

ITEM NUMBER: C 21/04/16

RECOMMENDATION FROM THE EXECUTIVE MAYOR: 19 APRIL 2016

MC 41/04/16 PROPOSED CLOSURE OF CITY-OWNED IMMOVABLE PROPERTY BEING A PORTION OF ERF 1, BANTRY BAY, (A PUBLIC STREET) SITUATED OFF DE WET ROAD, BANTRY BAY

It is **RECOMMENDED** that:

- (a) Council resolve in terms of Section 14 of the Local Government Municipal Finance Management Act, Act 56 of 2003, that the property is not required to provide the minimum level of basic municipal services
- (b) in terms of the provisions of the Immovable Property By-Law, portion of Erf 1, Bantry Bay, a public street situated off De Wet Road, Bantry Bay as indicated on Plan SZC 1307 attached as Annexure A to the report on the agenda, in extent approximately 35 m², be closed
- (c) Council in terms of Regulation 5 of the Municipal Asset Transfer Regulations grant in-principle approval that a portion of Erf 1, Bantry Bay, a public passage, situated off De Wet Road, Bantry Bay shown lettered ABCD on Plan SZC 1307 attached as Annexure A to the report on the agenda, in extent approximately 35 m², be alienated.

IPAC 32/03/2016 PROPOSED CLOSURE OF CITY-OWNED IMMOVABLE PROPERTY BEING A PORTION OF ERF 1, BANTRY BAY (A PUBLIC STREET) SITUATED OFF DE WET ROAD, BANTRY BAY

MC 41/04/16 GRANTING OF IN PRINCIPLE - APPROVAL: ALIENATION OF CITY-OWNED IMMOVABLE PROPERTY BEING A PORTION OF ERF 1, BANTRY BAY (A PUBLIC STREET) SITUATED OFF DE WET ROAD, BANTRY BAY

ISIPHAKAMISO SOKUVALWA KWEPROPATI ENGENAKUSUSWA ELAWULWA SISIXEKO ESISIQEPHU SESIZA 1, BANTRY BAY (ISITALATO SOLUNTU) ESIME E-DE WET ROAD, BANTRY BAY

UKUNIKEZELWA KWESIPHUMEZO: UKUNIKEZELWA KWEPROPATI ENGENAKUSUSWA ELAWULWA SISIXEKO ESISIQEPHU SESIZA 1, BANTRY BAY (ISITALATO SOLUNTU) ESIME E-DE WET ROAD, BANTRY BAY

VOORGESTELDE SLUITING VERVREEMDING VAN ONROERENDE EIENDOM IN STADSBESIT NAAMLIK 'N GEDEELTE VAN ERF 1, BANTRYBAAI ('N OPENBARE STRAAT) GELEË UIT DE WETWEG, BANTRYBAAI

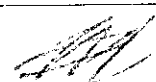
TOESTAAN VAN BEGINSELGOEDKEURING: VERVREEMDING VAN ONROERENDE EIENDOM IN STADSBESIT NAAMLIK 'N GEDEELTE VAN ERF 1, BANTRYBAAI ('N OPENBARE STRAAT) GELEË UIT DE WETWEG, BANTRYBAAI

Property Management representative was present to answer any question for clarity

The committee noted no agreement will be concluded until such time that a valid tax clearance certificate is furnished.

RECOMMENDED TO COUNCIL that

- a) Council resolve in terms of section 14 of the Local Government Municipal Finance Management Act, Act 56 of 2003, that the property is not required to provide the minimum level of basic municipal services.
- b) In terms of the provisions of the Immoveable Property By-Law, portion of erf 1, Bantry Bay, a public street situated off De Wet Road, Bantry Bay as indicated on attached plan SZC 1307 marked annexure A, , in extent approximately 35m², be closed.



- c) Council in terms of Regulation. 5 of the Municipal Asset Transfer Regulations grant in - principle approval that a portion of Erf 1, Bantry Bay, a public passage, situated off De Wet Road, Bantry Bay shown lettered ABCD on the attached plan SZC 1307 marked annexure A, in extent approximately 35m², be alienated.

