

ITEM NUMBER: C 12/04/16

*RECOMMENDATION FROM THE EXECUTIVE MAYOR: 05 APRIL 2016*

**MC 11/04/16 PROPOSED GRANTING OF IN PRINCIPLE APPROVAL FOR THE SALE BY PUBLIC COMPETITION OF VACANT ERVEN 4091, 4438 AND 4084, NOKWAZI SQUARE, KHAYELITSHA, UNREGISTERED PORTIONS OF ERF 18376, KHAYELITSHA, FOR SINGLE RESIDENTIAL PURPOSES**

It is **RECOMMENDED** that:

- (a) in terms of sections 14(2)(a) and (b) of the Municipal Finance Management Act (MFMA), Act 56 of 2003:
  - (i) Council resolve that Erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of Erf 18376, Khayelitsha, in extent approximately 214 m<sup>2</sup> (Erf 4091), 289 m<sup>2</sup> (Erf 4438) and 474 m<sup>2</sup> (Erf 4084), zoned Single Residential Subzone 2 Incremental Housing (SR2), shown lettered ABCD on Plan LIS 1444v0 attached as Annexure A to the report on the agenda, ABCD on Plan LIS 1453v0 attached as Annexure B to the report on the agenda and ABCDEFG on Plan LIS 1448v0 attached as Annexure C to the report on the agenda, not be required for the provision of the minimum level of basic municipal services;
  - (ii) Council confirm that the fair market-value of the assets described in (a)(i) above and the economic and community value to be received in exchange for the assets described in (a)(i) above have been considered.
- (b) in terms of Regulation 5(1)(b) of the Municipal Asset Transfer Regulations (MATR), R878 promulgated on 22 August 2008, Council approve in principle the disposal of Erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of Erf 18376, Khayelitsha, as described in (a)(i) above
- (c) Erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of Erf 18376, Khayelitsha, be disposed of by public competition, subject to 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 the assets be included in the adjustment budget of the municipality (sections 28 and 87 of the MFMA), if not budgeted for in the approved annual budget.

IPAC 08/03/2016

MC 11/04/16

PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE SALE BY PUBLIC COMPETITION OF VACANT ERVEN 4091, 4438 AND 4084, NOKWAZI SQUARE, KHAYELITSHA, UNREGISTERED PORTIONS OF ERF 18376, KHAYELITSHA, FOR SINGLE RESIDENTIAL PURPOSES

VOORGESTELDE TOESTAAN VAN BEGINSELGOEDKEURING VIR DIE VERKOOP VAN ONBEOUDE ERF 4091, 4438 EN 4084, NOKWAZI-PLEIN, KHAYELITSHA, ONGEREGISTREERDE GEDEELTES VAN ERF 18376, KHAYELITSHA, DEUR MIDDEL VAN OPENBARE MEDEDINGING VIR ENKELRESIDENSIËLE DOELEINDES

ISIPHAKAMISO SOKUNIKEZELWA KWESIPHUMEZO NGOKOKOMTHETHO-SISEKO SOKUTHENGISA NGOKOKHUPHISWANO LOLUNTU IZIZA EZINGENANTO 4091, 4438 NO 4084, EZISENOKWAZI SQUARE, EKHAYELITSHA, IZIQEPHU EZINGABHALISWANGA ZESIZA 18376, EKHAYELITSHA, KULUNGISELELWA IMIBANDELA YENDAWO YOKUHLALA USAPHO OLUNYE

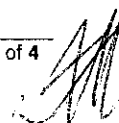
*Property Management representative was present to answer any question for clarity*

#### RECOMMENDATIONS

Not delegated: for decision by Council

It is recommended that:

