



1 ITEM NUMBER 22SUB14/04/21

2 SUBJECT:

GRANTING OF IN-PRINCIPLE APPROVAL: PROPOSED TRANSFER BY PUBLIC COMPETITION OF CITY-OWNED LAND BEING VACANT ERF 31517 BLUE DOWNS, 27 ZAMBEZI STREET, WIMBLEDON ESTATE, BLUE DOWNS FOR COMMUNITY PURPOSES

ONDERWERP:

TOESTAAN VAN BEGINSELGOEDKEURING: VOORGESTELDE OORDRAG VAN GROND IN STADSBESIT DEUR OPENBARE MEDEDINGING, NAAMLIK ONBEOUDE ERF 31517 BLUE DOWNS, ZAMBEZISTRAT 27, WIMBLEDON ESTATE, BLUE DOWNS VIR GEMEENSKAPSDOELEINDES

ISIHLOKO:

**UKUVUNYELWA KWESIPHUMEZO NGOKOMTHETHOSISEKO
ESINGESIPHAKAMISO SOKUNIKEZELWA KOMHLABA WESIXEKO
NGOKOKHUPHISWANO LOLUNTU OSISIZA 31517 BLUE DOWNS, 27
ZAMBEZI STREET, WIMBLEDOWN ESTATE, EBLUE DOWNS,
KULUNGISELELWA IMIBANDELA YOLUNTU**

Translation Reference: 320w

PTMS No: N/A

File Ref No: PROP HO 14/3/4/3/1740/A85

Category: 3

3 DELEGATED AUTHORITY

In terms of delegation, this report is not delegated; for decision by Council.

☒ The report is for comment by Subcouncil.

- An in principle approval of the immovable property in terms of Regulation 5 of the Municipal Asset Transfer Regulations;
- 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 transfer or dispose of property after (a) the Council has made a determination that the asset is not required for the provision of basic municipal purposes and has considered the fair market value of the asset and the economic and community value to be received in exchange for the asset, and (b) has as a consequence of those determinations approved in principle that the capital asset may be transferred or disposed of.

The MATR further stipulates that the City may not commence with the transfer or disposal process or negotiations unless approval in principle has been obtained. For reasons referred to in the report, this transaction relates to a transfer via public competition process and the following have therefore 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 transfer.

☒ Final decision lies with Council.

4 EXECUTIVE SUMMARY

PURPOSE OF REPORT	To obtain comment from Sub-council 22 on City's intention to obtain an in-principle approval from Council for the transfer by public competition of City-owned vacant land being erf 31517 , 27 Zambezi Street, Wimbledon Estate, Blue Downs for community purposes		
Site extent	952 m ²		
Submission date	3 August 2020		
Current zoning	Community Zone 1 Local (CO 1)		
Current usage	Occupied – tent erected		
Proposed usage	Community Purposes		
Internal circulation date	17 August 2020		
Internal department comments	No objections were received.		
Public participation outcome summary	Advertised in the Cape Argus and Die Burger on 15 January 2021 and Die TygerBurger on 20 January 2021. No objections were received.		
WARD CLLR	NOTICE DATE		WARD
Kariena Mare	21 January 2021		14
Viable	Yes		Yes
	The property is deemed viable as it can be developed and function as a separate entity for the intended land uses.		
Recommended decision	Approval	✓	Refusal

Factors motivating recommendation:	<ol style="list-style-type: none"> 1. The transfer of the land will relieve Council of the maintenance burden. 2. Better utilization of City land 3. Council will receive a financial benefit in the form of the discounted sales price as well as future rates and services charges in respect of the property. 4. The City will also gain from the improved social development within the area. 5. The property is not required for provision of minimum level of municipal services. 	
Strategic intent	SFA 1 : an OPPORTUNITY City of Cape Town	
	Objective 1.5	Leverage the City's assets to drive economic growth and sustainable development
	Programme 1.5(a)	City strategic assets investigation

5 RECOMMENDATIONS FOR CONSIDERATION AND COMMENT BY THE RELEVANT SUBCOUNCIL

Not delegated: for decision by Council:

It is recommended that the subcouncil note that:

- a) In terms of section 14(2)(a) and (b) of the Municipal Finance Management Act (MFMA), Act 56 of 2003:
 - i) Council resolve that in terms of section 14(2)(a) erf 31517 Blue Downs, zoned Community Zone 1 Local (CO 1) and 952 m² in extent, shown in the attached Plan LIS2431, (Annexure A) is not required for the provision of the minimum level of basic municipal services;
 - ii) Council confirm that in terms of section 14(2)(b) the discounted 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 sale of erf 31517 Blue Downs, as described in (a)(i) by means of a competitive process;
- c) Council confirm that when considering the transfer of the subject property at less than market value as provided for in terms of clause 15.3 of Council's Policy on the

