

ITEM NUMBER: C 30/05/16

RECOMMENDATION FROM THE EXECUTIVE MAYOR: 03 MAY 2016

MC 09/05/16 PROPOSED GRANTING OF AN IN-PRINCIPLE APPROVAL FOR THE SALE, BY PUBLIC COMPETITION, OF VACANT ERVEN 2849, 2850, 2851 AND 2853, BOUNDED BY COLUMBUS, DA GAMA AND MAGELLAAN STREETS, KLEINVLEI FOR SINGLE RESIDENTIAL 1 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 vacant Erven 2849, 2850, 2851 and 2853, Kleinvlei bounded by Columbus, Da Gama and Magellaan Streets, in extent approximately 467 m², 542 m², 540 m² and 467 m² respectively, zoned Single Residential 1, shown BCDL, MDEFG, JMGH and ABLK respectively on Plan LIS 1433v0 attached as Annexure A to the report on the agenda, be regarded as not being 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 sale of Erven 2849, 2850, 2851 and 2853, Kleinvlei as described in (a)(i) above
- (c) Erven 2849, 2850, 2851 and 2853, Kleinvlei be sold 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 an asset be included on the adjustment budget of the municipality (sections 28 and 87 of MFMA), if not budgeted for in the approved annual budget.

IPAC 39/03/2016 PROPOSED GRANTING OF AN IN-PRINCIPLE APPROVAL FOR THE SALE, BY PUBLIC COMPETITION, OF VACANT ERVEN 2849, 2850, 2851 AND 2853, BOUNDED BY COLUMBUS, DA GAMA AND MAGELLAAN STREETS, KLEINVLEI FOR SINGLE RESIDENTIAL 1 PURPOSES

MC 09/05/16 VOORGESTELDE TOEKENNING VAN BEGINSSELGOEDKEURING VIR DIE VERKOOP VAN ONBEOUDE ERF 2849, 2850, 2851 EN 2853, BEGRENS DEUR COLUMBUS-, DA GAMA- EN MAGELLAANSTRAAT, KLEINVLEI VIR ENKELRESIDENSIËLE 1-DOELEINDES

ISIPHAKAMISO SOKUNIKEZELWA KWESIPHUMEZO NGOKOMTHETHO-SISEKO SOKUTHENGISA NGOKOKHUPHISWANO LOLUNTU IZIZA EZIVULELEKILEYO 2849, 2850, 2851 NO-2853, EZIDITYANISWA YICOLUMBUS, DA GAMA NASE-MAGELLAAN STREET, KLEINVLEI KULUNGISELELWA IMIBANDELA YENDAWO YOKUHLALA USAPHO OLUNYE 1

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 vacant erven 2849, 2850, 2851 and 2853 Kleinvlei bounded by Columbus, Da Gama and Magellaan Streets, in extent approximately 467 m², 542 m², 540 m² and 467 m² respectively, zoned single residential 1, shown lettered BCDL, MDEFG, JMGGH and ABLK respectively on Plan LIS 1433v0 be regarded as not being 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 sale of erven 2849, 2850, 2851 and 2853 Kleinvlei as described in (a)(i);
- c) Erven 2849, 2850, 2851 and 2853 Kleinvlei be sold 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 an asset be included on the adjustment budget of the municipality (sections 28 and 87 of MFMA), if not budgeted for in the approved annual budget.



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 onbeboude erf 2849, 2850, 2851 en 2853 Kleinvlei begrens deur Columbus-, Da Gama- en Magellaanstraat, onderskeidelik ongeveer 467 m², 542 m², 540 m² en 467 m² groot, as enkelresidensieel 1 gesoneer, met die letters BCDL, MDEFG, JMGH en ABLK op plan LIS 1433v0 aangetoon, beskou word as nie vereis 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 Munisipale Bate-oordragregulasies (MATR), R.878 gepromulgeer op 22 Augustus 2008, die Raad beginselgoedkeuring verleen vir die verkoop van erf 9643, 9221 en 9223 Parow, soos in (a)(i) beskryf;
- c) Erf 9643, 9221 en 9223 Parow deur middel van openbare mededinging vervreem word, onderworpe aan die voorwaardes wat die direkteur: eiendomsbestuur ingevolge haar gedelegeerde bevoegdheid sal oplê;
- d) Enige wins of verlies wat die munisipaliteit as gevolg van die oordrag van 'n bate ly, by die munisipaliteit se aansuiweringsbegroting (artikel 28 en 87 van die MFMA) ingesluit word indien daar nie in die goedgekeurde jaarlikse begroting daarvoor begroot is nie.

