

ITEM NUMBER: C 62/03/15

RECOMMENDATION FROM THE EXECUTIVE MAYOR: 19 MARCH 2015

MC 30/03/15 LEASE OF PORTION OF PUBLIC STREET, MAIN ROAD OBSERVATORY: SEARDEL GROUP TRADING (PTY) LTD

It is **RECOMMENDED** that the lease of portion of public street, abutting Erf 27412, Cape Town situated at Main Road Observatory, shown hatched and lettered ABCD on sketch STC 2637v1 attached as Annexure A to the report on the agenda, in extent approximately 670 m², to Seardel Group Trading Pty Ltd, or its successors-in-title, be approved, subject to *inter alia* the following conditions, that:

- (a) a market related rental of R9 000,00 per month excluding VAT of 14% where applicable, being R1 260,00 (in total - R1 0 260,00) be payable. The monthly rental will be adjusted on the basis of 8% per annum compounded annually on a pro rata basis from 1 August 2013; the rental will be reviewed after 5 years;
- (b) the lease will endure for a period of ten years;
- (c) the rental will escalate at 8% per annum with effect from 01 August 2013;
- (d) the property be used for parking and loading purposes only;
- (e) subject to such further conditions to be imposed by the Director: Property Management in terms of her delegated authority;
- (f) subject to compliance with any other statutory requirements;
- (g) no compensation will be payable for any improvement made to the property, with or without the consent of Council, should the lease be terminated for any reason whatsoever;
- (h) all outstanding accounts with the City of Cape Town must be settled.
- (i) Water and Sanitation branch have the following condition which will apply:
 - i) access must be granted to do maintenance work to the water connections at all times.
- (j) Cape Town Fire and Rescue branch have the following conditions,

which will apply:

- i) immediate emergency vehicular access must be granted at all times;
- ii) fire hydrants, water pipes, hydrant indicating plated or decals are to remain accessible at all times.
- iii) all other requirements as laid down by Council must be complied with.

(k) Electricity services have the following conditions which will apply:

- i) any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost;
- ii) a wayleave must be obtained from this branch before any excavation work can commence on the site.

(l) Environmental and Heritage Management branch have the following conditions which will apply:

- i) the property along Main Road may not be fenced or walled nor have other walls, fences or structures constructed within it.
- ii) the parking area is to be controlled by means of a boom, with demarcated bays.

MC 30/03/15

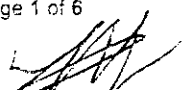
IPAC 13/02/2015 LEASE OF PORTION OF PUBLIC STREET, MAIN ROAD
OBSERVATORY: SEARDEL GROUP TRADING (PTY) LTD

UKURENTISA NGENXALENYE YESITALATO SIKAWONKE-WONKE,
MAIN ROAD, OBSERVATORY: SEARDEL GROUP TRADING (PTY) LTD

VERHURING VAN 'N GEDEELTE VAN 'N OPENBARE STRAAT,
HOOFWEG, OBSERVATORY: SEARDEL GROUP TRADING (EDMS.)
BPK

RECOMMENDED TO COUNCIL that the lease of portion of public street, abutting erf 27412 Cape Town situated at Main Road Observatory, shown hatched and lettered ABCD on the attached sketch STC 2637v1 marked annexure A, in extent approximately 670 m², to Seardel Group Trading Pty Ltd or its successors in title, be approved subject to inter alia the following conditions, that:

- a) A market related rental of R9 000,00 per month excluding VAT of 14% where applicable, being R1 260,00 (in total – R10 260,00) be payable. The monthly rental will be adjusted on the basis of 8% per annum compounded annually on a pro rata basis from 1 August 2013; the rental will be reviewed after 5 years
- b) The lease will endure for a period of ten years;
- c) The rental will escalate at 8% per annum with effect from 01 August 2013;
- d) The property be used for parking and loading purposes only;
- e) Subject to such further conditions to be imposed by the Director: Property Management in terms of her delegated authority;
- f) Subject to compliance with any other statutory requirements;
- g) No compensation will be payable for any improvement made to the property, with or without the consent of Council, should the lease be terminated for any reason whatsoever.
- h) All outstanding accounts with the City of Cape Town must be settled.