- a) In terms of sections 14(2)(a) and (b) of the Municipal Finance Management Act (MFMA), Act 56 of 2003:
  - i) Council resolve that erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, in extent approximately 214 m<sup>2</sup> (erf 4091), 289 m<sup>2</sup> (erf 4438) and 474 m<sup>2</sup> (erf 4084), zoned Single Residential Subzone 2: Incremental Housing (SR2), shown lettered ABCD on Plan LIS 1444v0 (**annexure A**), ABCD on plan LIS 1453v0 (**annexure B**) and ABCDEFG on plan LIS 1448v0 (**annexure C**), not be required for the provision of the minimum level of basic municipal services;
  - ii) Council confirm that the fair market-value of the assets described in (a)(i) and the economic and community value to be received in exchange for the assets described in (a)(i) have been considered;
- 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 the disposal of erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, as described in (a)(i);
- c) Erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, be disposed of by public competition, subject to 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 the assets be included in the adjustment budget of the municipality (sections 28 and 87 of the MFMA), if not budgeted for in the approved annual budget.

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## AANBEVELINGS

Nie gedelegeer nie: vir besluitneming deur die Raad

Daar word aanbeveel dat:

- a) Ingevolge artikel 14(2)(a) en (b) van die Wet op Plaaslike Regering: Munisipale Finansiële Bestuur (MFMA), Wet 56 van 2003:
- i) Die Raad bepaal dat erf 4091, 4438 en 4084, Nokwazi-plein, Khayelitsha, ongeregisteerde gedeeltes van erf 18376, Khayelitsha, ongeveer 214 m<sup>2</sup> (erf 4091), 289 m<sup>2</sup> (erf 4438) en 474 m<sup>2</sup> (erf 4084) groot, gesoneer as enkelresidensiële subsone 2: inkrementele behuising (SR2), met die letters ABCD aangetoon op plan LIS 1444v0 (**bylae A**), ABCD op plan LIS 1453v0 (**bylae B**) en ABCDEFG op plan LIS 1448v0 (**bylae C**), nie benodig word vir die voorsiening van die minimum vlak van basiese munisipale dienste nie;
  - ii) Die Raad bevestig dat die billike markwaarde van die bates beskryf in (a)(i) en die ekonomiese en gemeenskapswaarde wat ontvang sal word in ruil vir die bates beskryf in (a)(i) oorweeg is;
- 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 4091, 4438 en 4084, Nokwazi-plein, Khayelitsha, ongeregisteerde gedeeltes van erf 18376, Khayelitsha, soos beskryf in (a)(i) in beginsel goedkeur;
- c) Erf 4091, 4438 en 4084, Nokwazi-plein, Khayelitsha, ongeregisteerde gedeeltes van erf 18376, Khayelitsha, deur middel van openbare mededinging vervreem word, onderworpe aan die voorwaardes wat die direkteur: eiendomsbestuur ingevolge haar gedelegeerde bevoegdheid ople;
- d) Enige wins of verlies wat die munisipaliteit as gevolg van die oordrag van die bates 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.

## IZINDULULO

AziguNyazisanga: isigqibo seseBhunga

Kundululwe ukuba:

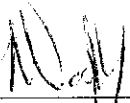
- a) Ngokungqinelana namaCandelo 14(2)(a) no-(b) loMthetho woLawulo lweeMali zikaMasipala (MFMA) uMthetho 56 ka-2003:
- i) IBhunga malithabathe isigqibo sokuba iziza-4091, 4438 no-4084, eziseNokwazi Square, eKhayelitsha, iziqephu ezingabhaliswanga zesiza-18376, eKhayelitsha, ezibukhulu

bumalunga nama-2, (isiza-4091), 289 m<sup>2</sup> (isiza-4438) nama-474 m<sup>2</sup> (isiza-4084), ezicandwe njengoMmandla wokwandiswa kwezindlu 2 weNdawo yokuHlala usapho olunye, ezibonakaliswe ngoonobumba ABCD kwisicwangciso LIS 1444v0 (isihlomelo A), ABCD kwisicwangciso LIS 1453v0 (isihlomelo B) no-ABCDEFG kwisicwangciso LIS 1448v0 (isihlomelo C), aziyomfuneko ukuba zibonelele ngomlinganiselo othile weenkonzo ezingundoqo zikamasipala;

