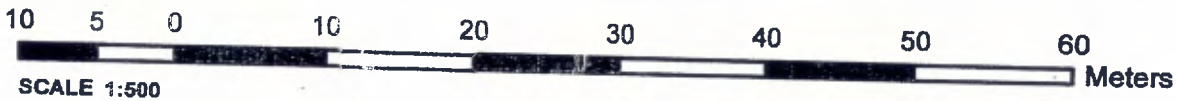
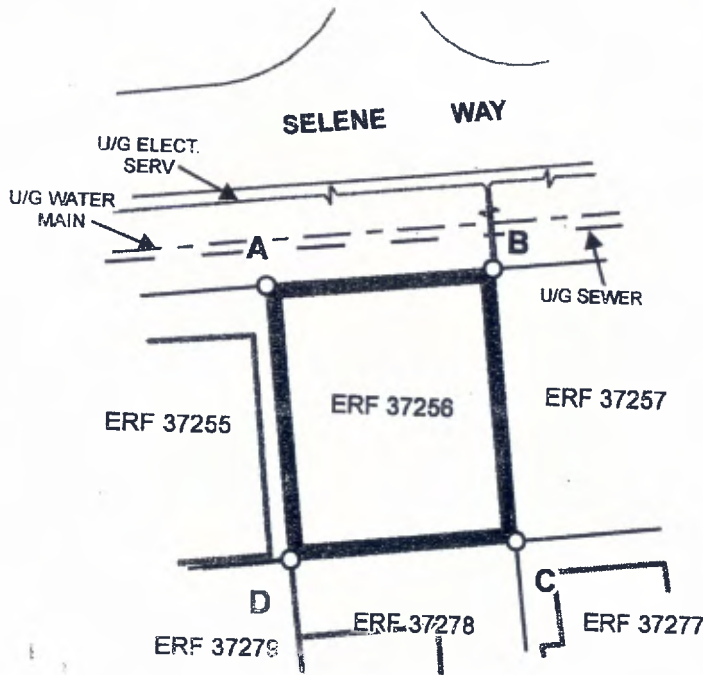


DIMENSIONS IN METRES	
AB	15.40
BC	18.50
CD	15.40
DA	18.50



**DISPOSAL OF CITY LAND - ERF 37256 MITCHELLS PLAIN - MITCHELLS PLAIN  
EXTENSION NO. 164 - WOODLANDS - MITCHELLS PLAIN**

FIGURE	ERF NO	AREA m <sup>2</sup>	ZONING (CORPORATE ISIS)	D/T & DATE	OWNERSHIP
ABCD (Bordered Grey)	37256 Mitcheells Plain	285	Single Residential 1 : Conventional Housing	T35626 dated 1987/08/03	City of Cape Town