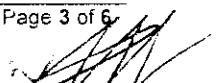
- i) Water and Sanitation branch have the following condition which will apply:
- 310**
- i) Access must be granted to do maintenance work to the water connections at all times.
- j) Cape Town Fire and Rescue branch have the following conditions which will apply:
- i) Immediate emergency vehicular access must be granted at all times;
- ii) Fire hydrants, water pipes, hydrant indicating plated or decals are to remain accessible at all times.
- iii) All other requirements as laid down by Council must be complied with.
- k) Electricity services have the following conditions which will apply:
- i) Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost.
- ii) A wayleave must be obtained from this branch before any excavation work can commence on the site.
- l) Environmental and Heritage Management branch have the following conditions which will apply:
- i) The property along Main Road may not be fenced or walled nor have other walls, fences or structures constructed within it.
- ii) The parking area is to be controlled by means of a boom, with demarcated bays.

IZINDULULO

Kundululwa ukuba ukurentisa ngenxalenye yesitalato sikawonkewonke esimelene nesiza 27412, eKapa, esikwiMain Road, eObservatory, esiboniswe sibhalwe ABCD kumzobo oncanyathiselweyo onguSTC 2637v1, omakishwe njengesihlomelo A, obukhulu bumalunga ne670 m², kwiSeardel Group Trading (Pty) Ltd, okanye abo baye bangabanini emva kwabo, makwamkelwe kodwa kuxhomekeke kule miqathango ilandelayo:

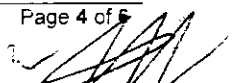
- a) Makuhlawulwe umrhumo werenti oyi-R9 000 ngonyaka, engabandakanyi VAT of 14% apho kuyimfuneko, eya kuba yi-R1 260 (ze ibe yi- R10 260 iyonke;
- b) Isivumelwano sokurenta siya kuba seseminyaka emihlanu;
- c) Irenti iya kumane inyuka qho ngonyaka nge8% ukususela ngowe-1 Agasti 2013;

- d) Ipropati mayisetyenziselwe ukulayisha kuphela;
- e) Kusenokuvela eminye imiqath. 311 ilawuli: weCandelo loLawulo lweePropati ngokwamagunya anawo authority;
- f) Kufuneka kuthotyelwe zonke iimfuno zeminye imithetho;
- g) Akukho mbuyekezo eya kuhlawulwa ngenxa yophuculo olwenziwe ngemvume okanye ngaphandle kwemvume kwipropati, yeBhunga ukuba ngaba irenti iye yapheliswa nangasiphi na isizathu;
- h) Kufuneka kuhlawulwe onke amatyala abanjwa kwiSixeko seKapa;
- i) ICandelo laManzi noCoceko linale miqathango ilandelayo neya kuthi isebenze:
- i) Kufuneka livunyelwe ukuba lingene ukuze lize kulungisa imibhobho yamanzi ngawo onke amaxesha.
- j) ICandelo eliJongene neMililo kunye noHlangulo linale miqathango ilandelayo neya kuthi isebenze:
- i) Kufuneka izithuthi zalo zikwazi ukungena ngoko nangoko ngexesha likaxakeka ngawo onke amaxesha.
 - ii) Kufuneka likwazi ukufikelela kwiihayidrenti zomlilo, imibhobho yamanzi kunye neeleyiti ezalatha iihayidrenti ngawo onke amaxesha.
 - iii) Kufuneka kuthotyelwe yonke eminye imiqathango ebekwe liBhunga.
- k) ICandelo leenkonzozombane linale miqathango ilandelayo neya kuthi isebenze:
- i) Naluphi na utshintsho kwiinkonzozombane oludingekayo ngenxa yesiphakamiso okanye olucelwe ngumfaki-sicelo luya kuhlawulelwa ngumfaki-sicelo.
 - ii) Kufuneka kufunyenwe imvume kweli sebe phambi kokuba kwenziwe naluphi na ugrumbo kwesi siza.
- l) ICandelo lokuSingqongileyo neLifa leMveli linale miqathango ilandelayo neya kuthi isebenze:
- i) Le propati ekwiMain Road ayinakubiyelwa yaye ayinakujikelezwa ngeendonga, ngocingo okanye ngezakhiwo ezakhiwe ngaphakathi kuyo.
 - ii) Indawo yokupaka, enebheyi zokupaka ezibhaliweyo nezisikelwe oko kufuneka ilawulwe ngokuthi kusetyenziswe la pali ilawula ukungena nokuphuma kwezithuthi ebizwa ngokuba yibhum.



