

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

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**8.  
IN PRINCIPLE APPROVAL FOR THE DIRECT ALIENATION OF UNREGISTERED  
ERF 9899 (A PORTION OF ERF 9894) HERMANUS, SITUATED IN ELEVENTH  
STREET, VOËLKLIP TO WL GREEFF**

**7/2/3/2**

**A Le Roux**

**Manager: Property Administration**

**6 October 2020**

**(028) 316 - 5623**

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**1. Executive Summary**

To obtain approval in principle for the direct alienation of unregistered Erf 9899 (a portion of Erf 9894) Hermanus (198m<sup>2</sup> in extent), situated in Eleventh Street, Voëlklip, to the owner of Erf 3505 Hermanus, being WL Greeff. See the locality plan attached hereto marked Annexure "A".

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Infrastructure and Planning  
Property Administration

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
Creation and maintenance of a safe and healthy environment  
Promotion of tourism, economic and social development

**4. Delegated Authority**

None

**5. Legal Requirements**

- Local Government: Municipal Finance Management Act (Act 56 of 2003)("MFMA")
- Municipal Asset Transfer Regulations (R. 878 of 2008)
- Administration of Immovable Property Policy of the Overstrand Municipality as amended

**6. Background/Discussion/Evaluation/Conclusion**

**Background/Discussion**

An application was received from WL Greeff, hereafter referred to as "the Applicant" for the purchase of unregistered Erf 9899 (a portion of Erf 9894)

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

Hermanus (198m<sup>2</sup> in extent) adjacent to Erf 3505 Hermanus in Eleventh Street, Voëlklip, hereafter referred to as “the Property”.

The Applicant is the owner of Erf 3505 Hermanus and wishes to purchase the Property from the Municipality and consolidate it with Erf 3505. The Applicant explained that he wants the opportunity to build up to the common boundary between the Erf 3505 and the Property and further use the Property for gardening purposes. In addition the applicant requests for approval for a staircase to be constructed from Erf 3505 Hermanus onto the Property.

The Property formed part of a section of Twelfth Street in Voëlklip, Hermanus, which was closed in 2003 and subdivided into 5 (FIVE) portions (Erven 9897 – 9901). Three of the 5 (FIVE) portions of the closed section of Twelfth Street were alienated to the adjoining owners during 2003 and 2004. The fourth portion is in the process of being transferred to the adjoining owner. See diagram attached marked Annexure B.

The following conditions formed part of the original subdivision of Erf 9894, being the closed portion of the road and will also be applicable in this matter:

1. The transaction will be subject to the successful rezoning of the subject portion to Residential Zone 1 and the consolidation thereof with Erf 3505 Hermanus, and
2. a 15,58m building line, from the southern boundary of the consolidated property, prohibiting any building to take place within the said building line, will be imposed.

Due to the locality, intended use, restrictions on and size of the Property, it cannot be developed independently, and thus it can be classified as a non-viable property. Non-viable property can in terms of the current Administration of Immovable Property Policy be alienated directly to adjoining property owner, subject to certain conditions.

As there is a restriction on all the adjoining portions that have been alienated and consolidated with the properties, as discussed above, that no building or structures will be allowed on the portions of properties this restriction is applicable to this Property as well and therefore the application for the staircase cannot be supported. The comments from the Town Planner under paragraph 9 of this report confirms that the staircase is not supported.

Subsequent costs

The Applicant will be liable for the costs of the transaction which include, but not limited to, the application fee, valuation, rezoning, consolidation of the Property, possible relaxation of the southern building line and transfer costs,

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

as well as the required Section 14 advertisement in terms of the MFMA and the Administration of Immovable Property Policy.

**Evaluation**

A: Administration of Immovable Property Policy of the Overstrand Municipality:

The following conditions of the said Policy will apply:

***Paragraph 7: “The transfer of ownership of immovable property must be fair, equitable, transparent, competitive (unless it is not applicable or unpractical e.g. non-viable immovable property) and consistent with the supply chain management policy of the Municipality in accordance with Section 14(5) of the MFMA.”***

Non-viable immovable property is defined in the relevant Policy as “a property that, owing to urban planning, physical constraints or extent, cannot be developed on its own or function as a separate entity and can therefore only become functional if alienated or leased to an adjoining owner for usage in conjunction with the said owner’s property.” The Property can be classified as a non-viable immovable property due to the location, shape, size and intended and restricted use thereof. The Property is situated next to the bushes with no road leading thereto and can only be used in consolidation with the Applicant’s property. The only allowed access is through the Applicant’s property and it can thus be seen that the Property will not be of useful purpose to anyone else. Due to the restrictions imposed on the Property no new dwelling may be built on the Property and will mainly be used for gardening purposes.