IZINDULULO

Kundululwe ukuba:

- a) IBhunga ligqibe ngokungqinelana necandelo 14 loMthetho ojongene noLawulo lweeMali zikaMasipala woRhulumente woMmandla, uMthetho 56 wango-2003, ukuba ipropati ayifuneki ukuba ibonelele ngeenkonzong ezizingundoqo zikamasipala.
- b) Ngokwemimiselo yoMthetho ongeePropati ezingenakususwa, makuvalwe isiqephu sesiza-1, esise-Bantry Bay, isitalato soluntu esikwi-De Wet Road, e-Bantry Bay njengoko sibonakaliswe kwiplani eqhotyoshelweyo engu-SZC 1307 ephawulwe kwisihlomelo-A, esibukhulu obumalunga nama-35 m².
- c) IBhunga ngokoMgaqo-5 weMigaqo engokuTshintshelwa kweMpahla kaMasipala, malinikezele isiphumezo sokuba isiqephu sesiza-1 Bantry Bay, ipaseji yoluntu, esise-De Wet Road, e-Bantry Bay, esibonakaliswe ngoonobumba abakhulu u- ABCD kwiplani engu-SZC 1307 ephawulwe kwisihlomelo-A, esibukhulu obumalunga nama-35 m², sinikezelwe.

AANBEVELING

Daar word aanbeveel dat:

- a) Ingevolge artikel 14 van die Wet op Plaaslike Regering: Munisipale Finansiële Bestuur, Wet 56 van 2003, die Raad bepaal dat die eiendom nie vir die voorsiening van die minimum vlak van basiese munisipale dienste benodig word nie.
- b) Ingevolge die bepalings van die Verordening op Onroerende Eiendom, 'n gedeelte van erf 1, Bantrybaai, 'n openbare straat geleë uit De Wetweg, Bantrybaai, soos aangetoon op die aangehegte plan SZC 1307 gemerk bylae A, ongeveer 35 m² groot, gesluit word.
- c) Die Raad ingevolge regulasie 5 van die oordragregulasies vir munisipale bates beginselgoedkeuring toestaan dat 'n gedeelte van erf 1, Bantrybaai, 'n openbare steeg geleë uit De Wetweg, Bantrybaai, met die letters ABCD aangedui op die aangehegte plan SZC 1307, gemerk bylae A, ongeveer 35 m² groot, vervreem word.

ACTION: R SCHNACKENBERG; R GELDERBLOEM

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

MR THEMBINKOSI SIGANDA
EMPLOYEE NO: 10020234
ACTING CHAIRPERSON : IMMOVABLE PROPERTY
ADJUDICATION COMMITTEE

DATE: 17/03/2016

COMMENT:

DIRECTOR : LEGAL SERVICES
MR LUNGELO MBANDAZAYO

DATE: 2016 -03- 1 8

COMMENT:

ALDERMAN IAN NEILSON
MAYORAL COMMITTEE MEMBER : FINANCE

DATE: 22/3/2016

COMMENT:



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

REPORT TO IMMOVABLE PROPERTY ADJUDICATION COMMITTEE

DATE

1. **ITEM NUMBER :**
2. **SUBJECT**
 - 2.1 **PROPOSED CLOSURE OF CITY-OWNED IMMOVABLE PROPERTY BEING A PORTION OF ERF 1, BANTRY BAY (A PUBLIC STREET) SITUATED OFF DE WET ROAD, BANTRY BAY**
 - 2.2 **GRANTING OF IN PRINCIPLE - APPROVAL: ALIENATION OF CITY-OWNED IMMOVABLE PROPERTY BEING A PORTION OF ERF 1, BANTRY BAY (A PUBLIC STREET) SITUATED OFF DE WET ROAD, BANTRY BAY**
2. **ONDERWERP**
 - 2.1 **VOORGESTELDE SLUITING VERVREEMDING VAN ONROERENDE EIENDOM IN STADSBESIT NAAMLIK 'N GEDEELTE VAN ERF 1, BANTRYBAAI ('N OPENBARE STRAAT) GELEË UIT DE WETWEG, BANTRYBAAI**
 - 2.2 **TOESTAAN VAN BEGINSSELGOEDKEURING: VERVREEMDING VAN ONROERENDE EIENDOM IN STADSBESIT NAAMLIK 'N GEDEELTE VAN ERF 1, BANTRYBAAI ('N OPENBARE STRAAT) GELEË UIT DE WETWEG, BANTRYBAAI**
2. **ISIHLOKO**
 - 2.1 **ISIPHAKAMISO SOKUVALWA KWEPROPATI ENGENAKUSUSWA ELAWULWA SISIXEKO ESISIQEPHU SESIZA 1, BANTRY BAY (ISITALATO SOLUNTU) ESIME E-DE WET ROAD, BANTRY BAY**
 - 2.2 **UKUNIKEZELWA KWESIPHUMEZO: UKUNIKEZELWA KWEPROPATI ENGENAKUSUSWA ELAWULWA SISIXEKO ESISIQEPHU SESIZA 1, BANTRY BAY (ISITALATO SOLUNTU) ESIME E-DE WET ROAD, BANTRY BAY**

