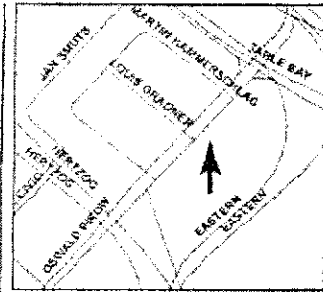


ANNEXURE A



LOCALITY SKETCH

CITY OF CAPE TOWN

DIMENSIONS IN METRES	
AB	± 72,0
BC	± 5,0
CD	± 65,1
DE	± 5,0
EF	± 59,0
FG	± 10,5
GH	± 15,0
HJ	± 10,0
JK	± 12,0
KL	± 10,0
LM	± 53,0
MA	± 5,0

RIGHT OF WAY SERVITUDE OVER PORTION PUBLIC STREET - CHRISTIAAN BARNARD STREET - CAPE TOWN

The figure ABCDEFGHIJKLM shown hatched represents Public Street Portion of Erf 192 Roggebaai in extent approximately 995 square metres over which a Servitude Right of Way is to be registered in favour of Erf 164070 Cape Town

Property occupied by the above bordered gray and zoned: Transport 1 - Transport Use

- Note: (1) Erf 192 Roggebaai is registered in the name of the City of Cape Town by D/T 4259 dated 1979-03-01 and D/T 81596/2003.
 (2) Erf 164070 Cape Town is registered in the name of Transnet Limited by D/T 51322 dated 2005-08-30
 (3) The right of way servitude is to construct ramps and a tunnel underneath Christiaan Barnard Street into the basement parking.
 (4) Access is to be points AM and exit through points DE

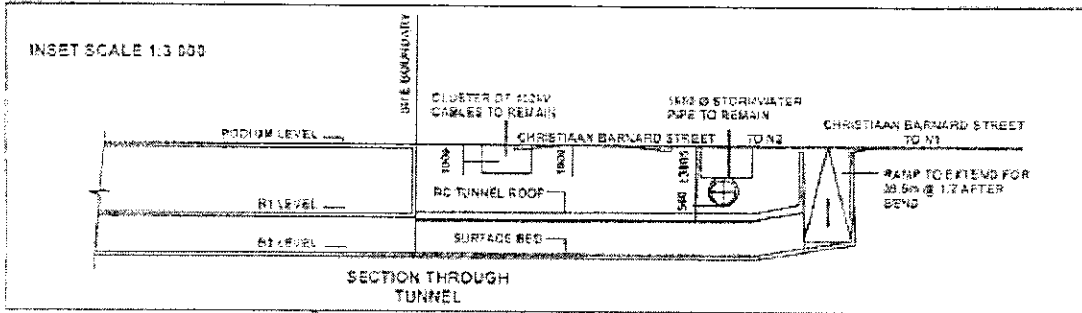
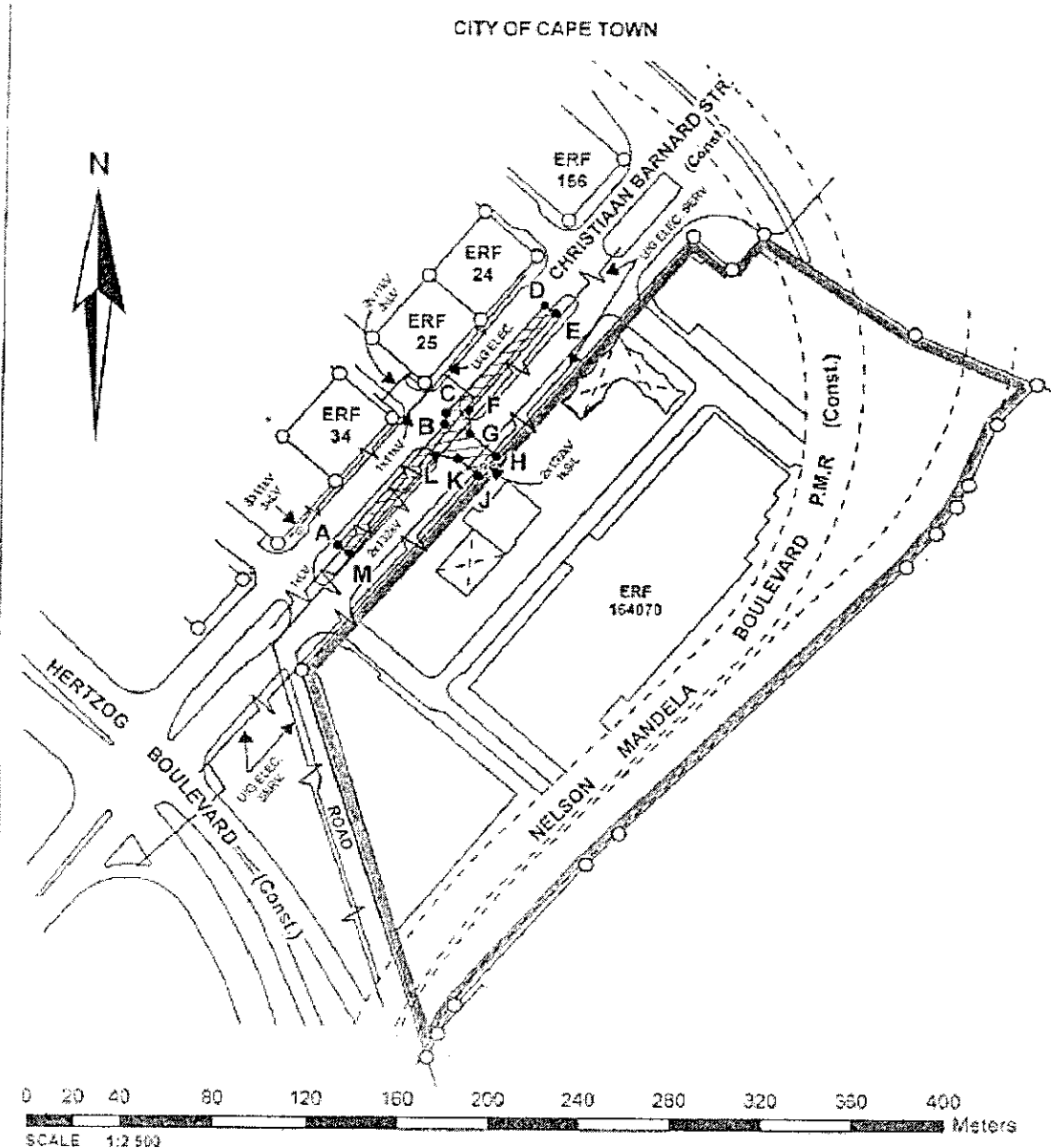
WARD 77 SUBCOUNCIL 15

