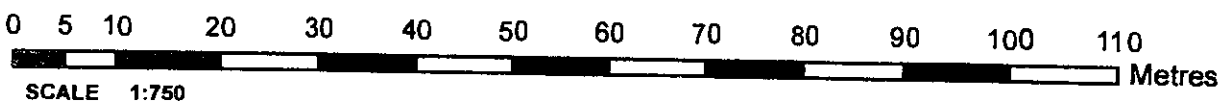
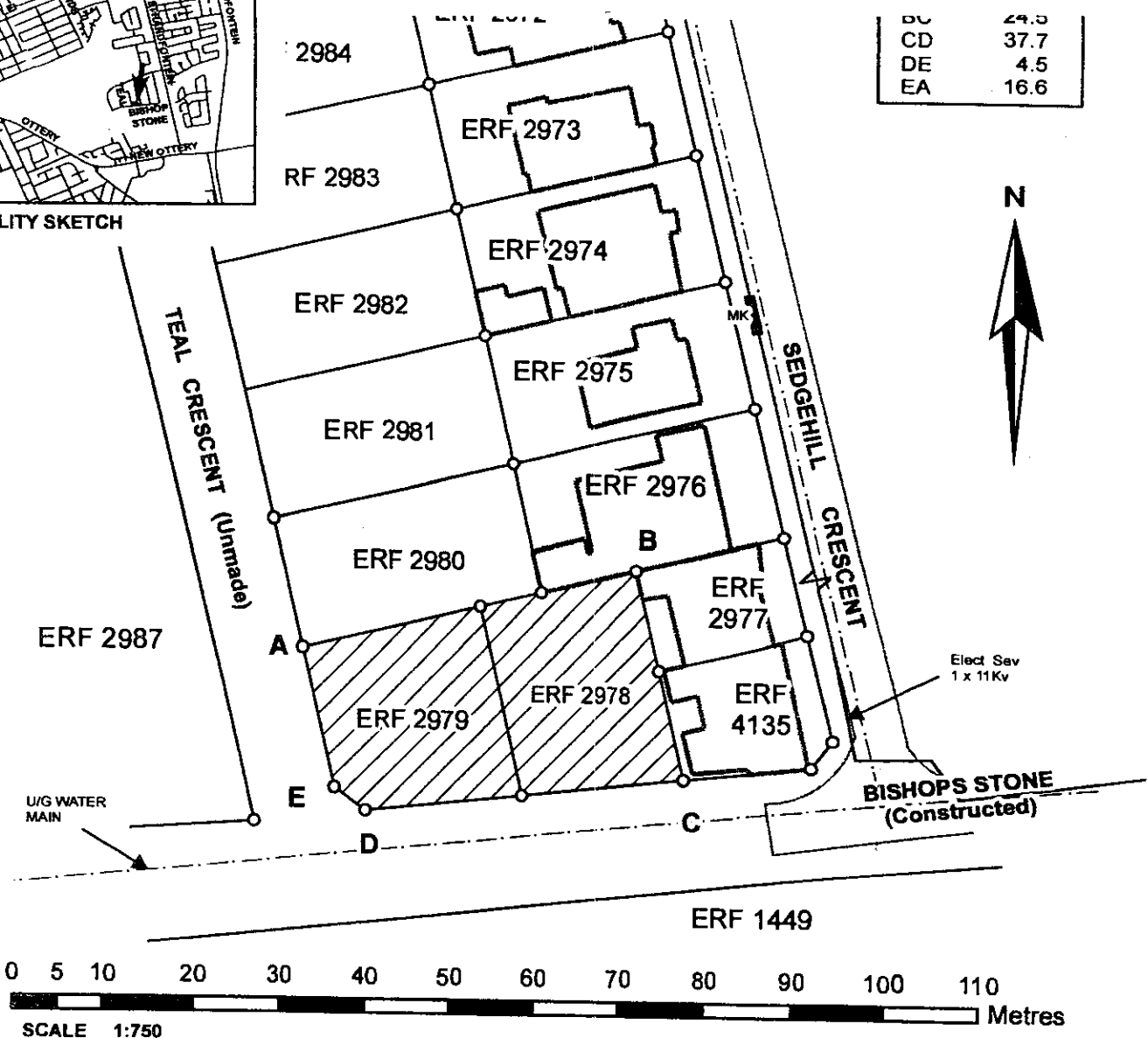




