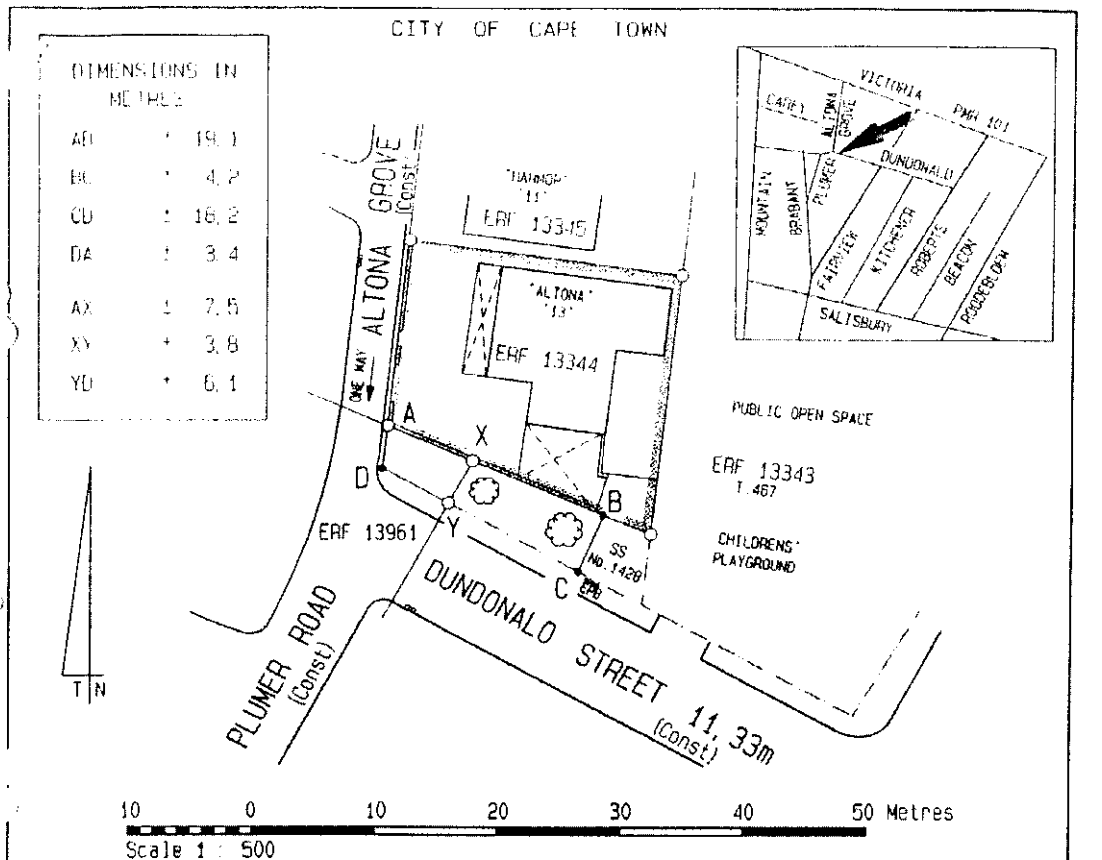


Annexure A



DISPOSAL OF CITY LAND - CORNER ALTONA GROVE AND DUNDONALD STREET
WOODSTOCK

The figure ABCD represents Public Street (a portion of Erf 13961 Cape Town) and Public Open Space (a portion of Erf 13343) in extent approximately 75 square metres to be closed and transferred to

QUINTUS ALEXIS BOSCH

Property of above bordered grey and zoned : General Residential R3.
(O/T 28546 dated 2004-03-30)

City Land Zoned: Public Street and Public Open Space

- Note
1. The figure AXYD represents Public Street in extent approximately 23 square metres to be closed.
 2. Erf 13961 is registered in the name of Suburban Brickfields Limited by D/T 8007 dated 1896-11-26 and vests in the City of Cape Town as Public Street.
 3. Erf 13343 is registered in the name of the City of Cape Town by D/T 3525 dated 1905-04-20 (T467)

WARD 56 ✓

REFER	Ref: 13. SO. Sht. M1479 (11/17)	SURVEYOR	<i>David P... ..</i>
To	52 4060	DRAUGHTSMAN	DR LUMBRE 2006-06-13
FROM REF	52 240 EG 00	CHECKED BY	<i>ES</i>
FILE REF	52 404 (1960)	STC 2118	
MEMO DATE			
MAPLE PROPERTY INFORMATION STEPHEN BOSHOFF EXECUTIVE DIRECTOR STRATEGY & DEVELOPMENT			

Annexure B**SubCouncil Resolution Details**

Agenda Item No.	15SUB34/09/14
Subject	PROPOSED CLOSURE AND ALIENATION OF CITY-OWNED IMMOVABLE PROPERTY: PORTIONS OF ERF 13961 AND 13343, CAPE TOWN (A PUBLIC STREET AND PUBLIC OPEN SPACE) SITUATED OFF DUNDONALD STREET, WOODSTOCK: QUINTUS ALEXIS BOSCH
SubCouncil	SubCouncil 15
Meeting Date	Wednesday, September 17, 2014
Resolution	Approved
Date Closed	Monday, September 29, 2014

Resolution Detail

It was RESOLVED that the proposed closure and alienation of City-owned immovable property, portions of Erf 13961 and 13343, Cape Town (A public street and public open space) situated off Dundonald Street, Woodstock be APPROVED as per the recommendations stipulated in the report.

