esiseKhayelitsha masitshintshelwe ngokokhuphiswano loluntu, ngokuxhomekeke kwimiqathango eyakuthi imiselwe nguMlawuli woLawulo lwePropati esebenzisa amagunya akhe awagunyaziselweyo.

ANNEXURES

Annexure A	:	Disposal Plan LIS 1916
Annexure B	:	Copy of Registration as a Non-profit Organisation
Annexure C	:	Copy of Desktop Valuation Report
Annexure D	:	Copy of Technical Investigation Control Sheet

FOR FURTHER DETAILS CONTACT:

NAME	THULANI MADIKANE	CONTACT NUMBER	(021) 400 3251
E-MAIL ADDRESS	THULANI.MADIKANE@CAPETOWN.GOV.ZA		
DIRECTORATE	ECONOMIC OPPORTUNITIES & ASSETS MANAGEMENT	FILE REF NO	14/3/3/2/5/277/A37
SUBCOUNCIL	10	WARD COUNCILLOR	XOLISA PETER
SIGNATURE	MANAGER : PROPERTY ACQUISITIONS AND DISPOSALS	ANDRÉ HUMAN	

**DIRECTOR: PROPERTY MANAGEMENT IN HER CAPACITY AS EXECUTIVE DIRECTOR:
ECONOMIC OPPORTUNITIES AND ASSET MANAGEMENT**

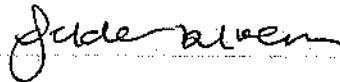
NAME RUBY GELDERBLOEM

COMMENT:

DATE

2019-07-22

SIGNATURE



MANAGER: SUBCOUNCIL 10

NAME ALD MANDLENKOSI SITONGA

COMMENT:

DATE

SIGNATURE

Annexure A

Copy of Disposal Plan LIS 1916

Annexure B

Copy of Registration as Non-profit Organisation



Companies and Intellectual
Property Commission
Regulator of Companies, Intellectual Property and Credit Providers
a member of the SAG Group

COMPANIES AND INTELLECTUAL PROPERTY COMMISSION REPUBLIC OF SOUTH AFRICA

Form COR14.3 - Amended Registration Certificate

Effective date: 20/04/2018
Print date: 20/04/2018
Customer code: 665408
Tracking number: 111675003

Concerning:

ZIZWE UNITED FOOTBALL CLUB NPC 2017/533621/08

The above company has filed an amendment of its Memorandum of Incorporation in terms of section 16 of the Companies Act, 2008, to change its company category to a Non Profit Company and its name to ZIZWE UNITED FOOTBALL CLUB NPC.

In accordance with the Notice of Amendment of the Memorandum of Incorporation, the change takes effect on 20/04/2018.

In conjunction with this certificate, the Commission has not issued another notice contemplated in section 12 (3).

Commissioner: CIPC

OME OME



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 258, PRETORIA.

Call Centre Tel 086 100 2472, Website www.cipc.co.za



**Certificate issued by the Companies and Intellectual Property
Commission on Friday, April 20, 2018 12:57
Certificate of Confirmation**



Companies and Intellectual
Property Commission
a member of the SAG group

Registration number	2017 / 533621 / 08
Enterprise Name	ZIZWE UNITED FOOTBALL CLUB NPC
Enterprise Shortened Name	None provided.
Enterprise Translated Name	None provided.
Registration Date	04/12/2017
Business Start Date	04/12/2017
Enterprise Type	Non Profit Company
Enterprise Status	In Business
Financial year end	February
Main Business/Main Object	BUSINESS ACTIVITIES NOT RESTRICTED.
Postal address	40863 GWEGWELEZA STREET MAKHAZA KHAYELITSHA WESTERN CAPE 7784
Address of registered office	40863 GWEGWELEZA STREET MAKHAZA KHAYELITSHA WESTERN CAPE 7784



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256; PRETORIA.
Call Centre: Tel 086 100 2472, Website www.cipc.co.za



**Certificate issued by the Companies and Intellectual Property
Commission on Friday, April 20, 2018 12:57
Certificate of Confirmation**



Companies and Intellectual
Property Commission
a member of the SAG group

Registration number **2017/533621/08**
Enterprise Name **ZIZWE UNITED FOOTBALL CLUB NPC**

Name
Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appoint- ment date	Addresses
BOBOTYANA, ZUKISANI	7807255657083	Director	04/12/2017	Postal: 40863 GWEGWELEZA STREET, MAKHAZA, KHAYELITSHA, WESTERN CAPE, 7784 Residential: 40863 GWEGWELEZA STREET, MAKHAZA, KHAYELITSHA, WESTERN CAPE, 7784
GODLA, LUVUYO ROBERT	7102175650081	Director	04/12/2017	Postal: 68 ANGELIER STREET, PROTEA HEIGHTS, BRACKENFELL, WESTERN CAPE, 7560 Residential: 68 ANGELIER STREET, PROTEA HEIGHTS, BRACKENFELL, WESTERN CAPE, 7560



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa, Docex 258, PRETORIA.

