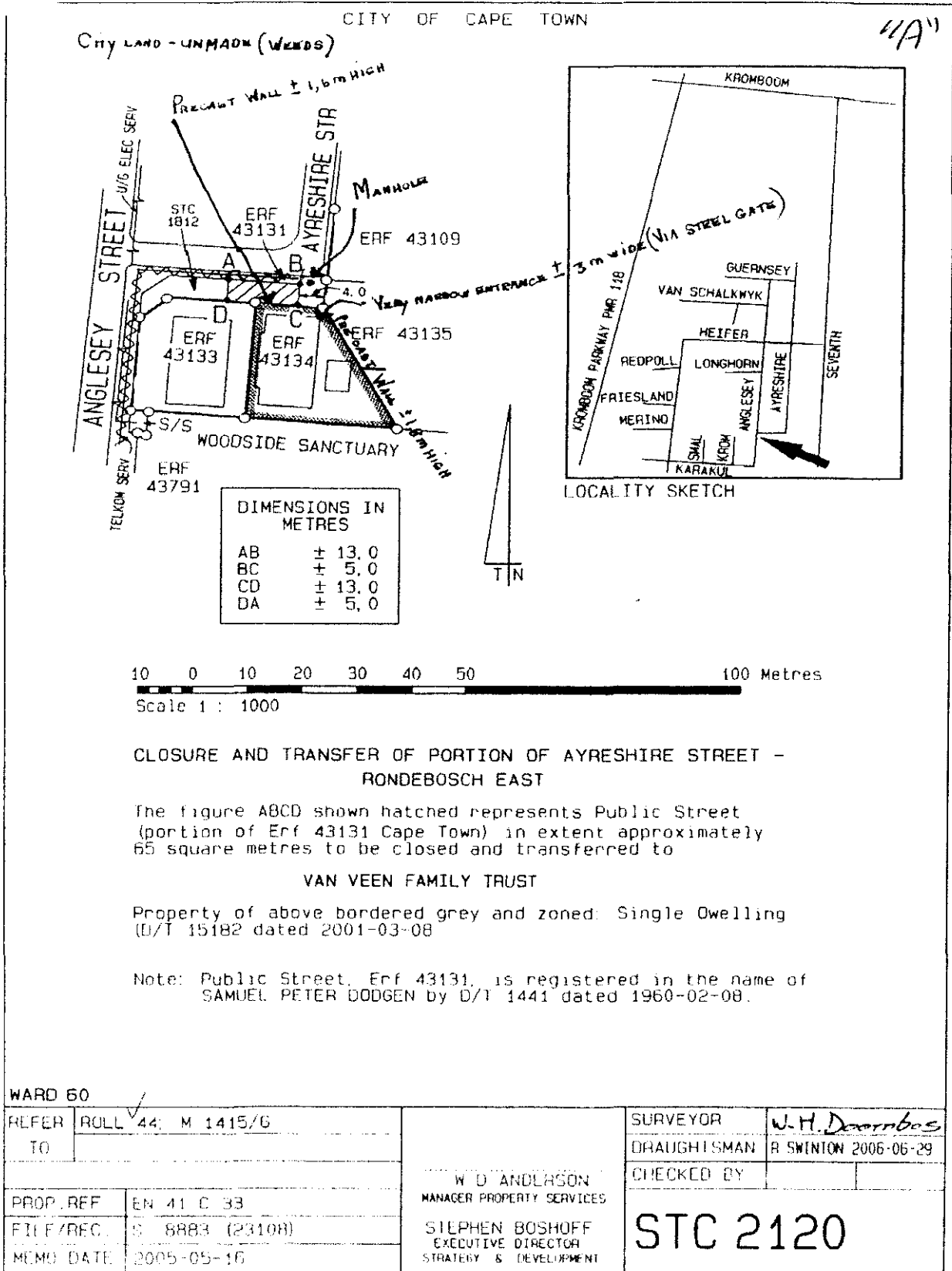


ANNEXURE A



ANNEXURE B**Subcouncil Resolution Details**

SubCouncil Resolution Details

Agenda Item No.	17SUB13/10/14
Subject	PROPOSED CLOSURE AND ALIENATION OF CITY-OWNED IMMOVABLE PROPERTY: A PORTION OF ERF 43131, CAPE TOWN, A PUBLIC STREET SITUATED AT AYRSHIRE STREET, RONDEBOSCH EAST: THE VAN VEEN FAMILY TRUST
SubCouncil	SubCouncil 17
Meeting Date	Thursday, October 23, 2014
Resolution	Approved
Date Closed	Tuesday, November 04, 2014

Resolution Detail

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

The recommendation of the above report on page 172 of the agenda be approved.
ACTION: C Swart

#	Description	Area (m ²)	Zoning	Sale's price	Sale's date	Comment
4	Erf 41852, Cape Town, 29 Fifth Avenue, Rondebosch East	495	Single Res	R800 000 (R1 616/m ²)	2011/08	Similar in extent and location.
5	Portion Erf 43131, Cape Town, Ayreshire Str, Rondebosch East	75	Single Res	R50 000 (R670/m ²)	2012/09	Similar transaction with adjoining owner.

MARKET RESEARCH

Based on the evidence, we deem the market value of the applicant's stand to be in the order of R800 000, which equates to approximately R1 553/m² of land.

Now, even though the utility of the additional land will be of significant value to the applicant, the consolidation of the subject property with that of the applicant's will not result in a proportionate increase in the latter's value. More specifically, taking all factors into account, we deem the value added by the subject property to be equivalent to 50% of the (full) market value rate, that is:

$$65\text{m}^2 \times \text{R}1\,553/\text{m}^2 \times 50\% = \text{R}50\,000 \text{ (rounded) (excluding VAT)}$$

RECOMMENDATIONS

It is recommended that portion of remainder of Erf 43131, Cape Town, shown by the hatched figure ABCD on plan STC 2120, in extent approximately 65m², be closed and sold to Van Veen Family Trust for the sum of **R50 000, exclusive of VAT**.

Note:

- The purchase price is to be adjusted at 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). Accordingly the recommended purchase price is to be adjusted as from 2015-03-01.
- This valuation is to be reviewed if not implemented within 18 months from date of valuation (i.e. by 2016-03-01).
- Proposed sale to be subject to the various branch conditions.



Anton Opperman
Professional Associated Valuer



Garth Johnson
Principal Professional Valuer: Disposals

2014-08-05

<http://www.land.gov.za/files/information-and-valuation/basis/antonopperman/2014/Rondebosch-Erf41852-Erf43131-AyreshireSt-VanVeen-D.docx>

ANNEXURE D



South African Revenue Service

Tax Clearance Certificate Number 0002/2/2014/0005675198

Tax Clearance Certificate - Good Standing

Enquiries

0800 00 7277

Approved Date

2014-02-07

Expiry Date

2015-02-07

Company Registration Number	IT23572000
Income Tax	0905167142 - THE VAN VEEN FAMILY TRUST
Name	THE VAN VEEN FAMILY TRUST
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.

ANNEXURE E

From: Yusuf Rossier <yusuf_rossier@yahoo.com>
Sent: 25 March 2013 03:21 PM
To: Petrofsky Williams; Petrofsky Williams
Subject: Proposed Disposal & Closure of Portion Erf 43131

Good Day Mr Williams,

With reference to letter submitted by Council 2013-03-15 concerning legal notice of the above mentioned for the Van Veen family trust, I would like to inform you that we object to the proposal of figure A, which exceeds my boundary line

Regards

Yusuf Rossier

"Nobody gets hurt"

