

**DISPOSAL OF CITY LAND- DE VILLIERS ROAD- BELLVILLE**

The figure ABCD shown hatched represents a portion of Public Street (Erf 28928 Bellville) in extent approximately 96 square metres and the figure EFG shown hatched represents City Land (Erf 29294 Bellville) in extent 180 square metres to be disposed to

**A G MOUTON**

Property of above (Erf 29293 Bellville) shown bordered grey and zoned: Single Residential

City Land zoned: Public Open Space and Public Street

Note:

1. Erf 28928 Bellville is registered in the name of City of Tygerberg by D/T13143 dated 23-02-2000.
2. Erf 29294 Bellville is registered in the name of City of Tygerberg by D/T13144 dated 23-02-2000.

WARD 10 SUBCOUNCIL 06 E Sonnenberg

SUPERCEDES TA 80v0

REFER TO	LP Key 652402: M645 & M646 FINAL PLAN	PROPERTY HOLDING TYGERBERG REGION	SURVEYOR	S SIJEQE (2014-01-10)
CASE NO.	31320		CHECKED	<i>D. Draham</i> (30/6/2014)
PROP REF			<b>TA 297v0</b>	
FILE/REC.	TYG 14/3/4/3/28928			
MEMO				



South African Revenue Service

Annexure B

Tax Clearance Certificate Number  
0002/2/2013/0005411692

## Tax Clearance Certificate - Good Standing

Enquiries  
0800 00 7277

Approved Date  
2013-10-16

Expiry Date  
2014-10-16

Trading Name

Legal Name

Identity Number/ Passport Number

Company Registration Number

Income Tax Reference Number

PAYE Registration Number

SDL Registration Number

UIF Registration Number

Tender Number

AG MOUTON

6010235141010

0898050028

At Your Service

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 C*

**Annexure**

**VALUATION OF PORTION OF PUBLIC STREET (PORTION OF ERF 28928 BELLVILLE) AND PUBLIC OPEN SPACE (ERF 29294 BELLVILLE) PROPOSED TO BE CLOSED AND SOLD TO A G AND A C MOUTON**

**Background**

The City's Professional Valuers on 2013-05-31 assessed the value of the Subject Property being a portion of Public Street, portion of Erf 28928 Bellville in extent approximately 96m<sup>2</sup> and Public Open Space (Erf 29294 Bellville) in extent approximately 188m<sup>2</sup> for R75 000 exclusive of VAT and costs.

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 is considered to be residential, with the necessary adjustments made accordingly.

**Utility of Subject Property**

Erf 29294 Bellville is impacted upon due to its very awkward configuration which will have a considerable negative impact on its development potential and ultimately its utility in this instance a 50% utility is considered fair and reasonable.

Although Erf 28928 Bellville is marginally encumbered in the form of a water pipe over which servitude will need to be registered its impact is considered marginal due to its proximity to the southern boundary. No allowance has accordingly been made in respect of the proposed servitude. With regards to the utility of this portion of land as it allows for an extension of the existing garden which is relatively small due to the high building coverage and also allows for added development potential, a utility based on full market value is recommended for this portion.

**Market Research**

The following sales are considered comparable, no escalation has been applied from date of sale to date of valuation:

<b>No.</b>	<b>Description</b>	<b>Extent</b>	<b>Purchase Price</b>	<b>Purchase Date</b>	<b>Comments</b>
1	Erf 12216 Bellville 41 Kosmos Street Bellville South	403m <sup>2</sup>	R100 000 (R248/m <sup>2</sup> )	2010/09/07	Similar sub market, smaller extent
2	Erf 39835 Bellville 4 Frans Hals Street Thalman	582m <sup>2</sup>	R422 000 (R725/m <sup>2</sup> )	2008/05/31	Superior submarket compared to the subject property
3	Erf 39727 Bellville 7 Weltevrede Street Kingston	512m <sup>2</sup>	R465 000 (R908/m <sup>2</sup> )	2008/02/21	Superior submarket to subject property

4	Erf 26416 Bellville 22 Inspan Street Bellville South	329m <sup>2</sup>	R265 000 (R805/m <sup>2</sup> )	2007/11/27	Similar submarket smaller extent
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### Sales Analysis

#### **Sales 1 & 4**

Sale 1 (is a relatively recent sale) and Sale 4 (a relatively dated transaction) are located in close proximity to the Subject Property and are regarded as fairly comparable. Sale 1 is however considered to be below market norms and has accordingly been disregarded.

#### **Sales 2 & 3**

The two properties described in these transactions are deemed to be superior in terms of submarket and downward adjustments are accordingly warranted. Both properties, although smaller in extent, have a more or less similar extent compared to the Applicant's property against which they are measured. The property described in Sale 3 has been improved since date of sale with a ±30% completed building structure, while Sale 2 is still remains undeveloped.