Call Centre Tel 086 100 2472, Website www.cipc.co.za





Companies and Intellectual
Property Commission

→ member of the SAG group

Date: 20/04/2018

Our Reference: 111675003
Box: 203177
Sequence: 16

MTHOBELI CLARENCE JANUARY
To be collected: 665408

RE: Amendment to Company Information

Company Number: 2017/533621/08

Company Name: ZIZWE UNITED FOOTBALL CLUB NPC

We have received a COR15.2 (Amendment of Memorandum of Incorporation) from you dated 10/03/2018.

The Amendment of Memorandum of Incorporation (1) was accepted and placed on file.

The Category Change (2) was accepted and placed on file.

The Increase/Decrease of Authorised Capital (3) was accepted and placed on file.

The enterprise type was changed to 08.

Yours truly

Commissioner: CIPC

OME OME

Please Note:

The attached certificate can be validated on the CIPC web site at www.cipc.co.za.

The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 258, PRETORIA.

Call Centre Tel 086 100 2472, Website www.cipc.co.za



Annexure C

Copy of Desktop Valuation Report dated 2018-11-30



DATE	2018-10-16
To	Head: Optimisation and Rationalisation
ATTENTION	Godfrey van Wyk

VALUATION REPORT

VALUATION OF ERF 28634 KHAYELITSHA, AT ILITHA PARK, WHICH IS EARMARKED FOR TRANSFER TO ZIZWE UNITED FOOTBALL CLUB

1. Brief and Background

We were requested to value Erf 28634 Khayelitsha, at Ilitha Park (hereafter 'the subject property'), in extent approximately 4 458m², which is proposed for transfer to a registered non-profit entity, Zizwe United Football Club (hereafter 'the applicant'). The applicant, which is apparently a non-profit organisation, aims to use it for building accommodation for their football club.

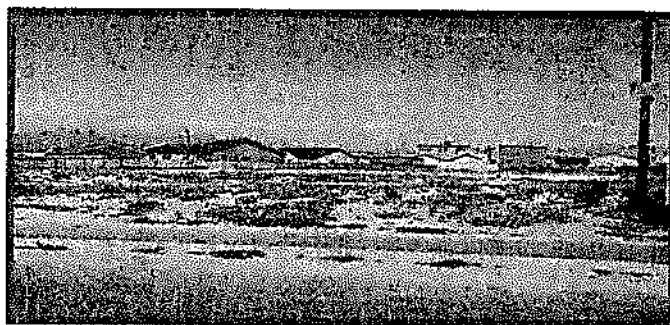
2. Date of Valuation

2018-11-30

3. Date of Inspection

2018-10-16

4. Caveats



The reader should note the following:

- (i) The valuation is for internal requirements only and must not be made available to the public without prior written consent from the Head: Market Valuations.
- (ii) All values in this report exclude VAT or transfer duty.
- (iii) This report has been prepared in conformity with recognized standard procedure regarding the transfer/sale of City properties.

5. Details of the subject property

Description	Erf 28634 Khayelitsha
Address	12 Bhobhoyi Street, Ilitha Park
Extent being valued	4 458m ²
Plan	No plan provided.

Implicit in the market value of a property is the notion of **highest and best use**, which the IVSC defines as:

The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.

8. Highest and best use of subject property

Despite its OS2 zoning, the subject property's *highest and best use* is deemed for subdivision and use as Single Residential housing, and hence we valued it as such.

9. Method of Valuation

We applied the *comparable sales* method, which entails the following steps:

- Identifying sales transactions of similar properties in the same neighbourhood (or further afield if need be) for which information is available.
- Comparing the comparable properties' value-forming characteristics with those of the subject property, viz. location, stand size, view, etc.
- Adjusting the sale's prices of the comparable properties for effluxion of time between their sale's date and valuation date.
- Deducing the value of the subject property after taking due cognisance of all incomparable characteristics and their potential influence on the sale's price.

