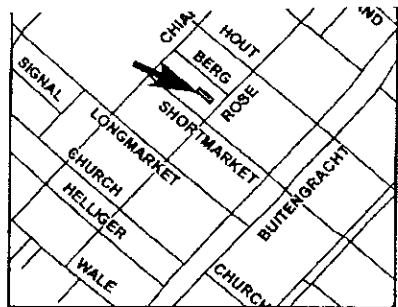
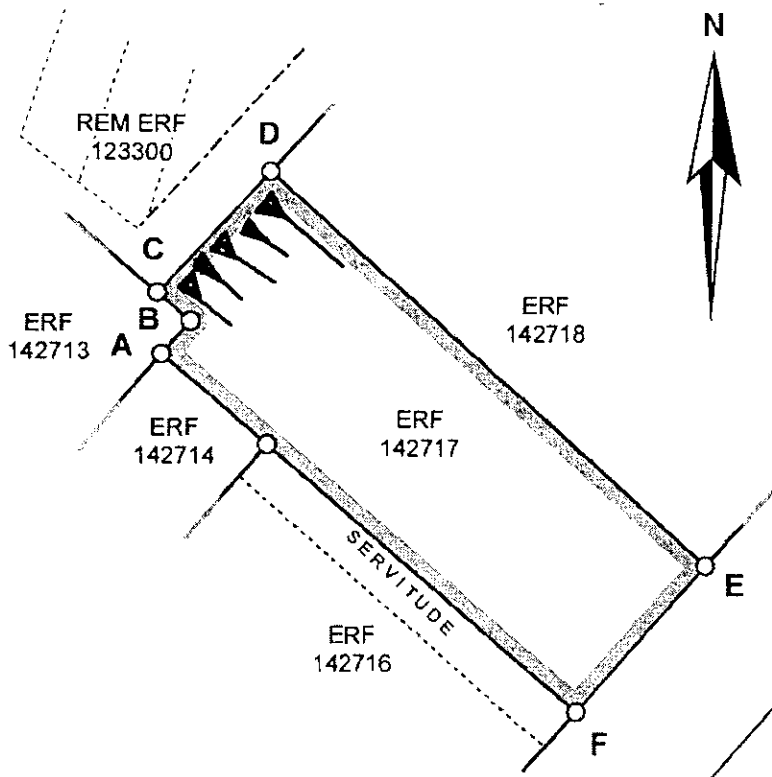


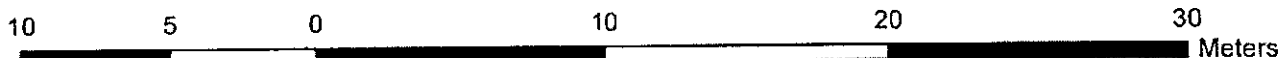
CITY OF CAPE TOWN

ANNEXURE TO ITEM
C 39/05/16



LOCALITY SKETCH

DIMENSIONS IN METRES	
AB	1.51
BC	1.49
CD	5.69
DE	20.40
EF	6.79
FA	18.87



SCALE 1:250

DISPOSAL OF CITY LAND - ERF 142717 CAPE TOWN - ROSE STREET - SCHOTSCHEKLOOF

FIGURE	ERF NO	AREA m ²	ZONING (CORPORATE ISIS)	D/T & DATE	OWNERSHIP
ABCDEF (Bordered Grey)	142717 Cape Town	140	Single Residential 1 : Conventional Housing	T 2710 dated 2002/01/15	City of Cape Town