IZINDULULO

Azigunyaziswanga: isigqibo seseBhunga:

Kundululwe ukuba:

- a) Ngokungqinelana namacandelo 14(2)(a) no-(b) loMthetho woLawulo lweeMali zikaMasipala (MFMA) uMthetho 56 ka-2003:
 - i) Bhunga malithabathe isigqibo sokuba iziza-2849, 2850, 2851 no-2853 Kleinvlei eziditywaniswa yiColumbus, Da Gama neMagellaan Street, ezibukhulu bumalunga nama-467 m², 542 m², 540 m² nama-467 m² ezicandwe njengendawo yokuhlala usapho olunye 1, ezibonakaliswe ngoonobumba BCDL, MDEFG, JMGH no-ABLK kwisicwangciso LIS 1433v0 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 ow... ngowama-22 Agasti 2008, iBhunga maliphumeze ngokomthetho-siseko ukuthengiswa kweziza-9643, 9221 no-9223 ezise-Parow njengoko kucacisiwe ku-(a)(i);

004

- c) Iziza-9643, 9221 no-9223 ezise-Parow, mazithengiswe ngokokhuphiswano loluntu, ngokuxhomekeke kwimiqathango eyakuthi inyanzeliswe nguMlawuli woLawulo lwePropati esebenzisa amagunya akhe awagunyaziselweyo;
- d) Nayiphina ingeniso okanye ilahleko kumasipala ngokujoliswe ekutshintshelwenikwempahla, 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: 7/4/16

COMMENT:

DIRECTOR : LEGAL SERVICES
LUNGELO MBANDAZAYO

DATE: 2016 -04- 11

COMMENT:

ALDERMAN IAN NEILSON
MAYORAL COMMITTEE MEMBER : FINANCE

DATE: 14/4/16

COMMENT:



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

LCP 942

REPORT TO IMMOVABLE PROPERTY ADJUDICATION COMMITTEE

1. ITEM NUMBER :

SUBJECT: PROPOSED GRANTING OF AN IN-PRINCIPLE APPROVAL FOR THE SALE, BY PUBLIC COMPETITION, OF VACANT ERVEN 2849, 2850, 2851 AND 2853, BOUNDED BY COLUMBUS, DA GAMA AND MAGELLAAN STREETS, KLEINVLEI FOR SINGLE RESIDENTIAL 1 PURPOSES

ONDERWERP : VOORGESTELDE TOEKENNING VAN BEGINSELGOEDKEURING VIR DIE VERKOOP VAN ONBEBOUDE ERF 2849, 2850, 2851 EN 2853, BEGREN DEUR COLUMBUS-, DA GAMA- EN MAGELLAANSTRAAT, KLEINVLEI VIR ENKELRESIDENSIËLE 1-DOELEINDES

ISIHLOKO : ISIPHAKAMISO SOKUNIKEZELWA KWESIPHUMEZO NGOKOMTHETHO-SISEKO SOKUTHENGISA NGOKOKHUPHISWANO LOLUNTU IZIZA EZIVULELEKILEYO 2849, 2850, 2851 NO-2853, EZIDITYANISWA YICOLUMBUS, DA GAMA NASE-MAGELLAAN STREET, KLEINVLEI KULUNGISELELWA IMIBANDELA YENDAWO YOKUHLALA USAPHO OLUNYE 1

LSU: G3139

2. STRATEGIC INTENT

SFA 1: THE 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

3. PURPOSE

To obtain Council's in-principle approval to proceed with the sale by public competition of City-owned vacant land being erven 2849, 2850, 2851 and 2853, bounded by Columbus, Da Gama and Magellaan Streets, Kleinvlei, in extent approximately 467 m², 542 m², 540 m² and 467 m² respectively, for single residential purposes.

4. FOR DECISION BY

This report is for decision by Council

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.

