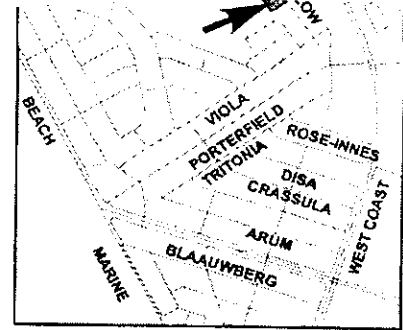
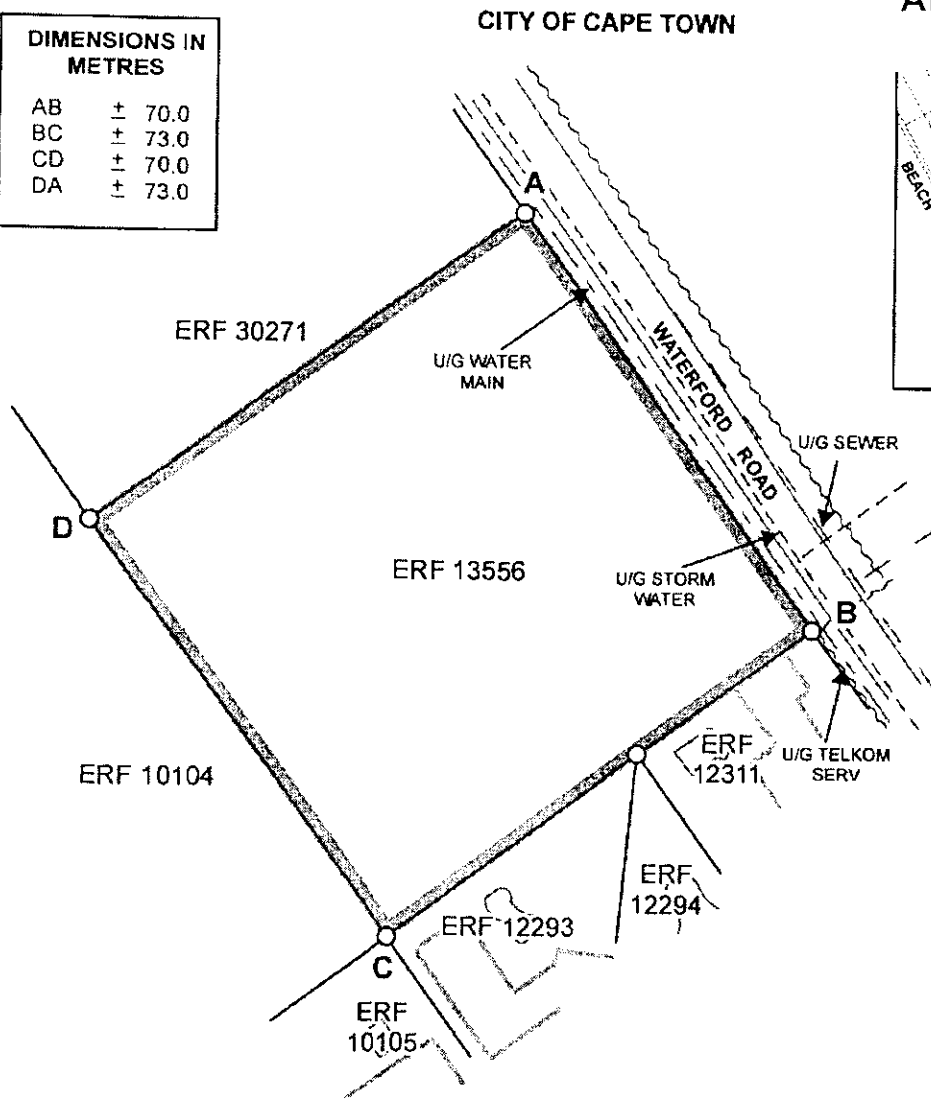
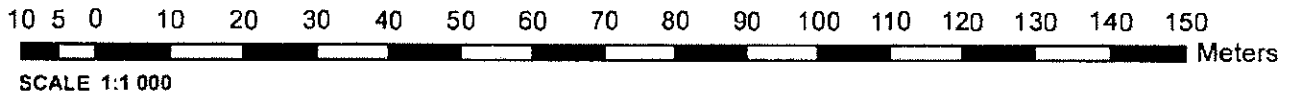