- ii) IBhunga maliqinisekise ukuba kuthathelwa ingqalelo ixabiso lemarike elifanelekileyo lezinto zexabiso ezicaciswe ku-(a)(i) nexabiso lezoqoqosho noluntu eliza kufunyanwa ngotshintshiselwano ngezinto zexabiso ezicaciswe ku-(a)(i);
- b) NgokoMgaqo-5(1)(b) weMigaqo engokuTshintshelwa kweMpahla kaMasipala (MATR), R. 878 owamiselwa ngowama-22 Agasti 2008, iBhunga maliphumeze ngokomthetho-siseko ukunikezelwa kweziza-4091, 4438 no-4084, eziseNokwazi Square, eKhayelitsha, iziqephu ezingabhaliswanga zesiza-18376, eKhayelitsha, njengoko kucaciswe (a)(i);
- c) Iziza-4091, 4438 no-4084, eziseNokwazi Square, eKhayelitsha, iziqephu ezingabhaliswanga zesiza-18376, eKhayelitsha, mazinikezelwe ngendlela yokhuphiswano loluntu, ngokuxhomekeke kwimiqathango emiselwe nguMlawuli: woLawulo lwePropati esebenzisa amagunya akhe awagunyaziselweyo;
- d) Nayiphina ingeniso okanye ilahleko kumasipala ngokujoliswe ekutshintshelweni kwempahla, mayiqukwe kulungelelaniso lohlahlo-lwabiwo-mali lukamasipala (amacandelo-28 nele-87 le-MFMA) ukuba ayibhajethelwanga kuhlahlo-lwabiwo-mali lonyaka oluphunyeziweyo.

**ACTION: A HUMAN; R GELDERBLOEM**

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

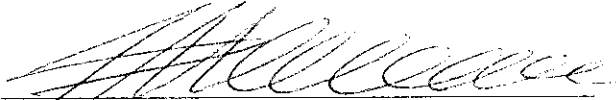


**MR RICHARD WOOTTON**  
**EMPLOYEE NO: 10207948**  
**CHAIRPERSON : IMMOVABLE PROPERTY**  
**ADJUDICATION COMMITTEE**

DATE:

10/3/16

COMMENT:



**DIRECTOR : LEGAL SERVICES  
MR LUNGELO MBANDAZAYO**

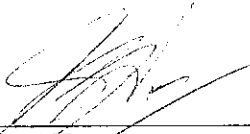
COMMENT:

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DATE: 2016 -03- 15



**ALDERMAN IAN NEILSON  
MAYORAL COMMITTEE MEMBER : FINANCE**

COMMENT:

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DATE: 16/3/16



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Making progress possible. Together

## REPORT TO IMMOVABLE PROPERTY ADJUDICATION COMMITTEE

1. **ITEM NUMBER :**

2. **SUBJECT : PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE SALE BY PUBLIC COMPETITION OF VACANT ERVEN 4091, 4438 AND 4084, NOKWAZI SQUARE, KHAYELITSHA, UNREGISTERED PORTIONS OF ERF 18376, KHAYELITSHA, FOR SINGLE RESIDENTIAL PURPOSES**

**ONDERWERP : VOORGESTELDE TOESTAAN VAN BEGINSSELGOEDKEURING VIR DIE VERKOOP VAN ONBEBOUDE ERF 4091, 4438 EN 4084, NOKWAZI-PLEIN, KHAYELITSHA, ONGEREGISTREERDE GEDEELTES VAN ERF 18376, KHAYELITSHA, DEUR MIDDEL VAN OPENBARE MEDEDINGING VIR ENKELRESIDENSIËLE DOELEINDES**