Daar word aanbeveel dat die verhuring van 'n gedeelte van 'n openbare straat aangrensend aan erf 27412, Kaapstad, geleë te Hoofweg, Observatory, gearseer en aangetoon met die letters ABCD op die aangehegte skets STC 2637v1, gemerk bylae A, ongeveer 670 m² groot, aan Seardel Group Trading (Edms.) Bpk., of sy regsopvolgers, goedgekeur word onderworpe onder andere aan die volgende voorwaardes dat:

- a) 'n Markverwante huurbedrag van R9 000 per maand, 14%-BTW uitgesluit waar van toepassing, naamlik R1 260 (R10 260 in totaal), betaalbaar is;
- b) Die huurooreenkoms vir 'n tydperk van tien jaar sal duur;
- c) Die huurbedrag met 8% per jaar sal styg;
- d) Die eiendom slegs vir parkeer- en laaidoeleindes gebruik word;
- e) Onderworpe aan sodanige verdere voorwaardes wat die direkteur: eiendomsbestuur ingevolge haar gedelegeerde bevoegdheid oplê;
- f) Onderworpe aan die nakoming van enige ander statutêre vereistes;
- g) Geen vergoeding betaalbaar sal wees vir enige verbeteringe aan die eiendom gemaak, met of sonder Raadsvergunning, indien die huurooreenkoms om enige rede hoegenaamd opgesê word nie;
- h) Alle uitstaande rekeninge met die Stad Kaapstad vereffen moet word;
- i) Die tak water en sanitasie stel die volgende voorwaarde wat van toepassing sal wees:
 - i) Toegang moet te alle tye vir instandhoudingswerk aan die waterverbinding verleen word.
- j) Die Kaapstadse brand-en-reddingstak stel die volgende voorwaardes wat van toepassing sal wees:
 - i) Onmiddellike toegang te alle tye moet aan noodvoertuie verleen word.
 - ii) Brandkrane, waterpype en aanwysingstekens of -plakkers vir brandkrane moet te alle tye toeganklik bly.
 - iii) Daar moet aan alle ander voorwaardes wat deur die Raad gestel word, voldoen word.
- k) Elektrisiteitsdienste stel die volgende voorwaardes wat van toepassing sal wees:
 - i) Enige veranderings of afwykings aan die elektrisiteitsdienste wat nodig is as gevolg van die voorstel of wat deur die aansoeker versoek word, sal op onkoste van die aansoeker uitgevoer word.



ii) 'n Reg-van-toegang (serwituut) moet van die hierdie tak verkry word voordat daar met enige uitgrawingswerk op die terrein begin kan word.

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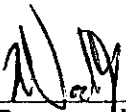
l) Die tak omgewings- en erfenisbestuur stel die volgende voorwaardes wat van toepassing sal wees:

i) Die eiendom langs Hoofweg mag nie omhein of ommuur word nie en geen mure, heinings of strukture mag op die eiendom opgerig word nie.

ii) Toegang tot die parkeergebied, met afgebakende parkeerplekke, moet met behulp van 'n versperringshefboom beheer word.

ACTION: R SCHNACKENBERG; R GELDERBLOEM

It is noted that this resolution is in line with Supply Chain Management Policy.



MR RICHARD WOOTTON
EMPLOYEE NO: 10207948
CHAIRPERSON : IMMOVABLE PROPERTY
ADJUDICATION COMMITTEE

DATE:

19/2/15

COMMENT:



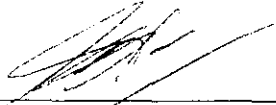
DIRECTOR : LEGAL SERVICES
MR LUNGELO MBANDAZAYO

DATE:

20/02/2015

COMMENT:

314



COMMENT:

ALDERMAN IAN NEILSON
MAYORAL COMMITTEE MEMBER : FINANCE

DATE:

23/2/15



**REPORT TO REPORT TO IMMOVABLE PROPERTY
ADJUDICATION COMMITTEE**

LCP 706

DATE:

1. **ITEM NUMBER :**

2. **SUBJECT**

LEASE OF PORTION OF PUBLIC STREET, MAIN ROAD OBSERVATORY:
SEARDEL GROUP TRADING (PTY) LTD

2. **ONDERWERP**

VERHURING VAN 'N GEDEELTE VAN 'N OPENBARE STRAAT, HOOFWEG,
OBSERVATORY: SEARDEL GROUP TRADING (EDMS.) BPK.