ANNEXURE TO ITEM
C 32/05/16

DIMENSIONS IN METRES	
AB	± 70.0
BC	± 73.0
CD	± 70.0
DA	± 73.0



LOCALITY SKETCH

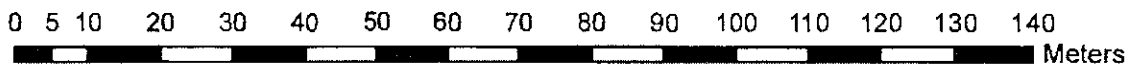
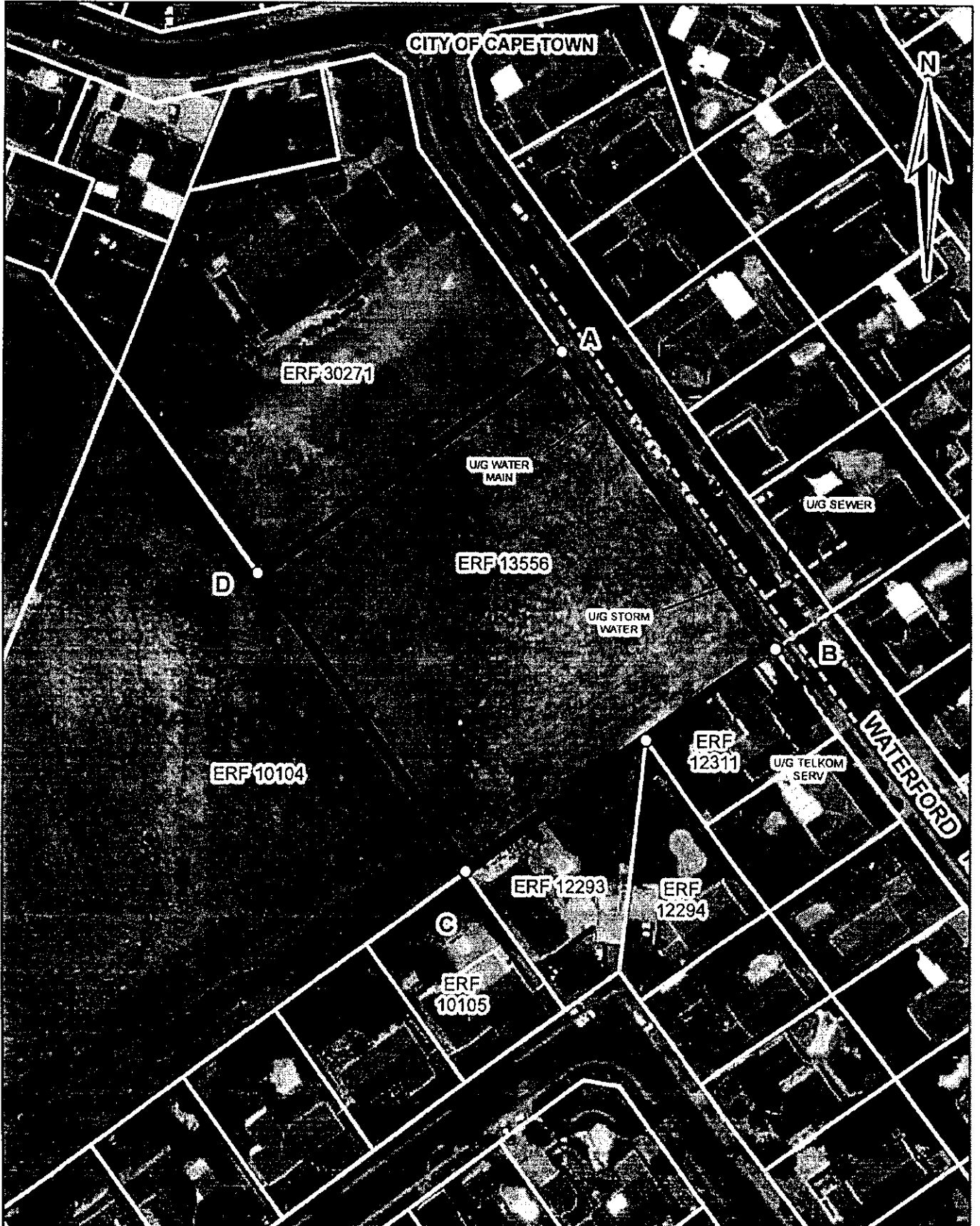