10. Findings

We used the following sales to deduce the market value of the subject property:

#	Description	m ²	Sale details	Comments
1	Erf 75169 Khayelitsha, 3 Cekeca Road, Umrhabulo Triangle	10 229	R1 430 000 (R140/m ²) 2017-03	Zoned UT1. Located in a more informal area and much bigger in extent than the subject property.
2	Erf 1317 Hagley, 3-5 King Arthur Street, Camelot	1 482	R342 000 (R230/m ²) 2017-02	Zoned GR2. Located in a marginally more formal and higher priced submarket. Much smaller stand compared to that the subject property.
3	Erf 23116 Khayelitsha, Amos Lengesi Cr, Mandela Park	1 720	R360 000 (R209/m ²) 2017-07	Zoned CO1. Similar submarket, but much smaller extent. Sold to a church organization.
4	Erf 7822 Blue Downs 36/38 Greenshank Rd, Electric City	1 927	R600 000 (R311/m ²) 2016-12	Zoned CO1. Located in a very similar submarket where house prices also realise in the region of R650 000 to R850 000. Much smaller in extent.

In addition to the above sales data, we also took note of the following recent valuations:

Annexure D

Copy of Technical Investigation Control Sheet



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

**PROPERTY DISPOSALS
ECONOMIC OPPORTUNITIES & ASSET MANAGEMENT**

Ilse September
Clerk: Optimisation and Rationalisation

E: Ilse.September@capetown.gov.za
File ref: 14/3/3/2/5/277/A37

2018/10/25

TECHNICAL INVESTIGATION CONTROL SHEET	
PROPERTY	ERF 28634, Khayelitsha
Extent	+ - 4 458m ²
Zoning	Public Open Space
Title Deed No.	T82780/1992
Disposal Plan No.	LIS1916
Date comments requested	12.09.2018
Closing date for comments	04.10.2018

Department	Official	Comments
TDA: DEVELOPMENT MANAGEMENT	Rafiq Allie	<p>Erft 28634, Khayelitsha is currently zoned open space 2 and does not appear to have been developed as any form of functional public open space. In principle our department has no objection to disposal of the subject property, subject to it being rezoned to an appropriate zone should the proposed use thereof not be public open space. Depending on the proposed use of the subject property additional land use applications may be warranted.</p>

CIVIC CENTRE IZIKO LOLUNTU BURGERSENTRUM
12 HERTZOG BOULEVARD CAPE TOWN 8001 P O BOX 298 CAPE TOWN 8000
www.capetown.gov.za

Making progress possible. Together.

TDA: ENVIRONMENTAL MANAGEMENT ENVIRONMENT AND HERITAGE MANAGEMENT	Charlene Dickson Paulsen Elize Mendelsohn	No objection No objection
TDA: INTEGRATED TRANSPORT IMPLEMENTATION	Barrie Barnard	Strictly from a Transport Infrastructure <u>Implementation perspective</u> I personally am not aware of any impediments to the disposal or letting of this property.
TDA: ENVIRONMENTAL MANAGEMENT COASTAL MANAGEMENT	Greg Oelofse	No Objection
FINANCE	Danie Malan	No Objection
SOCIAL SERVICES: RECREATION AND PARKS	Jenna Reisenberg	No Objection
SOCIAL SERVICES SOCIAL DEVELOPMENT & EARLY CHILDHOOD DEVELOPMENT (SDECD)	Chantal Michaels	No Objection
SOCIAL SERVICES CITY HEALTH	Nawhaal Petersen	No Objection
SOCIAL SERVICES PLANNING AND DEVELOPMENT & PMO	Leeroy May Bradley Burger	No Objection
SAFETY AND SECURITY FIRE SERVICES	Ian Schnetter	No Objection
SAFETY AND SECURITY LAW ENFORCEMENT, TRAFFIC & CO- ORDINATION LAW ENFORCEMENT SERVICES	Shaun Graham Smith	No Objection

CORPORATE SERVICES	Thembelani Mangena Wallied Taliep	No Objection
INFORMAL SETTLEMENTS: WATER AND WASTE SERVICES INFORMAL SETTLEMENTS AND BACKYARDS INFORMAL SETTLEMENTS ENGINEERING SERVICE	Susan Groenewald	No Objection
INFORMAL SETTLEMENTS: WATER AND WASTE SERVICES SOLID WASTE MANAGEMENT	Rosina Lesoeta Chantel Erlank	Proposed sale is supported No Objection
TELKOM SA LTD	SkippJE1@telkom.co.za	No Objection