

ITEM NUMBER: C 49/05/16

**RECOMMENDATION FROM THE EXECUTIVE MAYOR: 17 MAY 2016**

MC 38/05/16 (A) PROPOSED CLOSURE OF A PORTION OF PUBLIC STREET BEING A PORTION OF ERF 38025, CAPE TOWN SITUATED OFF GARTH AVENUE, ATHLONE

(B) GRANTING OF IN-PRINCIPLE APPROVAL: ALIENATION OF CITY-OWNED IMMOVABLE PROPERTY BEING A PORTION OF ERF 38025, CAPE TOWN SITUATED OFF GARTH AVENUE, ATHLONE

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) Council in terms of Section 4(2)(f) of the City of Cape Town: Immovable Property By-Law 2015, grant approval that the City may, by Notice in the *Provincial Gazette* close a portion of Public Street being a portion of Erf 38025, Cape Town, situated off Garth Avenue at Athlone
- (c) Council in terms of Regulation 5 of the Municipal Asset Transfer Regulations grant in-principle approval that a portion of Public Street being a portion of Erf 38025, Cape Town, situated off Garth Avenue at Athlone shown lettered ABCD on Plan STC 2510v1 attached as Annexure A to the report on the agenda, in extent approximately 14m<sup>2</sup>, be alienated.

IPAC 08/04/2016 2.1 PROPOSED CLOSURE OF A PORTION OF PUBLIC STREET BEING A  
PORTION OF ERF 38025 CAPE TOWN SITUATED OFF GARTH AVENUE AT  
ATHLONE

MC 38/05/16 2.2 GRANTING OF IN PRINCIPLE APPROVAL: ALIENATION OF CITY-  
OWNED IMMOVABLE PROPERTY BEING A PORTION OF ERF 38025 CAPE  
TOWN SITUATED OFF GARTH AVENUE AT ATHLONE

2.1 VOORGESTELDE SLUITING VAN 'N GEDEELTE VAN 'N OPENBARE  
STRAAT, NAAMLIK 'N GEDEELTE VAN ERF 38025 KAAPSTAD GELEë UIT  
GARTHLAAN TE ATHLONE

2.2 TOESTAAN VAN BEGINSELGOEDKEURING: VERVREEMDING VAN  
ONROERENDE EIENDOM IN STADSBESIT, NAAMLIK 'N GEDEELTE VAN ERF  
38025 KAAPSTAD GELEë UIT GARTHLAAN TE ATHLONE

2.1 ISIPHAKAMISO SOKUVALWA KWESIQEPHU SE-PUBLIC STREET  
ESISIQEPHU SESIZA-38025, ESISEKAPA, ESIKWI-GARTH AVENUE, E-  
ATHLONE

2.2 UKUVUNYELWA KWESIPHUMEZO SOKUNIKEZELWA KWEPROPATI  
ENGENAKUSUSWA ELAWULWA SISIXEKO, ESISIQEPHU SESIZA-38025,  
EKAPA ESIKWI- GARTH AVENUE, E-ATHLONE

*Property Management representative was present to answer any question for  
clarity*

#### 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) Council in terms of Section 4(2)(f) of the City of Cape Town: Immovable Property By-Law, 2015 grant approval that the City may, by Notice in the *Provincial Gazette* close a portion of Public Street being a portion of Erf 38025 Cape Town, situated off Garth Avenue at Athlone.
- c) Council in terms of Regulation 5 of the Municipal Asset Transfer Regulations grant in - principle approval that a portion of Public Street being a portion of Erf 38025 Cape Town, situated off Garth Avenue at Athlone shown lettered ABCD on the attached plan STC 2510v1 marked annexure A, in extent approximately 14m<sup>2</sup>, be alienated.

#### AANBEVELINGS

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

- a) Die Raad ingevolge artikel 14 van die Plaaslike Regering: Wet op

Munisipale Finansiële Bestuur, wet 56 van 2003, besluit dat die eiendom nie benodig word vir die verskaffing van die minimum vlak munisipale dienste nie.

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- b) Die Raad ingevolge artikel 4(2)(i) van die Stad Kaapstad: Verordening op Onroerende Eiendom, 2015 goedkeuring verleen dat die Stad deur kennisgewing in die *Provinsiale Koerant* 'n gedeelte van die openbare straat, naamlik 'n gedeelte van erf 38025 Kaapstad Town, geleë uit Garthlaan te Athlone, sluit.
- c) Die Raad ingevolge regulasie 5 van die regulasies op die oordrag van munisipale bates beginselgoedkeuring verleen dat 'n gedeelte van 'n openbare straat, naamlik 'n gedeelte van erf 38025 Kaapstad, geleë uit Garthlaan te Athlone, aangetoon met letters ABCD op die aangehegte plan STC 2510v1 gemerk as bylae A, ongeveer 14 m<sup>2</sup> groot, vervreem word.