5. EXECUTIVE SUMMARY

PURPOSE	To obtain Council's in-principle approval for the sale by public competition of City-owned vacant land erven 2849, 2850, 2851 and 2853, bounded by Columbus, Da Gama and Magellaan Streets, Kleinvlei for single residential purposes.	
Property description	Erven 2849, 2850, 2851 and 2853 Kleinvlei	
Site extent	467 m ² , 542 m ² , 540 m ² and 467 m ²	
Current zoning	Single Residential 1	
Current usage	Vacant land	
Proposed usage	Single Residential 1	
Desktop value discounted in terms of policy	R240 000 (erf 2849), R250 000 (erf 2850), R250 000 (erf 2851) and R240 000 (erf 2853) excluding VAT	
Public participation outcome summary	No objections	
WARD COUNCILLOR Wilma Brady	NOTICE DATE 19 October 2015	WARD 17

6. 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 vacant erven 2849, 2850, 2851 and 2853 Kleinvlei bounded by Columbus, Da Gama and Magellaan Streets, in extent approximately 467 m², 542 m², 540 m² and 467 m² respectively, zoned single residential 1, shown lettered BCDL, MDEFG, JMGH and ABLK respectively on Plan LIS 1433v0 be regarded as not being 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 sale of erven 2849, 2850, 2851 and 2853 Kleinvlei as described in (a)(i);
- c) Erven 2849, 2850, 2851 and 2853 Kleinvlei be sold 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 an asset be included on the adjustment budget of the municipality (sections 28 and 87 of MFMA), if not budgeted for in the approved annual budget.

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 onbeboude erf 2849, 2850, 2851 en 2853 Kleinvlei begrens deur Columbus-, Da Gama- en Magellaanstraat, onderskeidelik ongeveer 467 m², 542 m², 540 m² en 467 m² groot, as enkelresidensiële 1 gesoneer, met die letters BCDL, MDEFG, JMGGH en ABLK op plan LIS 1433v0 aangetoon, beskou word as nie vereis 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 Munisipale Bate-oordragregulasies (MATR), R.878 gepromulgeer op 22 Augustus 2008, die Raad beginselgoedkeuring verleen vir die verkoop van erf 9643, 9221 en 9223 Parow, soos in (a)(i) beskryf;
- c) Erf 9643, 9221 en 9223 Parow deur middel van openbare mededinging vervreem word, onderworpe aan die voorwaardes wat die direkteur: eiendomsbestuur ingevolge haar gedelegeerde bevoegdheid sal opleë;
- d) Enige wins of verlies wat die munisipaliteit as gevolg van die oordrag van 'n bate ly, by die munisipaliteit se aansuiweringsbegroting (artikel 28 en 87 van die MFMA) ingesluit word indien daar nie in die goedgekeurde jaarlikse begroting daarvoor begroot is nie.

IZINDULULO

Azigunyaziswanga: isigqibo seseBhunga:

Kundululwe ukuba:

- a) Ngokungqinelana namacandelo 14(2)(a) no-(b) loMthetho woLawulo lweeMali zikaMasipala (MFMA) uMthetho 56 ka-2003:
- i) Bhunga malithabathe isigqibo sokuba iziza-2849, 2850, 2851 no-2853 Kleinvele eziditywaniswa yiColumbus, Da Gama neMagellaan Street, ezibukhulu bumalunga nama-467 m², 542 m², 540 m² nama-467 m² ezicandwe njengendawo yokuhlala usapho olunye 1, ezibonakaliswe ngoonobumba BCDL, MDEFG, JMGH no-ABLK kwisicwangciso LIS 1433v0 aziyomfuneko ukuba zibonelele ngomlinganiselo othile weenkondo 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 owamisela ngowama-22 Agasti 2008, iBhunga maliphumeze ngokomthetho-siseko ukuthengiswa kweziza-9643, 9221 no-9223 ezise-Parow njengoko kucacisiwe ku-(a)(i);
- c) Iziza-9643, 9221 no-9223 ezise-Parow, mazithengiswe ngokokhuphiswano loluntu, ngokuxhomekeke kwimiqathango eyakuthi inyanzeliswe nguMlawuli woLawulo lwePropati esebenzisa amagunya akhe awagunyaziselweyo;
- d) Nayiphina ingeniso okanye ilahleko kumasipala ngokujoliswe ekutshintshelwenikwempahla, mayiqukwe kulungelelaniso lohlahlo-lwabiwo-mali lukamasipala (amacandelo-28 nele-87 le-MFMA) ukuba ayibhajethelwanga kuhlahlo-lwabiwo-mali lonyaka oluphunyeziweyo.