DISPOSAL OF CITY LAND - ERF 13556 - WATERFORD ROAD - BLOUBERG RISE
MILNERTON

FIGURE	ERF NO	AREA m ²	ZONING (CORPORATE ISIS)	D/T & DATE	OWNERSHIP
ABCD (Bordered Grey)	13556 Milnerton	5116	Open Space 2 : Public Open Space	T25718 dated 1993/03/06	City of Cape Town

WARD 23 SUBCOUNCIL 1

REFER TO	GP11844; JOB NO. 5358	 17/11/2015 CIVIC CENTRE	Page 1 of 2	
CASE NO.			SURVEYOR	
SOURCE	CORP.ISIS.		GIS OPERATOR	L BRANDT (2015/11/16)
FILE/REC.	B14/3/6/1/2/39 (41387)		CHECKED	<i>de Jager</i> (2015/11/16)
MEMO			LIS 1457v0	



SCALE 1:1 000

SOURCE	CORP.ISIS.	CIVIC CENTRE	Aerial Photograph 2015
FILE/REC.	B14/3/6/1/2/39 (41387)		LIS 1457v0
CASE NO			

Closure & sale of various city-owned land

In accordance with Sections 4 & 6 of the By-Law relating to the Management and Administration of the City of Cape Town's Immovable Property (Council By-Law LA 12783, promulgated 28/12/2003), the Management of Certain of the City of Cape Town's Immovable Property Policy (adopted by Council on 26 August 2010 C54/08/10) sections 11.5 & 16.6, and Chapters 2 & 4 of the Municipal Asset Transfer Regulations (2008), the City of Cape Town is considering the closure (where applicable) and the sale of the following City-owned properties. This is not a tender advert.