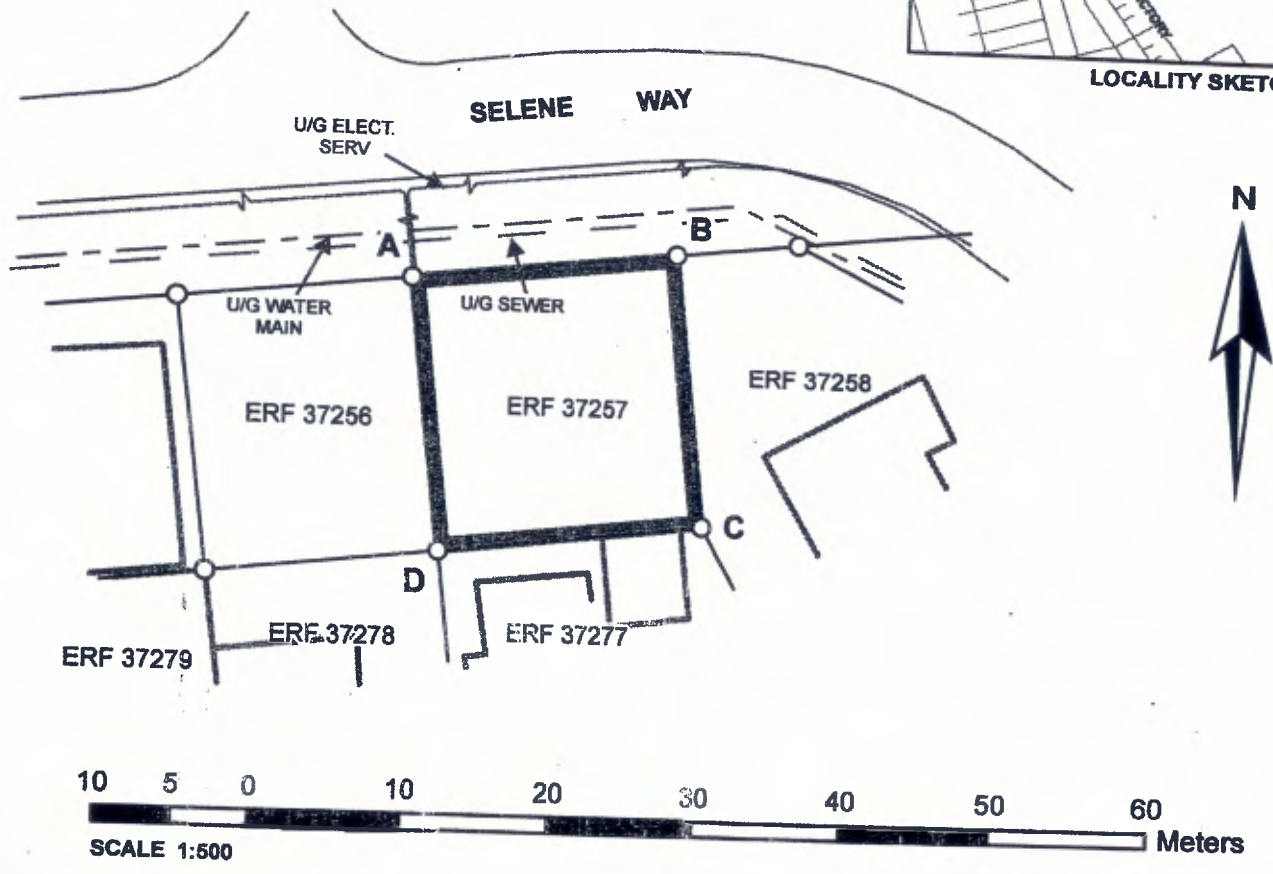
WARD 75 SUBCOUNCIL 23

REFER TO	GP10574; JOB NO. 5331	 CIVIC CENTRE	Page 1 of 2
CASE NO.			SURVEYOR
SOURCE	CORP.ISIS.		GIS OPERATOR
FILE/REC.	HO14/3/4/3/1161/A22 (41370)		CHECKED
MEMO			LIS 1441v0

DIMENSIONS IN METRES	
AB	18.15
BC	18.50
CD	18.15
DA	18.50



LOCALITY SKETCH



**DISPOSAL OF CITY LAND - ERF 37257 MITCHELLS PLAIN - MITCHELLS PLAIN EXTENSION NO. 164 - WOODLANDS - MITCHELLS PLAIN**

FIGURE	ERF NO	AREA m <sup>2</sup>	ZONING (CORPORATE ISIS)	D/T & DATE	OWNERSHIP
ABCD (Bordered Grey)	37257 Mitchells Plain	336	Single Residential 1 : Conventional Housing	T35626 dated 1987/08/03	City of Cape Town

Note: Erf 37257 is an unregistered portion of Erf 21180 Mitchells Plain (Mitchells Plain Township Ext No. 164). Erf 21180 is registered in the name of the City of Cape Town by CRT 35626 dated 1987/08/03.