7. DISCUSSION/CONTENTS**7.1. Background**

The above erven in Kleinvele, shown on attached Plan LIS 1433v0 (**Annexure A**), have been identified for sale and included in the Property Management Disposal Programme for the 2015/2016 financial year.

Erf 2849 is situated in Magellaan Street, Kleinvele. The property is zoned Single Residential 1 and measures approximately 467m².

Erf 2850 is situated in Magellaan Street, Kleinvlei. The property is zoned Single Residential 1 and measures approximately 542m².

Erf 2851 is situated in Da Gama Street, Kleinvlei. The property is zoned Single Residential 1 and measures approximately 540m².

Erf 2853 is situated in Columbus Street, Kleinvlei. The property is zoned Single Residential 1 and measures approximately 467m².

Erf 2853 is traversed by underground sewer services which must be protected by a servitude as shown on **Annexure A**.

8.2 Public Participation

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

Advertising	Cape Times & Burger	16 October 2015
	Provincial & National Treasury	19 October 2015
	Ward Councillor	19 October 2015
	Subcouncil Chair & Manager	19 October 2015
Outcome	Objections	None
	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 sale of immovable property.
- (ii) A resolution to proceed with the sale 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 sale of municipal capital assets is governed by Chapter 2 of the MATR.

Council may in terms of **Reg 5(1)(b)(i) of the MATR** transfer or sell 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 sell 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 will gain in 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 price as well as future rates and taxes in respect of the property. A desktop valuation (**Annexure B**) carried out by Property Management's Market Valuations Branch estimates the Market value of the properties to be in the region of R240 000 (erf 2849), R250 000 (erf 2850), R250 000 (erf 2851) and R240 000 (erf 2853) exclusive of VAT and transfer costs.

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

Factor F: Limitations and conditions attached to capital assets

None

Factor G: Cost of transfer or sale

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 Council's intention to alienate erven 2849, 2850, 2851 and 2853 Kleinvlei, was duly advertised to the public in the Cape Times and Die Burger on 16 October 2015. The relevant subcouncil Chairperson, subcouncil co-ordinator, Ward Councillors, Ratepayers Associations and Regional Offices were notified. No objections to the intended alienation 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 sale

Alienation of these assets is compliant with the MFMA, 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.

ERF 2853

Telkom- Jonathan Visagie- 2015-09-11

- Approval is granted subject to the following conditions.
- Telkom SA LTD infrastructure will be affected, consequently conditions will apply.
- Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.

Water & Sanitation- Marcus Swart- 021 444 9037

- Any new water or sewer services required being for the account of the applicant.
- A 3m servitude will have to be registered over the sewer traversing this erf on two sides and no construction to be allowed over these servitudes
- The sewer manhole (in the corner) of the erf must be accessible at all times for maintenance purposes

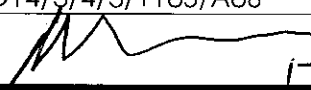
9. **SUBCOUNCIL RECOMMENDATION/COMMENTS**

Subcouncil 21 on 20 January 2016 noted the sale of vacant erven 2849, 2850, 2851 and 2853, bounded by Columbus, Da Gama and Magellaan Streets, Kleinvlei. (See Item 21SUB 25/01/2016) attached as **Annexure C**).

10. **ANNEXURES**

Annexure A: Plan LIS 1433v0
 Annexure B: Desktop Valuation Report dated 2015-09-21
 Annexure C: Subcouncil minutes (item 21SUB 25/01/2016)

FOR FURTHER DETAILS CONTACT:

NAME	Nastassja Tandy
CONTACT NUMBERS	(021) 400 1163
E-MAIL ADDRESS	Nastassja.tandy@capetown.gov.za
DIRECTORATE	FINANCE
FILE REF NO	HO14/3/4/3/1185/A86
SIGNATURE : MANAGER PROPERTY DEVELOPMENT	 17.03.2016

Comment:


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

NAME _____

DATE 2016-03-15

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 CHARLYNNE ARENOSE

TEL 021 400 1265

DATE 23-03-2016

Comment:

Certified as legally compliant:
 Based on the contents of the report.