2. **ISIHLOKO**

UKURENTISA NGENXALENYE YESITALATO SIKAWONKE-WONKE, MAIN
ROAD, OBSERVATORY: SEARDEL GROUP TRADING (PTY) LTD

E4980
CT14/3/6/1/2/636/A00
PH2014/0691 Category 1

3. **STRATEGIC INTENT**

SFA 1: an OPPORTUNITY CITY

| | |
|------------------|---------------------------------------------------------------------------------|
| Objective 1.5 | Leverage the City's assets to drive economic growth and sustainable development |
| Programme 1.5(a) | City strategic assets investigation |

4. **PURPOSE**

To consider the proposed lease for parking and loading purposes.

5. **FOR RECOMMENDATION BY**

This report is for consideration by

- the Immovable Property Adjudication Committee (IPAC)
- the Executive Mayor together with the Mayoral Committee Council



6. EXECUTIVE SUMMARY

| | | | | |
|-----------------------------------------|------------------------------------------------------------------------------------------|------------|---------|----|
| PURPOSE OF REPORT | Lease for parking and loading purposes | | | |
| Property description | Portion of public street abutting erf 27412 Cape Town, Main Road Observatory | | | |
| Applicant | Seardel Group Trading Pty Ltd | | | |
| Site extent | 670 m ² | | | |
| Current zoning | Public Street | | | |
| Current usage | Parking and loading | | | |
| Proposed usage | Parking and loading | | | |
| Application description | Lease | | | |
| Submission date | 29/08/2013 | | | |
| Circulation date | 17/01/2014 | | | |
| Comments | No delay | | | |
| Public participation outcome summary | No objections | | | |
| WARD Cllr | NOTICE | DATE | WARD | |
| Brett Herron | | 12/02/2014 | | 57 |
| Viable | Yes | | No | x |
| Recommended decision | Approval | x | Refusal | |
| Regulation 34 (1) in-principle approval | Granted by Director: Property Management in terms of delegated authority Part 27 (24)(7) | | | |

7. RECOMMENDATIONS

Not delegated: for decision by Council:

It is recommended that the lease of portion of public street, abutting erf 27412 Cape Town situated at Main Road Observatory, shown hatched and lettered ABCD on the attached sketch STC 2637v1 marked annexure A, in extent approximately 670 m², to Seardel Group Trading Pty Ltd or its successors in title, be approved subject to inter alia the following conditions, that:

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 - (ii) The parking area is to be controlled by means of a boom, with demarcated bays.

7. AANBEVELING

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat die verhuring van 'n gedeelte van 'n openbare straat aangrensend aan erf 27412, Kaapstad, geleë te Hoofweg, Observatory, gearseer en aangetoon met die letters ABCD op die aangehegte skets STC 2637v1, gemerk bylae A, ongeveer 670 m² groot, aan Seardel Group Trading (Edms.) Bpk., of sy regsopvolgers, goedgekeur word onderworpe onder andere aan die volgende voorwaardes dat:

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- f) Onderworpe aan die nakoming van enige ander statutêre vereistes;
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 - (ii) 'n Reg-van-toegang (serwituut) moet van die hierdie tak verkry word voordat daar met enige uitgrawingswerk op die terrein begin kan word.
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 - (ii) Toegang tot die parkeergebied, met afgebakende parkeerplekke, moet met behulp van 'n versperringshefboom beheer word.

7. ISINDULULO

Asidluliswanga: isigqibo siya kuthathwa liBhunga

Kundululwa ukuba ukurentisa ngenxalenye yesitalato sikawonkewonke esimelene nesiza 27412, eKapa, esikwiMain Road, eObservatory, esiboniswe sibhalwe ABCD kumzobo oncanyathiselweyo onguSTC 2637v1, omakishwe njengesihlomelo A, obukhulu bumalunga ne670 m², kwiSeardel Group Trading (Pty) Ltd, okanye abo baye bangabanini emva kwabo, makwamkelwe kodwa kuxhomekeke kule miqathango ilandelayo:

- a) Makuhlawulwe umrhumo werenti oyi-R9 000 ngonyaka, engabandakanyi VAT of 14% apho kuyimfuneko, eya kuba yi-R1 260 (ze ibe yi- R10 260 iyonke;
- b) Isivumelwano sokurenta siya kuba seseminyaka emihlanu;
- c) Irenti iya kumane inyuka qho ngonyaka nge8% ukususela ngowe- 1 Agasti 2013;
- d) Ipropati mayisetyenziselwe ukupaka nokulayisha kuphela;
- e) Kusenokubela eminye imiqathango kuMlawuli: weCandelo loLawulo lweePropati ngokwamagunya anawo authority;
- f) Kufuneka kuthotyelwe zonke iimfuno zeminye imithetho;