***Paragraph 9.2: “The Municipality may transfer ownership or otherwise dispose of a non-viable immovable property, as non-exempted immovable property which can be of no practical use to any other person, directly to adjoining property owner(s), only after the Municipal Council has, in terms of sections 14(2)(a) and (b) of the MFMA:***

- (a) decided on reasonable grounds that the non-viable immovable property is not needed to provide the minimum level of basic municipal services;***
- (b) considered the fair market value of the immovable property and the economic and community value to be received in exchange for the immovable property in accordance with Section 14(2) of the MFMA, and***
- (c) has as a consequence to 9.2(a) and (b) above approved in principle that the immovable property may be transferred or***

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

***disposed, provided that, when giving the in principle approval, it is recorded in the minutes the full reasons for the Municipality preferring such direct transfer.”***

- (a) The comments received from the relevant departments indicate that the Property is not needed for the provision of municipal services.
- (b) Boland Valuers determined the market related value on 4 September 2020 at an amount of R650,000.00 (SIX HUNDRED AND FIFTY THOUSAND RAND) (VAT excluded). The valuation was done taking into consideration the size, shape, locality, zoning and proposed use of the property (restriction imposed). In determining the valuation, the Valuer looked at comparable sales in the area to determine a market related price for the Property as a “normal erf” without restrictions. Once this was determined, the Valuer took all the restrictions to be imposed on the property into account and deducted 80%. These restrictions were, amongst others, the 15.58m building restriction, the no-building restriction and the current zoning. However, the Valuer did take into consideration the value this Property will add to the Applicant’s property once consolidated.

As the Applicant was of opinion that the valuation obtained by the Municipality is too high, he appointed Pendo Property Valuers who determined the market related value on 9 October 2020 at an amount of R500,000.00 (FIVE HUNDRED THOUSAND RAND) (VAT excluded). The valuation was done bearing in mind the significant discounts allocated to the adjoining closed street portions sold to the adjoining owners, the limited utilization of the Property and the anticipated ‘value-add’ to the consolidated site.

Boland Valuers determined a market related value on 12 April 2017 at an amount of R527,500.00 (FIVE HUNDRED AND TWENTY SEVEN THOUSAND RAND) (VAT excluded) for a similar alienation of the neighbouring property being unregistered Erf 9901 (a portion of Erf 9894) Hermanus (see locality plan attached marked Annexure C). This valuation was also done taking into consideration the size, shape, locality, zoning and proposed use of the property (restrictions imposed). This valuation was determined 3 (THREE) years ago taking into account the market value of erven in that area in 2017. This valuation was approved by Council as a market related price. More than three years have passed since this valuation was obtained.

The first three portions of Erf 9894 were sold to the adjoining owners in 2003 and 2004 at an amount of R300.00/m<sup>2</sup>. The portion

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

in process of being transferred was sold to the adjoining owner at an amount of R2,162.00/m<sup>2</sup> (VAT excluded) after a valuation was done in 2017 on the property size of 244m<sup>2</sup>. The current market value determined by Boland Valuers equates to R3,282.83/m<sup>2</sup> (VAT Excluded), where the market value determined by Pendo Property Valuers equates to approximately R2,525.25/m<sup>2</sup> (VAT Excluded) on the property size of 198m<sup>2</sup>.

Based on the building restrictions imposed on the Property the use of the Property will be very limited and the 15,58 metre building line condition would equate to a 3 metre building line from the existing rear boundary which is even more restrictive than the existing 2 metre rear building line. It must be noted that the Applicant will, if this alienation is approved, apply for a relaxation of the rear building line together with the application for the consolidation and rezoning of the Property. The relaxation of the building line will allow the Applicant to build up to the old property boundary of Erf 3505 Hermanus which will enable the Applicant to add much value to the property which also has an effect on the valuation of the Property.

After the mentioned valuations were done the Applicant made an offer to pay a purchase price of R575,000.00 (FIVE HUNDRED AND SEVENTY FIVE THOUSAND RAND) (VAT excluded) and motivated on two occasions in writing that the similar alienation for the market related value determined by Boland Valuers on 12 April 2017 was for a larger erf being 244m<sup>2</sup> in extent as opposed to the Property being 198m<sup>2</sup> in extent and therefore said that one should consider price per square metre instead of the absolute amount. The Applicant further disputed that the valuation/m<sup>2</sup> obtained for unregistered Erf 9899 (a portion of Erf 9894) Hermanus implies a property inflation rate of 13.9% per annum over the past 3,25-year period. He is opinion that the 13.9% property inflation rate is excessive, arguing that even the municipal valuation expert having used 5% inflation per annum as a fair rate for the past 3 years. For this reason, the Applicant believe that the R650,000.00 (SIX HUNDRED AND FIFTY THOUSAND) (VAT excluded) valuation amount for the Property to be excessive. This was discussed with the Municipality's Valuer who clearly confirm that the smaller a property is, the higher the value per square metre. Thus, if the value is broken down into R/m<sup>2</sup>, the smaller property's value per square metre will be higher than the value of the larger property per square metre.