**ISIHLOKO : ISIPHAKAMISO SOKUNIKEZELWA KWESIPHUMEZO NGOKOKOMTHETHO-SISEKO SOKUTHENGISA NGOKOKHUPHISWANO LOLUNTU IZIZA EZINGENANTO 4091, 4438 NO 4084, EZISENOKWAZI SQUARE, EKHAYELITSHA, IZIQEPHU EZINGABHALISWANGA ZESIZA 18376, EKHAYELITSHA, KULUNGISELELWA IMIBANDELA YENDAWO YOKUHLALA USAPHO OLUNYE**

LSU G3075

3. **STRATEGIC INTENT**

**SFA 1: THE OPPORTUNITY CITY**

<b>Objective 1.5</b>	Leverage the City's assets to drive economic growth and sustainable development
Programme 1.5(a)	City strategic assets investigation

4. **PURPOSE**

To obtain Council's in-principle approval to proceed with the sale by public competition of City-owned vacant land being erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, in extent approximately 214 m<sup>2</sup> (erf 4091), 289 m<sup>2</sup> (erf 4438) and 474 m<sup>2</sup> (erf 4084), for Single Residential purposes.

5. **FOR DECISION BY**

This report is for decision by Council

JTH

The legal provision for this non-delegable authority can be found in section 14 of the Municipal Finance Management Act, Act 56 of 2003 and regulation 5 of the Municipal Asset Transfer Regulations of 2008.

## 6. EXECUTIVE SUMMARY

PURPOSE	To obtain Council's in-principle approval for the sale by public competition of City-owned vacant land 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, for Single Residential purposes	
Property description	Erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha	
Site extent	214 m <sup>2</sup> (erf 4091), 289 m <sup>2</sup> (erf 4438) and 474 m <sup>2</sup> (erf 4084)	
Current zoning	Single Residential Zone 2: Incremental Housing (SR2)	
Current usage	Vacant land	
Proposed usage	Single Residential Zone 2: Incremental Housing (SR2)	
Desktop value	R 50 000 (erf 4091), R55 000 (erf 4438) and R70 000 (erf 4084) (excluding VAT)	
Public participation outcome summary	No objections	
WARD COUNCILLOR Patrick Mngxuneni	NOTICE DATE 16 October 2015	WARD 94

## 7. RECOMMENDATIONS

Not delegated: for decision by Council

It is recommended that:

- a) In terms of sections 14(2)(a) and (b) of the Municipal Finance Management Act (MFMA), Act 56 of 2003:
  - i) Council resolve that erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, in extent approximately 214 m<sup>2</sup> (erf 4091), 289 m<sup>2</sup> (erf 4438) and 474 m<sup>2</sup> (erf 4084), zoned Single Residential Subzone 2: Incremental Housing (SR2), shown lettered ABCD on Plan LIS 1444v0 (**annexure A**), ABCD on plan LIS 1453v0 (**annexure B**) and ABCDEFG on plan LIS 1448v0 (**annexure C**), not be required for the provision of the minimum level of basic municipal services;
  - ii) Council confirm that the fair market-value of the assets described in (a)(i) and the economic and community value to be received in exchange for the assets described in (a)(i) have been considered;
- 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 the disposal of erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, as described in (a)(i);
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- d) Any gain or loss incurred by the municipality in respect of the transfer of the assets be included in the adjustment budget of the municipality (sections 28 and 87 of the MFMA), if not budgeted for in the approved annual budget.

## AANBEVELINGS

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

Daar word aanbeveel dat:

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  - ii) Die Raad bevestig dat die billike markwaarde van die bates beskryf in (a)(i) en die ekonomiese en gemeenskapswaarde wat ontvang sal word in ruil vir die bates beskryf in (a)(i) oorweeg is;
- 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 4091, 4438 en 4084, Nokwazi-plein, Khayelitsha, ongeregistreerde gedeeltes van erf 18376, Khayelitsha, soos beskryf in (a)(i) in beginsel goedkeur;
- c) Erf 4091, 4438 en 4084, Nokwazi-plein, Khayelitsha, ongeregistreerde gedeeltes van erf 18376, Khayelitsha, deur middel van openbare mededinging vervreem word, onderworpe aan die voorwaardes wat die direkteur: eiendomsbestuur ingevolge haar gedelegeerde bevoegdheid opleë;
- d) Enige wins of verlies wat die munisipaliteit as gevolg van die oordrag van die bates 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.

