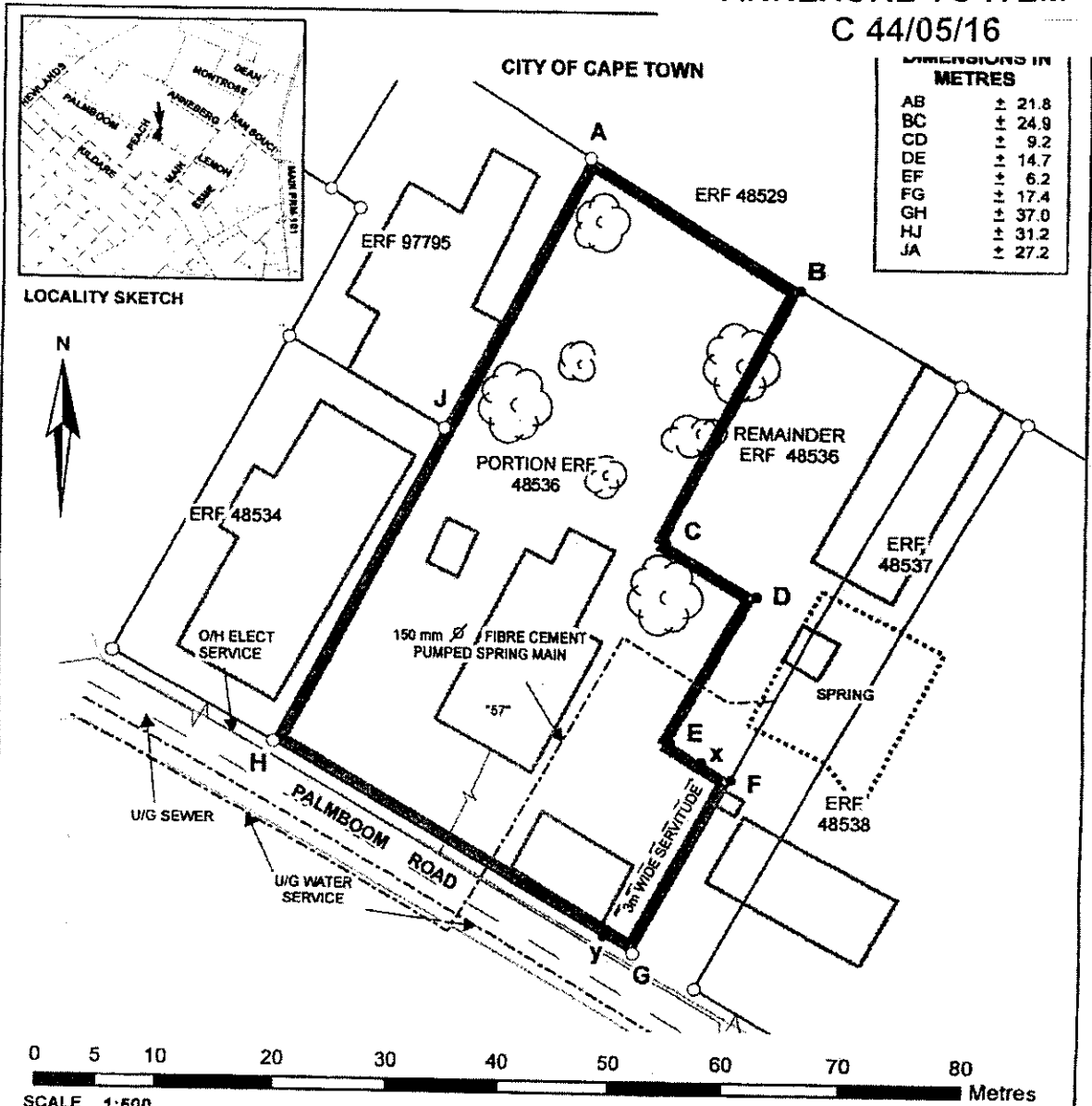


ANNEXURE TO ITEM  
C 44/05/16

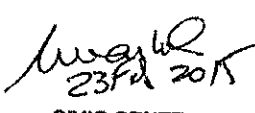


DISPOSAL OF PORTION OF ERF 48536 CAPE TOWN - PALMBOOM ROAD - NEWLANDS

FIGURE	ERF NO	AREA ± m <sup>2</sup>	PRESENT ZONING	PROPOSED ZONING	D/T AND DATE	OWNERSHIP
ABCDEFGHJ	Ptn ERF 48536	1668	Public Open Space	Single Residential	CPQ 46-3/1919 dated 1919/07/19	City of Cape Town