## IZINDULULO

Azgunyaziswanga: isiqqibo seseBhunga:

Kundululwe ukuba:

- a) IBhunga ligqibe ngokwecandelo-14 loMthetho wobuRhulumente boMmandla ongoMthetho woLawulo lweziMali zikaMasipala ongunomb.56 wango-2003, ukuba ipropati ayifuneki nganto ukubonelela ngomlinganiselo othile weenkonzongingundoqo zikamasipala.
- b) IBhunga ngokwecandelo-4(2)(f) loMthetho kaMasipala weSixeko saseKapa ongenakususwa wango-2015, linikezele iziphumezo sokuba iSixeko, ngokuthi senze isaziso kwiGazethi yePhondo singavala isiqephu se-Public Street esisiqephu sesiza-38025, eKapa, esikwi- Garth Avenue e-Athlone.
- c) IBhunga ngokoMgaqo-5 weMigaqo engokuTshintshelwa kweMpahla kaMasipala, malinikezele isiphumezo sokuba kunikezelwe siqephu sesiza-38025, esiseKapa, esikwi-Garth Avenue, e-Athlone, esibonakaliswe ngoonobumba abakhulu u-ABCD kwiplani eqhotyoshelweyo engu-STC 2510v1 ephawulwe kwisihiomelo-A, esibukhulu obumalunga nama-14 m<sup>2</sup>.

**ACTION: R SCHNACKENBERG; R GELDERBLOEM**

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

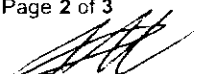


MR RICHARD WOOTTON  
EMPLOYEE NO: 10207948  
CHAIRPERSON : IMMOVABLE PROPERTY  
ADJUDICATION COMMITTEE

DATE:

14/4/16

COMMENT:





**DIRECTOR : LEGAL SERVICES**  
**MR LUNGELO MBANDAZAYO**

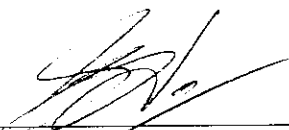
COMMENT:

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DATE: 20/04/2016



**ALDERMAN IAN NEILSON**  
**MAYORAL COMMITTEE MEMBER : FINANCE**

COMMENT:

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DATE: 25/4/16



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

268

REPORT TO IMMOVABLE PROPERTY  
ADJUDICATION COMMITTEE

DATE

- 
1. **ITEM NUMBER :** To be inserted by Executive Support
2. **SUBJECT**
- 2.1 PROPOSED CLOSURE OF A PORTION OF PUBLIC STREET BEING A PORTION OF ERF 38025 CAPE TOWN SITUATED OFF GARTH AVENUE AT ATHLONE
- 2.2 GRANTING OF IN PRINCIPLE APPROVAL: ALIENATION OF CITY-OWNED IMMOVABLE PROPERTY BEING A PORTION OF ERF 38025 CAPE TOWN SITUATED OFF GARTH AVENUE AT ATHLONE
2. **ONDERWERP**
- 2.1. VOORGESTELDE SLUITING VAN 'N GEDEELTE VAN 'N OPENBARE STRAAT, NAAMLIK 'N GEDEELTE VAN ERF 38025 KAAPSTAD GELEë UIT GARTHLAAN TE ATHLONE
- 2.2 TOESTAAN VAN BEGINSSELGOEDKEURING: VERVREEMDING VAN ONROERENDE EIENDOM IN STADS BESIT, NAAMLIK 'N GEDEELTE VAN ERF 38025 KAAPSTAD GELEë UIT GARTHLAAN TE ATHLONE
2. **ISIHLOKO**
- 2.1 ISIPHAKAMISO SOKUVALWA KWESIQEPHU SE-PUBLIC STREET ESISIQEPHU SESIZA-38025, ESISEKAPA, ESIKWI-GARTH AVENUE, E-ATHLONE
- 2.2 UKUVUNYELWA KWESIPHUMEZO SOKUNIKEZELWA KWEPROPATI ENGENAKUSUSWA ELAWULWA SISIXEKO, ESISIQEPHU SESIZA-38025, EKAPA ESIKWI- GARTH AVENUE, E-ATHLONE

(LSU: G4501)  
14/3/4/3/429/A00  
PH2016/0100 (Category 4)

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### 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:

- Approval in terms of Section 4(2)(f) of the City of Cape Town: Immovable Property By-Law, 2015 that the City may, by Notice in the *Provincial Gazette* close a portion of Public Street being a portion of Erf 38025 Cape Town, situated off Garth Avenue at Athlone.
- 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 38025 Cape Town (Public Street), situated off Garth Avenue at Athlone.
- 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

