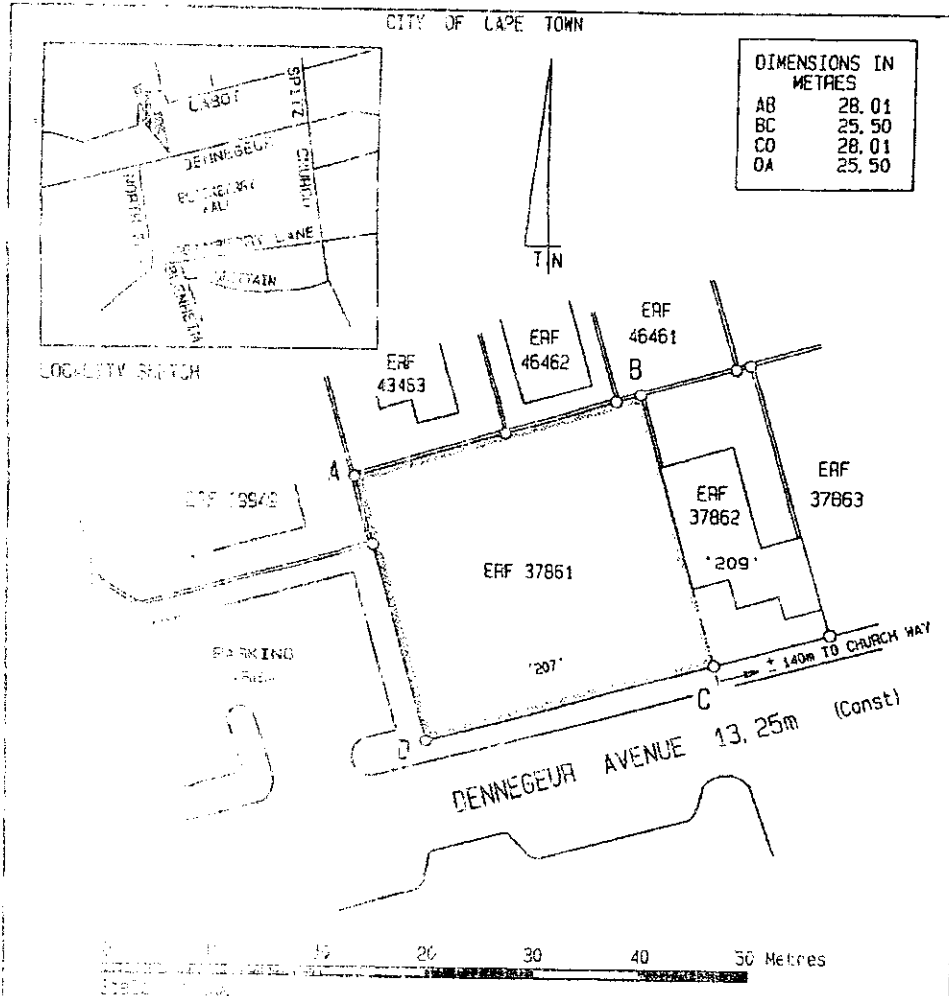


ANNEXURE TO ITEM
C 45/05/16

Annexure A: Plan STC 389/1



EXTENSION OF CITY LAND - DENNEGEUR AVENUE - STRANDFONTEIN - MITCHELLS PLAIN
EXTENSION NO.173

The area shown in a hatched grey represents City Land, Erf 37861 Mitchells Plain,
10 000 m² of square metres available for disposal.

All zones are R.F - Community Facilities.

Note: Erf 37861 is registered in the name of the Municipality of the City of Cape
Town as 77-89348 dated 1993-09-08.

REF: 2003-01-29		REVISION: PLAN UPDATED	SUPERSEDES STC 389	
REF: 2003-01-29	SP 11100	 S A PARKER MANAGER LAND INFORMATION	SURVEYOR	(2003-03-26) D. Braubach
PROP. REF: ERF 43453			DRAUGHTSMAN	OPLUMBRI 2003-04-15
FILE NO: 24/173 (21985)			CHECKED BY	
HEAD DATED: 2003-01-29		A LAUBSCHER EXECUTIVE DIRECTOR DEVELOPMENT	STC 389/1	



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

FINANCE
PROPERTY MANAGEMENT

Siraaj Slamang
Professional Valuer

T: 021 400 3281 F: 021 419 5303
E: siraaj.slamang@capetown.gov.za
Ref: 4157 You ref: HO 14/3/4/3/468/A22

DATE	2015-02-17
TO	Head: Property Disposals
ATTENTION	Tania Lewis

DESKTOP VALUATION REPORT

DESKTOP VALUATION OF ERF 37861, MITCHELLS PLAIN, DENNEGEUR AVENUE, STRANDFONTEIN, EARMARKED TO BE SOLD VIA PUBLIC TENDER

1. Brief and background

We were requested to provide a first-estimate of the market value of the Erf 37861, Mitchells Plain (hereafter 'the subject property') for possible disposal by public tender. The subject property measuring approximately 714m² is shown ABCD on plan STC 389/1 (refer Annexure A).