Management of Certain of the City of Cape Town's Immovable Property, the contents of Regulation 13(2) of the MATR have been duly taken into account;

- d) Erf 31517 Wimbledon Estate, Blue Downs (S) be transferred via public competition, subject to conditions to be imposed by the Director: Property Management in the exercise of her delegated authority;
- e) As part of the envisaged purpose, activities that will promote healthy and sustainable communities with a specific focus on social cohesion programmes for example ECD, care for the elderly, etc. must be provided.

AANBEVELINGS VIR OORWEGING EN KOMMENTAAR DEUR DIE BETROKKE SUBRAAD

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat die subraad kennis neem 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 besluit dat ingevolge artikel 14(2)(a), erf 31517 Blue Downs, gesoneer gemeenskapsone 1 plaaslik (CO 1), 952 m² groot, aangetoon op die aangehegte plan LIS2431 (bylae A), nie benodig word vir die voorsiening van die minimum vlak basiese munisipale dienste nie;
 - ii) Die Raad bevestig dat ingevolge artikel 14(2)(b), die verminderde billike markwaarde van die bate beskryf in (a)(i) en die ekonomiese en gemeenskapswaarde wat in ruil vir die bate beskryf in (a)(i) ontvang sal word, in ag geneem is;
- b) Ingevolge regulasie 5(1)(b) van die regulasies oor die oordrag van munisipale bates (MATR), R.878, afgekondig op 22 Augustus 2008, die Raad die oordrag deur openbare mededinging van erf 31517 Blue Downs, beskryf in (a)(i), in beginsel goedkeur;
- c) Die Raad bevestig dat, by oorweging van die oordrag van die betrokke eiendom teen minder as markwaarde, soos bepaal in klousule 15.3 van die Raad se beleid oor die bestuur van sekere van die Stad Kaapstad se onroerende eiendom, die inhoud van regulasie 13(2) van die MATR behoorlik in ag geneem is;
- d) Erf 31517, Wimbledon Estate, Blue Downs (S) oorgedra word deur openbare mededinging, onderworpe aan die voorwaardes wat die direkteur: eiendomsbestuur in die uitvoering van haar gedelegeerde bevoegdheid oplaë;
- e) Bedrywighede wat gesonde en volhoubare gemeenskappe bevorder, met spesifieke fokus op maatskaplike samehorigheidsprogramme soos vroeëkindontwikkeling, bejaardesorg ens. deel van die beoogde gebruik moet uitmaak.

IZINDULULO UKUBA ZIQWALASELWE KWAYE KUVAKALISWE ULUVO LIBHUNGANA ELIFANELEKILEYO

Aziguqunyaziswanga: isigqibo seseBhunga:

Kundululwe ukuba iBhungana liqwalasele ukuba:

- a) Ngokwamacandelo 14(2)(a) no(b) oMthetho woLawulo lweziMali zikaMasipala (MFMA) ongunomb.56 wango2003:
- i) IBhunga malithabathe isigqibo sokuba ngokwecandelo 14(2)(a), isiza 31517 Blue Downs, esicandwe njengommandla 1 ongowoluntu (CO1) nesibukhulu obumalunga nama 952 m², esibonakaliswe kwiplani eqhotyoshelweyo enguLIS2431 (iaihlomelo A), asifuneki nganto ukuba sibonelele ngomlinganiselo othile weenkonzo ezingundoqo;
 - ii) IBhunga maliqinisekise ukuba ngokwecandelo 14(2)(b) kuye kwathathelwa ingqalelo ixabiso lobulungisa lasemakethi le asethi elisisaphulelo njengoko kucaciswe ku(a)(i) nexabiso lezoqoqosho neloluntu eliyakuthi lifumaneke ngokutshintshelwana kweempahla ezicaciswe ku(a)(i) ngentla apha;
- b) NgokoMigaqo 5(1)(b) yeMigaqo engokuTshintshelwa kweMpahla kaMasipala (MATR), R. 878 owamiselwa ngowama 22 kweyeThupha 2008, iBhunga maliphumeze ngokomthethosiseko ukuthengiswa ngokwenkqubo engokhuphiswano loluntu, kwesiza 31517 esiseBlue Downs, njengoko kukhankanywe ku (a)(i) ngentla apha;
- c) IBhunga maliqinisekise ukuba xa kuthathelwa ingqalelo ukunikezelwa kweepropati ezingaphantsi kwexabiso lasemakethi, njengoko kubonelelwe kwisolotya 15.3 loMgaqonkqubo weBhunga ongoLawulo lweePropati ezithile ezingenakususwa weSixeko saseKapa, ziye zathathelwa ingqalelo iziqulatho zoMgaqo 13(2) weMigaqo engoTshintshelo lweeMpahla kaMasipala (MATR);
- d) Isiza 31517, Wimbledon Estate, eBlue Downs, masinikezelwe ngokokhuphiswano loluntu, ngokuxhomekeke kwimiqathango eyakuthi inyanzeliswe nguMlawuli woLawulo lwePropati esebenzisa amagunya akhe awagunyaziselweyo;
- e) Njengenxa'lenye yenjongo ekujoliswe kuyo, kuyakuthi kubonelelwe ngemisebenzi eyakuthi ikhuthaze uluntu olusempilweni noluluqilima, apho ijolise kokuthile kwiinkqubo ezingokukumanyanisa entlalweniezinjengoPhuculo lwentlalo yabantwana abaselula, unakekelo lweenkonde, neminye.

