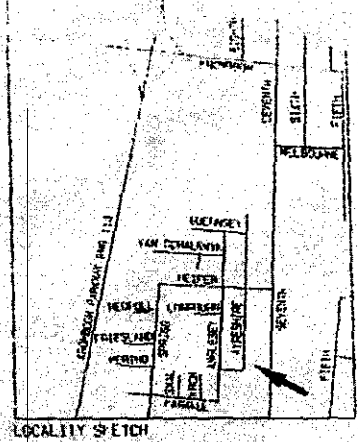


CITY OF CAPE TOWN

DESCRIPTION	AREA (METRE)
AB	15.10
BC	15.74
CD	10.10
DE	10.16
EF	31.48
FD	31.48



DISPOSAL OF CITY LAND - SEVENTH AVENUE - (CRAWFORD)

The figures ABCD ① and DCEF ② (Erf 170675) shown hatched represent portions of Erf 43538 Cape Town in extent approximately 155 and 320 square metres respectively available for disposal to adjoining owners. (See Schedule Below)

REC NO	NO	ADJOINING ERF NO.	AREA m <sup>2</sup>	PROPERTY REF.	OWNER	DEED OF TRANSFER AND DATE
13402	1.	43109	±155	EN 418 42	ILYAAS YUSUF MAKADA	69720 DATED 2010-12-21
14716	2.	43135	±320	EN 418 34	KAY BALES	24685 DATED 1978-10-03

Properties of above, Erven 43109 and 43135 bordered grey and zoned: Single Dwelling Residential City Land Zoned: Public Open Space.

Note: 1. Erf 43453 is registered in the name of the Municipality of the City of Cape Town (GP 670 LD) by D/I 1265 dated 1971-01-21

<p>REF: R 1409, SZ 5272/1, 57 5712/1</p> <p>DATE: 02 52 2/1</p> <p>PROJ: EN 418 42 FN 418 34</p> <p>FILL REC: S 7795 (13402)</p> <p>MEMO DATE:</p>	<p>PROPERTY HOLDING</p> <p>CAPE TOWN REGION</p>	<p>SURVEYOR: L. ANNEL 2009/10</p> <p>DRAUGHTSMAN: Z. NADIM 2011-09-09</p> <p>CHECKED BY:</p> <p><b>SZC 448/1</b></p>	<p>REMARKS: REVISION PLAN UPDATED AND CHANGE OF OWNER</p>	<p>SUPERSEDES SET 44</p>
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**Annexure B****SubCouncil Resolution Details**

<b>Agenda Item No.</b>	17SUB14/09/14
<b>Subject</b>	PROPOSED CLOSURE AND ALIENATION OF CITY-OWNED IMMOVABLE PROPERTY: PORTION OF ERF 43538, CAPE TOWN (PUBLIC OPEN SPACE) SITUATED OFF SEVENTH AVENUE, RONDEBOSCH EAST: ILYAAS YUSUF MAKADA
<b>SubCouncil</b>	SubCouncil 17
<b>Meeting Date</b>	Thursday, September 18, 2014
<b>Resolution</b>	Approved
<b>Date Closed</b>	Thursday, September 25, 2014

**Resolution Detail**

The house was in agreement with the recommendation of the report.  
RESOLVED that:

The recommendation of the above report on page 179 of the agenda be approved.  
ACTION: C Swart

## Annexure C

### VALUATION SYNOPSIS: PROPOSED SALE OF A PORTION OF ERF 43538, CAPE TOWN, BEING A PORTION OF PUBLIC OPEN SPACE, LOCATED IN SEVENTH AVENUE, RONDEBOSCH EAST: ILYAAS YUSUF MAKADA

#### *Brief and background*

Market Valuations has been tasked with determining the market value of a portion of Erf 43538, Cape Town (hereafter 'the subject property'), as at 30 April 2014.

The background to the valuation is as follows:

The City was approached by Mr IY Makad (hereafter 'the applicant') who wants to purchase the subject property. The subject property, in extent approximately 155m<sup>2</sup> and shown lettered ABCD on the attached plan SZC 448/1, is located in Rondebosch East and is currently a portion of public road.