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 Immovable 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"> <li>• Approval in terms of Section 4(2)(f) of the City of Cape Town: Immovable Property By-Law, 2015 that the City may, by Notice in the <i>Provincial Gazette</i> close a portion of Public Street being a portion of Erf 38025 Cape Town, situated off Garth Avenue at Athlone.</li> <li>• 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.</li> <li>• 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 38025 Cape Town, a portion of Public Street situated off Garth Avenue at Athlone.</li> </ul>			
Property description	A portion of Erf 38025 Cape Town, a portion of Public Street situated off Garth Avenue at Athlone.			
Site extent	±14m <sup>2</sup>			
Current zoning	Public Street			
Current usage	Parking			
Proposed usage	Parking			
Application description	Purchase of a capital asset			
Submission date	28 October 2013			
Circulation date	5 December 2013			
Comments	None			
Public participation outcome summary	The proposed closure and disposal was respectively advertised in the press on the 13 March 2015 and 2 October 2015 No objections were received.			
WARD Cllr	NOTICE	DATE	WARD	
Elizabeth Brunette	Yes	19-01-2015		62

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		10-06-2015		
Viable	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) Council in terms of Section 4(2)(f) of the City of Cape Town: Immovable Property By-Law, 2015 grant approval that the City may, by Notice in the *Provincial Gazette* close a portion of Public Street being a portion of Erf 38025 Cape Town, situated off Garth Avenue at Athlone.
- c) Council in terms of Regulation 5 of the Municipal Asset Transfer Regulations grant in - principle approval that a portion of Public Street being a portion of Erf 38025 Cape Town, situated off Garth Avenue at Athlone shown lettered ABCD on the attached plan STC 2510v1 marked annexure A, in extent approximately 14m<sup>2</sup>, be alienated.

## 7. AANBEVELINGS

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

- a) Die Raad ingevolge artikel 14 van die Plaaslike Regering: Wet op Munisipale Finansiële Bestuur, wet 56 van 2003, besluit dat die eiendom nie benodig word vir die verskaffing van die minimum vlak munisipale dienste nie.
- b) Die Raad ingevolge artikel 4(2)(f) van die Stad Kaapstad: Verordening op Onroerende Eiendom, 2015 goedkeuring verleen dat die Stad deur kennisgewing in die *Provinsiale Koerant* 'n gedeelte van die openbare straat, naamlik 'n gedeelte van erf 38025 Kaapstad Town, geleë uit Garthlaan te Athlone, sluit.
- c) Die Raad ingevolge regulasie 5 van die regulasies op die oordrag van munisipale bates beginselgoedkeuring verleen dat 'n gedeelte van 'n openbare straat, naamlik 'n gedeelte van erf 38025 Kaapstad, geleë uit Garthlaan te Athlone, aangetoon met letters ABCD op die aangehegte

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plan STC 2510v1 gemerk as bylae A, ongeveer 14 m<sup>2</sup> groot, vervreem word.

## 7. IZINDULULO

Azigunyaziswanga: isiqqibo seseBhunga:

Kundululwe ukuba:

- a) IBhunga liqqibe ngokwecandelo-14 loMthetho wobuRhulumente boMmandla ongoMthetho woLawulo lweziMali zikaMasipala ongunomb.56 wango-2003, ukuba ipropati ayifuneki nganto ukubonelela ngomlinganiselo othile weenkonzozo ezingundoqo zikamasipala.
- b) IBhunga ngokwecandelo-4(2)(f) loMthetho kaMasipala weSixeko saseKapa ongenakususwa wango-2015, linikezele iziphumezo sokuba iSixeko, ngokuthi senze isaziso kwiGazethi yePhondo singavala isiqephu se-Public Street esisiqephu sesiza-38025, eKapa, esikwi- Garth Avenue e-Athlone.
- c) IBhunga ngokoMgaqo-5 weMigaqo engokuTshintshelwa kweMpahla kaMasipala, malinikezele isiphumezo sokuba kunikezelwe siqephu sesiza-38025, esiseKapa, esikwi-Garth Avenue, e-Athlone, esibonakaliswe ngoonobumba abakhulu u-ABCD kwiplani eqhotyoshelweyo engu-STC 2510v1 ephawulwe kwisihlomelo-A, esibukhulu obumalunga nama-14 m<sup>2</sup>.

## 8. DISCUSSION/CONTENTS

### 8.1 BACKGROUND:

The initial application was made by L.J Oliphant, it is now being pursued by his successor in title C.A Oliphant. The applicant is the registered owner of the Erf 169704 Cape Town.

The current zoning of the property is Public Street and it is being used as parking. The subject property is the only access point for the applicant to access her property.

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 landowner.

The application to purchase was circulated to all the relevant Branches for comment. No objections were raised by the Branches to the proposed closure and disposal of the subject property.