REVISION: PLAN UPDATED

SUPERSEDES SZC 1345

REFER TO	Roll 15; SG SHT M1595: 984 985; B270	PROPERTY HOLDING CAPE TOWN REGION	Page 1 of 2	
CASE NO.			SURVEYOR	N. CHETSANE
PROP REF	EC 22A		GIS OPERATOR	S. ABRAHAMS (2014/09/02)
FILE/REC.	CT14/3/4/3/165/00/15 (31526)		CHECKED	
MEMO			SZC 1388	

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SOURCE	PROPERTY HOLDING	Page 2 of 2
FILE/REG	CAPE TOWN	
CASE NO.	REGION	SZC 1388

Making progress possible. Together.

ANNEXURE B

SUBCOUNCIL 16 MINUTES OF ORDINARY MEETING

15 FEBRUARY 2016

See annexures "A" "B" and "C" attached to the report.

- b) The applicant be informed accordingly and notified of his/her right of appeal in this regard.

ACTION: B LEEDO

16 SUB 16/02/16 PROPOSED GRANTING OF RIGHT USE, CONTROL OR MANAGE MUNICIPAL CAPITAL ASSETS: TRANSFER OF RIGHT OF WAY SERVITUDE OVER CITY-OWNED IMMOVABLE PROPERTY BEING A PORTION OF ERF 192 ROGGEBAAI SITUATED ON CHRISTIAAN BARNARD STREET, CAPE TOWN IN FAVOUR OF ERF 164070 CAPE TOWN: TRANSNET LTD / CULEMBORG INVESTMENT PROPERTIES PTY LTD

Ms Bibi Zoutenberg briefed the meeting as to the report.

UNANIMOUSLY RESOLVED to RECOMMEND that the transfer of a Right of Way Servitude over a portion of Erf 192 Roggebaai, a Public Street situated on Christiaan Barnard Street, Cape Town shown lettered ABCDEFGHJKLM on the plan SZC 1388 marked annexure A, attached to the report in extent approximately 998m², **BE GRANTED** in favour of Erf 164070 Cape Town of which Transnet Ltd is the registered owner and Culemborg Properties Pty Ltd the registered lease holder or their successor(s) in title. **BE APPROVED** subject inter alia to the conditions as reflected in the report.

ACTION: D GEYSMAN / C THIEM

16 SUB 17/02/16 PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE SALE, BY PUBLIC COMPETITION, OF VACANT ERF 142717, CAPE TOWN, FOR RESIDENTIAL PURPOSES

On the 18/01/16 this matter was deferred to allow an on-site inspection, which took place on 21/01/16.

UNANIMOUSLY RESOLVED to RECOMMEND that:

- a) In terms of sections 14(2)(a) and (b) of the Municipal Finance Management Act (MFMA), Act 56 of 2003

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ANNEXURE C



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

**FINANCE
PROPERTY MANAGEMENT**

**Graham Harms
Professional Associated Valuer**

MEMORANDUM

T: 021 400 4330
E: graham.harms@capetown.gov.za
Ref: Job 4224 Your Ref: CT14/3/A/3/165/00/1164070

DATE	2015-12-22
TO	Head: Cape Town Region
ATTENTION	Mr D Geysman

VALUATION OF PROPOSED SERVITUDE RIGHT OF WAY OVER PORTION OF PUBLIC STREET IN FAVOUR OF PORTION OF ERF 164070 CAPE TOWN (FOR ACCESS TO LEASEHOLD AREA NO. 18 OVER ERF 164070 CAPE TOWN)

I refer to your request to assess the compensation payable for the purchase of the Servitude Right of Way, portion Erf 192 Roggebaai (previous job no. 2558) and report as follows:

Culemborg Investment Properties (Pty) Ltd (who is to our understanding the current applicant, i.e. in contrast to the previous applicant who was a RPP Developments (Pty) Ltd) applied to purchase a servitude right of way across portion of Erf 192 Roggebaai, in extent approximately 998m², shown ABCDEFGHJKLM on plan SZC 1388 (refer Annexure A) in order to gain access to its property located on portion of Erf 164070 Cape Town. The property was valued on 2013-07-31 and an amount of R1 500 000, exclusive of VAT, was agreed upon.

It was furthermore agreed that the price be adjusted on the basis of 5% pa compounded annually on a pro-rata basis commencing 6 months after date of valuation, i.e. as from 2014-02-01.

Notwithstanding the fact that the valuation was as at 2013-07-31, taking the above escalation clause into account the sale's price is still considered to be market related.

**Graham Harms
Professional Associated Valuer**

**Garth Johnson
Acting Head: Market Valuations**

2015-12-22

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