Note: The figure xFGy represents a 3m wide Access Servitude in favour of the City of Cape Town in extent approximately 52 square metres

WARD 100 SUBCOUNCIL 8

REFER TO	SG.Diam.291/1919; M4019 JOB 4667	 23 Feb 2015 CIVIC CENTRE	Page 1 of 2	
CASE NO.			SURVEYOR	
SOURCE	LIS968V1 Subdiv Plan		GIS OPERATOR	L BRANDT (2015/02/11)
FILE/REC.	HO14/3/4/3/303/A00 (3886)		CHECKED	
MEMO			LIS 1287v0	



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

017

FINANCE  
PROPERTY MANAGEMENT

Aneesah Abrahams  
Professional Associated Valuer

## MEMORANDUM

T: 021 400-2301 F: 021 419-5303  
E: aneesah.abrahams@capetown.gov.za  
Ref: Job 41 58

DATE	2015-02-18
TO	Property Disposals
ATTENTION	Tania Lewis

## DESKTOP VALUATION REPORT

DESKTOP VALUATION OF PORTION OF ERF 48536, CAPE TOWN, AT 57 PALMBOOM ROAD, NEWLANDS, TO BE SOLD VIA PUBLIC TENDER

## 1. Brief and background

We were requested to provide a first-estimate of the market value of the improvements on Portion of Erf 48536, Cape Town (hereafter 'the subject property'), for possible disposal by public tender. The subject property is currently occupied by Mr and Mrs Heath and measures approximately 1 668m<sup>2</sup> in extent, as shown hatched ABCDE on LIS 968v1 (refer Annexure A).

## 2. Date of Valuation

2015-03-31

## 3. Date of Inspection

2015-02-23

## 4. Caveats



The reader should note the following:

- (i) The valuation is for internal requirements only and must not be made available to the public without prior written consent from the Head: Market Valuations.
- (ii) All values in this report exclude VAT or transfer duty.
- (iii) This report has been prepared in conformity with recognized standard procedure regarding the sale of City land.
- (iv) This is a first-estimate or desktop valuation and hence we reserve the right to alter the valuations upon conducting a formal valuation.

## 5. Approach to valuation

We have been tasked with determining the market value of the subject property, which, is defined by International Valuation Standards Committee (IVSC) as:

CIVIC CENTRE IZIKO LOLUNTU BURGERSENTRUM  
12 HERTZOG BOULEVARD CAPE TOWN 8001 P O BOX 298 CAPE TOWN 8000  
[www.capetown.gov.za](http://www.capetown.gov.za)

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*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.*

Implicit in the market value of a property is the notion of **highest and best use**, which the IVSC defines as:

*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.*

Note that the *highest and best use* of a property need not be related to its current or planned use, but is that use that is physically possible, legally permissible (e.g. by way of rezoning), and which results in the most profitable use of the property.

## 6. Method of valuation

We used the *comparable sales method*, which method entails the following:

- Identifying recent sales transactions of similar properties in the same neighbourhood (or further afield if need be) for which information is available.
- Comparing the comparable properties' value-forming characteristics with those of the subject property, viz. location, stand size, etc.
- Adjusting the sales price of the comparable properties for effluxion of time between their sales dates and valuation date (if deemed necessary).
- Deducing the market value of the subject property after taking due cognisance of all incomparable characteristics and their potential influence on the sales price.

## 7. Salient information of the subject property

Important information pertaining to the subject property is listed in the following table.

Salient information of subject property	
Land extent	1 668m <sup>2</sup>
Address	57 Palmboom Road, Newlands
Current zoning	Public Open Space
Municipal valuation (2012)	R5 208 000
Description	Portion of Erf 48536, Cape Town
Improvements	The improvements are well-maintained and comprise a three-bedroom single-storey dwelling, a garage, an outbuilding bathroom (shower, toilet and basin), a wendy house (constructed by the tenant), a shed and a pool (which will be excluded from the value since the tenant intends removing it). The age of the building exceeds 60 years and the building is protected in terms of the National Heritage Resources Act.
Highest and best use	Residential usage; hence it has been valued as such.
Current rental	R7 378.80 per month
Market value	R6 500 000
Comments	Property is situated in a secure location - security guards evident- and has been well-maintained. It has a huge back yard - which is its biggest draw-card - with a pool. However,

	according to Sally Chambers, the backyard is not developable as there are underground services. Furthermore, due to the heritage factor, the dwelling is restricted in terms of further developments/alterations.
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## 8. Conclusion