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The proposed closure and disposal of the subject property was duly advertised in terms of the stipulations of the now repealed By-Law relating to the Management of the City of Cape Town's Immovable Property in two local newspapers on 13 March 2015 and 2 October 2015, respectively, inviting the public to lodge written comments. A copy of the closure notice is attached hereto as annexure B.

A notice in this regard was also served on the relevant ward councillor and sub-council. No objections were received by the closing date to the proposed disposal.

The recommendation was considered by Sub-Council 17 on 12 January 2016 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.

### 8.1 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:

a) Electricity Services:

- Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried at the applicant's cost.

b) Water and Sanitation

- Cables/pipes are laid 1.5m clear of sewer mains.
- Chamber walls are minimum 1.0m from sewer mains. Applicant will be responsible for the cost of damages to Council services and other consequential damages.

### 8.2 FACTORS MOTIVATING RECOMMENDATION:

8.2.1 The disposal of the land will relieve Council of the maintenance burden.

8.2.2 Market related compensation in the amount of R12 700, excluding VAT, will accrue to the City.

8.2.3 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.

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

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

### 8.3 PUBLIC PARTICIPATION

Advertising	Cape Times & Burger	Date: 13 March 2015 and 2 October 2015
	Prov & Nat Treasury	Date: 20 March 2015
	Notices to adj owners	Date: 20 March 2015
	Ward councillor	Date: 16 October 2015
	Subcouncil Chair & Manager	Date: 16 October 2015
	Community organisation(s)	None
Outcome	Objections	None
	Ward Councillor's support	No objection received

### 8.4 VALUATION

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

8.4.2 The City's Professional Valuers on 31 October 2014 assessed the value of the Subject Property at R12 700 excluding VAT (if applicable). A valuation synopsis is attached to the report as annexure D.

### 8.5 VAT

VAT will be levied at the standard rate.

### 8.6 BLACK ECONOMIC EMPOWERMENT (BEE) STATUS

The applicant is from a previously disadvantaged group.

### 8.7 CONSTITUTIONAL AND POLICY IMPLICATIONS

8.7.1 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.

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8.7.2 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 disposal of immovable property.

8.7.3 Section 4(2)(f) of the City of Cape Town: Immovable Property By-Law, 2015 Section 4(2)(f) of the City of Cape Town: Immovable Property By-Law, 2015 permits the closure of Public Places.

## 8.8 FINANCIAL IMPLICATIONS

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

## 8.9 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.

## 8.10 FINANCIAL DUE DILIGENCE

The applicant's debt profile has been verified and it is confirmed that they are not in arrears.

## 8.11 SUSTAINABILITY IMPLICATIONS

Does the activity in this report have any sustainability implications for the City? No  Yes

## 8.12 LEGAL IMPLICATIONS

### 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, and it is herewith confirmed that:

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**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.

**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.

**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 R12 700 excluding VAT.

**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.

**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.

**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.

**The estimated cost of the proposed transfer or disposal.**

The purchaser will be responsible for the transfer costs.

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**The transfer of liabilities and reserve funds associated with the capital asset.**

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

**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 disposal being advertised in the Cape Times and Die Burger on 13 March 2015. Closing date for objections was 13 April 2015. Copies of the advertisement were sent to the Ward Councillor and Chairperson of the relevant Sub-Council. No objections were received.

**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.

**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.

**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

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

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Council must take title of the subject property in terms of the Deeds Registries Act, Act 47 of 1937 as amended in order to pass transfer thereof.

It will be necessary for the portion of Public Street to be closed in order to dispose of the portion of land.

After closure, the portion of land must be consolidated with the applicant's Erf 169704 Cape Town to form one single holding.

### 8.13 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 2510v1
- B – Disposal and Closure Notice
- C – Extract from the minutes of the Sub-Council meeting
- D - Valuation Synopsis
- E – Tax Clearance Certificate

FOR FURTHER DETAILS CONTACT:

NAME	Donavon Geysman (Saul Jacobs)
CONTACT NUMBERS	021 400 6419
E-MAIL ADDRESS	Saul.jacobs@capetown.gov.za
DIRECTORATE	FINANCE
FILE REF NO	14/3/4/3/429/A00
MANAGER: PROPERTY HOLDING	<i>[Signature]</i>

*Handwritten note*

*[Handwritten signature]*

*[Handwritten signature]*

*[Signature]*  
**DIRECTOR: PROPERTY MANAGEMENT IN  
 HER CAPACITY AS CFO NOMINEE**

Comment:

NAME RUBY GELDERBLOEM

DATE 2016-03-30

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

*[Signature]*  
**LEGAL COMPLIANCE**

NON-COMPLIANT

NAME CHARLYNNE ARENASE

Comment:

TEL 021 400 1265

Certified as legally compliant:  
~~Based~~ on the contents of the report. *[Signature]*

DATE 07 / 4 / 2016