

ITEM NUMBER: C 15/04/16

RECOMMENDATION FROM THE EXECUTIVE MAYOR: 05 APRIL 2016

MC 14/04/16 PROPOSED GRANTING OF IN PRINCIPLE APPROVAL FOR THE CLOSURE AND DISPOSAL OF A PORTION OF PUBLIC STREET, BEING A PORTION OF ERF 7000, FISH HOEK, ABUTTING BERG ROAD, FISH HOEK, GAVIN PETER CHRISTOPHER

It is **RECOMMENDED** that:

- (a) in-principle approval be granted for disposal of portion of Erf 7000, Fish Hoek, a portion of a public street abutting Berg Road, Fish Hoek, in extent approximately 100 m² shown hatched and lettered ABCD on Plan LT 1217v0 attached as Annexure B to the report on the agenda, in terms of Regulation 5(1)(b)(ii) of the Municipal Asset Transfer Regulations
- (b) in terms of Section 14 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, Council resolve that portion of Erf 7000, Fish Hoek, a portion of a public street abutting Berg Road, Fish Hoek, in extent approximately 100 m² shown hatched and lettered ABCD on Plan LT 1217v0 attached as Annexure B to the report on the agenda, not be required to provide the minimum level of basic municipal services
- (c) Council approve of the closure of a portion of Erf 7000, Fish Hoek, a portion of a public street abutting Berg Road, Fish Hoek, in extent approximately 100 m² shown hatched and lettered ABCD on Pan LT 1217v0 attached as Annexure B to the report on the agenda, in terms of section 4 of the City of Cape Town Immovable Property By-law, 2015.

IPAC 15/03/2016

PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE CLOSURE AND DISPOSAL OF A PORTION OF A PUBLIC STREET, BEING A PORTION OF ERF 7000, FISH HOEK, ABUTTING BERG ROAD, FISH HOEK: GAVIN PETER CHRISTOPHER

MC 14/04/16

VOORGESTELDE VERLENING VAN BEGINSELGOEDKEURING VIR DIE SLUITING EN VERVREEMDING VAN ERF 7000, VISHOEK, AANGRENSEND AAN BERGSTRAAT, VISHOEK: GAVIN PETER CHRISTOPHER

ISIPHAKAMISO SOKUNIKA ISIPHUMEZO SOKUVALWA NOKUNIKEZELWA KWESIQEPHU SESITALATO SOLUNTU ESISIQEPHU SESIZA 7000, EFISH HOEK, ESIMELENE NE-BERG ROAD, EFISH HOEK: GAVIN PETER CHRISTOPHER

Committee noted comment from Legal. The valuation is not relevant for the in-principle approval and the issue regarding valuation will be addressed in the final approval report.

Property Management representative was present to answer any question for clarity

RECOMMENDATIONS

Not delegated: for decision by Council:

It is recommended that:

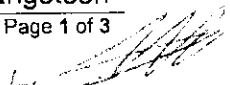
- (a) Council approve the granting of in-principle approval for disposal of portion of erf 7000, Fish Hoek, a portion of a public street abutting Berg Road, Fish Hoek, in extent approximately 100 m² shown hatched and lettered ABCD on plan LT 1217v0 attached as annexure B, in terms of regulation 5(1)(b)(ii) of the Municipal Asset Transfer Regulations;
- (b) Council resolve that, in terms of section 14 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, that portion of erf 7000, Fish Hoek, a portion of a public street abutting Berg Road, Fish Hoek, in extent approximately 100 m² shown hatched and lettered ABCD on plan LT 1217v0 attached as annexure B, not be required to provide the minimum level of basic municipal services.
- (c) Council approve of the closure of a portion of erf 7000, Fish Hoek, a portion of a public street abutting Berg Road, Fish Hoek, in extent approximately 100 m² shown hatched and lettered ABCD on plan LT 1217v0 attached as annexure B, in terms of section 4 of the City of Cape Town Immovable Property By-law, 2015.