Based on the evidence, our desktop estimate of the market value of the subject property, as at 2015-03-31, is in the order of **R6 500 000, excluding VAT and transfer duty.**



**Aneesah Abrahams**  
**Professional Associated Valuer**  
**Registration No. 7367/1**



**Paul Pendlebury**  
**Head: Market Valuations**

2015-03-06

## Subcouncil Resolution Details

### SubCouncil Resolution Details

<b>Agenda Item No.</b>	20SUB17/06/15
<b>Subject</b>	PROPOSED GRANTING OF AN IN-PRINCIPLE APPROVAL FOR THE SALE, BY PUBLIC COMPETITION, OF A PORTION OF ERF 48536, PALMBOOM ROAD, NEWLANDS, FOR SINGLE RESIDENTIAL PURPOSES
<b>SubCouncil</b>	SubCouncil 20
<b>Meeting Date</b>	Wednesday, June 17, 2015
<b>Resolution</b>	Concurrent
<b>Date Closed</b>	Monday, June 29, 2015

### RESOLVED TO RECOMMEND

1. SubCouncil 20 recommends and supports that in terms of Sections 14(2) (a) and (b) of the Municipal Finance Management Act (MFMA) Act 56 of 2003, Council determines that:

1.1 Portions of Erf 48536 situated at 57 Palmboom Road, in extent of approximately 1 668m<sup>2</sup>, zoned Single Residential Zone 1, shown lettered ABCDEFGHJ on Plan LIS 1287v0 be regarded as not being required for the provision of the minimum level of basic municipal services;

1.2 The fair market value of the asset described in (a) (1) and the economic and community value to be received in exchange for the assets described in (a) (1) has been considered;

2. In terms of Regulation (1) (b) of the Municipal Asset Transfer Regulations (R.878, promulgated on 8/08/2008) (MATR), Council approve in principle the disposal of Portion of Erf 48536 Newlands as described in (1 (1));

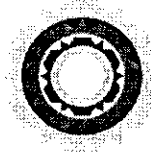
3. Portion of Erf 48536 Newlands be disposed of by public competition, subject to conditions to be imposed by the Director: Property Management in the exercise of her delegated authority;

4. Any gain or loss incurred by the municipality in respect of the transfer of an asset be included on the adjustment budget of the municipality (sections 28 and 87 of MFMA), if not budgeted for in the approved annual budget.

### FURTHER RESOLVED TO RECOMMEND

5. That the pipe running through the property be relocated and that usage of the spring including the relocation or removal of the pipe be discussed with SA Breweries.

### Resolution Detail



<b>SUMMARY OF BRANCH COMMENTS</b>	
<b>FILE REFERENCE</b>	14/3/4/3/303/A00
<b>ERF</b>	48536, Newlands
<b>DATE MEMO CIRCULATED</b>	Tuesday, 20 January 2015
<b>COMMENT DEADLINE</b>	Monday, 09 February 2015
<b>SUMMARY UPDATED ON</b>	Friday, 17 July 2015

<b>NO</b>	<b>DEPARTMENT</b>	<b>OUTCOME</b>	<b>COMMENTS</b>
1	<b>CITY PARKS</b>  Attention: District Manager <a href="mailto:Jenniter.Fabing@capetown.gov.za">Jenniter.Fabing@capetown.gov.za</a> 12 Feb 2015	<b>NO OBJECTION WITH CONDITIONS SPECIFIED</b>	The new owner to notify the City Parks Department or the relevant Department of the following; <ol style="list-style-type: none"> <li>1. The building of the common boundary wall or vice versa</li> <li>2. The construction of the driveway proposed or vice versa</li> <li>3. The removal or the planting of trees on the road verge</li> <li>4. The boundary line may be reviewed</li> </ol>
2	<b>ECONOMIC &amp; HUMAN DEV.</b>  Attention: Section Head <a href="mailto:Hanief.Iseker@capetown.gov.za">Hanief.Iseker@capetown.gov.za</a> 29 Jan 2015	<b>NO OBJECTION</b>	
3	<b>ELECTRICITY</b>  Attention: Specialist Clerk <a href="mailto:SusanJacqueline.Nel@capetown.gov.za">SusanJacqueline.Nel@capetown.gov.za</a> 12 Mar 2015	<b>NO OBJECTION WITH CONDITIONS SPECIFIED</b>	Any alterations or deviations to electricity services necessary as consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost. In accordance with the policy and tariffs approved by Council, a Development Capital charged as published in the standard tariffs is to be paid before clearance of the subdivision will be granted. The amount applicable to each portion is dependent on the zoning, maximum number of dwelling units and bulk allocation as applied for by the customer.

