

**Gerda Du Plessis**

**From:** Vinolia Beans  
**Sent:** 29 January 2016 09:11 AM  
**To:** Gerda Du Plessis  
**Subject:** Subcouncil resolved - 19SUB 37/1/2016

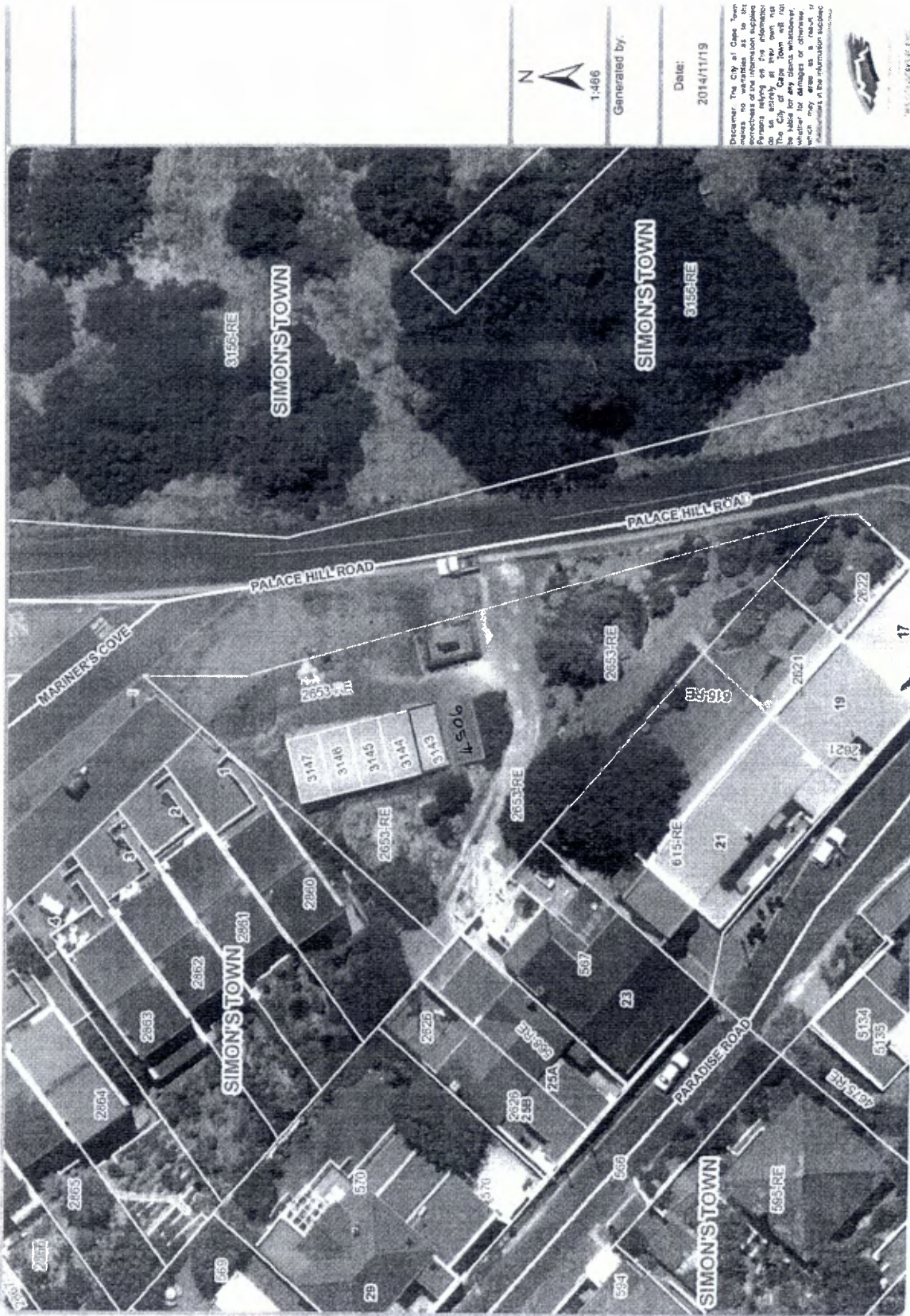
Good day,

The Subcouncil at its meeting of 18/01/2016 resolved as follows:

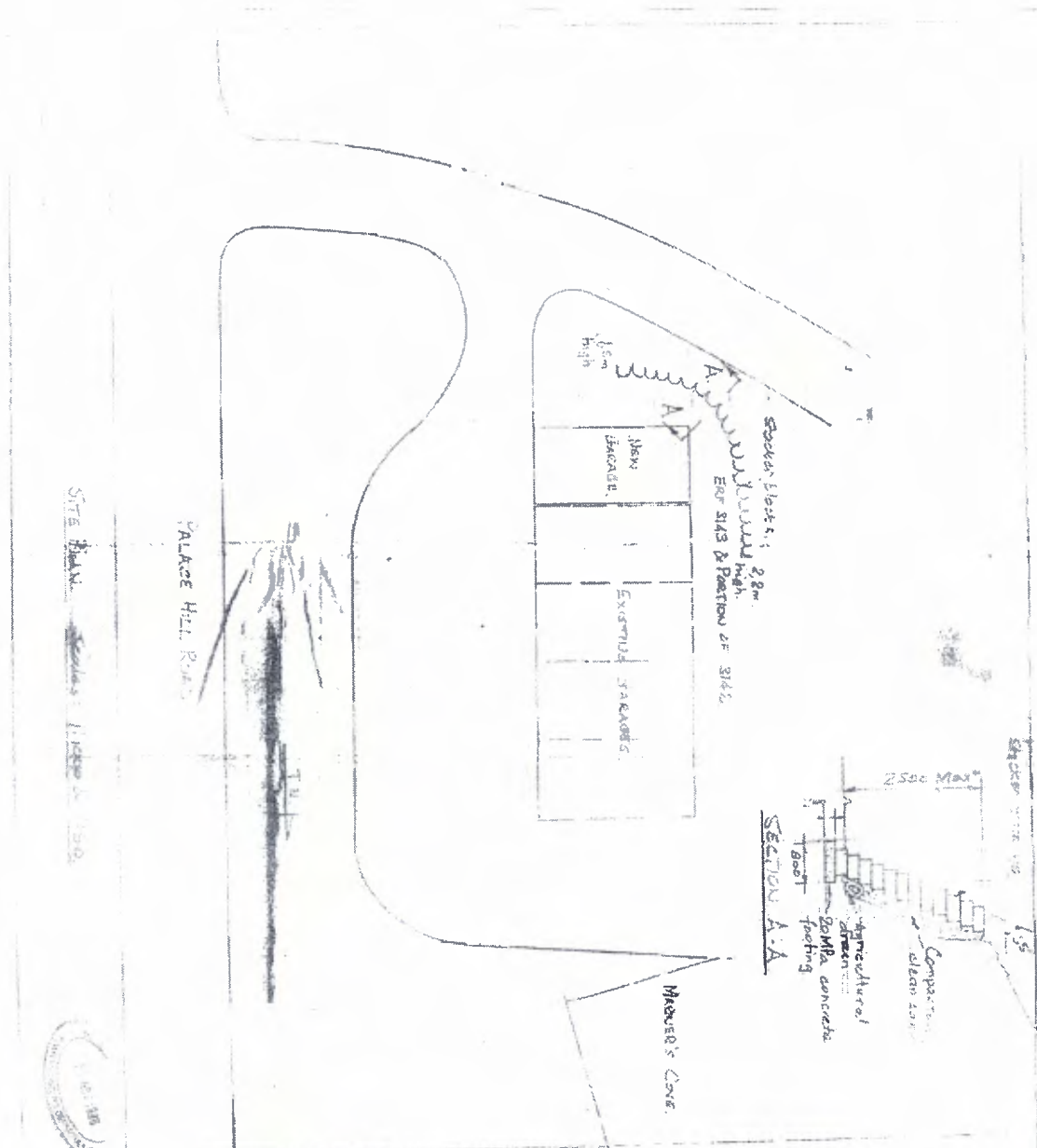
Report Subject	PROPOSED RECTIFICATION TRANSFER BETWEEN THE CAPE TOWN AND FRANCOIS HENNING AND LOUIS PETRUS DU PLESSIS: ERVEN 4506 AND 31 43 SIMONS'S TOWN , SITUATED OFF PALACE HILL ROAD, SIMON'S TOWN
Date Sent	29/01/2016
Directorates	FINANCE
Author	Gerda Du Plessis
Author Contact No	0217108344
Delegation Information	1(1)
Agenda Item No	19SUB 37/1/2016
Preamble	
Resolution	Recommend
Resolution Details	RECOMMENDED that, (a) Council approve the rectification transfer between the City of Cape Town Messers F Henning and L P du Plessis on the basis that: (i) Erf 3143 Simon's Town, situated off Palace Hill Road, Simon's Town, in extent 21 m <sup>2</sup> and as shown on the aerial photograph attached and marked Annexure A, be transferred to Francois Henning and Louis Petrus du Plessis or their successors in title by the City of Cape Town; (ii) Erf 4506 Simon's Town, Situated off Palace Hill Road, Simons Town, in extent 21m <sup>2</sup> and as shown on the aerial photograph attached and marked Annexure A, be transferred to the City of Cape Town by Francois Henning and Louis Petrus Du Plessis. (b) Council approve the rectification transfer as set out in paragraph 7(b) subject inter-alia to the following conditions, that: (i) No consideration be paid by either party as the market value of both properties have been assessed to be equal in value, being R44 000 excluding VAT; (ii) The purchase price of both parties is to be adjusted on the basis of 6% per annum compounded annually on a pro rata basis commencing 6 months after date of valuation. Accordingly the above recommended purchase price is to be adjusted as from 2015-09-01 (i.e. 5% ÷ 12 months x number of months after 6 months period). (iii) Subject to such further conditions to be imposed by the Director: Property Management in the exercise of her delegated authority; (iv) Subject to compliance with any other statutory requirements; (v) All costs related to the transaction be borne by the applicants. Action: Gerda du Plessis
How Resolved	Consensus