AANBEVELINGS

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

- (a) Die Raad die verlening van beginselgoedkeuring vir vervreemding van 'n gedeelte van erf 7000, Vishoek, 'n gedeelte van 'n openbare pad aangrensend aan Bergstraat, Vishoek, ongeveer 100 m² groot, aangetoon



deur arsering en met die letters ABCD op plan LT 1217v0 aangeheg as bylae B, ingevolge regulasie 5(1)(b)(ii) van die Munisipale Bateoordragregulasies goedkeur; 044

- (b) Die Raad, ingevolge artikel 14 van die wet op Plaaslike Regering: Wet op Munisipale Finansiële Bestuur, Wet 56 van 2003, besluit dat erf 7000, Vishoek, 'n gedeelte van 'n openbare pad aangrensend aan Bergstraat, Vishoek, ongeveer 100 m² groot, aangetoon deur arsering en met die letters ABCD op plan LT 1217v0 aangeheg as bylae B, nie benodig word om die minimum vlak van basiese munisipale dienste.
- (c) Die Raad die sluiting van 'n gedeelte van erf 7000, Vishoek, 'n gedeelte van 'n openbare pad aangrensend aan Bergstraat, Vishoek, ongeveer 100 m² groot, aangetoon deur arsering en met die letters ABCD op plan LT 1217v0 aangeheg as bylae B, ingevolge artikel 4 van die Stad Kaapstad se Verordening op Onroerende Eiendom, 2015 goedkeur.

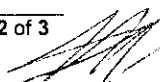
IZINDULULO

Azgunyaziswanga: isigqibo seseBhunga:

Kundululwe ukuba:

- (a) iBhunga maliphumeze ukunikezelwa ngokomthetho-siseko kwesiphumezo ukulungiselela ukunikezelwa kwesiqephu sesiza-7000, esiseFish Hoek, isiqephu sesitalato soluntu esimelene neBerg Road, eFish Hoek, esibukhulu bumalunga ne-100m² esibonakaliswe ngemigca ekrweliweyo nonoobumba ABCD kwiplani LT 1217v0 eqhotyoshelwe njengesihlomelo B, ngokungqinelana nomgaqo 5(1)(b)(ii) weMigaqo engokuTshintshelwa kweeMpahla zikaMasipala;
- (b) IBhunga liggibe ukuba, ngokwecandelo 14 loMthetho wobuRhulumente woMmandla ojongene noLawulo lweziMali zikaMasipala, uMthetho 56 wango-2003 ukuba isiqephu sesiza-700, esiseFish Hoek, isiqephu sesitalato soluntu esimelene neBerg Road, eFish Hoek, esibukhulu bumalunga ne-100m² esibonakaliswe ngemigca ekrweliweyo nonoobumba ABCD kwiplani LT 1217v0 eqhotyoshelwe njengesihlomelo B masithatyathwe njengesingafunekiyo ukubonelela ngeenkono ezingundoqo zikamasipala;
- (c) IBhunga maliphumeze ukuvalwa kwesiqephu isiqephu sesiza-700, esiseFish Hoek, isiqephu sesitalato soluntu esimelene neBerg Road, eFish Hoek, esibukhulu bumalunga ne-100m² esibonakaliswe ngemigca ekrweliweyo nonoobumba ABCD kwiplani LT 1217v0 eqhotyoshelwe njengesihlomelo B, ngokungqinelana necandelo 4 loMthetho kaMasipala ophathelene noLawulo nokuPhathwa kweePropati ezingenakuSuswa zeSixeko saseKapa, wango-2015.

ACTION: R SCHNACKENBERG; R GELDERBLOEM



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

045

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

DATE: 11/3/16

COMMENT:

DIRECTOR : LEGAL SERVICES
LUNGELO MBANDAZAYO

DATE: 2016 -03- 15

COMMENT:

ALDERMAN IAN NEILSON
MAYORAL COMMITTEE MEMBER : FINANCE

DATE: 16/3/16

COMMENT:

046



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

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THE IMMOVABLE PROPERTY ADJUDICATION COMMITTEE

DATE:

1. ITEM NUMBER :

2. SUBJECT

PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE CLOSURE AND DISPOSAL OF A PORTION OF A PUBLIC STREET, BEING A PORTION OF ERF 7000, FISH HOEK, ABUTTING BERG ROAD, FISH HOEK: GAVIN PETER CHRISTOPHER

2. ONDERWERP

VOORGESTELDE VERLENING VAN BEGINSELGOEDKEURING VIR DIE SLUITING EN VERVREEMDING VAN ERF 7000, VISHOEK, AANGRENSEND AAN BERGSTRAAT, VISHOEK: GAVIN PETER CHRISTOPHER