Proposed sale					
Area	Erf Number	Extent (M2)	Street	Current Zoning	CITY OFFICIAL
Khayelitsha	69246	1474	C/O Mvumvu Street And Mhlonlo Street	Community Zone 2	Angelene Kelland (021) 400 1076 angelene.kelland@capetown.gov.za
Khayelitsha	4091	214	26 Nokwazi Square	Single Residential 2	
Khayelitsha	4438	289	31 Nokwazi Square	Single Residential 2	
Khayelitsha	4084	474	40 Nokwazi Square	Single Residential 2	
Khayelitsha	35448	245	89 Luma Street	General Business 4	
Khayelitsha	38751	339	2 Dade Street	General Business 4	
Nyanga	11257	4352	Koornhof Street	General Business 4	
Nyanga	10456	231	1225 Mahlatini Street	General Business 4	
Wallacedene	29212 - 29215	436	Mgulwana Street	General Business 1	
Wallacedene	29235 - 29237	264	Mgulwana Street	General Business 1	
Wallacedene	29255 - 29259	521	Kaunda Street	General Business 1	
Wallacedene	29260 - 29264	506	Maroela Street	General Business 1	
Elsies River	11417	998	Twenty Second Avenue	Open Space 2	Nastassja Tandy (021) 400 1163 nastassja.tandy@capetown.gov.za
Elsies River	20229	610	Ninth Avenue	Single Residential 1	
Elsies River	10173	994	Twelfth Avenue	Single Residential 1	
Elsies River	12912	496	Royal Road	Single Residential 1	
Parow	9643	496	Alexandra Road	Utility	
Parow	9221	991	King Edward Road	Utility	
Parow	9223	496	King Edward Road	Utility	
Philippi	3789	1093	Sinqolamthi Road	Community Zone 1	
Philippi	7781	1583	Ndongeni Crescent	General Business 1	
Kleinvlei	2849	467	Magellaan Road	Single Residential 1	
Kleinvlei	2850	542	Magellaan Road	Single Residential 1	
Kleinvlei	2851	539	Da Gama Road	Single Residential 1	
Kleinvlei	2853	467	Columbus Road	Single Residential 1	
Wallacedene	27741 - 27744, 27746 - 27749	883	Thafeni Street	General Business 2	Marsha Heldsinger (021) 400 3903 marsha.heldsinger@capetown.gov.za
Wallacedene	29914 - 29925	1195	Tugwana Street	General Business 2	
Durbanville	6036	1029	De Keur Street	Single Residential 1	
Durbanville	6037	1091	De Keur Street	Single Residential 1	
Athlone	120247	1906	Off Old Klipfontein Road	Single Residential 1	
Athlone	122488-Re	954	Cornflower Road	Single Residential 3	
Athlone	126624	2760	Callendule Road	Community Zone 1	
Ottery	2978 &	444	Bishopstowe Road	Single Residential 1	
Ottery	2979	444	Bishopstowe Road	Single Residential 1	
Lotus River	7244	208	Frank Road	Single Residential	
Lavender Hill	109770	932	Hilary Drive	Single Residential 1	

per annum (VAT incl) increasing annually in terms of City's By-Council:

The transaction contact Karen Fortuin tel 021 590 1405, Property 1 Molteno Street Goodwood, weekdays 08:00-16:30.

her with reasons therefore, to the Regional Head: Property 1 590 1561 or email Karen.Fortuin@capetown.gov.za on or

regulation departure

ctions Act, Act 84 of 1967 that the undermentioned application not Manager (City of Cape Town municipality) at the Parow ow, and any enquiries may be directed to Jacques Loots, i, tel 021 444 7508 and fax 021 938 8111, weekdays e of the Director, Development Management, Region 1, treet, Cape Town, weekdays 08:00-12:30 and 13:00-15:30.

and the Directorate's fax 021 483 3098. Any objections, with e above-mentioned Director, Development Management at 15, quoting the above Act and the objector's erf number, be disregarded.

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n Zoning Scheme Regulations and section 15(2) of the Land application has been received and is open to inspection at the nr Voortrekker Road and Tallent Street, Parow.

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school for maximum 120 learners) from the property. g lines from 3,0m to 1,5m

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LAND USE APPLICATIONS • REMOVAL OF PROPERTY

Schotschekloof	142717	140	Rose Street	Single Residential 1	Jason Toay (021) 400 4981 jason.toay@capetown.gov.za
Blouberg Rise	13556	5116	Waterford Road	OpenSpace 2	
Broadlands Park	23592	1276	Fink Road	Single Residential 1	
Lentegeur	44096	1838	Samantha Street	Local Business 2	
Tafelsig	46903	264	Lilian Street	Single Residential 1	
Gatesville	37608	496	Jane Avenue	Single Residential 1	
Fish Hoek	8394	3569	Peak Road	Single Residential 1	
Kirstenhof	7152	732	La Rhone Road	Single Residential 1	
Kirstenhof	7153	745	La Rhone Road	Single Residential 1	
Belhar	31856	5011	Belhar Drive	General Business 1	
Mitchells Plain	37256	285	Selena Way	Single Residential 1	
Mitchells Plain	37257	335	Selena Way	Single Residential 1	
Mitchells Plain	15893	1372	Vredendal Street	Community Zone 2	

from Marsha Heldsinger at 021 400 3903 or email Marsha.heldsinger@capetown.gov.za, Civic Centre, Hertzog Boulevard, Cape Town between 09:00-16:00