6 DISCUSSION/CONTENTS

6.1 BACKGROUND:

The following are being addressed under this heading:

- Background
- Valuation – Less than Market Value

Background

Erf 31517, Wimbledon Estate (herein referred to as the subject property) is located in Blue Downs (S). The subject property is situated at 27 Zambezi Street, Wimbledon Estate, Blue Downs measuring 952m² in extent as shown and lettered ABCDE on Plan LIS2431 (**Annexure "A"**) and is zoned Community Zone 1 Local (CO 1). In terms of the City's Development Management Scheme, the aforementioned zone enables the development of social related community facilities as the primary land use rights including the intended use for this subject property. An enquiry was received from Pastor Mcingeleni Savior Maqaloti, to purchase erf 31517 Wimbledon Estate, Blue Downs for a place of worship.

The subject property is owned by the City and is currently occupied illegally by the enquirer who have erected a tent and are utilising the property for religious purposes. Property Management have advised the enquirer that there is not sufficient motivation to enter into a direct transaction. Hence they will be evicted from the property as the City require vacant occupation before the property is put out on the market. The intention is to transfer the property for community purposes via a competitive process and the enquirer will not be barred from participating in the process.

The surrounding area is predominantly residential in nature. The City undertook an investigation and the proposed transfer of the subject property was circulated on 17 August 2020 for comment to the various departments within the City. All relevant departments, including Immovable Property Planning Branch, Facilities Management, Traffic Services, Environment and Heritage Management, Biodiversity Management, Western Cape Government Road Planning-Transport and Public Works, Transport Directorate - Integrated Transport Planning Department, Transport Impact Assessment and Development Control replied with no objection to the proposed transfer of the subject property.

The intention to transfer the subject property was further advertised in the Cape Argus and Die Burger on 15 January 2021 and Die TygerBurger on 20 January 2021 (local community newspaper) for comments and objections, no objections were received. In addition, the proposal was circulated to external government departments i.e. National and Provincial Treasury, Regional offices, Ward Councilor and Sub-Council Manager on 21 January 2021. No objections or negative comments were received against the proposal.

The property is therefore available for transfer by way of public competition, for community purposes.

Valuation - Less than market value

Clause 15.3 of Council's Policy for the Management of Certain of the City of Cape Town's Immovable Property reads as follows:

"Subject to Council's Section 14 Determinations and an In Principle Approval in respect of a specific Disposal, (including taking into account the factors specified in sub-regulation 13(2) of the MATR, and without fettering Council's powers to determine otherwise), the City shall Dispose of social care properties at a purchase price of between 10% and 25% of fair market value subject to a suitable reversionary clause being registered against the title deed of the Property."

- In terms of Section 14 of the MFMA, it is confirmed that the property in question are not required for the provision of basic municipal service
- Regulation 13(2) of the MATR states that:

"13(2) If a municipality or municipal entity on account of the public interest, in particular in relation to the plight of the poor, intends to transfer a non-exempted capital asset for less than its fair market value, the municipality or entity must, when considering the proposed transfer, take into account—

(a) the interests of—

(i) the State; and

(ii) the local community;

(b) the strategic and economic interests of the municipality or municipal entity, including the long-term effect of the decision on the municipality or entity;

(c) the constitutional rights and legal interests of all affected parties;

- (d) whether the interests of the parties to the transfer should carry more weight than the interest of the local community, and how the individual interest is weighed against the collective interest; and*
- (e) whether the local community would be better served “*

Comments in terms of Regulation 13(2):

Factor A: The interests of the state and local community

- i) It is in the interest of the State to sell the capital asset at less than fair market value as it supports government's social and community programmes aimed at stimulating and accelerating social investment in poor neighbourhoods.
- ii) It is in the interest of the local community that the capital asset be made available to it at less than fair market value as this facilitates access to land ownership, which is of benefit to the greater community.