2. ISIHLOKO

ISIPHAKAMISO SOKUNIKA ISIPHUMEZO SOKUVALWA NOKUNIKEZELWA KWESIQEPHU SESITALATO SOLUNTU ESISIQEPHU SESIZA 7000, EFISH HOEK, ESIMELENE NE-BERG ROAD, EFISH HOEK: GAVIN PETER CHRISTOPHER

LSU: G3889
S14/3/4/3/472/35/8139
PH 2016/0039 (Category 4)

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

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SMH

4. PURPOSE

The purpose of this report is to obtain the following from Council:

- An in principle approval of disposal of the below mentioned immovable property in terms of Regulation 5 of the Municipal Asset Transfer Regulations;
- Approval that the below mentioned immovable property is not required for the provision of basic municipal services in terms of Section 14 of the Municipal Finance Management Act
- Approval of the Closure of the Public Street in terms of Section 4 of the City of Cape Town Immoveable Property By-Law, 2015

In terms of the provisions of the Municipal Finance Management Act (MFMA) and the associated Municipal Asset Transfer Regulations (MATR), the City may only dispose of property after (a) the City has made a determination that the asset is not required for the provision of basic municipal services and (b) approved in principle that the asset may be disposed of.

The MATR further stipulates that the City may not commence with the disposal process or negotiations unless approval in principle has been obtained. For reasons referred to in the report, this transaction relates to a direct deal and not a disposal via a tender process and the following have therefor already been addressed and further discussed in the body of the report:

- public participation
- valuation determination

The recommendations for final approval will be submitted to the Immoveable Property Adjudication Committee (IPAC) in terms of Part 42 of the System of Delegations. This IPAC report will include the comments obtained from subcouncil on the proposed disposal per Annexure "A"

5. FOR DECISION BY COUNCIL

This report is for consideration by

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

6. EXECUTIVE SUMMARY

PURPOSE OF REPORT	To obtain in-principle approval for the proposed closure, sub-division and disposal of a Portion of a Public Street abutting Berg Road, being a Portion of Erf 7000, Fish Hoek, in extent approximately 100 m ² shown hatched and lettered ABCD on plan LT 1217v0, attached as annexure B to Gavin Peter Christopher, or his successor(s)-in-title for security and gardening purposes.			
Property description	Portion of Erf 7000 Fish Hoek			
Applicant	Gavin Peter Christopher,			
Site extent	100 m ²			
Current zoning	Transport 2			
Current usage	Public Street			
Proposed usage	Security and gardening purposes.			
Application description	Sale, closure, sub-division, and consolidation			
Submission date	New owner applied on 27 February 2015			
Circulation date	05 February 2014			
Comments	The property ownership changed hands towards the end of 2014 and fresh negotiations had to be entered into with the successor in title, Gavin Peter Christopher. Such new owner also initially elected to lease but then opted to purchase as confirmed on 2 June 2015.			
Public participation outcome summary	Closure and disposal advertised on 07 August 2015. No objections were received.			
WARD Cllr Cllr Simon Liell-Cock	NOTICE	DATE 28-07-2015	WARD	61
Viable	Yes		No	x
Recommended decision	Approval	x	Refusal	
Outcome of Sub-Council consideration	The matter served before SC 19 at the meeting held on 16 November 2015 under item 19SUB22/11/2015. The proposed disposal was supported as per annexure "A"			

7. RECOMMENDATIONS

Not delegated: for decision by Council:

It is recommended that:

- (a) Council approve the granting of in-principle approval for disposal of portion of erf 7000, Fish Hoek, a portion of a public street abutting Berg Road, Fish Hoek, in extent approximately 100 m² shown hatched and lettered ABCD on plan LT 1217v0 attached as annexure B, in terms of regulation 5(1)(b)(ii) of the Municipal Asset Transfer Regulations;
- (b) Council resolve that, in terms of section 14 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, that portion of erf 7000, Fish Hoek, a portion of a public street abutting Berg Road, Fish Hoek, in extent approximately 100 m² shown hatched and lettered ABCD on plan LT 1217v0 attached as annexure B, not be required to provide the minimum level of basic municipal services.
- (c) Council approve of the closure of a portion of erf 7000, Fish Hoek, a portion of a public street abutting Berg Road, Fish Hoek, in extent approximately 100 m² shown hatched and lettered ABCD on plan LT 1217v0 attached as annexure B, in terms of section 4 of the City of Cape Town Immovable Property By-law, 2015.