(LSU: G1781)
14/3/4/3/109/03/502
PH 2015/0376 (Category 5)

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JTH

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

4. PURPOSE

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

- An in principle approval in terms of Regulation 5 of the Municipal Asset Transfer Regulations for the proposed alienation of City-owned immovable property being a portion of Erf 1, Bantry Bay, Cape Town, a public passage, situated off De Wet Road, Bantry Bay;
- Approval that the immovable property is not required for the provision of basic municipal services in terms of Section 14 of the Municipal Finance Management Act;
- Approval in terms of the Immoveable Property By-Law that a portion of Erf 1, Bantry Bay, Cape Town, being a public passage, situated off De Wet Road, Bantry Bay, be closed

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 viable property after (a) the City has made a determination that the asset is not required for the provision of basic municipal purposes 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 of 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.

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5. FOR DECISION BY COUNCIL

This report is for consideration by

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

6. EXECUTIVE SUMMARY

PURPOSE OF REPORT	<p>The purpose of this report is to obtain the following from Council:</p> <ul style="list-style-type: none"> • An in principle approval in terms of Regulation 5 of the Municipal Asset Transfer Regulations for the proposed alienation of City-owned immovable property being a portion of Erf 1, Bantry Bay, Cape Town, a public passage, situated off De Wet Road, Bantry Bay; • Approval that the immovable property is not required for the provision of basic municipal services in terms of Section 14 of the Municipal Finance Management Act; • Approval in terms of the Immovable Property By-Law that a portion of Erf 1, Bantry Bay, Cape Town, being a public passage, situated off De Wet Road, Bantry Bay, be closed
Property description	Portion of Erf 1, Bantry Bay
Applicant	Whittaker and Miracle Mile Investments 19 (Pty) Ltd
Applicant's physical address	64 De Wet Road, Bantry Bay
Site extent	±35m ²
Current zoning	Public Street
Current usage	Overhand Encroachment
Proposed usage	Overhang
Application description	Purchase
Submission date	5 February 2008
Circulation date	26 May 2008
Comments	The applicant did not provide Tax Clearance Certificate timelously when he was requested to do so.
Public participation outcome summary	The proposed closure and alienation was advertised in the press on the 10 th December 2010. No objections were received.

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WARD Cllr	NOTICE	DATE	WARD	
JP Smith (Previous) Jacques Weber (Current)	Yes	22-03-2011		54
Viabile	Yes		No	X
Recommended decision	Approval	X	Refusal	

7. RECOMMENDATIONS

Not delegated: for decision by Council:

It is recommended that:

- a) Council resolve in terms of section 14 of the Local Government Municipal Finance Management Act, Act 56 of 2003, that the property is not required to provide the minimum level of basic municipal services.
- b) In terms of the provisions of the Immovable Property By-Law, portion of erf 1, Bantry Bay, a public street situated off De Wet Road, Bantry Bay as indicated on attached plan SZC 1307 marked annexure A, , in extent approximately 35m², be closed.
- c) Council in terms of Regulation 5 of the Municipal Asset Transfer Regulations grant in - principle approval that a portion of Erf 1, Bantry Bay, a public passage, situated off De Wet Road, Bantry Bay shown lettered ABCD on the attached plan SZC 1307 marked annexure A, in extent approximately 35m², be alienated.