- g) Akukho mbuyekezo eya kuhlululwa ngenxa yophuculo olwenziwe ngemvume okanye ngaphandle kwemvume kwipropati, yeBhunga ukuba ngaba irenti iye yapheliswa nangasiphi na isizathu;
- h) Kufuneka kuhlululwe onke amatyala abanjwa kwiSixeko seKapa;
- i) ICandelo laManzi noCoceko linale miqathango ilandelayo neya kuthi isebenze:
- (i) Kufuneka livunyelwe ukuba lingene ukuze lize kulungisa imibhobho yamanzi ngawo onke amaxesha.
- j) ICandelo eliJongene neMililo kunye noHlangulo linale miqathango ilandelayo neya kuthi isebenze:
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- (ii) Kufuneka likwazi ukufikelela kwiihayidrenti zomlilo, imibhobho yamanzi kunye neeleyiti ezalatha iihayidrenti ngawo onke amaxesha.
- (iii) Kufuneka kuthotyelwe yonke eminye imiqathango ebekwe liBhunga.
- k) ICandelo leenkonzozo zombane linale miqathango ilandelayo neya kuthi isebenze:
- (i) Naluphi na utshintsho kwiinkonzozo zombane oludingekayo ngenxa yesiphakamiso okanye olucelwe ngumfaki-sicelo luya kuhlululwa ngumfaki-sicelo.
- (ii) Kufuneka kufunyenwe imvume kweli sebe phambi kokuba kwenziwe naluphi na ugrumbo kwesi siza.
- l) ICandelo lokuSingqongileyo neLifa leMveli linale miqathango ilandelayo neya kuthi isebenze:
- (i) Le propati ekwiMain Road ayinakubiyelwa yaye ayinakujikelezwa ngeendonga, ngocingo okanye ngezakhiwo ezakhiwe ngaphakathi kuyo.
- (ii) Indawo yokupaka, enebheyi zokupaka ezibhaliweyo nezisikelwe oko kufuneka ilawulwe ngokuthi kusetyenziswe la pali ilawula ukungena nokuphuma kwezithuthi ebizwa ngokuba yibhum.

8. DISCUSSION/CONTENTS

8.1 BACKGROUND:

Reeds House CC, (the previous applicant), has been leasing City Land being portion of public street, abutting erf 27412 Cape Town situated at Main Road Observatory, shown hatched and lettered ABCD on the attached sketch STC 2637v1 marked annexure A, in extent approximately 670 m² since November 1989. The lease has now expired but has continued on a month to month basis.

The new property owner, Seardel Group Trading Pty Ltd bought the abutting property from Reeds House CC and expressed their intention to continue leasing the land which is currently being used for parking and loading purposes.

The leased area is an enclosed brick paved parking area accommodating 2 loading bays, 8 covered parking bays under shade cloth and 9 open bays. In addition there are 5 open tandem bays serving customers with ingress from the Main Road and egress onto Browning Road.

The City land is considered non-viable and not required for any basic municipal services.

During the currency of the lease period the agreement of lease will contain a clause that in the event that Council does require the land, a two month cancellation period will be given.

Subcouncil 15 supports the recommendation as indicated by Annexure 'D' attached to this Report.

8.2 CONSULTATION WITH BRANCHES:

The various Council Departments were consulted and have no objection to the lease. Their additional conditions form part of the recommendation for consideration by this Committee.

8.3 FACTORS MOTIVATING RECOMMENDATION:

8.3.1 The leasing of the land will relieve Council of the maintenance burden.

8.3.2 A market related rental income will be generated.

8.3.3 Better utilization of City land.



8.4 PUBLIC PARTICIPATION

| | | |
|-------------|----------------------------|------------|
| Advertising | Cape Times & Burger | 07/02/2014 |
| | Prov & Nat Treasury | 12/02/2014 |
| | Notices to adj owners | 12/02/2014 |
| | Ward councillor | 12/02/2014 |
| | Subcouncil Chair & Manager | 12/02/2014 |
| | Community organisation(s) | 12/02/2014 |
| Outcome | Objections | No |
| | Ward Councillor's support | Yes |

8.5 VALUATION

- 8.5.1 The application category does not fit within the tariff structure of the City approved on 28 May 2014;
- 8.5.2 The City's Professional Valuers on 04/09/2014 assessed the rental value of the Subject Property at R9000,00 excluding VAT . The valuation synopsis is attached to the report as annexure B.

8.6 VAT

VAT will be levied at the standard rate.

8.7 BLACK ECONOMIC EMPOWERMENT (BEE) STATUS

The applicant is not from a previously disadvantaged group.

8.8 CONSTITUTIONAL AND POLICY IMPLICATIONS

- 8.8.1 The proposal complies with Section 14 of the Municipal Finance Management Act No.56 of 2003 in that the relevant branches of Council have confirmed that the land is not required for the provision of the minimum level of a basic municipal service.
- 8.8.2 Council's By-Law (LA 12783) relating to the Management and Administration of the City of Cape Town's Immovable Property as published on 28 February 2003 (Section 4) allows the leasing of immovable property.
- 8.8.3 Chapter C 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 leasing of immovable property;
- 8.8.4 Policy on the management of Council's Immovable Property, approved 20 June 2005 (MC 29/06/05) , amended 19 October 2005 (MC 31/10/05), promulgated 3 February 2006 (PG 6340: LA 32323).

8.9 FINANCIAL IMPLICATIONS

All costs involved in this transaction will be for the Applicant's account.

8.10 TAX COMPLIANCE

Applicant has complied. See Tax Clearance attached hereto as annexure C.

8.11 FINANCIAL DUE DILIGENCE

The applicant's debt profile has been verified and it is in arrears. No lease agreement will be concluded until arrears have been settled.

8.12 SUSTAINABILITY IMPLICATIONS

Does the activity in this report have any sustainability implications for the City? No x Yes

8.13 LEGAL IMPLICATIONS**Regulation 36 of the MATR**

In terms of the above Regulation, Council must take into account a number of factors (highlighted in bold) when considering any proposed granting of rights to use, control or manage municipal capital assets, and it is herewith confirmed that:

Whether asset may be required for the municipality's own use during the period for which the right is to be granted

Council's service branches confirmed that the asset is not required for own purposes.

Extent to which any compensation to be received, estimated value of improvements or enhancements to party the right is granted to will be required to make, economic or financial benefit to the City

Council will receive a financial benefit in the form of a market related rental to the amount of R9 000,00 per annum excluding VAT of 14% where applicable, being R1 260,00 (in total – R10 260,00) as well as rates and taxes, if applicable.

Management of Risk

No operational or control risk to the City.

Stakeholder comments and recommendations

The Director: Property Management, in terms of her delegated powers, has approved the public participation process as required, resulting in the proposed lease being advertised in the Cape Times and Die Burger on 07 February 2014. Closing dates for objections were 07 March 2014. Copies of the advertisement were sent to the Ward Councillor, Manager and Chairperson of the relevant Sub-Council and registered local community organisations. No objections were received.

Views from National and Provincial Treasury

In terms of Regulation 34 of the MATR the subject property falls within the category of a capital asset in respect of which the proposed right to be granted has a value less than R10 million and a period exceeding 3 years (Non-Significant Property Right). National and Provincial Treasury have been notified.

Strategic, Legal and Economic Interests

None of these interests will be compromised through the granting of the right to use, control or manage the asset. In fact they will be supported.

Compliance with Legislative Regime that is Applicable to Proposed Transfer or Disposal

Granting of the right to use, control or manage the asset is compliant with the Municipal Finance Management Act, Municipal Asset Transfer Regulations and Council's policy on the management of certain of the City of Cape Town's immovable property.

8.14 STAFF IMPLICATIONS

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

No

Yes

8.15 ANNEXURES

Annexure A: Plan
 Annexure B: Valuation synopsis
 Annexure C: Tax Clearance Certificate
 Annexure D: Subcouncil 15 resolution

FOR FURTHER DETAILS CONTACT:

| | |
|---------------------------|-------------------------------------|
| NAME | Donavon Geysman (Thaylia Tirumalay) |
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| E-MAIL ADDRESS | Thaylia.Tirumalay@capetown.gov.za |
| DIRECTORATE | FINANCE |
| FILE REF NO | CT14/3/6/1/2/636/A00 |
| MANAGER: PROPERTY HOLDING | telmackenberg 15-01-2015 |

Jeld
**DIRECTOR: PROPERTY MANAGEMENT IN
 HER CAPACITY AS CFO NOMINEE**

Comment:

NAME R Gelderbloem
 DATE 2014-02-02

REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.

NON-COMPLIANT

Sybil
LEGAL COMPLIANCE

NAME Sarah van Zyl
 TEL 021 400 5446
 DATE 09.02.2015

Comment:

**Certified as legally compliant:
 Based on the contents of the report.** *EB*