7. AANBEVELINGS

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Daar word aanbeveel dat:

- (a) Die Raad die verlening van beginselgoedkeuring vir vervreemding van 'n gedeelte van erf 7000, Vishoek, 'n gedeelte van 'n openbare pad aangrensend aan Bergstraat, Vishoek, ongeveer 100 m² groot, aangetoon deur arsering en met die letters ABCD op plan LT 1217v0 aangeheg as bylae B, ingevolge regulasie 5(1)(b)(ii) van die Munisipale Bateoordragregulasies goedkeur;
- (b) Die Raad, ingevolge artikel 14 van die Wet op Plaaslike Regering: Wet op Munisipale Finansiële Bestuur, Wet 56 van 2003, besluit dat erf 7000, Vishoek, 'n gedeelte van 'n openbare pad aangrensend aan Bergstraat, Vishoek, ongeveer 100 m² groot, aangetoon deur arsering en met die letters ABCD op plan LT 1217v0 aangeheg as bylae B, nie benodig word om die minimum vlak van basiese munisipale dienste.

JAH

- (c) Die Raad die sluiting van 'n gedeelte van erf 7000, Vishoek, 'n gedeelte van 'n openbare pad aangrensend aan Bergstraat, Vishoek, ongeveer 100 m² groot, aangetoon deur arsering en met die letters ABCD op plan LT 1217v0 aangeheg as bylae B, ingevolge artikel 4 van die Stad Kaapstad se Verordening op Onroerende Eiendom, 2015 goedkeur.

7. IZINDULULO

Aziqunyaziswanga: isiqqibo seseBhunga:

Kundululwe ukuba:

- (a) iBhunga maliphumeze ukunikezelwa ngokomthetho-siseko kwesiphumezo ukulungiselela ukunikezelwa kwesiqephu sesiza-7000, esiseFish Hoek, isiqephu sesitalato soluntu esimelene neBerg Road, eFish Hoek, esibukhulu bumalunga ne-100m² esibonakaliswe ngemigca ekrweliweyo nonoobumba ABCD kwiplani LT 1217v0 eqhotyoshelwe njengesihlomelo B, ngokungqinelana nomgaqo 5(1)(b)(ii) weMigaqo engokuTshintshelwa kweeMpahla zikaMasipala;
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8. DISCUSSION/CONTENTS

8.1 BACKGROUND:

An application was received from, MW and NK Jeffery, the erstwhile owners of Erf 8139 Fish Hoek, to purchase a portion of a public street, owned by the City of Cape Town, for gardening and security purposes. Erf 8139 Fish Hoek was recently sold to Gavin Peter Christopher, their successor in title and confirmed substituted applicant herein.

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The subject property represents a portion of a Public Street which constitutes an unmade road that has not been constructed nor used for its intended purpose to give pedestrian access to the adjoining neighboring properties. Such pedestrian access is in any event unable to be taken over the subject property in view of the steep topography, a 3 meter high embankment at Berg Road and also various boulders 6 meter high and 6 meter wide.

Furthermore, the higher lying neighboring properties already have vehicular access and also alternate pedestrian access. Furthermore, the point where this unmade road portion adjoins such higher lying property has also been fenced off thereby leaving a narrow and awkward shaped strip of isolated land.

The cumulative effect of the aforementioned factors are that this entire unmade road portion has become defunct and overgrown with dense bush and vegetation which serves only to pose a potential fire hazard and also a security risk in that it constitutes an ideal hiding place for criminal elements to target the applicant's property.

The intention of the applicant is to do away with the dense bush and vegetation, to install a landscaped garden, a braai area and garage on the useable parts and to incorporate the subject property within his property by erecting a continuous fenced boundary.

The proposed closure and disposal was advertised in the press on 7 August 2015. Notice of the intention to close and dispose of the subject property was also sent to abutting owners, the Ward Councilor, Sub-council Chair and Manager and the relevant community organizations on 28 July 2015. No objections were received against the proposed closure and disposal. As required in terms of Section 4(2)(e) of the City of Cape Town Immovable Property By-Law 2015, a copy of the advertisement is attached as **annexure "C"**.