4	<b>ENVIRO &amp; HERITAGE MAN.</b>	NO OBJECTION	
5	<b>ESKOM</b> Attention: Senior Clerk Rachelle Mc Pherson 22 Jan 2015	NOT APPLICABLE	The proposed construction is not affected by Eskom services and should be referred to the Local Authority. Not in Eskom area of supply
6	<b>HEALTH</b> Attention: Senior Environmental Health Practitioner <a href="mailto:Stephen.Fargher@capetown.gov.za">Stephen.Fargher@capetown.gov.za</a> .za 22 Jan 2015	NO OBJECTION	
7	<b>HUMAN SETTLEMENTS</b> Attention: Manager <a href="mailto:Jens.kuhn@capetown.gov.za">Jens.kuhn@capetown.gov.za</a> 10 Feb 2015	NO OBJECTION	
8	<b>TOWN PLANNING</b> Attention: Section Head <a href="mailto:Pierre.Hoffa@capetown.gov.za">Pierre.Hoffa@capetown.gov.za</a> 20 Jan 2015	NO OBJECTION WITH CONDITIONS SPECIFIED	It must be noted that various conditions were imposed as part of the subdivision approval
9	<b>BUILDING DEVELOPMENT MANAGEMENT</b> Attention: Section Head <a href="mailto:Christo.Pheiffer@capetown.gov.za">Christo.Pheiffer@capetown.gov.za</a> a 20 Jan 2015	NO OBJECTION	
10	<b>PROPERTY HOLDINGS</b> Attention: Senior Professional Officer <a href="mailto:JohanWilliam.deGoede@capetown.gov.za">JohanWilliam.deGoede@capetown.gov.za</a> 21 Jan 2015	NO OBJECTION WITH CONDITIONS SPECIFIED	Before the portions can be disposed of they need an appropriate use zoning. The Manager: Land Use Management will attend to this on receipt of official notification regarding Council's decision on the disposal of the land in question.
11	<b>ROADS &amp; STORMWATER</b> Attention: Senior Professional Officer <a href="mailto:Roy.Page@capetown.gov.za">Roy.Page@capetown.gov.za</a> 21 Jan 2015	NO OBJECTION	
12	<b>SAFETY &amp; SECURITY (FIRE &amp; RESCUE)</b> Attention: Chief Fire Officer <a href="mailto:Ian.Schneller@capetown.gov.za">Ian.Schneller@capetown.gov.za</a> 20 Jan 2015	NO OBJECTION	