2. Date of Valuation

2015-03-31

3. Date of Inspection

As this is a desktop valuation, it was not considered necessary to undertake a physical inspection at this stage. Such inspection will be conducted in the event of a fully motivated valuation report having to be compiled

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 Acting 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 did not examine any title deeds, nor did we comprehensively investigate matters relating to zoning or possible rezoning. 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:

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. Findings

Our finding is as follows:

1. Erf 37861, Mitchells Plain	
Land extent	714m ²
Address	207 Denneguer Avenue, Strandfontein
Current zoning	Community 2
Municipal valuation	R1 000
Description	The property is assumed undeveloped; reasonably level stand with minimal vegetation.
Highest and best use	Land capable of residential/commercial development; hence it has been valued as such.
Market value	R350 000 (±R490/m ²)
Comments	Property located opposite a shopping centre on the main road entering Strandfontein.

Sally Chambers

From: Levina Harrison
Sent: 29 June 2015 01:26 PM
To: Sally Chambers
Cc: Desiree Mentor; Raquel Tahnee Harrison; Levina Harrison
Subject: Agenda Information
Importance: High

Good day

The resolution of the Subcouncil as set out below is for execution by you.

Report subject	PROPOSED GRANTING OF AN IN PRINCIPLE APPROVAL FOR THE SALE BY PUBLIC COMPETITION, OF ERF 37861, DENNEGEUR AVENUE, STRANDFONTEIN, FOR COMMUNITY PURPOSES
Date Received	2015/06/17 12:00:00 AM
Directorates	FINANCE
Author	CHAMBERS, SALLY
Author Contact No	021 400 2236
Delegation Information	05600 - 9 (24)
Meeting Date	2015/06/19 12:00:00 AM
Agenda Item No	19SUB26/06/15
Resolution	Approved
Resolution Details	<p>RESOLVED that for the reasons set out in the report, it was recommended that:</p> <p>a) in terms of sections 14(2)(a) and (b) of the Municipal Finance Management Act (MFMA) Act 56 of 2003 Council determines that:</p> <p>i) ERF 37861 situated at Dennegeur Avenue, in extent approximately 714m² respectively, be regarded as not being required for the provision of the minimum level of basic municipal services;</p> <p>ii) 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) has been</p>

	<p>considered;</p> <p>b) In terms of Regulation 5(1)(b) of the Municipal Asset Transfer regulations (R.878, promulgated on 8/08/2008), (MATR) Council approve in principle the disposal of ERF 37861 Strandfontein as described in (a)(i);</p> <p>c) ERF 37861 Strandfontein be disposed of by public competition, at a discounted value for community and /or social care purposes in terms of clause 15.3 of Council's Policy on the Management of Certain of the City of Cape Town's immovable Property, 2010, subject to conditions to be imposed by the Director: Property Management in the exercise of her delegated authority;</p> <p>d) In terms of clause 15.3 of Council's Policy on the Management of certain of the City of Cape Town's Immovable Property, 2010, the contents of regulation 13(2) of the MATR have been duly taken into account;</p> <p>e) 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.</p> <p>Action: Sally Chambers</p>
How Resolved	Consensus

Should you have any queries, please send an email to vina.Harrison@capetown.gov.za

Regards,
SUBCOUNCIL 19 - South Peninsula



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

FINANCE
PROPERTY MANAGEMENT

Nastassja Tandy
Clerk

T: 021 400 1076
E: nastassja.tandy@capetown.gov.za

SUMMARY OF BRANCH COMMENTS	
FILE REFERENCE	14/3/4/3/468/A22
ERF	37861, Strandfontein
DATE MEMO CIRCULATED	Wednesday, 19 November 2014
COMMENT DEADLINE	Tuesday, 09 December 2014
SUMMARY UPDATED ON	Wednesday, 04 February 2015

NO	DEPARTMENT	OUTCOME	COMMENTS
1	CITY PARKS Attention: District Manager Jennifer.Fabing@capetown.gov.za 27 Nov 2014	NO OBJECTION	
2	ECONOMIC & HUMAN DEV.	NO OBJECTION	
3	ELECTRICITY Attention: Specialist Clerk SusanJacqueline.Nel@capetown.gov.za 3 Feb 2015	NO OBJECTION WITH CONDITIONS SPECIFIED	Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost. Should this area be developed or subdivided at a later stage, additional conditions will apply.
4	ENVIRO & HERITAGE MAN. Attention: Environmental Professional Officer Surelha.Dorse@capetown.gov.za 10 Dec 2014	NO OBJECTION	
5	ESKOM Attention: Senior Clerk Rochelle Mc Pherson 18 Nov 2014	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	HEALTH	NO OBJECTION	

13TH FLOOR, PROPERTY MANAGEMENT, CIVIC CENTRE IZIKO LOLUNTU BURGERSENTRUM
12 HERTZOG BOULEVARD CAPE TOWN 8001 P O BOX 298 CAPE TOWN 8000
www.capetown.gov.za