Annexure C

VALUATION SYNOPSIS- SALE OF PORTION OF PUBLIC STREET BEING PORTION ERF 13961 CAPE TOWN AND PORTION OF PUBLIC OPEN SPACE BEING PORTION OF ERF 13343 CAPE TOWN AT DUNDONALD STREET, WOODSTOCK: QUINTUS ALEXIS BOSCH

BACKGROUND

The City's Professional Valuers on 2013-08-31 assessed the value of the Subject Property, portion of Public Street and portion of Public Open Space being portions of Erven 13961 and 13343 Cape Town respectively, shown by the figure ABCD on Plan STC 2118 in extent together approximately 75m² at R35 000 excluding VAT.

The value of the Subject Property was assessed using comparable sales in the precinct of the Subject Property and further afield on the basis of its highest and best use which in this instance is considered to be residential, with the necessary adjustments made accordingly.

One of the conditions of sale is that no structures are to be erected on the Subject Property and therefore the use thereof will effectively be for garden and security purposes only.

UTILITY OF SUBJECT PROPERTY

Since no structures are permitted to be erected on the Subject Property, it may only be fenced with a permeable fence and that the Applicant's Property is not fully developed, it is considered that 50% utility is fair and reasonable to apply thereto.

MARKET RESEARCH

The following sales are considered comparable, due to the current state of the economy escalation has only been applied until the end of December 2007:

#	Description	Extent	Zoning	Purchase Price	Purchase Date	Comment
1	Erf 11458 & 11459 Cape Town	Total 317m ²	Gen Res 7	R400 000 (R1 261/m ²)	2012/01/24	No escalation applied
2	Erf 12659 Cape Town	397m ²	Single Dwelling	R1 180 000 (R2972/m ²)	2007/08/08	Esc. at 10% R1 219 294 (R3071/m ²)
3	Erf 14579 Cape Town	493m ²	Single Dwelling	R662 000 (R1343/m ²)	2012/03/23	No escalation applied

http://ulyteams.capetown.gov.za/sites/default/files/valuation/13aris/graham_harms/2013/Woodstock0218_Erf13344_DundonaldSt_QABosch_D2.docx

CONCLUSION AND VALUATION

Based on the above market information and taking into account the location and extent of the consolidated parcel it is considered that the value would be in the region of R420 000 or R907/m².

VALUATION CALCULATION

75m² x R907/m² x 50% = R34 017

Say **R35 000 (Exclusive of VAT)**

RECOMMENDATION

That portion of Public Street and portion of Public Open Space being portions of Erven 13961 and 13343 Cape Town respectively, shown by the figure ABCD on Plan STC 2118 in extent together approximately 75m² be closed and sold to Quintus Alexis Bosch for an amount of R35 000 exclusive of VAT, subject to a no development clause being applicable to the portion being disposed of.

Should the valuation not be acted upon within 18 months from date of valuation the purchase price is to be adjusted on the basis of 5% per annum compounded annually on a pro rata basis commencing 6 months after date of valuation i.e. (5% ÷ 12 months x number of months after the 6 month period)

C. Owen

**Clive Owen
Principal Professional Valuer**

2013-09-03

Annexure D



South African Revenue Service

Tax Clearance Certificate Number 0002/2/2014/0006119220

Tax Clearance Certificate - Good Standing

Enquiries

0800 00 7277

Approved Date

2014-06-18

Expiry Date

2015-06-18

Identity Number/ Passport Number	5809285068085
Company Registration Number	
Income Tax	0580596153 - QA BOSCH
VAT/Diesel Registration	4250238288 - QA BOSCH
Trading Name	OCP
Tender Number	GoodStanding

It is hereby confirmed that, on the basis of the information at my disposal, the above-mentioned taxpayer has complied with the requirements as set out in section 256(3) of the Tax Administration Act.

This certificate is valid for a period of 12 months unless otherwise communicated by SARS.

Verification of this certificate can be done at any SARS Revenue office nationwide.

Photo copies of this certificate are not valid.

SARS reserves the right to withdraw this certificate at any time should any taxes, levies or duties become due and outstanding by the above taxpayer during the one year period for which the certificate is valid.

This certificate is issued free of charge by SARS.