Tender No: T12P/2015/16 Sale of vacant land parcels of portions of erf 8500, situated on Goodwood

Tender Box 131* Tender fee: R50 (Non-refundable; Crossed cl of the Municipal Finance Management Act, 2003, the Municipal Supply Chain Management Policy, and the Management of Certain of the City of Cape Town's Immovable Property Policy, tenders are hereby invited for: Tender for the Sale of Vacant Erfen 849 General Business (GB4), Hamilton Street, Goodwood. Only ten or on 16th November 2015 by 10:00 will be considered. Further information pertaining to the tender is obtainable from Marsha Heldsinger tel 021 400 3903 or email marsha.heldsinger@capetown.gov.za, Civic Centre, Hertzog Boulevard, Cape Town between 09:00-16:00.

Tender No: T13P/2015/16 Lease of 12 Machine Spaces within the Transport Hub located on the corner of Goodwood & Capetown

Tender Box 163* (Non-refundable fee of R50, 00 (vat inclusive, payable to the City of Cape Town. In terms of the provisions of the Transfer Regulations R.878/2008, the City of Cape Town's Supply Chain Management Policy, and the Management of Certain of the City of Cape Town's Immovable Property Policy, tenders are approximately ±15m², and 2 Vending Machine Spaces, in exte Building, Portion of Erf 3630, Situated on the Corner of Oxford compulsory, but strongly recommended site meeting will be held at the Management Centre Building, corner of Oxford and Smartt Street the prescribed tender document before or on 16 November 2015 to the tender is obtainable from Marsha Heldsinger tel 021 400 3903 or email marsha.heldsinger@capetown.gov.za, Civic Centre, Hertzog Boulevard, Cape Town between 09:00-16:00.

Further particulars in this regard may be inspected during normal weekdays 08:00-16:00 on the 13th Floor, Property Management, Civic Centre, 12 Hertzog Boulevard, Cape Town by appointment only.

Any person, who has any objection to, comment or representation on the proposed closure and sale of any of the above-mentioned properties, should lodge such objection, comment or representation in writing to the office of the City Manager marked for the attention of the relevant official(s), not later than 16:00 on Monday, 16 November 2015.

Tender No: T09P/2015/16 Lease of the two canteens at Electricity Services Training Centre, situated in Kruisfontein Road, Brackenfell

Tender Box 196* (Non-refundable fee of R50, 00 (vat inclusive) shall be payable for each document. Crossed cheques must be payable to the City of Cape Town). In terms of the provisions of the Municipal Finance Management Act, 2003, the Municipal Asset Transfer Regulations R.878/2008, the City of Cape Town's Supply Chain Management Policy, and the Management of Certain of the City of Cape Town's Immovable Property Policy, tenders are hereby invited for the Lease of two canteens at Electricity Services Training Centre, Erf 9247 in extent approximately ±15m² and approximately ±36m², Situated in Kruisfontein Road, Brackenfell, Cape Town. A non-compulsory, but strongly recommended site meeting will be held on Monday 26 October 2015 at 11:00 at the electricity services training centre, Kruisfontein Road, Brackenfell. Closing date: on or before 17 November 2015 by 10:00 will be considered. No late tender submissions will be accepted. Further information pertaining to the tender is obtainable from Jason Toay tel 021 400 4981 or email jason.toay@capetown.gov.za, Property Management, 13th Floor, Civic Centre, Hertzog Boulevard, Cape Town between 09:00-16:00.