13	<b>SAFETY &amp; SECURITY (TRAFFIC)</b> Attention: Senior Professional Officer <a href="mailto:Rabelani.Mutondwa@capetown.gov.za">Rabelani.Mutondwa@capetown.gov.za</a> 27 Jan 2015	NO OBJECTION	
14	<b>SOCIAL DEVELOPMENT</b>	NO OBJECTION	
15	<b>SOLID WASTE</b> Attention: Administrative Officer I <a href="mailto:Chantel.Erlank@capetown.gov.za">Chantel.Erlank@capetown.gov.za</a> 20 Jan 2015	NO OBJECTION WITH CONDITIONS SPECIFIED	Conditions; Any future developments must comply with solid waste conditions. The refuse generated on their premises must be stored on the premises to the satisfaction of the Director Solid Waste Management. The applicant must make use of all Solid Waste Services and will be responsible for the clean-up of the area
16	<b>SPATIAL PLANNING &amp; URBAN DESIGN</b>  Attention: Principal Professional Officer <a href="mailto:Kier.Hennessy@capetown.gov.za">Kier.Hennessy@capetown.gov.za</a> 4 Feb 2015	NO OBJECTION WITH CONDITIONS SPECIFIED	<ul style="list-style-type: none"> <li>The site falls within an area acknowledged as one of high heritage value due to its distinctive character, and is now proposed as a (the Newlands Village) Local Area Overlay Zone area. Any future development of the site is therefore likely to be required to conform with the (currently draft) parameters included within this proposed Local Area Overlay Zone.</li> <li>The site is immediately adjacent to a spring, which forms one of a system in the area. Any future development of the site should not compromise the future of this spring as a future resource to the local (and even wider) community, and also its possible role as a local public amenity.</li> </ul>
17	<b>SPECIALISED TECHNICAL SERVICES</b> Attention: District Head <a href="mailto:gian.pharo@capetown.gov.za">gian.pharo@capetown.gov.za</a> 20 Jan 2015	NO OBJECTION	
18	<b>SPORT, RECREATION &amp; AMENITIES</b> Attention: Head: Information, Property and Facility Planning <a href="mailto:trevar.wright@capetown.gov.za">trevar.wright@capetown.gov.za</a> 18 Feb 2015	NO OBJECTION WITH CONDITIONS SPECIFIED	Sport & Recreation is working closely with UCT on rationalising facilities. Although this is a residential property, it is well located for some UCT use, for example accommodation for visiting lecturers, or guests. We therefore suggest that this property be made available to UCT in terms of our rationalisation engagement; should they not consider it to be viable, only then it should be sold by tender.
19	<b>TCT: TRANSPORT IMPACT ASSESSMENTS &amp; DEVELOPMENT</b>  Attention: Regional Co-Ordinator <a href="mailto:claudef.madell@capetown.gov.za">claudef.madell@capetown.gov.za</a> 13 Mar 2015	NO OBJECTION	
20	<b>TCT: PLANNING &amp; INFRASTRUCTURE</b>	NO OBJECTION	



21	<p align="center"><b>TELKOM</b></p> <p>Attention: Ms Janice Fortes  <a href="mailto:fortesjd@telkom.co.za">fortesjd@telkom.co.za</a>  28 Nov 2014</p>	<p align="center"><b>NO OBJECTION</b></p>	
22	<p align="center"><b>WATER &amp; SANITATION</b></p> <p>Attention: Administrative Officer 3  <a href="mailto:David.deKlerk@capetown.gov.za">David.deKlerk@capetown.gov.za</a>  18 Feb 2015</p>	<p align="center"><b>NO OBJECTION</b></p>	<p>The Reticulation Branch is not affected by the application to dispose of city land therefore has no objections however there is a metered spring water main on this property which belongs to the Bulk Water Department.</p> <p>Could you please contact Mr Vernon Marinus for comment regarding the spring main.</p>
	<p align="center"><b>TCT MAINTENANCE</b></p> <p>Attention: Professional Officer  <a href="mailto:Justin.Smit@capetown.gov.za">Justin.Smit@capetown.gov.za</a>  24 Jan 2015</p>	<p align="center"><b>NO OBJECTION WITH CONDITIONS SPECIFIED</b></p>	<p>The Stormwater and Sustainability Branch have no objection to the proposed disposal of portion of erf 48536, Newlands (57 Palmboom Road).</p> <p>It should be noted that there is a system of open stormwater channels, canals, culverts and pipes that run parallel along the property border with SACS.</p> <p>The following conditions however would apply:</p> <ol style="list-style-type: none"> <li>1. The owner shall supply to the Manager: Stormwater and Sustainability the 1:50 and 1:100 year flood levels of the watercourse located to the north-east of the property, as well as relevant heights on the property. These flood levels and heights shall be determined by a professional consulting engineer.</li> <li>2. If the floodlines extend into portion of erf 48536, a servitude shall be registered, in favour of the City of Cape Town, in the title deed of Portion 1 on the north-eastern side of the property. The north-eastern extent of the servitude shall be defined by the north-eastern boundary of the property and the south-western extent of the servitude shall be defined by a distance as determined by the Manager: Stormwater and Sustainability.</li> </ol> <p>The servitude conditions shall state that unless with written permission of the City of Cape Town, the owner shall not:</p> <ul style="list-style-type: none"> <li>• Construct, erect or lay down any building, structure or thing over or within the servitude area;</li> <li>• Alter the level of the ground, nor undertake any excavation or fill or compaction within the servitude area;</li> <li>• Use the servitude area for storage of plant, equipment and or material;</li> <li>• Discharge swimming pool overflow or any other effluent into the servitude area;</li> <li>• Manipulate the watercourse within the servitude area.</li> </ul>

			Lastly, environmental buffers also need to be determined for this watercourse.
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