LOCALITY SKETCH

DC	24.3
CD	37.7
DE	4.5
EA	16.6



DISPOSAL OF CITY LAND - ERVEN 2978 AND 2979 OTTERY - BISHOPSTONE ROAD - OTTERY

FIGURE	ERVEN	AREA M ²	ZONING (CORPORATE ISIS)	D/T AND DATE	OWNERSHIP
ABCDE	2978 Ottery	443	Single Residential 1 (Conventional Housing)	T67753 dated 1989/11/23	City of Cape Town
	2979 Ottery	444			

WARD 63 SUBCOUNCIL 18

REFER TD	GP12202 ; JOB 5303	 4 Nov. 2015 CIVIC CENTRE	Page 1 of 2	
CASE NO.			SURVEYOR	
SOURCE	GIS/CORP ISIS		GIS OPERATOR	L BRANDT (2015/10/22)
FILE/REC.	HO14/3/4/3/1168/A14 (41360)		CHECKED	
MEMO			LIS 1436v0	






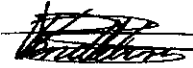
CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Finance
PROPERTY MANAGEMENT
Graham Harms
Professional Associated Valuer
T: 021 400-4330

E: graham.harms@capetown.gov.za
Ref: Job 4547 Your Ref: 14/3/4/3/1168/A14

Desktop valuation report

1. Brief:	We were instructed to do a desktop valuation of Erven 2978 and 2979 Ottery (hereafter 'the subject properties') for possible disposal by public tender.
2. Valuation date:	2015-09-30
3. Inspection date	2015-09-17
4. Description of subject property: <ul style="list-style-type: none"> - Legal description - Title deed no. - Registered owner - Land extent (m²) <ul style="list-style-type: none"> - Erf 2978 - Erf 2979 - Purchase date - Purchase price - Address - Zoning - Municipal valuation <ul style="list-style-type: none"> - Erf 2978 - Erf 2979 - Improvements - Other 	Erven 2978 and 2979, Ottery T67753/1989 City of Cape Town 888m ² <div style="border: 1px solid black; padding: 2px; display: inline-block;">444m²</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">444m²</div> 1989-11-23 unknown 44 and 46 Bishopstone Road, Ottery SR1 R 437 208 as at 2012-07-01 R 437 208 as at 2012-07-01 None Vacant, level stands with minimal vegetation. No constructed roads provided.
5. Photos:	<div style="display: flex; justify-content: space-around;">   </div>
6. Caveats	The reader should note the following caveats and/or limiting conditions: (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.