Tender No: T10P/2015/16 Lease of Kiosk Number 2, located on St George's Mall (pedestrian mall), Cape Town

Tender Box: 205* (Non-refundable fee of R50, 00 (vat inclusive) shall be payable for each document. Crossed cheques must be payable to the City of Cape Town). In terms of the provisions of the Municipal Finance Management Act, 2003, the Municipal Asset Transfer Regulations R.878/2008, the City of Cape Town's Supply Chain Management Policy, and the Management of Certain of the City of Cape Town's Immovable Property Policy, tenders are hereby invited for the Lease of Kiosk Number 2, in extent approximately ±9m², Located on St George's Mall (Pedestrian Mall), Cape Town. Only tenders that are submitted on the prescribed tender document before or on 16 November 2015 by 10:00 will be considered. Further information pertaining to the tender is obtainable from Jason Toay tel 021 400 4981 or email jason.toay@capetown.gov.za, Property Management, 13th Floor, Civic Centre, Hertzog Boulevard, Cape Town between 09:00-16:00.

18

Closure & sale of various city-owned land

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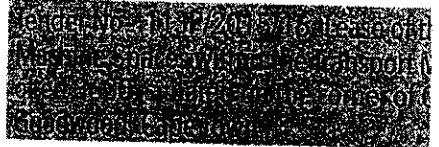
LAND USE APPLICATIONS • REMOVAL OF • PROPERTY

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CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

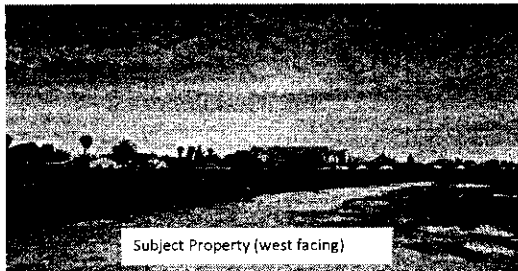
Finance
PROPERTY MANAGEMENT
Laila Paleker
Professional Valuer
T: 021 400-3465 F: 021 419-5303
E: laila.paleker@capetown.gov.za
Ref: Jab 4576

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

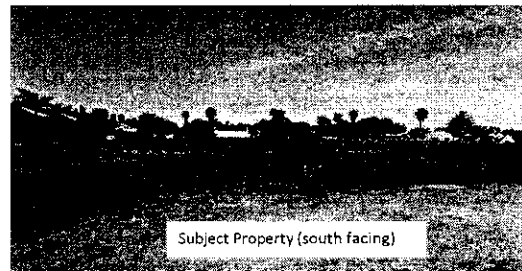
Desktop valuation report

1. Brief:	We were instructed to do a desktop valuation of Erf 13556, Milnerton (hereafter 'the subject property') for possible disposal by public tender
2. Valuation date:	2015-09-30
3. Inspection date	2015-09-16
4. Description of subject property:	<p>Erf 13556 Milnerton T25718/1993 Blaauwberg Municipality 5 116m² unknown unknown 19 Waterford Road, Blouberg Rise Public Open Space R 1 000 as at 2012-07-01 None</p> <p>Vacant, reasonably level, but unserviced stand with minimal vegetation. Property is well located, with mountain views in the distance and is adjacent to a large tract of vacant land in a well-established residential area.</p>
- Legal description	
- Title deed no.	
- Registered owner	
- Land extent (m ²)	
- Purchase date	
- Purchase price	
- Address	
- Zoning	
- Municipal valuation	
- Improvements	
- Other	

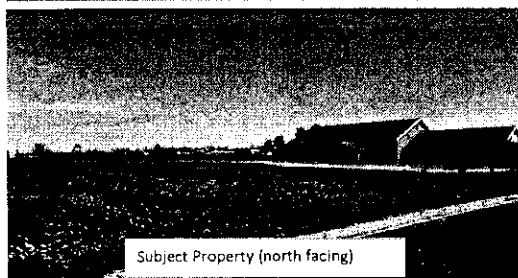
5. Photos:



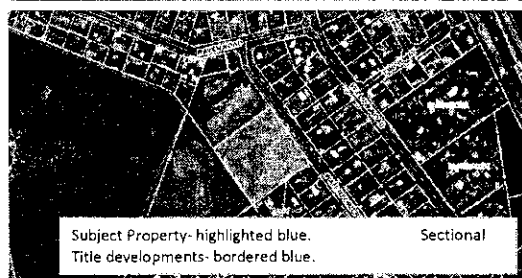
Subject Property (west facing)



Subject Property (south facing)



Subject Property (north facing)



Subject Property- highlighted blue.
Title developments- bordered blue.

Sectional

6. Caveats	<p>The reader should note the following caveats and/or limiting conditions:</p> <p>(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.</p> <p>(ii) All amounts in this report are exclusive of VAT or transfer duty.</p> <p>(iii) This report has been prepared in conformity with recognized standard procedure regarding the disposal of City land</p> <p>(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.</p>
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<p>7. Approach to valuation:</p>	<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>
<p>8. Valuation method:</p>	<p>We used the <i>comparable sales method</i> 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>
<p>9. Highest and best use:</p>	<p>Given the nature of the surrounding properties and the area in general, we deem the highest and best use to be for medium density residential development.</p>

10. Findings:

10.1. Comparable sales evidence: serviced residential stands (used for singell housing)

#	Legal description	Extent (m ²)	Sale's date	Sale's price		Zoning	Comments
				R	R/m ²		
1	Erf 20264, Milnerton: 30 Libertas Avenue Vineyard Table View	287m ²	2015-03-25	R 360 000	R 1 254	GR2	1.2km south east of subject property, further inland. Comparable extent, flat topography, square shaped, exposed to passing vehicular traffic/noise along Raats Drive.
2	Erf 3320, Parklands: 63 Callington Crescent Parklands	325m ²	2012-11-28	R 495 000	R 1 523.08	SR1	Located further inland, flat topography, comparable extent, rectangular shaped, subject to light noise.
3	Erf 1887 Parklands: 10 Oakdale Circle Parklands	432m ²	2015-04-30	R 520 000	R 1 204	SR1	2.5km east of subject property, further inland. Flat topography, square shaped, exposed to light noise. Average views.
4	Erf 3442, Parklands: 20 Sheringham Street Parklands	405m ²	2012-03-31	R 330 000	R 815	SR1	Located further inland, flat topography, average views, rectangular shaped, subject to light noise.
5	Erf 1408, Parklands: 125 Raats Drive Parklands	525m ²	2015-05-15	R 475 000	R 905	SR1	2.7km east of subject property, further inland. Flat topography, rectangular shaped, exposed to light noise. Average views.

10.2. Comparable sales evidence: house sales

#	Legal description	Extent (m ²)	Sale's date	Sale's price R	Zoning	Comments
1	Erf 18996 Milnerton: 1 Willow Road, Blouberg Rise	378m ²	2015-02-08	R 1 400 000	GR1	200m north of subject property, irregular shaped. Larger site & dwelling extents compared to proposal (100m ² dwelling, 13m ² balcony & 18m ² garage).
2	Erf 15697 Milnerton: 13 Willow Crescent, Willows, Blouberg Rise	284m ²	2014-12-05	R 1 050 000	GR1	300m north of subject property, rectangular shaped. Similar site & dwelling extents compared to proposal (67m ² dwelling, 13m ² porch & 18m ² garage). Good indicator of selling price per unit.
3	Erf 15712 Milnerton: 28 Willow Crescent, Willows, Blouberg Rise	322m ²	2014-11-20	R 1 200 000	GR1	300m north of subject property, square shaped. Similar site & larger dwelling extents compared to proposal (99m ² dwelling, 11m ² porch age).
4	SS scheme: Erf 12286 Milnerton: 12 Willow Road, Blouberg Rise	300m ²	2013-02-15	R 875 000	GR2	East of subject property, section no. 2, flat no. 2, located within Blouwater Sectional Title, similar site & dwelling extents compared to proposal (70m ² flat)