The applicant has already enclosed the subject property, and utilises it as garden and recreational space, as he has enlarged his dwelling and therefore requires the subject property for this purpose.

#### **Valuation methodology**

The so-called *market approach* (also called the *comparable-sales method*) was used to value the subject property; this approach provides an indication of value by comparing the subject property with identical or similar assets for which recent sale's information is available.

#### **Market research on comparable land sales**

The following sales of vacant land, zoned Single Residential, have been traced in the Crawford/Rondebosch East areas and are considered comparable:

#	Description	Extent	Zoning	Purchase Price	Purchase Date	Comments
1	Erf 41812, Cape Town, 1 Seventh Ave, Rondebosch East	496m <sup>2</sup>	Single Residential	R750 000 (R1 512/m <sup>2</sup> )	2012-10	Rectangular shaped site, similar in extent and location.
2	Erf 41832, Cape Town, 16 Mosman Road, Rondebosch East	490m <sup>2</sup>	Single Residential	R790 000 (R1 612/m <sup>2</sup> )	2011-08	Rectangular shaped site, similar in extent and location
3	Erf 41852, Cape Town, 29 Fifth Ave, Rondebosch East	495m <sup>2</sup>	Single Residential	R800 000 (R1 616/m <sup>2</sup> )	2011-08	Rectangular shaped site, similar in extent and location

http://cityteams.capetown.gov.za/s:tas/fnpropmanpi/valuations/Users/anaesah%20abrahams/2014/Rondebosch%20East/0217\_Erf43538CapeTown\_AyshireSI\_IY%20Makda\_D.docx

### Additional Market Research

- The neighbour (Erf 43133) was offered R50 000 for a 75m<sup>2</sup> site, with no restriction. Valuation completed 2011-04-30 and was compiled on a before and after methodology.
- The neighbour (Erf 43134) was offered R45 000 for a 65m<sup>2</sup> site, with a restriction that no permanent structures be built. Valuation completed 2012-09-30 and was compiled on a before and after methodology.

### **Conclusion of market value**

Having regard to the abovementioned sales, it is considered that a plot of approximately 450m<sup>2</sup> (represents applicant's property) would be in the region of R730 000 or R1 636/m<sup>2</sup>, and that a plot of approximately 600m<sup>2</sup> (represents the combined extent of the applicant's and subject property) would be in the region of R880 000 or R1464/m<sup>2</sup>.

Based on a before and after valuation assessment, the subject property is deemed to have a market value of R150 000 (= R880 000 – R730 000).

### Recommendations

Based on the above the City's Professional Valuer has recommended that the portion of land, in extent 155m<sup>2</sup>, as shown lettered ABCD on the attached plan SZC 448/1, be closed and sold to Mr IY Makada for an amount of **R150 000 exclusive of VAT**.

### Please note:

- (i) Should the transaction not be concluded within a 6-month period from date of valuation (i.e. by 1 November 2014), the purchase price will be adjusted by **5% per annum** thereafter (i.e. 5% + 12 months x number of months after 6 month period).
- (ii) Should the transaction not be implemented within 18 months from the date of valuation (i.e. by November 2015), the property be valued anew.



**Graham Harms**  
Professional Associated Valuer



**Garth Johnson**  
Principal Professional Valuer: Disposals  
2014-05-08

## Annexure D

South African Revenue Service

Tax Clearance Certificate Number 0020/2/2014/0005625401
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**Tax Clearance Certificate - Good Standing**

## Enquiries

0800 00 7277

## Approved Date

2014-01-23

## Expiry Date

2015-01-23

Identity Number/ Passport Number 8708315213082

Company Registration Number

Income Tax 0778141168 - IY MAKADA

Tender Number GoodStanding

It is hereby confirmed that, on the basis of the information at my disposal, the above-mentioned taxpayer has not contravened the provisions of Income Tax Act (1962), Value Added Tax Act (1991), Employees Tax (PAYE as contained within the Income Tax Act 1962), Skills Development Levies Act (1999) or Unemployment Insurance Contributions Act (2002), as at date of this certificate.

This Certificate is Valid for a period of 1 (One) Year from the date of approval.

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.*