WARD 77 SUBCOUNCIL 16

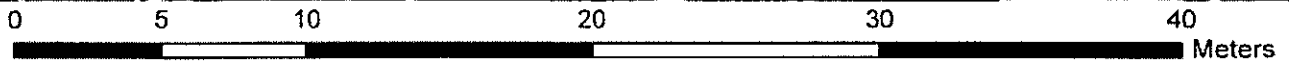
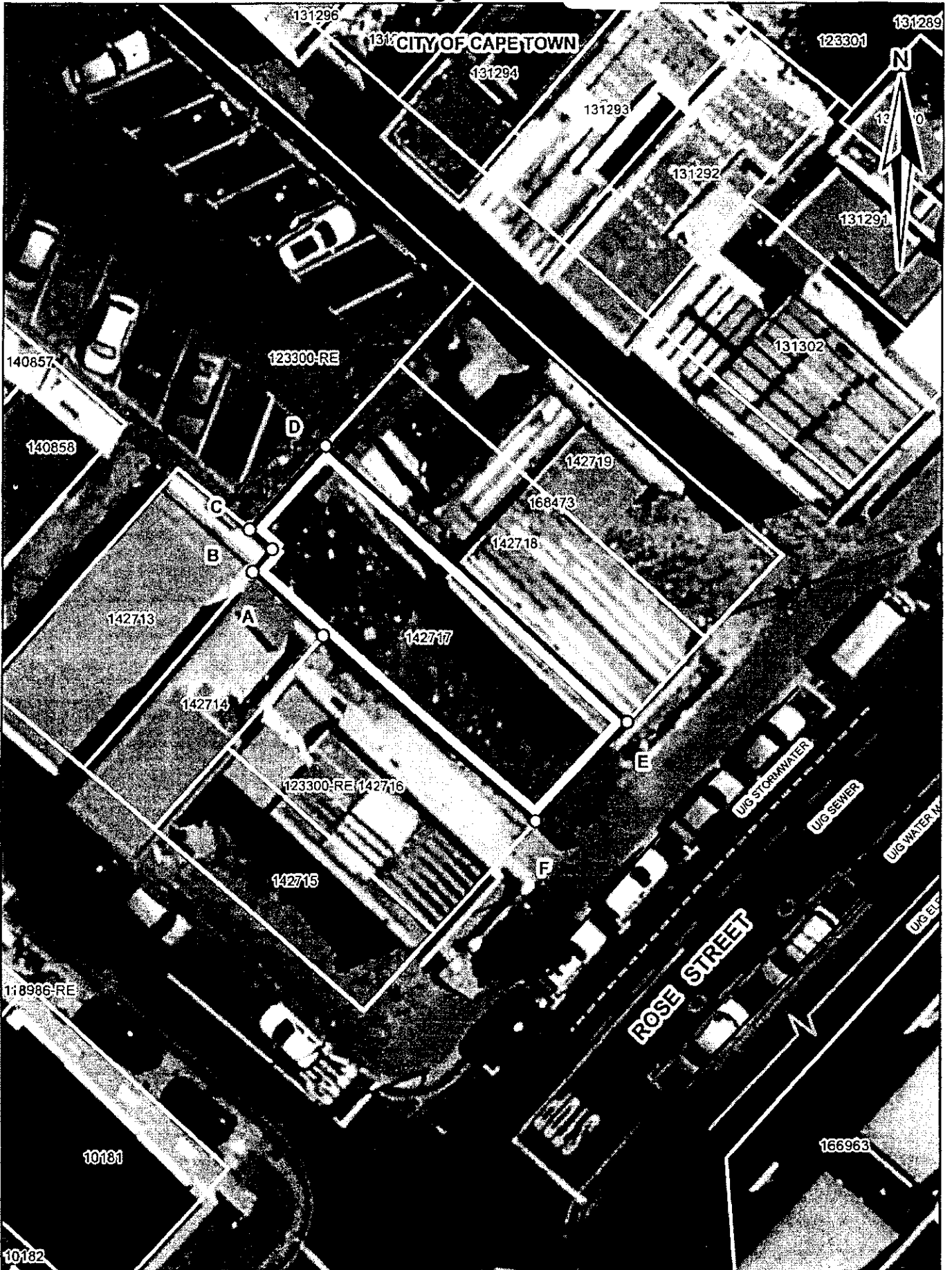
REFER TO	SG.DIAG.NO.7141/88; M4341; JOB NO 5300
CASE NO.	
PROP REF	CORP.ISIS.
FILE/REC.	HO14/3/4/3/58/A00 (41359)
MEMO	

L Brandt
22 Oct. 2015

CIVIC CENTRE

Page 1 of 2	
SURVEYOR	
GIS OPERATOR	L BRANDT (2015/10/20)
CHECKED	<i>L Brandt</i> (2015/10/22)

LIS 1430v0



SCALE 1:250

Page 2 of 2

SOURCE	CORP. ISIS.	CIVIC CENTRE	Aerial Photograph 2015
FILE/REC.	HO14/3/4/3/58/A00 (41359)		LIS 1430v0
CASE NO			



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

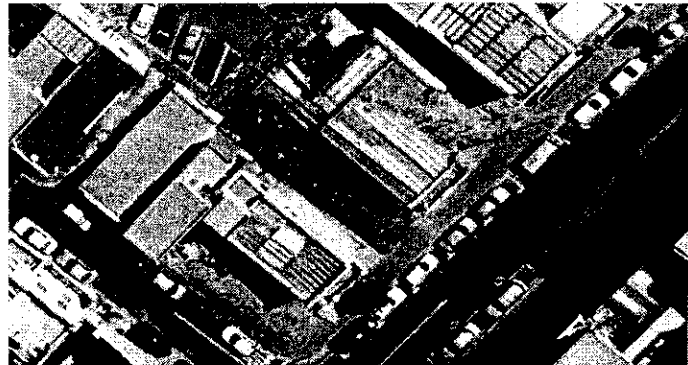
Finance
PROPERTY MANAGEMENT
Jan Roux
Professional Valuer
T: 021 400-3465 F: 021 419-5303
E: jan.roux@capetown.gov.za
Ref: Job 4578