	Attention: Environmental Health Practitioner Lucia.Mahloane@capetown.gov.za za 10 Dec 2014		
7	HUMAN SETTLEMENTS Attention: Manager Jens.kuhn@capetown.gov.za 9 Dec 2014	NO OBJECTION	
8	TOWN PLANNING Attention: Assistant Professional Officer Jodi.Fullard@capetown.gov.za 19 Nov 2014	NO OBJECTION	ERF is currently zoned Community Zone 2 (CO2) and is vacant and underutilised.
9	BUILDING DEVELOPMENT MANAGEMENT Attention: Section Head Francois.Master@capetown.gov.za za 19 Nov 2014	NO OBJECTION	
10	PROPERTY HOLDINGS Attention: Senior Professional Officer Peter.Holt@capetown.gov.za 22 Dec 2014	NO OBJECTION WITH CONDITIONS SPECIFIED	The transferee shall bear all relevant costs involved in the transaction. Development plans to be submitted in the normal manner.
11	ROADS & STORMWATER Attention: Project Manager Julio.Mabija@capetown.gov.za 30 Jan 2015	NO OBJECTION	
12	SAFETY & SECURITY (FIRE & RESCUE) Attention: Chief Fire Officer Ian.Schretler@capetown.gov.za 19 Nov 2014	NO OBJECTION	
13	SAFETY & SECURITY (TRAFFIC) Attention: Senior Professional Officer Rabelani.Mutondwa@capetown.gov.za 25 Nov 2014	NO OBJECTION	
14	SOCIAL DEVELOPMENT	NO COMMENT (WITH READ RECIEPT)	

15	<p>SOLID WASTE</p> <p>Attention: Clerk Shanville.Leroux@capetown.gov.za 20 Nov 2014</p>	NO OBJECTION	<p>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.</p>
16	<p>Attention: Senior Urban Designer Marco.Geretto@capetown.gov.za 26 Nov 2014</p> <p>SPATIAL PLANNING & URBAN DESIGN</p> <p>Attention: District Spatial Planner mida.kirova@capetown.gov.za 2 Dec 2014</p>	NO OBJECTION WITH CONDITIONS SPECIFIED	<p>Urban Design Observations:</p> <ol style="list-style-type: none"> 1. The site is located directly opposite a local level shopping centre. 2. Community facility sites are generally set aside at the township establishment stage to service the current and future needs of communities. 3. The site is ideally suited for a range of potential uses including low order community facilities and local service related activities (doctors rooms etc). 4. There is a large amount of vacant land in the vicinity which could be more optimally developed. <p>Conclusions and Recommendations</p> <ol style="list-style-type: none"> 1. This department has no in principle objection to the disposal of the subject property. 2. Should the site be disposed of it should retain its current Community zoning. Should the new owner intend to use the property for an alternative use they are required to follow the statutory land use process during which it must be demonstrated that there is no need for a community facility in the broader area. 3. When the site is developed it must comply with the Urban Design Policy 2013. Pre submission engagement with this department should be a condition of sale. <p>District Spatial Planner No objection provided that the Social Development Department does not require the site and the disposal for community purposes is given priority over residential purposes so that the benefit for the local community may be maximised.</p>
17	<p>SPECIALISED TECHNICAL SERVICES</p> <p>Attention: District Head alan.pharo@capetown.gov.za 19 Nov 2014</p>	NO OBJECTION	
18	<p>SPORT, RECREATION & AMENITIES</p> <p>Attention: Senior Professional Officer DavidWilliam.Dunn@capetown.gov.za 6 Jan 2015</p>	NO OBJECTION	
19	<p>TCT: TRANSPORT IMPACT ASSESSMENTS & DEVELOPMENT</p>	NO OBJECTION	

	<p>Attention: Regional Co-Ordinator claudemadell@capetown.gov.za a 12 Jan 2015</p>		
20	<p>TCT: PLANNING & INFRASTRUCTURE</p> <p>Attention: TCT Infrastructure Krishna.Naidoo@capetown.gov.za a 19 Dec 2014</p>	NO OBJECTION	
21	<p>TELKOM</p> <p>Attention: Ms Janice Fortes fortesjd@telkom.co.za 28 Nov 2014</p>	NO OBJECTION WITH CONDITIONS SPECIFIED	<p>Approval valid for 12 months only, after which reapplication must be made if work has not been completed. Telecommunication services position is shown as accurately as possible but should be regarded as approximate only. Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant. Please notify the office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence. As important optic fibre cables are affected, please contact our representatives Billy February, 0217101104/0813637847 least 48 hours prior of commencement on construction work. Notify office within 30 days of completion of the construction work. Confirmation is required on completion of construction as per agreed requirements. Should Telkom SA infrastructure be damaged while work in undertaken, kindly contact our representative immediately.</p>
22	<p>WATER & SANITATION</p> <p>Attention: Administrative Officer 3 David.deKlerk@capetown.gov.za</p> <p>Attention: Senior Technician Yuyo.James@capetown.gov.za</p> <p>Attention: Senior Professional Officer Jerome.Brophy@capetown.gov.za a</p> <p>12 Jan 2015</p>	NO OBJECTION	