Regards,

Subcouncil 19







NO.	DATE / DURATION	REVISIONS / APPROVALS

**G.T. HEMINGWAY**  
 CONSULTING ENGINEER - ANTIQUARIAN PROGRAMS  
 44 HERON ROAD, HEMINGWAY, AUCKLAND 1013  
 TEL: 09 251 1122 - FAX: 09 251 1127

PROJECT NO: **W. PINKERTON, ERF 3143, PALACE HILL ROAD, STOKES TOWN**

TYPE: **OF CONCRETE STAKER BLOCK WALL FOR STAKERS**

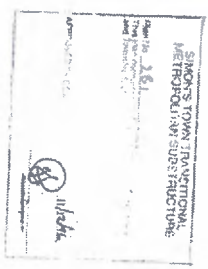
DATE: **11/10/06**

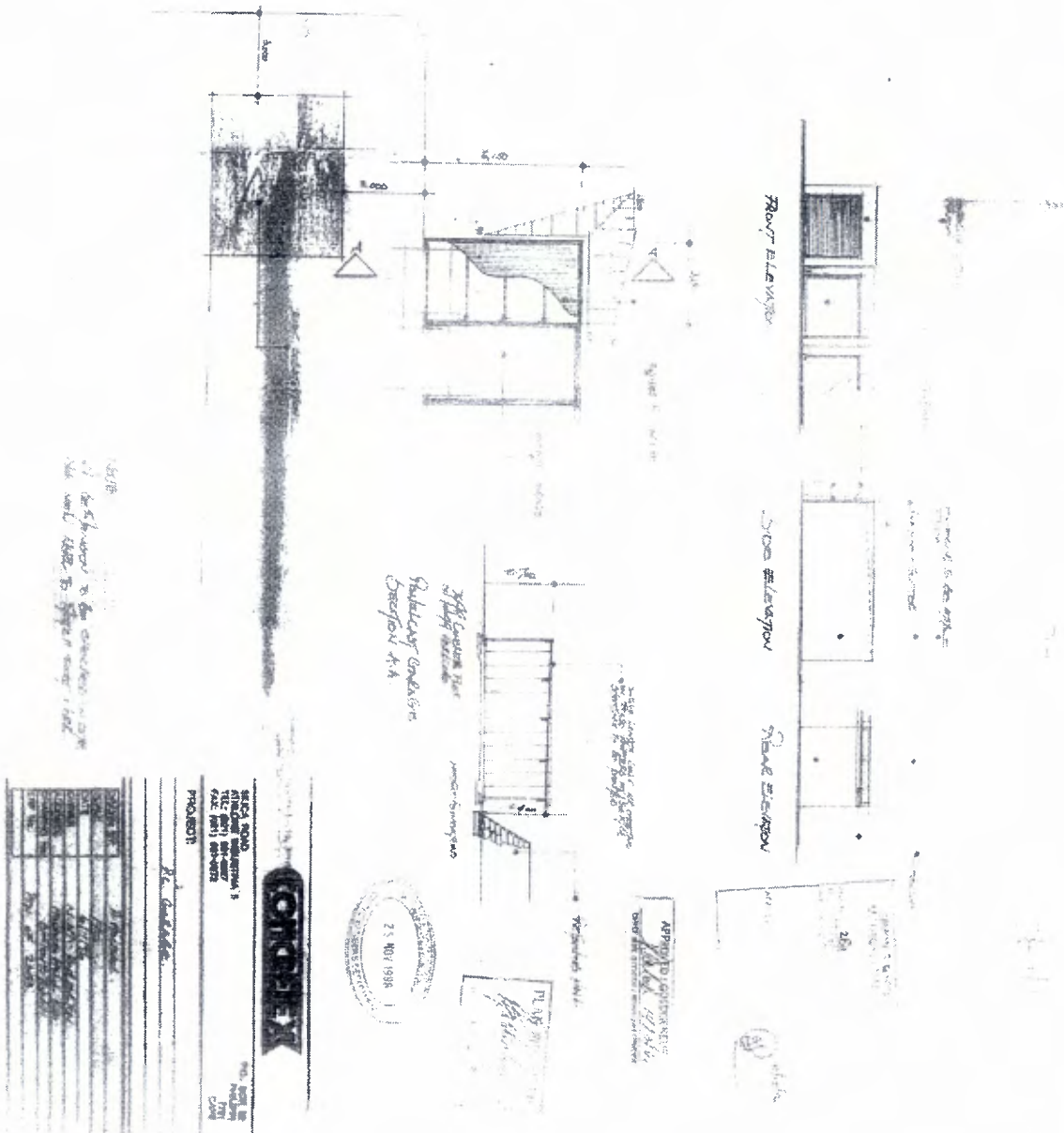
SCALE: **1:50**

PROJECT: **Stakes**

DATE: **11/10/06**

SCALE: **NZ 630268**





*Annexure***VALUATION SYNOPSIS RELATING TO EXCHANGE OF AREAS: ERF 4506, SIMON'S TOWN, AND UNREGISTERED ERF 3143, SIMON'S TOWN*****Brief and background***

Market Valuations has been tasked with estimating the market values of Erf 4506, Simon's Town, which is owned by a Mr F Henning (hereafter 'the applicant') and unregistered Erf 3143, Simon's Town (hereafter the 'subject property'), which is owned by the City, for exchange purposes.

The background to this transaction is that the City previously approved and transferred Erf 4506, Simon's Town, in extent 28m<sup>2</sup> to a Mrs Pinkerton (new owner is Mr F Henning), who wanted to construct a garage thereon. However, the garage was accidentally constructed on unregistered Erf 3143, Simon's Town, which is also 28m<sup>2</sup> in extent and is owned by the City. The City intends undertaking a land swap in order to regularise the matter.

Our date of valuation is 28 February 2015.

***Utility of properties***

Since both portions of land are capable of development 100% utility has been applied in both instances.

***Valuation methodology***

The so-called *comparable-sales method* was used to value the properties; this approach provides an indication of value by comparing a property with identical or similar properties for which recent sale's information is available.