7. AANBEVELINGS

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

- a) Ingevolge artikel 14 van die Wet op Plaaslike Regering: Munisipale Finansiële Bestuur, Wet 56 van 2003, die Raad bepaal dat die eiendom nie vir die voorsiening van die minimum vlak van basiese munisipale dienste benodig word nie.
- b) Ingevolge die bepalinge van die Verordening op Onroerende Eiendom, 'n gedeelte van erf 1, Bantrybaai, 'n openbare straat geleë uit De Wetweg, Bantrybaai, soos aangetoon op die aangehegte plan SZC 1307 gemerk bylae A, ongeveer 35 m² groot, gesluit word.

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- c) Die Raad ingevolge regulasie 5 van die oordragregulasies vir munisipale bates beginselgoedkeuring toestaan dat 'n gedeelte van erf 1, Bantrybaai, 'n openbare steeg geleë uit De Wetweg, Bantrybaai, met die letters ABCD aangedui op die aangehegte plan SZC 1307, gemerk bylae A, ongeveer 35 m² groot, vervreem word.

7. IZINDULULO

Azgunyaziswanga: isiqqibo seseBhunga:

Kundululwe ukuba:

- a) IBhunga ligqibe ngokungqinelana necandelo 14 loMthetho ojongene noLawulo lweeMali zikaMasipala woRhulumente woMmandla, uMthetho 56 wango-2003, ukuba ipropati ayifuneki ukuba ibonelele ngeenkonzo ezingundoqo zikamasipala.
- b) Ngokwemimiselo yoMthetho ongePropati ezingenakususwa, makuvalwe isiqephu sesiza-1, esise-Bantry Bay, isitalato soluntu esikwi-De Wet Road, e-Bantry Bay njengoko sibonakaliswe kwiplani eqhotyoshelweyo engu-SZC 1307 ephawulwe kwisihlomelo-A, esibukhulu obumalunga nama-35 m².
- c) IBhunga ngokoMgaqo-5 weMigaqo engokuTshintshelwa kweMpahla kaMasipala, malinikezele isiphumezo sokuba isiqephu sesiza-1 Bantry Bay, ipaseji yoluntu, esise-De Wet Road, e-Bantry Bay, esibonakaliswe ngoonobumba abakhulu u- ABCD kwiplani engu-SZC 1307 ephawulwe kwisihlomelo-A, esibukhulu obumalunga nama-35 m², sinikezelwe.

8. DISCUSSION/CONTENTS

8.1 BACKGROUND:

An application was made by the Gillian Lesley Whittaker and Miracle Mile Investments 19 (Pty) Ltd, the registered owners of the Erf 502, Bantry Bay, to purchase a portion of Erf 1, Bantry Bay, a public passage, situated off De Wet Road, Bantry Bay, in extent approximately 35m².

The subject property has been leased by the applicant and the proposed disposal will regularise the existing projection over the subject property. The public passage will still be accessible as a Service Servitude at ground level. No further structures will be allowed to be erected.

Due to the small extent of the subject property it is regarded as being non-viable land which cannot be sold by public competition and only has value to the abutting landowners.

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The proposal was circulated to all the relevant branches for comment. No objections were received. The closure and disposal of the subject property was duly advertised in two local newspapers on 10 December 2010 (See Annexure B), inviting the public to lodge written comments. A notice in this regard was also served on the relevant ward councillor and sub-council.

The recommendation was considered by Sub-Council 16 on 18 May 2015 and it was unanimously resolved to support the recommendation to approve the application. The extract from the minutes of the sub-Council meeting is attached hereto marked Annexure C.

8.2 CONSULTATION WITH BRANCHES:

The application was circulated to the relevant branches of Council. The alienation of the property is supported subject to the following conditions:

8.1. Electricity

- Any alteration to electricity services necessary as a consequence of the disposal of the land in question will be for the expense of the applicant. A minimum clearance of 3m to the overhead mains conductors is to be maintained at all times. Should these clearances not be maintained for any reason, the necessary alterations will be carried out by this department at the applicant's cost.

8.2. Environment and Heritage Management

- A planting plan must be submitted to this department's satisfaction regarding trees to be planted and landscaping of the adjacent space. No further structures may be built.

8.3. Road and Stormwater

- An access servitude must be registered over the portion in favour of the City of Cape Town.

8.3 FACTORS MOTIVATING RECOMMENDATION:

8.3.1. The closure and disposal of the land will relieve Council of the maintenance burden.

8.3.2. Market related compensation in the amount of R 450 000, excluding VAT, will accrue to the City.

8.3.3. Due to the small extent of the subject property it cannot be sold by public competition and only has value to the abutting land owners.