WARD 75 SUBCOUNCIL 23

REFER TO	GP10574; M1818; JOB 5346 STC 1120	 17 Nov 2015 CIVIC CENTRE	Page 1 of 2	
CASE NO.			SURVEYOR	
SOURCE	CORP.ISIS.		GIS OPERATOR	L BRANDT (2015/11/06)
FILE/REC.	HO14/3/4/3/403/A22		CHECKED	
MEMO			<b>LIS 1449v0</b>	



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Finance  
PROPERTY MANAGEMENT  
Siraaj Slamang  
Professional Valuer



T: 021 400-3281 F: 021 419-5303

E: siraaj.slamang@capetown.gov.za

Ref: Job 4597 Your Ref 14/3/4/3/1161/A22

Date	2015-09-22
To	Head: Property Disposals
Attention	Tania Lewis

### Desktop valuation report

1. Brief:	We were instructed to do a desktop valuation of Erf 37256 Mitchells Plain (hereafter 'the subject property') for possible disposal by public tender.
2. Valuation date:	2015-09-30
3. Inspection date	2015-09-22
4. Description of of subject property:	<ul style="list-style-type: none"> <li>- Legal description</li> <li>- Title deed no.</li> <li>- Registered owner</li> <li>- Land extent (m<sup>2</sup>)</li> <li>- Purchase date</li> <li>- Purchase price</li> <li>- Address</li> <li>- Zoning</li> <li>- Municipal valuation</li> <li>- Improvements</li> <li>- Other</li> </ul>
	<p>Erf 37256 Mitchells Plain Unknown City of Cape Town 285m<sup>2</sup> Unknown Unknown 83 Selene Way, Woodlands SR1 R 110 000 as at 2012-07-01 None Vacant unserviced stand with minimal vegetation.</p>
5. Photos:	 
6. Caveats	<p>The reader should note the following caveats and/or limiting conditions:</p> <ul style="list-style-type: none"> <li>(i) This report is for internal requirements only and must not be made available to the applicant/public without prior written consent from the Head: Market Valuations.</li> <li>(ii) All amounts in this report are exclusive of VAT or transfer duty.</li> <li>(iii) This report has been prepared in conformity with recognized standard procedure regarding the disposal of City land</li> <li>(iv) As this is a desktop valuation we did not undertake a detailed study of the title deeds and the like, and hence we reserve the right to adjust our valuation upon conducting a full valuation in future.</li> </ul>
7. Approach to valuation:	<p>We estimated the <i>market value</i>, which the International Valuation Council (IVC) defines as:</p> <p><i>"The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties acted knowledgeably, prudently and without compulsion"</i></p> <p>Implicit in market value is the notion of highest and best use, which the IVC defines as:</p> <p><i>"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued."</i></p>
8. Valuation method:	<p>We used the <u>comparable sales method</u> in terms of which the market value of the subject property is derived from comparable sales transactions in the same or similar submarkets; of course, adjustments need to be made to take account of differences between the value-contributing attributes of the subject property and the comparable sales transactions.</p>



9. Highest and best use: Based on its size, location and zoning we deem its highest and best use to be residential.

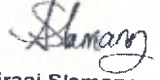
10. Findings:


10.1. Comparable sales evidence

#	Legal description	Extent (m <sup>2</sup> )	Sale's date	Sale's price		Zoning	Comments
				R	R/m <sup>2</sup>		
1	Erf 3102 Weltevreden Valley, 10 Gallery Circle, Westgate	324m <sup>2</sup>	2014-02-01	R 200 000	R 617	SR1	Superior location.
2	Erf 8765 Weltevreden Valley, 4 Leeds Crescent, Rondevlei Park	255m <sup>2</sup>	2014-11-01	R 195 000	R 765	SR2	Superior location.
3	Erf 60728 Mitchells Plain, 17A Colorado Ave, Colorado Park	265m <sup>2</sup>	2014-07-01	R 170 000	R 642	SR1	Superior location.

10.2. Other evidence: (i) Houses (on stands of around 300m<sup>2</sup>) would typically sell for approximately R500 000 in the vicinity of the

11. Conclusion: Market value: R 150 000 or R 526 /m<sup>2</sup>

  
 Sirraaj Slamang  
 Professional Valuer  
 2015-09-30

  
 Paul Pendlebury  
 Head: Market Valuations





CITY OF CAPE TOWN  
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Ref: Job 4599

