

PROPOSED SALE OF COUNCIL'S IMMOVABLE PROPERTIES

In accordance with paragraph 11.5 of the Management of Certain of the City of Cape Town's Immovable Property Policy (adopted by Council on 26 August 2010 C54/08/10) and chapter 2 of the Municipal Asset Transfer Regulations (2008), the City of Cape Town is considering the sale of the following City-owned properties. This is not a tender advert.

SALE							
Area	Erf/farm number	Extent (± m ²)	Street	Suburb	Market value (excl VAT)	Current zoning	City official
Cape Town	59720	446	42 Hanbury Avenue	Lansdowne	R900 000.00	Single residential 1	Jason Drummer Jason.drummer@capetown.gov.za 021 400 1977
Kleinvlei	6099	203	44 Bonatea Road	Rosedale - Kleinvlei	R100 000.00	Single residential (SR2): Incremental housing	Phakamile Khatsolo Phakamile.Khatsolo@capetown.gov.za 021 400 7436
Kleinvlei	6104	201	34 Bonatea Road	Rosedale - Kleinvlei	R100 000.00	Single residential (SR2): Incremental housing	Phakamile Khatsolo Phakamile.Khatsolo@capetown.gov.za 021 400 7436
Goodwood	14440	277	61 Thirty Fourth Street	Balvenie	R250 000.00	Single residential 1 (SR1): conventional housing	Phakamile Khatsolo Phakamile.Khatsolo@capetown.gov.za 021 400 7436
Kleinvlei	5871	218	20 Fynbos Street	Rosedale - Kleinvlei	R100 000.00	Single residential (SR2): Incremental housing	Phakamile Khatsolo Phakamile.Khatsolo@capetown.gov.za 021 400 7436
Kleinvlei	5873	208	16 Fynbos Street	Rosedale - Kleinvlei	R100 000.00	Single residential (SR2): Incremental housing	Phakamile Khatsolo Phakamile.Khatsolo@capetown.gov.za 021 400 7436
Mitchells Plain	46156	951	192 Fay Street	Tafelsig	R600 000.00	General business 1	Keanon van der Walt Keanon.vanderwalt@capetown.gov.za 021 400 1809
Langa	3884	120	20A Lerotholi Avenue	Langa	R100 000.00	General business 4	Keanon van der Walt Keanon.vanderwalt@capetown.gov.za 021 400 1809
Eersterivier	835	733	21 Margot Street	Eersterivier	R470 000	Single residential 1	Keanon van der Walt Keanon.vanderwalt@capetown.gov.za 021 400 1809
Eersterivier	4377	239	2 Horison Avenue	Eersterivier	R275 000	General residential 1	Keanon van der Walt Keanon.vanderwalt@capetown.gov.za 021 400 1809
Eersterivier	4369	239	10 Mirage Avenue	Eersterivier	R275 000.00	General residential 1	Keanon van der Walt Keanon.vanderwalt@capetown.gov.za 021 400 1809
Kraaifontein	4977	730	37 Milton North Road	Windsor Park Estate	R600 000.00	Single residential 1	Keanon van der Walt Keanon.vanderwalt@capetown.gov.za 021 400 1809
Constantia	2517	937	3 Aloe Lane	Constantia	R3 750 000.00	Utility	Analyze Rainho analyze.rainho@capetown.gov.za 021 400 1123
Pelikan Park	746	3016	9 Albatross Street	Pelikan Heights	R2 400 000.00	General business1	Analyze Rainho analyze.rainho@capetown.gov.za 021 400 1123
Kuilsrivier	1900	1518	1 Wiersma Street	Mabile Park	R1 300 000.00	Single residential 1	Analyze Rainho analyze.rainho@capetown.gov.za 021 400 1123
Cape Town	RE-94311	497	45 Dartmouth Road	Muizenberg	R800 000.00	Single residential 1 (SR1): conventional housing	Analyze Rainho analyze.rainho@capetown.gov.za 021 400 1123

Information statement in terms of chapter 2, regulation 5 of the Municipal Asset Transfer Regulations (MATR) (R.878) (2008):

- i. The valuation of the capital assets to be transferred or disposed and the method of valuation used to determine that valuation:**
The market valuation carried out by Property Management's Valuations branch, using the comparable sales method, estimates the market value of the subject properties as shown in the table above, escalating at a market-related rate.
- ii. Reasons for the proposed transfer and disposal of the assets:**
The City internal service departments have confirmed that the properties are not required for the provision of the minimum level of basic municipal services.
- iii. Any expected benefits to the Municipality that may result from the transfer or sale:**
The City will be converting unused land into rateable properties and catalysing unused land for economic growth and higher intensity use.
- iv. Any expected proceeds to be received by the Municipality resulting from the transfer or disposal:**
It is anticipated that the City will receive the proceeds in the form of a market-related sales price and future rates revenue.
- v. Any expected gain or loss that will be realised or incurred by the Municipality arising from the transfer or disposal:**
The City will incur the normal costs related to the advertisements. The purchaser will be responsible for the transfer costs.

In terms of section 17 of the Local Government: Municipal Systems Act, Act 32 of 2000, the public and interested parties or groups are given the opportunity to submit comments, input or recommendations to the municipality from 6 July 2019 to 5 August 2019.

Further particulars in this regard may be inspected during normal weekday office hours (08:00-16:00) on the 13th Floor, Property Management, Civic Centre, 12 Hertzog Boulevard, Cape Town by appointment only.

Comments, input or recommendations on the proposed sale of the Council's immovable properties may be submitted by email to the relevant City officials listed in the table above or by:

- Online: www.capetown.gov.za/haveyoursay
- Post: Property Management, 13th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town, 8001

The City's Public Participation Unit will assist people who cannot read or write, people living with disabilities and people from disadvantaged groups who are unable to submit written comments to have their objections recorded and submitted to the City. For general public participation and disadvantaged groups, contact Anathi Dywili on 021 400 9825 or anathi.dywili@capetown.gov.za

Direct enquiries to the relevant officials in the table above.

LUNGELO MBANDAZAYO
CITY MANAGER
88-3/2019



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD