

ITEM NUMBER: C 63/03/15

*RECOMMENDATION FROM THE EXECUTIVE MAYOR: 19 MARCH 2015*

**MC 31/03/15 PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE DISPOSAL BY PUBLIC COMPETITION OF ERF 86, MITCHELLS PLAIN, FOR COMMUNITY USE**

It is **RECOMMENDED** that:

- (a) in terms of section 14(2)(a) and (b) of the Local Government: Municipal Finance Management Act (MFMA), Act 56 of 2003, Erf 86, Mitchells Plain, situated at Artemis Road (2 030 m<sup>2</sup> in extent), be regarded as not required for the provision of the minimum level of basic municipal services and that the market value to be exchanged for the asset be fair for community purposes
- (b) in terms of regulation 5(1)(b) of the Municipal Asset Transfer Regulations (MATR), R. 878 promulgated on 22 August 2008, Council approve in principle of the disposal of Erf 86, Mitchells Plain, as described in (a) above
- (c) Erf 86, Mitchells Plain, be disposed of by public competition, subject to the conditions to be imposed by the Director: Property Management in the exercise of her delegated authority
- (d) any gain or loss incurred by the municipality in respect of the transfer of an asset be included in the adjustment budget of the municipality (section 28 and 87 of the MFMA) if not budgeted for in the approved annual budget
- (e) it be confirmed that, in considering the alienation of the land at less than market value, as provided for in terms of section 15.3 of the Council's Policy on the Management of Certain of the City of Cape Town's Immovable Property, the contents of regulation 13(2) of the Municipal Asset Transfer Regulations have been duly taken into consideration.

IPAC 14/02/2015 SUBJECT: PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR  
THE DISPOSAL BY PUBLIC COMPETITION OF ERF 86 MITCHELLS  
PLAIN, FOR COMMUNITY USE

MC 31/03/15

**ISIHLOKO: ISIPHAKAMISO SOKUNIKEZELWA KWESIPHUMEZO  
NGOKOMGAQO NGOKUJOLISWE KUNIKEZELO  
NGOKOKHUPHISWANO LOLUNTU NGOKUJOLISWE KWISIZA-86,  
ESISE-MITCHELLS PLAIN, KULUNGISELELWA UKUSETYENZISELWA  
INDAWO YOKUHLALA**

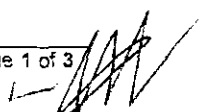
**ONDERWERP: VOORGESTELDE TOEKENNING VAN  
BEGINSELGOEDKEURING VIR DIE VERVREEMDING VAN ERF 86,  
MITCHELLS PLAIN, DEUR OPENBARE MEDEDINGING VIR  
GEMEENSKAPSGEBRUIK**

Property Management representative was present to answer any question for clarity

#### RECOMMENDATIONS

Not delegated: for decision by Council:

- a) In terms of section 14(2)(a) and (b) of the Local Government: Municipal Finance Management Act (MFMA), Act 56 of 2003, erf 86 Mitchells Plain, situated at Artemis Road (2 030 m<sup>2</sup> in extent), be regarded as not required for the provision of the minimum level of basic municipal services and that the market value to be exchanged for the asset be fair for community purposes.
- b) In terms of regulation 5(1)(b) of the Municipal Asset Transfer Regulations (MATR), R. 878 promulgated on 22 August 2008, Council approve in principle of the disposal of erf 86 Mitchells Plain, as described in (a).
- c) Erf 86 Mitchells Plain, be disposed of by public competition, subject to the conditions to be imposed by the Director: Property Management in the exercise of her delegated authority.
- d) Any gain or loss incurred by the municipality in respect of the transfer of an asset be included in the adjustment budget of the municipality (section 28 and 87 of the MFMA) if not budgeted for in the approved annual budget.
- e) It be confirmed that, in considering the alienation of the land at less than market value, as provided for in terms of section 15.3 of the Council's Policy on the Management of Certain of the City of Cape Town's Immovable Property, the contents of regulation 13(2) of the Municipal Asset Transfer Regulations have been duly taken into consideration.



Aziqunyaziswanga: isiqqibo seseBhunga:

- a) Ngokwecandelo-14(2)(a) no-(b) loMthetho wobuRhulumente boMmandla ongoLawulo lweeNkqubo zikaMasipala onguNomb.56 wango-2003, kwisiza-86, esise- Mitchells Plain, e-Artemis Road (esibukhulu obumalunga nama-2 030 m<sup>2</sup>), masithatyathwe njengesingafunekiyo ukubonelela ngomlinganiselo weenkonzo ezingundoqo zikamasipala kwakhona ixabiso lasemakethi ekufuneka kutshintshiselwene ngalo kufuneka lilelobulungisa kulungiselelwa imibandela yoluntu.
- b) NgokoMigaqo-5(1)(b) yeMigaqo engokuTshintshelwa kweMpahla kaMasipala (MATR), R. 878 owamiselwa ngowama-22 Agasti 2008, iBhunga maliphumeze ngokomthetho-siseko ukunikezelwa kwesiza-86, esise-Mitchells Plain, njengoko kuchazwe kumhlathi- a) ngentla apha.
- c) Isiza-86, e-Mitchells Plain, masinikezelwe ngokokhuphiswano lwethenda yoluntu, ngokuxhomekeke kwimiqathango ethe xhaxhe eyakuthi inyanzeliswe nguMlawuli woLawulo lwePropati esebenzisa amagunya akhe awagunyaziselweyo.
- d) Nayiphina ingeniso okanye ilahleko kumasipala ngokujoliswe ekutshintshelweni kiwempahla, mayenziwe kulungelelaniso lohlahlo-lwabiwo-mali kamasipala (icandelo-28 nele-87 le-MFMA) ukuba ayibhajethelwanga kuhlahlo-lwabiwo-mali lonyaka oluphunyeziweyo.
- e) Kufuneka kuqinisekiswa ukuba xa kuthathelwa ingqalelo ukunikezelwa komhlaba ngaphantsi kwexabiso lasemakethi , njengoko kubonelelwe kwiSolotyia-15.3 loMgaqo-nkqubo weBhunga ongoLawulo lwePropati ezithile ezingenakususwa weSixeko saseKapa, ziye zathathelwa ingqalelo iziqukatho zoMgaqo-13(2) weMigaqo engoTshintshelo lweMpahla kaMasipala.

**AANBEVELINGS**Nie gedelegeer nie: vir besluitneming deur die Raad:

- a) Ingevolge artikel 14(2)(a) en (b) van die Wet op Plaaslike Regering: Munisipale Finansiële Bestuur (MFMA), Wet 56 van 2003, erf 86 Mitchells Plain, geleë te Artemisweg (2 030 m<sup>2</sup> groot), beskou word as nie vereis vir die voorsiening van die minimum vlak van basiese munisipale dienste nie en dat die markwaarde wat vir die bate geruil sal word, regverdig vir gemeenskapsdoeleindes moet wees.
- b) Ingevolge regulasie 5(1)(b) van die regulasies oor die oordrag van munisipale bates (MATR), R.878 gepromulgeer op 22 Augustus 2008, die Raad die vervreemding van erf 86 Mitchells Plain, beskryf in (a), in beginsel goedkeur.
- c) Erf 86 vervreem word deur middel van openbare mededinging, onderworpe aan die voorwaardes wat die direkteur: eiendomsbestuur in die uitoefening van haar gedelegeerde bevoegdheid oplê.

- d) Enige wins of verlies wat die munisipaliteit as gevolg van die oordrag van 'n bate ly, ingesluit word by die munisipaliteit se aansuiweringsbegroting (artikel 28 en 87 van die MFMA) indien daar nie in die goedgekeurde jaarlikse begroting daarvoor begroot is nie.
- e) Daar bevestig word dat daar, wanneer die vervreemding van grond teen minder as markwaarde oorweeg word, soos bepaal by artikel 15.3 van die Raad se beleid oor die bestuur van sekere van die Stad Kaapstad se onroerende eiendomme, behoorlik van die inhoud van regulasie 13(2) van die regulasies oor die oordrag van munisipale bates kennis geneem is.

**ACTION: A HUMAN; 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: 20/2/15

COMMENT:


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DIRECTOR : LEGAL SERVICES  
 MR LUNGELO MBANDAZAYO

DATE: 25/02/2015

COMMENT:

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ALDERMAN IAN NEILSON  
 MAYORAL COMMITTEE MEMBER : FINANCE

DATE: 25/2/15

COMMENT:

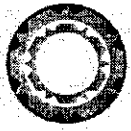
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REPORT TO  
IMMOVABLE PROPERTY ADJUDICATION COMMITTEE

1. **ITEM NUMBER :** To be determined by the Auctioneer
2. **SUBJECT: PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE DISPOSAL BY PUBLIC COMPETITION OF ERF 86 MITCHELLS PLAIN, FOR COMMUNITY USE**

**ONDERWERP: VOORGESTELDE TOEKENNING VAN BEGINSELGOEDKEURING VIR DIE VERVREEMDING VAN ERF 86, MITCHELLS PLAIN, DEUR OPENBARE MEDEDINGING VIR GEMEENSKAPSGEBRUIK**

**ISIHLOKO: ISIPHAKAMISO SOKUNIKEZELWA KWESIPHUMEZO NGOKOMGAQO NGOKUJOLISWE KUNIKEZELO NGOKOKHUPHISWANO LOLUNTU NGOKUJOLISWE KWISIZA-86, ESISE-MITCHELLS PLAIN, KULUNGISELELWA UKUSETYENZISELWA INDAWO YOKUHLALA**

LSU E7081

3. **STRATEGIC INTENT**

- SFA 1: The Opportunity City  
 - SFA 3: The Caring City

<b>Objective 1.2</b>	Provision and maintenance of economic and social infrastructure to ensure infrastructure-led growth and development
<b>Objective 3.2</b>	Ensure increased access to innovative human settlement for those who may need it
Programme 3.2(b)	Use property/land to leverage social issues

4. **PURPOSE**

The purpose of this report is to seek Council's in-principle approval for the sale by public competition of City-owned vacant land erf 86 Woodlands, situated at Artemis Road, Mitchells Plain in extent approximately 2 030m<sup>2</sup> zoned Community 1, shown lettered ABCD on Plan LIS1201V0, attached hereto marked annexure A.

## 5. FOR DECISION BY COUNCIL

- This report is for decision by Council

The legal provision for this non-delegable authority can be found in Section 14 of the Municipal Finance Management Act No.56 of 2003 and Regulation 5 of the Municipal Asset Transfer Regulations of 2008.

## 6. EXECUTIVE SUMMARY

PURPOSE OF REPORT	The purpose of this report is to seek Council's in-principle approval for the sale of City-owned vacant land by public competition in respect of erf 86 Mitchells Plain, for community use.	
Property description	86 Mitchells Plain	
Site extent	2 030 <sup>2</sup>	
Current zoning	Community 1: Local	
Current usage	Vacant Land	
Proposed usage	Community 1: Local	
Public participation outcome summary	No objections	
Ward Councillor Natalie Lorraine Bent	NOTICE DATE 17 October 2014	WARD 75

## 7. RECOMMENDATIONS

Not delegated: for decision by Council:

For reasons set out in the report it is recommended that:

- a) In terms of section 14(2)(a) and (b) of the Local Government: Municipal Finance Management Act (MFMA), Act 56 of 2003, erf 86 Mitchells Plain, situated at Artemis Road (2 030 m<sup>2</sup> in extent), be regarded as not required for the provision of the minimum level of basic municipal services and that the market value to be exchanged for the asset be fair for community purposes.
- b) In terms of regulation 5(1)(b) of the Municipal Asset Transfer Regulations (MATR), R. 878 promulgated on 22 August 2008, Council approve in principle of the disposal of erf 86 Mitchells Plain, as described in (a).
- c) Erf 86 Mitchells Plain, be disposed of by public competition, subject to the conditions to be imposed by the Director: Property Management in the exercise of her delegated authority.

- d) Any gain or loss incurred by the municipality in respect of the transfer of an asset be included in the adjustment budget of the municipality (section 28 and 87 of the MFMA) if not budgeted for in the approved annual budget.
- e) It be confirmed that, in considering the alienation of the land at less than market value, as provided for in terms of section 15.3 of the Council's Policy on the Management of Certain of the City of Cape Town's Immovable Property, the contents of regulation 13(2) of the Municipal Asset Transfer Regulations have been duly taken into consideration.

## 7. AANBEVELING

### Nie gedeleger nie: vir besluitneming deur die Raad:

Om die redes in die verslag uiteengesit, word daar aanbeveel dat:

- a) Ingevolge artikel 14(2)(a) en (b) van die Wet op Plaaslike Regering: Munisipale Finansiële Bestuur (MFMA), Wet 56 van 2003, erf 86 Mitchells Plain, geleë te Artemisweg (2 030 m<sup>2</sup> groot), beskou word as nie vereis vir die voorsiening van die minimum vlak van basiese munisipale dienste nie en dat die markwaarde wat vir die bate geruil sal word, regverdig vir gemeenskapsdoeleindes moet wees.
- b) Ingevolge regulasie 5(1)(b) van die regulasies oor die oordrag van munisipale bates (MATR), R.878 gepromulgeer op 22 Augustus 2008, die Raad die vervreemding van erf 86 Mitchells Plain, beskryf in (a), in beginsel goedkeur.
- c) Erf 86 vervreem word deur middel van openbare mededinging, onderworpe aan die voorwaardes wat die direkteur: eiendomsbestuur in die uitoefening van haar gedelegerde bevoegdheid oplê.
- d) Enige wins of verlies wat die munisipaliteit as gevolg van die oordrag van 'n bate ly, ingesluit word by die munisipaliteit se aansuiweringsbegroting (artikel 28 en 87 van die MFMA) indien daar nie in die goedgekeurde jaarlikse begroting daarvoor begroot is nie.
- e) Daar bevestig word dat daar, wanneer die vervreemding van grond teen minder as markwaarde oorweeg word, soos bepaal by artikel 15.3 van die Raad se beleid oor die bestuur van sekere van die Stad Kaapstad se onroerende eiendomme, behoorlik van die inhoud van regulasie 13(2) van die regulasies oor die oordrag van munisipale bates kennis geneem is.

## 7. IZINDULULO

Asigunyaziswanga: Isigqibo seseBhunga:

Ngokwezizathu eziqulunqwe kwingxelo, kundululwe ukuba:

- a) Ngokwecandelo-14(2)(a) no-(b) loMthetho wobuRhulumente boMmandla ongoLawulo lweeNkqubo zikaMasipala onguNomb.56 wango-2003, kwisiza-86, esise- Mitchells Plain, e-Artemis Road (esibukhulu obumalunga nama-2 030 m<sup>2</sup>), masithatyathwe njengesingafunekiyo ukubonelela ngomlinganiselo weenkonzo ezingundoqo zikamasipala kwakhona ixabiso lasemakethi ekufuneka kutshintshiselwene ngalo kufuneka lilelobulungisa kulungiselelwa imibandela yoluntu.
- b) NgokoMigaqo-5(1)(b) yeMigaqo engokuTshintshelwa kweMpahla kaMasipala (MATR), R. 878 owamiselwa ngowama-22 Agasti 2008, iBhunga maliphumeze ngokomthetho-siseko ukunikezelwa kwesiza-86, esise-Mitchells Plain, njengoko kuchazwe kumhlathi- a) ngentla apha.
- c) Isiza-86, e-Mitchells Plain, masinikezelwe ngokokhuphiswano lwethenda yoluntu, ngokuxhomekeke kwimiqathango ethe xhaxhe eyakuthi inyanzeliswe nguMlawuli woLawulo lwePropati esebenzisa amagunya akhe awagunyaziselweyo.
- d) Nayiphina ingeniso okanye ilahleko kumasipala ngokujoliswe ekutshintshelweni kwempahla, mayenziwe kulungelelaniso lohlahlo-lwabiwo-mali kamasipala (icandelo-28 nele-87 le-MFMA) ukuba ayibhajethelwanga kuhlahlo-lwabiwo-mali lonyaka oluphunyeziweyo.
- e) Kufuneka kuqinisekiswa ukuba xa kuthathelwa ingqalelo ukunikezelwa komhlaba ngaphantsi kwexabiso lasemakethi , njengoko kubonelelwe kwiSoloty-15.3 loMgaqo-nkqubo weBhunga ongoLawulo lweePropati ezithile ezingenakususwa weSixeko saseKapa, ziye zathathelwa ingqalelo iziqulatho zoMgaqo-13(2) weMigaqo engoTshintshelo lweeMpahla kaMasipala.

## 8. DISCUSSION/CONTENTS

### 8.1 Background

Erf 86 Mitchells Plain, has been identified and selected as being an underutilised City property that possess development potential and a relatively high probability of obtaining the necessary approvals in the short to medium term, i.e.: it is best suited to further the City's Integrated Development Plan in the shortest possible time. The criteria for the identification and selection of the property included a number of strategic development goals, for example, does it lend itself to the intensification of urban development and economic activity and will its disposal satisfy community demand.

This property is marked as ABCD and in extent 2030m<sup>2</sup>, zoned Community 1 and is bound by Artemis Road as shown on Disposal Plan LIS 1201v0



(Annexure A). It is intended dispose of the subject property through an open and competitive process for community purposes.

## **8.2 Public Participation**

In accordance with the authority obtained from the Director: Property Management on 22 September 2014, Council's intention to dispose of the subject property was advertised as follows:

Advertising	Cape Times & Burger	17 October 2014
	Provincial & National Treasury	17 October 2014
	Ward councillor	17 October 2014
	Subcouncil Chair & Manager	17 October 2014
	Community organisation(s)	17 October 2014
Outcome	Objections	No
	Ward Councillor's support	Yes

## **8.3 Consultation With Service Branches:**

The proposed sale of the property was circulated to the relevant departments of the City and to external departments for comment. No objections were received.

## **8.4 Constitutional And Policy Implications**

8.4.1 Chapter B of Council's policy relating to the Management of Certain of the City of Cape Town's Immovable Property, as approved by Council on 26 August 2010 (C 54/08/10), permits the disposal of immovable property.

8.4.2 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) applies until repealed.

8.4.3 A resolution to proceed with the disposal of this property is supported by the applicable legislation and policies.

## **8.5 Legal Implications**

8.5.1 The proposal complies with Section 14 of the Municipal Finance Management Act No.56 of 2003.

8.5.2 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 permits the disposal of immovable property.

8.5.3 The disposal of municipal capital assets is governed by Chapter 2 of The Municipal Asset Transfer Regulations (R.878) in effect from 1 September 2008 (the MATR).

8.5.4 Council may in terms of **Reg 5(1)(b)(i) of the MATR** transfer or dispose of non-exempted capital assets after it has - in a meeting open to the public - made the determinations required by Sec 14(2)(a) and (b) of the MFMA:

- the erf (asset) is not needed for basic municipal services;
- considered the fair market value of the assets and the economic and community value to be received in exchange for the assets.

8.5.5 In terms of **Reg 7 of the MATR**, Council must take into account a number of factors (highlighted in bold) when considering any proposal to transfer or dispose of non-exempted capital assets, and it is herewith confirmed that:

**Factor A: Whether asset is required for municipality's own use at later date (also Sec 14(1), Sec 14(2)(a) and Sec 90(1) of MFMA)**

The City's service branches confirmed that the asset is not required for its own purposes.

**Factor B: Loss or gain expected to result from proposed transfer**

The City will make a loss by offering the property at a discounted market value, but the transfer of ownership will promote social welfare for the broader community.

**Factor C: Significant economic or financial cost or benefit to municipality/ compensation**

The sale of the property is not motivated by financial benefit/ income, but to promote social welfare for the broader community.

As provided for in the clause 15 of the City's Policy on the Management of Certain of the City of Cape Town's Immovable Property (2010), the City shall without fettering Council's powers to determine otherwise, dispose of social care properties at a purchase price of between 10% and 25% of fair market value subject to a suitable reversionary clause being registered against the Title Deed of the property.

A desktop valuation estimates the discounted value of the property to be **R162 500 exclusive of VAT** (Annexure B).

**Factor D: Management of risk**



No operational and control risk to the City.

**Factor E: Impact on credit rating, financial position, cash flow of municipality**

No impact on the credit rating, financial position or cash flow of the municipality.

**Factor F: Limitations and conditions attached to capital assets**

A suitable reversionary clause will be registered against the Title Deed of each property restricting the use thereof to community/social care purposes. The construction of an approved structure may be required within a mutually agreed period.

**Factor G: Cost of transfer or disposal**

The normal costs related to advertisements and land surveying if applicable, will be incurred by the City. The purchasers will be responsible for the transfer and other related costs.

**Factor H: Transfer of liabilities and reserve funds associated with the asset**

None

**Factor I: Stakeholder comments and recommendations**

The City's intention to alienate erf 86 Mitchells Plain was duly advertised to the public in the Cape Times and Die Burger on 17 October 2014. The relevant Sub-Council Chairperson, Sub-Council Co-ordinator, Ward Councillors, National and Provincial Treasury, ratepayers associations and Regional Offices were notified for comment and notification purposes.

No objections were received to the intended alienation.

**Factor J: Views from National and Provincial Treasury**

No comments were forthcoming from National and Provincial Treasury respectively.

**Factor K: Strategic, legal, and economic interests**

None of these interests will be compromised through alienation of the assets in fact they will be supported.

**Factor L: Compliance with legislative regime that is applicable to proposed transfer or disposal**

Alienation of these assets is compliant with the MFMA, Municipal Asset Transfer Regulations, Reg 12(1), and Council's Policy on Immovable Property.

8.5.6 In terms of Reg 13 (2) of the MATR, Council must take into account a number of factors (highlighted in bold) when considering any proposal to transfer or dispose of non-exempted capital assets at less than fair market value, and it is herewith confirmed that:

- **Factor A: The interests of (i) The State and (ii) the local Community have been taken into account:**
  - (i) It is in the interest of the City to dispose of the land at less than fair market value
  - (ii) It is in the interest of the Community that the capital asset be made available to them at less than fair market value
- **Factor B: The (i) strategic and (ii) economic interests of the City including the long-term effect of the decision on the City:**
  - (i) The disposal fulfils two of the City's Strategic goals, being a City of Opportunity and a Caring City.
  - (ii) This disposal is not intended to generate economic returns for the City, but it is intended to generate a social return for the community.
- **Factor C: The Constitutional rights and legal interests of all affected parties:**  
None of these interests will be compromised through the alienation of the capital asset in fact they will be supported.
- **Factor D: whether the parties to the transfer should carry more weight than the interest of the local community.**  
The disposal will not prejudice the local community; it will in fact be in their interest as the capital asset will be used for community/social purposes.
- **Factor E: whether the local community would be better served if the capital asset is transferred at less than fair market value, as opposed to a transfer of the asset at fair market value.**  
The transferee and community's interests are aligned and if the capital asset is not disposed of at less than fair market value it severely reduces the affordability by NPO's/NGO's to purchase the asset so that they may develop and use it in terms of its intended land use rights, Community Zone.

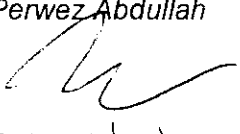
## 8.6 Financial Implications

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





**FOR FURTHER DETAILS CONTACT:**

<b>NAME</b>	Perwez Abdullah  Date: 9/02/2015
<b>CONTACT NUMBERS</b>	(021) 400-2721
<b>E-MAIL ADDRESS</b>	perwez.abdullah@capetown.gov.za
<b>DIRECTORATE</b>	Finance
<b>FILE REFERENCE</b>	HO 14/3/4/3/1069/A22
<b>SUBCOUNCIL</b>	23
<b>WARD COUNCILLOR</b>	Natalie Lorraine Bent (Ward 75)

  
**MANAGER: PROPERTY DEVELOPMENT**  
**ANDRE HUMAN**

Tel. 021 400 2366

Date: 10.02.2015

Comments:

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**DIRECTOR: PROPERTY MANAGEMENT**  
**RUBY GELDERBLOEM**

Tel. 021 400 1361

Date: 2015.02.12

Comments:

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EXECUTIVE DIRECTOR : FINANCE  
KEVIN JACOBY

Tel. 021 400 3265


Date 16.02.2015

Comments:

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LEGAL COMPLIANCE

NAME: Sarah van Zyl

Tel. 021 400 5446

16.02.2015

Date:

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

Comments:

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

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