## IZINDULULO

### Azigunyazisanga: isigqibo seseBhunga

Kundululwe ukuba:

- a) Ngokungqinelana namaqandelo 14(2)(a) no-(b) loMthetho woLawulo lweeMali zikaMasipala (MFMA) uMthetho 56 ka-2003:
- i) IBhunga malithabathe isigqibo sokuba iziza-4091, 4438 no-4084, eziseNokwazi Square, eKhayelitsha, iziqephu ezingabhaliswanga zesiza-18376, eKhayelitsha, ezibukhulu bumalunga nama-214m<sup>2</sup> (isiza-4091), 289 m<sup>2</sup> (isiza-4438) nama-474 m<sup>2</sup> (isiza-4084), ezicandwe njengoMmandla wokwandiswa kwezindlu 2 weNdawo yokuHlala usapho olunye, ezibonakaliswe ngoonobumba ABCD kwisicwangciso LIS 1444v0 (**isihlomelo A**), ABCD kwisicwangciso LIS 1453v0 (**isihlomelo B**) no-ABCDEFG



kwisicwangciso LIS 1448v0 (**isihlomelo C**), a ziyomfuneko ukuba zibonelele ngomlinganiselo othile weenkonzo ezingundoqo zikamasipala;

- ii) IBhunga maliqinisekise ukuba kuthathelwa ingqalelo ixabiso lemarike elifanelekileyo lezinto zexabiso ezicaciswe ku-(a)(i) nexabiso lezoqoqosho noluntu eliza kufunyanwa ngotshintshiselwano ngezinto zexabiso ezicaciswe ku-(a)(i);
- b) NgokoMgaqo-5(1)(b) weMigaqo engokuTshintshelwa kweMpahla kaMasipala (MATR), R. 878 owamiselwa ngowama-22 Agasti 2008, iBhunga maliphumeze ngokomthetho-siseko ukunikezelwa kweziza-4091, 4438 no-4084, eziseNokwazi Square, eKhayelitsha, iziqephu ezingabhaliswanga zesiza-18376, eKhayelitsha, njengoko kucaciswe (a)(i);
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- d) Nayiphina ingeniso okanye ilahleko kumasipala ngokujoliswe ekutshintshelweni kwempahla, mayiqukwe kulungelelaniso lohlahlo-lwabiwo-mali lukamasipala (amacandelo-28 nele-87 le-MFMA) ukuba ayibhajethelwanga kuhlahlo-lwabiwo-mali lonyaka oluphunyeziweyo.

## 8. DISCUSSION/CONTENTS

### 8.1 Background

The Property Development Division has compiled a five-year program of land sales, the Property Release Program, to be implemented between July 2012 and June 2017, based on factors and priorities such as readiness for sale, demand for erven and Council's strategic objectives. The properties on the Program were extracted from the broad database of Council erven that have been identified for possible alienation. From the Program, erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, have been identified for early release.

### 8.2 Public Participation

In accordance with the authority obtained from the Director: Property Management on 5 October 2015, Council's intention to dispose of the subject properties was advertised as follows:

Advertising	Cape Times & Burger	16 October 2015
	Provincial & National Treasury	16 October 2015
	Ward Councillor	16 October 2015
	Subcouncil Chair & Manager	16 October 2015
	Community organisation(s)	16 October 2015
Outcome	Objections	No
	Ward Councillor's support	Yes

### 8.3 Constitutional and Policy Implications

- (i) 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 (C54/08/10), permits the disposal of immovable property.

- (ii) A resolution to proceed with the disposal of these properties is supported by the applicable policies.