Factor B: The strategic and economic interests of the municipality of municipal entity including the long term effect of the decision on the municipality or entity.

The City will gain in receipt of future rates and service charges as well as promotion of socio-economic opportunities within the community.

Factor C: The Constitutional rights and legal interests of all affected parties

The process followed thus far is compliant with the provision of the constitution related to public rights, transparency and equal opportunity for public participation. The intended property usage will promote the rights to freedom of association, conscience, religion, thought, belief and opinion.

Factor D: Whether the interests of the parties to the transfer should carry more weight than the interest of local community, and how the individual interest is weighed against the collective interest.

The transfer of the property will still benefit the public in terms of usage as the proposed activities on the subject property will promote healthy and sustainable communities with a specific focus on social cohesion. Conditions will be imposed by Council regulating the use of the site.

Factor E: Whether the local community would be better served if the capital asset is transferred at less than its fair market value, as opposed to a transfer of the asset at fair market value

The intended beneficiary will be a non-profit organisation geared at community based initiatives be it community, social, religion, worship and instruction. The goal is not profit making, hence transferring the land at market value will divert the funding from the main objective which is social returns.

7 CONSULTATION WITH INTERNAL BRANCHES

The application was circulated to the relevant branches of Council with no objections from; ECONOMIC OPPORTUNITIES AND ASSET MANAGEMENT DIRECTORATE – Property Management Department – Immovable Property Planning Branch,

TRANSPORT DIRECTORATE:

Integrated Transport Planning Department – Transport Impact Assessment and Development Control; Spatial Planning and Environment Directorate- Environmental Management Department - Environmental and Heritage Management Branch (Environmental Section), Spatial Planning and Environment Directorate- Environmental Management Department – Biodiversity Management Branch,

HUMAN SETTLEMENTS DIRECTORATE:

Housing Development Department – Housing Implementaion Branch, **Land Reform & GAP Housing Branch; Land & Forward Planning Branch;**

ECONOMIC OPPORTUNITIES AND ASSET MANAGEMENT DIRECTORATE:

Facilities Management and Maintenance Department – Facilities Management,

SAFETY & SECURITY DIRECTORATE – Operational Coordination Department - Traffic Services Branch,

WESTERN CAPE GOVERNMENT - Chief Directorate: Road Planning - Transport and Public Works.

Applicable conditions will be included in the Sale Agreement. The transfer of the property is supported subject to the following conditions:

ESKOM

Distribution Division - Western Region [Land Development]

Eskom has no objection to the proposed work indicated on your drawing in principle. This approval is valid for **12 months** only, after which reapplication must be made if the work has not been completed.

Eskom services are affected by your proposed works and the following must be noted:

- a) Eskom has no objection to the proposed work and include a drawing indicating Eskom 11kV/LV underground services in close proximity.
- b) Please note that underground services indicated are only approximate and the onus is on the applicant to verify its location.
- c) There may be LV overhead services / connections not indicated on this drawing.
- d) The successful contractor must apply for the necessary agreement forms and additional cable information not indicated on included drawing, in order to start construction.

Application for Working Permit must be made to:

Include Eskom Wayleave as-built drawings and all documentation, when applying for:

Working Permit.

Should it be necessary to move, relocate or support any existing services for possible future needs, it will be at the developer's cost. Application for relocating services must be made to Customer Services on 08600 37566 or customerservices@eskom.co.za

Distribution Division - Western Region [Land Development] Western Region, Eskom Road, Brackenfell, 7560 or PO Box 222, Brackenfell ,7561 ,SA, Tel +27 86 003 7566
www.eskom.co.za

Eskom Holdings SOC Limited Reg No 2002/015527/30

WayleavesWesternOU@eskom.co.za

YOUR REF:ESKOM REF: 02064-20, Polkadraai

Vuyo Mayekiso / Babalwa Boyce

021 840 4365 / 021 360 5505 / 079 774 0235 / 073 546 4294

MayekiNM@eskom.co.za / DudumaB@eskom.co.za

Telkom SA LTD

No objections with conditions:

Open Serve approves the proposed work indicated on your drawing in principle. This approval is valid for **12 months** only, after which reapplication must be made if the work has not been completed.