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 <i>comparable sales method</i> 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:	<p>Given the nature of the surrounding properties and the area in general, we deem the highest and best use to be for medium density residential development.</p>




10. Findings:

10.1. Comparable sales evidence: serviced residential stands (used for singell housing)

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10.2. Comparable sales evidence: house sales

#	Legal description	Extent (m ²)	Sale's date	Sale's price		Zoning	Comments
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3	Erf 15712 Milnerton: 28 Willow Crescent, Willows, Blouberg Rise	322m ²	2014-11-20	R 1 200 000		GR1	300m north of subject property, square shaped. Similar site & larger dwelling extents compared to proposal (99m ² dwelling, 11m ² porch age).
4	SS scheme: Erf 12286 Milnerton: 12 Willow Road, Blouberg Rise	300m ²	2013-02-15	R 875 000		GR2	East of subject property, section no. 2, flat no. 2, located within Blouwater Sectional Title, similar site & dwelling extents compared to proposal (70m ² flat)

5	SS Scheme Erf 12287 Milnerton: 10 Willow Road, Blouberg Rise	300m ²	2014-03-17	R 1 050 000	GR2	Subject property, section no. 13, flat no. 13 located within Blourandt Sectional Title, similar site & dwelling extents compared to proposal (89m ² house)
10.3 Valuation calculation:		<p>(i) Assuming a density of 30 units/ha (i.e. a GR1 zoning), the subject property, being 5 116m², could accommodate 15 residential opportunities, with each having a site extent of ±300m².</p> <p>(ii) From the above sales evidence we deduce that an improved site of 300m² would sell for around R350 000 (excluding VAT), whereas a completed house on such stand will likely sell for around R1,2 million (excluding VAT).</p> <p>(iii) Based on recent experience (refer Grahams Harms' 2014 Amdec valuation in Muizenberg), we estimate that a developer would probably pay in the order of, say, R175 000 per residential opportunity for such land. Therefore we estimate the market value of the subject property, assuming it has a GR1 zoning, at:</p> <p style="text-align: center;">R175 000/opportunity x 15 opportunities = R2 625 000 (or R513/m² of land)</p>				
11. Conclusion:		Market value: R 2 625 000 or R513m² (both figures exclude VAT)				
 Laila Paleker Professional Valuer 2015-10-01 		 Paul Pendlebury Head: Market Valuations				
#N/A						

ACTION: LINDA HEYNES

01SUB 24/01/16

PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE CLOSURE AND SALE, BY PUBLIC COMPETITION, OF VACANT ERF 13556, MILNERTON, FOR RESIDENTIAL PURPOSES

On the proposal of Cllr N Grose seconded by Cllr I Jefferies, it was unanimously

RESOLVED

That the recommendation as set out hereunder **BE SUPPORTED**

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 erf 13556, Milnerton, situated at Waterford Road, Blouberg Rise, in extent approximately 5 116 m², zoned Open Space 2: Public Open Space (OS2) shown lettered ABCD on Plan LIS 1457v0, not be required for the provision of the minimum level of basic municipal services;
 - ii) Council confirm that the fair market value of the asset described in (a)(i) and the economic and community value to be received in exchange for the asset 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 closure and disposal of erf 13556, Milnerton, as described in (a)(i).
- c) Erf 13556, Milnerton, be disposed of 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 the asset be included in the adjustment budget of the municipality (sections 28 and 87 of the MFMA), if not budgeted for in the approved annual budget.

ACTION: JASON TOAY