Date	2015-09-15
To	Head: Property Disposals
Attention	Tania Lewis

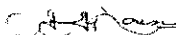

Desktop valuation report: Erf 142717 Cape Town (Schotschekloof)

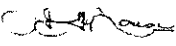
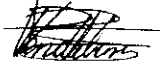
1. Brief:	We were instructed to do a desktop valuation of Erf 142717 Cape Town (hereafter 'the subject property') for possible disposal by public tender
2. Valuation date:	2015-10-31
3. Inspection date	2015-09-23
4. Description of of subject property:	<p>Erf 142717 Cape Town (Schotzekloof)</p> <ul style="list-style-type: none"> - Legal description T2710/2002 (ex T36156/1986) - Registered owner City of Cape Town - Land extent (m²) 140m² - Purchase date 2002-01-15 - Purchase price unknown - Address 40A Rose Street, Schotschekloof - Zoning Single Residential 1 - Municipal valuation R 1 200 000 as at 2012-07-01 - Improvements None <p>The subject property is located on Rose Street and slopes slightly towards the back. The property does not command the panoramic views of the City Bowl and sea as do the properties located higher up on the slopes of Signal Hill. The general area comprises both residential and commercial developments.</p>
- Other	

5. Photos:



6. Caveats	<p>The reader should note the following caveats and/or limiting conditions:</p> <ul style="list-style-type: none"> (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. (ii) All amounts in this report are exclusive of VAT or transfer duty. (iii) This report has been prepared in conformity with recognized standard procedure regarding the disposal of City land (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.
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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>																																																																		
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See annexures "A" "B" and "C" attached to the report.

- b) The applicant be informed accordingly and notified of his/her right of appeal in this regard.

ACTION: B LEEDO

16 SUB 16/02/16 PROPOSED GRANTING OF RIGHT USE, CONTROL OR MANAGE MUNICIPAL CAPITAL ASSETS: TRANSFER OF RIGHT OF WAY SERVITUDE OVER CITY-OWNED IMMOVABLE PROPERTY BEING A PORTION OF ERF 192 ROGGEBAAI SITUATED ON CHRISTIAAN BARNARD STREET, CAPE TOWN IN FAVOUR OF ERF 164070 CAPE TOWN: TRANSNET LTD / CULEMBORG INVESTMENT PROPERTIES PTY LTD

Ms Bibi Zoutenberg briefed the meeting as to the report.

UNANIMOUSLY RESOLVED to RECOMMEND that the transfer of a Right of Way Servitude over a portion of Erf 192 Roggebaai, a Public Street situated on Christiaan Barnard Street, Cape Town shown lettered ABCDEFGHJKLM on the plan SZC 1388 marked annexure A, attached to the report in extent approximately 998m², **BE GRANTED** in favour of Erf 164070 Cape Town of which Transnet Ltd is the registered owner and Culemborg Properties Pty Ltd the registered lease holder or their successor(s) in title, **BE APPROVED** subject inter alia to the conditions as reflected in the report.

ACTION: D GEYSMAN / C THIEM

16 SUB 17/02/16 PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE SALE, BY PUBLIC COMPETITION, OF VACANT ERF 142717, CAPE TOWN, FOR RESIDENTIAL PURPOSES

On the 18/01/16 this matter was deferred to allow an on-site inspection, which took place on 21/01/16.

UNANIMOUSLY RESOLVED to RECOMMEND 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 142717, Cape Town, situated at Rose Street, Schotschekloof, in extent approximately 140m², zoned Single Residential Zone 1: Conventional Housing (SR1), shown lettered ABCDEF on Plan LIS1430v0 attached to the report, 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 disposal of Erf 142717, Cape Town, as described in (a)(i);
- c) Erf 142717, Cape Town, 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: J TOAY / B THIEM

16 SUB 18/02/16

PROPOSED CLOSURE AND IN-PRINCIPLE APPROVAL FOR THE GRANTING OF LONG-TERM RIGHTS TO USE, CONTROL AND/OR MANAGE, BY WAY OF PUBLIC COMPETITION, CITY PROPERTY BEING PORTION 2 OF REMAINDER ERF 1056, GREEN POINT, SITUATED AT GRANGER BAY BOULEVARD, GREEN POINT, FOR BUSINESS PURPOSES

On the 18/01/16 this matter was withdrawn from the agenda to allow further comments until the 03/02/16.

UNANIMOUSLY RESOLVED to RECOMMEND that:

- a) In terms of the provision of Regulation 36 (a) of the Municipal Asset Transfer Regulations (R.878-promulgated on