### Conclusion and Valuation

Having regard to the abovementioned sales, more specifically Sale 4 and taking into account the noisy and busy corner location of the applicant's property and far larger extent involved, the vacant land value is considered to be at or about R300 000 this effectively equates to approximately R388/m<sup>2</sup>. (R300 000÷772m<sup>2</sup>)

### Valuation Calculation

1. Portion Public Street (portion of Erf 28928 Bellville)	
96m <sup>2</sup> x R388/m <sup>2</sup>	R37 248
Say	R40 000
2. Public Open Space (Erf 29294 Bellville)	
188m <sup>2</sup> x R388/m <sup>2</sup> x 50% =	R36 472
Say	R35 000
Total	R75 000 (Exclusive of VAT)

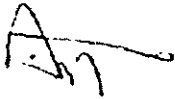
### Recommendation

The City's Professional valuer recommends that portion of Public Street (portion of Erf 28928 Bellville) shown by the hatched figure ABCD in extent approximately 96m<sup>2</sup> and Public Open Space (Erf 29294 Bellville) shown by the hatched figure EFG in extent approximately 188m<sup>2</sup> on Sketch TA 80 be closed and sold to the abutting owners of Erf 29293 Bellville, namely Abel George & Anneline Cecelia Mouton or their successors-in-title for the sum of R75 000 exclusive of VAT and costs.

**Notes:** 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. Accordingly the above recommended purchase price is to be adjusted as from 2014/06/01 (i.e.  $5\% \times 12 \text{ months} \times \text{number of months after the 6 month period}$ ).

This valuation is to be reviewed if not implemented within 18 months from date of valuation.

Sale to be subject to the registration of a servitude in order to protect the relevant service(s)



**Anton Opperman**  
**Professional Associated Valuer**



**Clive Owen**  
**Principal Professional Valuer**

**Date : 2013-11-12**

## ANNEXURE D

SUBCOUNCIL 6

15 SEPTEMBER 2014

## MINUTES

OF MEETING OF SUBCOUNCIL 6 OF THE CITY OF CAPE TOWN HELD IN THE BELLVILLE COUNCIL CHAMBER, MUNICIPAL OFFICES, VOORTREKKER ROAD, BELLVILLE ON MONDAY, 15 SEPTEMBER 2014 AT 10:00

06SUB16/09/14 PROPOSED ALIENATION OF ERF 29294 AND A PORTION OF ERF 28928 BELLVILLE TO THE OWNERS OF THE ADJACENT ERF 29293 BELLVILLE: MR A G & MRS A C MOUTON

Mr P Strumpher elaborated on the report submitted.

Cllr Sonnenberg supported the recommendation as noted in the report.

**RESOLVED**

Subcouncil 6 recommends that the proposed alienation of Erf 29294 and a portion of Erf 28928 Bellville to the owners of the adjacent Erf 29293, Bellville be approved subject to the following:

1. It is recommended that in terms of Section 14 of the Local Government Municipal Finance Management Act, Act 56 of 2003, the properties shown lettered ABCD (Erf 28928) and the EFG (Erf 29294, Bellville) on the plan attached to the report, marked Annexure A, are not required to provide the minimum level of basic municipal services.
2. Council approve of the closure of both portions of the land in terms of the clause 6 of the By-law relating to the Management and Administration of the City of Cape Town's Immovable Property.
3. Council approve of the alienation of the subject land, in extent  $\pm$  276m<sup>2</sup> to Mr & Mrs Mouton, owners of Erf 29293 Bellville or their successors in title, subject to the following conditions:
  - i. Subject to such further conditions to be imposed by the Director Property Management in terms of her delegated authority;
  - ii. The properties be sold at a market related selling price of R75 000 excluding VAT of 14% where applicable, being R10 500 (in total R85 500);
  - iii. 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. Accordingly the above recommended purchase price is to be adjusted as from 2014/06/01 (i.e 5% + 12 months x number of months after the six-month period);
  - iv. The valuation is to be reviewed if not implemented within 18 months for date of valuation.

SUBCOUNCIL 6

15 SEPTEMBER 2014

## MINUTES

OF MEETING OF SUBCOUNCIL 6 OF THE CITY OF CAPE TOWN HELD IN THE  
BELLVILLE COUNCIL CHAMBER, MUNICIPAL OFFICES, VOORTREKKER  
ROAD, BELLVILLE ON MONDAY, 15 SEPTEMBER 2014 AT 10:00

- v. The subject land to be closed and consolidated with Erf 29293, Bellville;
  - vi. No structure be constructed over the municipal service and that a servitude with a minimum width of 3.0m be registered over such a service;
  - vii. No structure will be permitted within 1.5m from the water pipeline which crosses the alley way and Erf 29293 Bellville;
  - viii. The applicable area not be fenced in by solid walls, to accommodate overland stormwater;
  - ix. The subject land to be officially closed, subdivided and consolidated with Erf 29293 Bellville;
4. There are Telkom services within this proposed sale area and the following condition apply:
- i. Alterations to existing infrastructure may be necessary. An estimate of the cost involved will be furnished upon receipt of a written request to Telkom.
5. All costs related to the transaction be borne by the applicant.

FOR INFORMATION: PETER STRUMPHER