The subject property is zoned Transport 2, is registered in the name of the City of Cape Town vide Deed of Transfer T42652/2002 and constitutes an unmade public street.

The intention to close and dispose of the subject property served before Sub-Council 19 at their meeting held on 16 November 2015 under Item No 19SUB22/11/2015. The closure and disposal was supported, as can be seen from the resolution attached and marked **annexure A**.

8.2 CONSULTATION WITH BRANCHES:

The application was circulated to the relevant service branches of Council and no objections were received to the proposed disposal, subject to certain conditions as more fully set out in Annexure D, which conditions will form part of the conditions of sale.

8.3 FACTORS MOTIVATING RECOMMENDATION:

- 8.3.1 The disposal of the land will relieve Council of the maintenance burden.
- 8.2.2 The City will receive a market related purchase price of R70 000 excluding VAT, escalating by 5% per annum compounded annually on a pro rata basis, in respect of the disposal of the subject property.
- 8.2.3 The property is irregular in shape, non-viable, isolated from the rest of the unmade road and can only be utilized by the Applicant being the abutting owner.
- 8.2.4 Better utilization of City land as the property is dysfunctional and is no longer required for Municipal purposes.
- 8.2.5 The Application was circulated and all internal service branches support the application, subject to certain conditions.

8.4 PUBLIC PARTICIPATION

Advertising	Cape Times & Burger	07.08.2015
	Prov & Nat Treasury	07.08.2015
	Notices to adj owners	07.08.2015
	Ward councillor	28.07.2015
	Subcouncil Chair & Manager	28.07.2015
	Community organisation(s)	07.08.2015
Outcome	Objections	No
	Ward Councillor's support	Yes

8.5 VALUATION

The City's Professional Valuers on 16 May 2014 assessed the market value of the Subject Property to be at R70 000 exclusive of VAT and costs.

The purchase price is to be adjusted on the basis of 5% per annum compounded annually on a pro rata basis commencing 6 months from date of valuation. Accordingly the above recommended purchase price is to be adjusted as from 2015-01-01 (i.e. by $5\% \div 12 \text{ months} \times \text{number of months after 6 month period}$).

A copy of the Valuation Synopsis for the sale, to MW and NK Jeffery and their successor in title, Gavin Peter Christopher, is attached and marked **Annexure "E"**

JPH

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 The City of Cape Town Immovable Property By-Law as published on 11 December 2015 (Section 4) allows for the closure of a Public Street.

8.8.3 Chapter B 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 alienation of immovable property.

8.9 FINANCIAL IMPLICATIONS

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

8.10 TAX COMPLIANCE

The Applicant has complied. See SARS Tax Clearance Certificate attached hereto as Annexure "F"

8.11 FINANCIAL DUE DILIGENCE

The applicant's debt profile has been verified and it is confirmed that he is not in arrears

8.12 SUSTAINABILITY IMPLICATIONS

Does the activity in this report have any sustainability implications for the City?	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
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JPH

8.13 LEGAL IMPLICATIONS

Regulation 7 of MATR

In terms of the above Regulation, Council must take into account a number of factors when considering any proposed transfer or disposal of non-exempted capital assets and it is herein confirmed that:

Factor A: Whether the capital asset may be required for municipality's own use at a later date.

This proposal complies with Section 14 of the Local Government Municipal Finance Management Act No. 56 of 2003 in that the relevant branches of Council have confirmed in writing that the asset is not needed to provide the minimum level of basic municipal services.

Factor B: The expected loss or gain that is expected to result from the transfer or proposed disposal.

The expected gain to result from the proposed disposal is fair market value and future rates and taxes.

Factor C: The extent to which any compensation to be received in respect of the proposed transfer or disposal will result in a significant economic or financial cost or benefit to municipality.

Council will receive a financial benefit in the form of a market related purchase price as well as rates and taxes following the development of the property. The market value of the portion of the subject property has been determined to be R70 000 excluding VAT.

Factor D: The risks and rewards associated with the operation or control of the capital asset that is to be transferred or disposed of in relation to the municipality's interests.