As per the drawing supplied, Open Serve infrastructure **will not be affected**. However, care should still be taken should it be evident that there is in fact Open Serve network present on the actual sites.

Please notify this office immediately if you locate any Open Serve plant that was not indicated. Please contact our representative **Andre Biscombe** at telephone number **081 362 7656/ AndreB1@openserve.co.za**

8 VALUATION

The City's Professional Valuers on 30 November 2020 assessed the market related value of the subject property at **R275 000.00** excluding VAT, discounted for community/social care users, (25% of market value), would therefore be **R68 750.00** exclusive of VAT and transfer costs. The purchase price is to be escalated by 5% per annum compounded annually on a pro-rata basis, commencing from date of valuation, (i.e. 2021-06-01). Valuation report attached (**See Annexure C**).

9 CONSTITUTIONAL AND POLICY IMPLICATIONS

9.1 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.

9.2 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 transfer or disposal of immovable property;

10 FINANCIAL IMPLICATIONS

The City will pay for the public participation process as well as the advertising of the tender. The price will be adjusted by (5%) determined by the City Valuer compounded annually on a pro-rata bases which will commence at a particular date until registration of transfer and which adjustment shall be consistent with open market parameters and norms.

11 TAX COMPLIANCE

In terms of the City's Supply Chain Management Policy, approved by Council on 30 May 2019, paragraph 98.3 stipulates the City may not consider a bid or quote unless the bidder who submitted the bid or quote has submitted a valid tax clearance certificate certifying that the provider's tax matters are in order.

A valid Tax Clearance Certificate will be furnished when submitted for final IPAC approval.

12 FINANCIAL DUE DILIGENCE

N/A

13 SUSTAINABILITY IMPLICATIONS

Does the activity in this report have any sustainability implications for the City?	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
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14 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:

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.

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 transfer is fair market value discounted for social care properties (25% of market value being R68 750 .00 (exclusive of VAT) as well as future rates and service charges. The City will also gain from the improved social development within the area.

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 a discounted market related sales price as well as rates and service charges following the development of the property. The transfer of the land will also relieve Council of the maintenance burden

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 is to be subject to a suitable reversionary clause limiting the use of the subject property to Community Use, which restriction is to be registered against the title deed of the subject property.

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

The purchaser will be responsible for the transfer costs as well as all costs related or incidental to the transaction.

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 transfer being advertised in the Cape Argus, Die Burger on 15 January 2021 and Die TygerBurger 20 January 2021 (**Annexure B**). Closing date for objections was 26 February 2021. Copies of the advertisement were served on abutting land owners via registered mail, and copies were further sent to the Ward Councillor, Chairperson Manager of the relevant Sub-Council, who in return forwarded copies to relevant community organizations. 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 transfer is not a "high value" asset, as defined in the MATR. No objections / comments were received yet from National and Provincial Treasury as were sent on 21 January 2021.

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 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

15 STAFF IMPLICATIONS

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

No ☒
Yes ☐

ANNEXURES

Annexure A: Plan LIS2431

Annexure B: Copies of Advertisements in the Cape Argus and Burger on 15 January 2021 and Die TygerBurger on 20 January 2021

Annexure C: Valuation Report dated 30 November 2020

FOR FURTHER DETAILS CONTACT:

NAME	HAZEL DAVIDS	 08/04/2021
CONTACT NUMBERS	021 400 9859	
E-MAIL ADDRESS	HAZEL.DAVIDS@CAPETOWN.GOV.ZA	
DIRECTORATE	ECONOMIC OPPORTUNITIES & ASSET MANAGEMENT	
FILE REF NO	PROP HO 14/3/4/3/1740/A85	
PTMS CASE NO	N/A	
MANAGER: PROPERTY TRANSACTION MANAGEMENT MICHAEL SIMS	Michael Sims Digitally signed by Michael Sims Date: 2021.04.13 14:42:58 +02'00'	

Rachel Schnackenberg
Digitally signed by Rachel Schnackenberg
Date: 2021.04.13 19:18:11 +02'00'

Comment:

**ACTING DIRECTOR : PROPERTY MANAGEMENT
IN HER CAPACITY AS EXECUTIVE DIRECTOR :
ECONOMIC OPPORTUNITIES & ASSET
MANAGEMENT NOMINEE**

NAME RACHEL SCHNACKENBERG

DATE

Jason Sam Liebenberg
Digitally signed by Jason Sam Liebenberg
Date: 2021.04.14 13:55:28 +02'00'

☐ 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

TEL

DATE

Comment:

Certified as legally compliant based on the contents of the report