7. Approach to valuation:	<p>We estimated the market value, 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 <u>comparable sales method</u> 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>We deem the highest and best use of the subject properties to be for residential use, which is consistent with its current zoning.</p>																											
10. Findings:																												
10.1. Comparable sales evidence																												
<table border="1"> <tr> <td>1</td> <td>Erf 4431 Ottery Humby Rd Ottery</td> <td>22</td> <td>363m²</td> <td>2013-01</td> <td>R 366 000</td> <td>R 1 008</td> <td>SR1</td> <td>Slightly superior; not close to informal settlements.</td> </tr> <tr> <td>2</td> <td>Erf 4433 Ottery 26A Humby Rd Ottery</td> <td></td> <td>329m²</td> <td>2012-10</td> <td>R 370 000</td> <td>R 1 125</td> <td>SR1</td> <td>Slightly superior; not close to informal settlements.</td> </tr> <tr> <td>3</td> <td>Erf 4434 Ottery 28 Humby Rd Ottery</td> <td></td> <td>382m²</td> <td>2012-05</td> <td>R 339 000</td> <td>R 887</td> <td>SR1</td> <td>Slightly superior; not close to informal settlements.</td> </tr> </table>	1	Erf 4431 Ottery Humby Rd Ottery	22	363m ²	2013-01	R 366 000	R 1 008	SR1	Slightly superior; not close to informal settlements.	2	Erf 4433 Ottery 26A Humby Rd Ottery		329m ²	2012-10	R 370 000	R 1 125	SR1	Slightly superior; not close to informal settlements.	3	Erf 4434 Ottery 28 Humby Rd Ottery		382m ²	2012-05	R 339 000	R 887	SR1	Slightly superior; not close to informal settlements.	
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10.2. Other information	<p>Based on the above evidence the City during August 2014 estimated the market value of Erven 2980 - 2986, Ottery, which abut the subject properties, at R100 000 per opportunity. As spelt out in the August 2014 report this value assumes that a developer will extend the road and that the land for the road will be provided free of charge by the City. Further it assumes that the developer will sell the stands in its current format i.e as SR1 land. Note: This valuation is undertaken on the assumption that the subject erven will form part and parcel of the seven adjoining sites as a development parcel.</p>																											
11. Conclusion:	<p>Market value (collective):</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> <th></th> <th>or</th> <th></th> </tr> </thead> <tbody> <tr> <td>- Erf 2978</td> <td>444m²</td> <td>R 100 000</td> <td>or</td> <td>R 225 /m²</td> </tr> <tr> <td>- Erf 2979</td> <td>444m²</td> <td>R 100 000</td> <td>or</td> <td>R 225 /m²</td> </tr> <tr> <td></td> <td><u>888m²</u></td> <td><u>R 200 000</u></td> <td></td> <td><u>R 225 /m²</u></td> </tr> </tbody> </table>	Description	Area		or		- Erf 2978	444m ²	R 100 000	or	R 225 /m ²	- Erf 2979	444m ²	R 100 000	or	R 225 /m ²		<u>888m²</u>	<u>R 200 000</u>		<u>R 225 /m²</u>							
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<p> Graham Harms Professional Associated Valuer 2015-09-30</p>	<p> Paul Pendlebury Head: Market Valuations</p>																											
<p>http://cityteams.capetown.gov.za/sites/finpropmanp/valuations/Users/graham.harms/2015/Ottery/0917_Erf 2978 and 2979 Ottery_BishopstoneRd_D.xlsx Erven 2978 and 2979</p>																												

Marsha Heldsinger

From: Rochelle Alberts
Sent: 01 February 2016 09:17 AM
To: Marsha Heldsinger
Subject: Subcouncil resolved - 18SUB 14/1/2016

Good day,

The Subcouncil at its meeting of 21/01/2016 resolved as follows:

Report Subject	PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE SALE BY PUBLIC COMPETITION OF ERVEN 2978 & 2979, BISHOPSTOWE ROAD, OTTERY, FOR RESIDENTIAL PURPOSES
Date Sent	01/02/2016
Directorates	FINANCE
Author	Marsha Heldsinger
Author Contact No	0214003903
Delegation Information	
Agenda Item No	18SUB 14/1/2016
Preamble	The report was discussed and unanimously supported by the Subcouncil.
Resolution	Noted
Resolution Details	Not delegated : for decision by Council and noting by Subcouncil 18: It is recommended that : a)In terms sections 14(2)(a) and (b) of the Local Government : Municipal Finance Management Act (MFMA), Act 56 of 2003 : i) Council resolve that erven 2978 and 2979, Bishopstowe Road, Ottery in extent approximately 443m ² and 444m ² respectively as shown lettered ABCDE and ABCDE on plans LIS 1436v0, not be required for 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 do be received in exchange for teh assets described in (a)(i) have been considered ; b)In terms of regulation 5(i)(b) of the Municipal Asset Transfer Regulations (MATR),R.878 promulgated in 22 August 2008, Council approve in principle the disposal of erven 2978 and 2979, Bishopstowe Road, Ottery as described in (a)(i); c)Erven 2978 and 2979, Bishopstowè Road, Ottery be disposed of by public competition , subject to conditions 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 assets be included on the adjustment budget of the municipality (sections 28 and 87 of the MFMA), if not budgeted for in the approved annual budget.

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ANNEXURE C

Regards,

Subcouncil 18