***Market research on comparable land sales***

We used the following sales to deduce the properties' market values:

Sales transactions used to deduce market value						
#	Description	Area	Sale's information			Comments
			Date	R	R/m <sup>2</sup>	
1	Erf 3047, Simon's Town Palace Hill Rd	532m <sup>2</sup>	2014/09	R800 000	R1 504/m <sup>2</sup>	On busy and noisy Main Road, but close to the ocean. Inferior location.
2	Erf 2620, Simon's Town 22 Thomas St	187m <sup>2</sup>	2014/07	R640 000	R3 422/m <sup>2</sup>	1,3 km from subject property. Superior location.
3	Erf 3754, Simon's Town 27 Thomas St	279m <sup>2</sup>	2012/12	R750 000	R2 688/m <sup>2</sup>	Close to Sale 2. Superior location.
4	Erf 599, Simon's Town 18 Cotton Lane	358m <sup>2</sup>	2012/04	R570 000	R1 592/m <sup>2</sup>	Situated above subject property; similar location.

Source: Deeds Office (via CMA) and various valuation reports written in 2012/2013.

[http://cityteams.capetown.gov.za/sites/inspropmanp/valuations/Users/graham.harms/2014/Simon%20Town/1704\\_Erf4506\\_PalaceHillRd\\_Henning\\_D.docx](http://cityteams.capetown.gov.za/sites/inspropmanp/valuations/Users/graham.harms/2014/Simon%20Town/1704_Erf4506_PalaceHillRd_Henning_D.docx)

**Conclusion**

Based on the evidence, and making an allowance for the much smaller extent, we deem the market value of the subject property and applicant's property to be in the order of:

R2 100m<sup>2</sup> x 21m<sup>2</sup> ≅ R44 000 each (excluding VAT) (rounded)

**Recommendations**

Based on the evidence it is recommended that the sale's price for the two transactions relating to Erf 4506, Simon's Town, and (unregistered) Erf 3143, Simon's Town, be set at R44 000 each, exclusive of VAT.

- (i) Should the transactions not be concluded within a 6-month period from date of valuation (i.e. by 2015-09-01), the purchase price of both properties will start escalating by 6% per annum compounded annually on a pro rata basis, commencing from such date



**Graham Harms**  
Professional Associated Valuer



**Garth Johnson**  
Principal Professional Valuer

2015-02-18



South African Revenue Service

Tax Clearance Certificate Number 0084/2/2015/0007337017
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### Tax Clearance Certificate - Good Standing

Enquiries  
 0800 00 7277  
 Approved Date  
 2015-07-15  
 Expiry Date  
 2016-07-14

Identity Number/ Passport Number	7907205041089
Company Registration Number	
Income Tax	0168629145 - LP DU PLESSIS
Trading Name	
Tender Number	GoodStanding

It is hereby confirmed that, on the basis of the information at my disposal, the above-mentioned taxpayer has complied with the requirements as set out in section 256(3) of the Tax Administration Act.

This certificate is valid for a period of 12 months unless otherwise communicated by SARS.

Verification of this certificate can be done at any SARS Revenue office nationwide.

Photo copies of this certificate are not valid.

SARS reserves the right to withdraw this certificate at any time should any taxes, levies or duties become due and outstanding by the above taxpayer during the one year period for which the certificate is valid.

*This certificate is issued free of charge by SARS.*



South African Revenue Service

Tax Clearance Certificate Number  
0078/2/2015/0007395372

### Tax Clearance Certificate - Good Standing

Enquiries  
0800 00 7277  
Approved Date  
2015-07-31  
Expiry Date  
2016-07-30

Company Registration Number	2010/129204/23
Income Tax	9446973167 - FRANCOIS HENNING ENTERTAINMENT CC
VAT/Diesel Registration	4750257647 - FRANCOIS HENNING ENTERTAINMENT
PAYE Registration	7350777167 - FRANCOIS HENNING ENTERTAINMENT CC
UIF Registration	U350777167 - FRANCOIS HENNING ENTERTAINMENT CC
SDL Registration	L350777167 - FRANCOIS HENNING ENTERTAINMENT CC
Trading Name	FRANCOIS HENNING ENTERTAINMENT.CC
Tender Number	GoodStanding

It is hereby confirmed that, on the basis of the information at my disposal, the above-mentioned taxpayer has complied with the requirements as set out in section 256(3) of the Tax Administration Act.

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