Date	2015-09-16
To	Head: Property Disposals
Attention	Tania Lewis

### Desktop valuation report

1. Brief:	We were instructed to do a desktop valuation of Erf 37257 Mitchells Plain (hereafter 'the subject property') for possible disposal by public tender.
2. Valuation date:	2015-09-30
3. Inspection date	2015-09-22
4. Description of of subject property:	<ul style="list-style-type: none"> <li>- Legal description: Erf 37257 Mitchells Plain</li> <li>- Title deed no.: Unknown</li> <li>- Registered owner: City of Cape Town</li> <li>- Land extent (m<sup>2</sup>): 335m<sup>2</sup></li> <li>- Purchase date: Unknown</li> <li>- Purchase price: Unknown</li> <li>- Address: 81 Selene Way, Woodlands</li> <li>- Zoning: SR 1</li> <li>- Municipal valuation: R 120 000 as at 2012-07-01</li> <li>- Improvements: None</li> <li>- Other: Vacant stand with minimal vegetation.</li> </ul>
5. Photos:	 
6. Caveats	<p>The reader should note the following caveats and/or limiting conditions:</p> <ul style="list-style-type: none"> <li>(i) This report is for internal requirements only and must not be made available to the applicant/public without prior written consent from the Head: Market Valuations.</li> <li>(ii) All amounts in this report are exclusive of VAT or transfer duty.</li> <li>(iii) This report has been prepared in conformity with recognized standard procedure regarding the disposal of City land</li> <li>(iv) As this is a desktop valuation we did not undertake a detailed study of the title deeds and the like, and hence we reserve the right to adjust our valuation upon conducting a full valuation in future.</li> </ul>
7. Approach to valuation:	<p>We estimated the <i>market value</i>, which the International Valuation Council (IVC) defines as:</p> <p><i>"The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties acted knowledgeably, prudently and without compulsion"</i></p> <p>Implicit in market value is the notion of highest and best use, which the IVC defines as:</p> <p><i>"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued."</i></p>
8. Valuation method:	<p>We used the <u>comparable sales method</u> in terms of which the market value of the subject property is derived from comparable sales transactions in the same or similar submarkets; of course, adjustments need to be made to take account of differences between the value-contributing attributes of the subject property and the comparable sales transactions.</p>

**9. Highest and best use:**

The property is located off a busy road with good exposure, and given its zoning we also deem its highest and best use to be as such.

**10. Findings:**

**10.1. Comparable sales evidence**

#	Legal description	Extent (m <sup>2</sup> )	Sale's date	Sale's price		Zoning	Comments
				R	R/m <sup>2</sup>		
1	Erf 3102 Weltevreden Valley, 10 Gallery Circle, Westgate	324m <sup>2</sup>	2014-02-01	R 200 000	R 617	SR1	Superior location than SP
2	Erf 8765 Weltevreden Valley, 4 Leeds Crescent, Rondevlei Park	255m <sup>2</sup>	2014-11-01	R 195 000	R 765	SR2	Superior location than SP
3	Erf 60728 Mitchells Plain, 17A Colorado Avenue, Colorado Park	265m <sup>2</sup>	2014-07-01	R 170 000	R 642	SR1	Superior location than SP

**10.2. Other evidence:**

(i) Houses (on stands of around 300m<sup>2</sup>) would typically sell for approximately R500 000 in the vicinity of the subject property.

**11. Conclusion:**

Market value: R 170 000 or R 507 /m<sup>2</sup>



Siraaj Slamang  
Professional Valuer  
2015-09-30



Paul Pendlebury  
Head: Market Valuations

## Subcouncil Resolution Details

### SubCouncil Resolution Details

<b>Agenda Item No.</b>	23SUB 14/1/2016
<b>Subject</b>	PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE SALE BY PUBLIC COMPETITION OF VACANT ERVEN 37256 AND 37257 (UNREGISTERED PORTION OF ERF 211900), SELENE WAY, MITCHELLS PLAIN FOR RESIDENTIAL PURPOSES
<b>SubCouncil</b>	Subcouncil 23
<b>Meeting Date</b>	Monday, January 18, 2016
<b>Resolution</b>	Noted
<b>Date Closed</b>	Tuesday, February 02, 2016

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### Resolution Detail

RESOLVED:

a) That the content of the report on the Proposed Granting of In-Principle Approval for the Sale By Public Competition of Vacant Erven 37256 and 37257 (Unregistered Portion of Erf 211900), Selene Way, Mitchells Plain for Residential Purposes, BE SUPPORTED.