8.3.4. No objections were received against the sale of the land.

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8.3.5. The alienation will allow for better utilisation of the property.

8.4 PUBLIC PARTICIPATION

Advertising	Cape Times & Burger	10 December 2010
	Prov & Nat Treasury	7 June 2011
	Notices to adj owners	2 January 2011
	Ward councillor	22 March 2011
	Subcouncil Chair & Manager	22 March 2011
	Community organisation(s)	22 March 2011
Outcome	Objections	No objection received
	Ward Councillor's support	No objection received

8.5 VALUATION

8.5.1 The application category does not fit within the tariff structure of the City approved on 29 May 2015;

8.5.2 The City's Professional Valuers on 31 December 2013 assessed the value of the Subject Property at R450 000.00 excluding VAT (if applicable). Valuation synopsis is attached to the report as Annexure D.

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 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;

8.8.3 The Immovable Property By-Law (approved 28 October 2015) permits the closure of Public Places.

8.9 FINANCIAL IMPLICATIONS

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

8.10 TAX COMPLIANCE

In terms of the City's Supply Chain Management Policy, approved by Council on 31 July 2013, paragraph 85 stipulates "Irrespective of the procurement process, the City may not make any award above R15 000, 00 to a person who's tax matters have not been declared by the SARS to be in order".

Paragraphs 359 - 361 of the afore-mentioned policy deal with the sale and letting of City owned immovable property and are silent on the SARS requirement. Property management adopted the principle as per paragraph 85 above and applicants need to submit a SARS clearance or exemption certificate for the sale of all City owned immovable property.

The applicant has complied with the aforesaid provisions of paragraph 85. See Tax Clearance attached hereto as Annexure E.

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 Yes

8.13 LEGAL IMPLICATIONS

8.13.1 Regulation 7 of the Municipal Asset Transfer Regulations (MATR)

In terms of the above Regulation, Council must take into account a number of factors (highlighted in bold) when considering any proposed transfer or disposal of non-exempted capital assets:

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.

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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 market related purchase price as well as rates and taxes following the development of the property. The market value of the property has been determined to be R450 000, 00 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.

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 delegated authority.

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

The purchaser will be responsible for the transfer costs.

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

No liabilities and reserve funds are associated with the capital asset.

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 10 December 2010. Closing date for objections was 10 January 2011. Copies of the advertisement were sent to the Ward Councillor, Chairperson of the relevant Sub-Council and registered local community organisations. 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. No objections / comments were received from National and Provincial Treasury.

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.

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

- 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.

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

8.13.2.1. The subject property vests in the City of Cape Town and must be registered as such in terms of Section 31 of the Deeds Registries Act No 47 of 1937.

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8.13.2.2. The subject property must be subdivided once Council agrees to the disposal.

8.13.2.3. The portion of land must be consolidated with the applicant's adjoining Erf 502 Bantry Bay to form a single holding.

8.13.2.4. An access servitude over the subject property must be registered in favour of the City of Cape Town.

8.14 STAFF IMPLICATIONS

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

No

ANNEXURES

- A – Plan STC 1307
- B-Closure Advertisement
- C - Extract of Minutes of Subcouncil Meeting
- D – Valuation synopsis
- E – Tax Clearance Certificate

FOR FURTHER DETAILS CONTACT:

NAME	Donavon Geysman (Aysha Zoutenberg)
CONTACT NUMBERS	021 400 6557
E-MAIL ADDRESS	BibiAysha.zoutenberg@capetown.gov.za
DIRECTORATE	FINANCE
FILE REF NO	CT14/3/4/3/109/03/502
MANAGER: PROPERTY HOLDING	<i>Stu Mackenberg</i> 01-03-2016

J Gelderbloem
**DIRECTOR: PROPERTY MANAGEMENT IN
 HER CAPACITY AS CFO NOMINEE**

Comment:

NAME RUBY GELDERBLOEM

DATE 2016-03-07

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

J Holt
LEGAL COMPLIANCE

NON-COMPLIANT

NAME Joan-Mari Holt

Comment:

TEL 021 400 2753

DATE 10/03/2016

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