No operational or control risk to the City.

Factor E: The effect that the proposed transfer or disposal will have on the credit rating of the municipality, its ability to raise long-term or short-term borrowings in the future and its financial position and cash flow.

None.

JMA

Factor F: Any limitations and conditions attached to the capital asset or the transfer or disposal of the asset, and the consequences of any potential non-compliance with those conditions.

The sale agreement will contain terms and conditions as imposed by the Director: Property Management in terms of her delegated authority.

Factor G: The estimated cost of the proposed transfer or disposal.

The purchaser will be responsible for the transfer and related costs.

Factor H: The transfer of liabilities and reserve funds associated with the capital asset.

No liabilities and reserve funds will be transferred.

Factor I: Any comments or representations on the proposed transfer or disposal received from the local community and other interested persons.

The Director : Property Management, in terms of her delegated powers, approved the public participation process as required, resulting in the proposed closure and disposal being advertised in the Cape Times and Die Burger on 07 August 2015. Closing date for objections was 07 September 2015. Copies of the advertisement were sent to the abutting property owners, Ward Councilor, Chairperson of the relevant Sub-Council and registered local community organizations. No objections were received.

Factor J: Any written views and recommendations on the proposed transfer or disposal by National Treasury and the relevant Provincial Treasury.

The asset considered for disposal is not a "high value" asset, as defined in the MATR. National and Provincial Treasury were informed and had no objections / comments to the proposed disposal by way of closure and sale.

Factor K: The interests of any affected organ of state, the municipality's own strategic, legal and economic interests and the interests of the local community.

None of these interests will be compromised as a result of the alienation of the asset; in fact, it will be supported.

JPMH

Factor L: Compliance with legislative regime applicable to the proposed transfer or disposal.

- The proposal complies with the City of Cape Town Immovable Property By-Law as published on 11 December 2015 (Section 4) which allows for the closure of a Public Street.
- The proposal complies with Section 13.1 of the Council's Policy on the Management of Certain of the City of Cape Town's Immovable Property, approved by Council on 26 August 2010, which allows for the direct sale of non-viable property which can only be utilized by one or more adjacent landowners, without any competitive process having been followed, on the basis that no purpose would be served by a competitive process.
- The proposal complies with the provisions of the Municipal Finance Management Act, 2003 (Act No. 56 of 2003) and the Municipal Asset Transfer Regulations published in Government Gazette No R. 878 dated 22 August 2008

Should the recommendation contained in this report be adopted by Council, the following statutory processes will need to be undertaken:

- The subject property will have to be sub-divided from the parent property being Public Street Erf 7000 Fish Hoek.
- The subject property will have to be closed as a Public Street.
- The subject property will have to be consolidated with the Applicants abutting property to form one erf and will then assume the same zoning as the applicant's property, being Single Residential 1.

8.14 STAFF IMPLICATIONS

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

No X

Yes

ANNEXURES

- | | | |
|--------------|---|---|
| Annexure "A" | - | Sub Council Resolution No 19SUB22/11/2015 |
| Annexure "B" | - | Plan LT 1217v0 |
| Annexure "C" | - | Advertisement of closure and disposal |

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- Annexure "D" - Conditions of Service Branches of Council
 Annexure "E" - Valuation synopsis
 Annexure "F" - SARS Tax Clearance Certificate

FOR FURTHER DETAILS CONTACT:

NAME	Wilson Baartman (Simeon Carelse)
CONTACT NUMBERS	021 444 2594
E-MAIL ADDRESS	Simeon.carelse@capetown.gov.za
DIRECTORATE	FINANCE
FILE REF NO	S14/3/4/3/472/35/8139
MANAGER: PROPERTY HOLDING	Bluockerberg

[Signature]
 DIRECTOR: PROPERTY MANAGEMENT IN
 HER CAPACITY AS CFO NOMINEE

Comment:

NAME RUBY GELDERBLOEM

DATE 2016-02-19

LEGAL COMPLIANCE



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



NON-COMPLIANT

NAME Joans-Mari Holt

TEL 021 400 2753

DATE 29/02/2016

Comment:

Verified as legally compliant: JMH.
 Based on the contents of the report

kindy note that the valuation date is 30
 June 2014. kindly note further that the
 valuation is older than 18 months.
 JMH.

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