#### 8.4 Sustainability Implications

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

#### 8.5 Legal Implications

- (i) The proposal complies with section 14 of the Municipal Finance Management Act, Act 56 of 2003.
- (ii) 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 (MATR).

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 section 14(2)(a) and (b) of the MFMA:

- the erven (assets) are not needed for basic municipal services;
- the fair market value of the assets and the economic and community value to be received in exchange for the assets, have been considered.

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 assets are required for municipality's own use at later date (also Sec 14(1), Sec 14(2)(a) and Sec 90(1) of MFMA)**

Council's service branches have confirmed that the assets are not required for its own purposes.

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

Council will not make a loss, but a gain on receipt of fair market value, future rates and taxes.

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

Council will receive a financial benefit in the form of the sales prices as well as future rates and taxes in respect of the properties. The desktop valuation reports (**annexures D to F**) estimate the value of the properties to be in the region of R50 000 (erf 4091), R55 000 (erf 4438) and R70 000 (erf 4084), excluding VAT.

**Factor D: Management of risk**

No operational or control risk to the City

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

No impact

JTH

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

None

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

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

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

None

**Factor I: Stakeholder comments and recommendations**

The City's intention to alienate erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, was duly advertised to the public in the Cape Times and Die Burger on 16 October 2015. The relevant subcouncil Chairperson, subcouncil Manager, Ward Councillors, Ratepayers Associations and Regional Offices were notified for comment. No objections were received.

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

No comments were received.

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

None of these interests will be compromised through the 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 the assets is compliant with the MFMA, and the Municipal Asset Transfer Regulations, Reg. 12(1).

**8.6 Staff Implications**

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

No

**8.7 Risk Implications**

No operational or control risk to the City

**8.8 Other Services Consulted**

The proposed sale of the properties was circulated to the relevant departments of the City and to external departments for comment. No objections were received; however the following department has provided comments:

**Planning and Building Development Management (BDM) – Gerrit Sauls – 021 360 1106**

- Erf 4084 - An electrical pole is located on the corner of the site.
- 

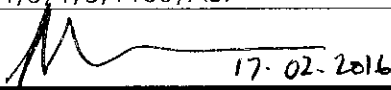
**9. SUBCOUNCIL RECOMMENDATION**

Subcouncil 10 on 18 January 2016 resolved to recommend the sale of vacant erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha. (See item 10SUB 12/1/2016) attached as **annexure G**).

**ANNEXURES**

- Annexure A: Plan LIS 1444v0
- Annexure B: Plan LIS 1453v0
- Annexure C: Plan LIS 1448v0
- Annexure D: Desktop valuation dated 2015-09-21
- Annexure E: Desktop valuation dated 2015-09-21
- Annexure F: Desktop valuation dated 2015-09-21
- Annexure G: Subcouncil minutes – 10SUB 12/1/2016

FOR FURTHER DETAILS CONTACT:

NAME	Angelene Kelland
CONTACT NUMBERS	(021) 400 1076
E-MAIL ADDRESS	angelene.kelland@capetown.gov.za
DIRECTORATE	FINANCE
FILE REF NO	HO14/3/4/3/1148/A37, 14/3/4/3/1149/A37 & 14/3/4/3/1150/A37
SIGNATURE : MANAGER PROPERTY DEVELOPMENT	 17.02.2016


Comment:

  
 DIRECTOR: PROPERTY MANAGEMENT IN HER  
 CAPACITY AS NOMINEE FOR THE EXECUTIVE  
 DIRECTOR: FINANCE  
 RUBY GELDERBLOEM

NAME Ruby Gelderbloem  
 DATE 2016-02-18

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

NON-COMPLIANT

  
**LEGAL COMPLIANCE**

NAME Jean-Mari Holt  
 TEL 021 400 2753  
 DATE 24/02/2016

Comment:

~~Certified as legally compliant:~~ <sup>SMH</sup>  
 Based on the contents of the report.