The valuation of Pendo Property Valuers and the offer from the Applicant can however not be recommended as more than 3 (THREE) years have passed since the 2017 valuation and further

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

as Boland Valuers determined the market related value on 4 September 2020 at an amount of R650,000.00 (SIX HUNDRED AND FIFTY THOUSAND RAND) (VAT excluded) for the alienation of the Property.

Although the Applicant further motivates the lower market value by discussing the COVI-19 pandemic this does not influence the market value as the value of properties in Hermanus have still increased over the past 3 years since the last valuation and further as it will take approximately another 3 years before the Property will be transferred to the Applicant (taking into consideration the Town Planning and other processes still to be complete).

The Administration of Immovable Property Policy is very clear that an amount lower than market value cannot be accepted unless economic or community value is taken into account. The alienation of the Property to the Applicant has no economic or community value to the Municipality or broader community of Hermanus that can be taken into account. The Property Administration Department can also not recommend a purchase price that is lower than the valuation that was obtained in 2017 for a similar property. Lastly, the fact that the Applicant made a higher offer than the valuation he has obtained, might be seen as him also inferring that the Property has a higher value.

- (d) The reasons for preferred direct sale are discussed above and will subsequently be recorded in the minutes.

***Paragraph 28: "All costs pertaining to a transaction shall be borne by the successful bidder/purchaser, e.g. survey, advertisements, valuation, rezoning, relocation or provision of services where necessary, etc. The Municipality may, however, waive its right to claim the costs should it be to its advantage to bear the costs."***

The Applicant will be liable for the costs of the transaction which will include, but not limited to, the application fee, valuation, rezoning, consolidation, Section 14 advertisement and transfer costs.

***Paragraph 29: "Should existing services need to be relocated or secured by means of the registration of a servitude in favour of the Municipality as a result of the alienation of the immovable property, all related costs shall be for the account of the successful bidder/purchaser."***

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

A servitude will have be registered at the cost of the Applicant for the sewerage pipeline that crosses the Property and services the adjoining Erf 10315 Hermanus.

***Paragraph 30: “Small areas of land such as closed roads or portions of public place sold to an adjacent owner must be consolidated with the existing property of the adjacent owner, unless circumstances exists which, in the opinion of the Municipality, make such consolidation undesirable.”***

A condition to this effect will be included in the Deed of Sale.

***Paragraph 32: “Save with prior approval, the immovable property alienated may only be used for the purpose for which it was originally sold and purposes permitted by town planning scheme regulations pertaining to such purposes.”***

A condition to this effect will be included in the Deed of Sale and registered against the title deed of the Property.

***Paragraph 33: “The agreement might contain a suspensive condition in respect of immovable property which is sold subject to approval in terms of land use planning legislation.”***

A suspensive condition will be included in the Deed of Sale that the sale of the Property will be subject to the approvals being obtained for the rezoning and consolidation of the Property as well as the relaxation of the southern boundary line of the consolidated property.

***Paragraph 34: “A 10% deposit of the agreed/tendered purchase price will be due and payable by the purchaser/successful bidder within 10 days of date of request in writing thereof by the Municipality.”***

A condition to this effect will be included in the Deed of Sale.

***Paragraph 35: “Interest on the purchase price, as from date of signature of the deed of sale, must be charged by the Municipality should payment or transfer be delayed due to an action or failure on the part of the successful bidder/ purchaser.”***

A condition to this effect will be included in the Deed of Sale.

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

B: Advertisement/Notification

The necessary advertisement in terms of Section 14 of the MFMA will be published after obtaining this in principle approval and on condition that the Applicant accepts the conditions of sale. The Applicant will be liable for the costs of the Section 14 advertisement.

**Conclusion**

Taking the comments of the internal departments, as well as the above discussion into consideration, it is recommended that the direct alienation of the Property to the Applicant, be approved in principle with the condition that no structures (except for a boundary wall/fence) may be erected on the Property and this condition will be registered against the title deed of the Property and subsequent consolidated property.

Furthermore the Applicant will be liable for all cost involved to affect transfer of the Property in the deeds office. Subsequently the costs will entail, but is not limited to, the application fee, valuation costs, rezoning, consolidation, relaxation of building line, Section 14 advertisement and the transfer and related costs.

**7. Financial Implications**

The Municipality stands to gain a market related purchase price of R650,000.00 (SIX HUNDRED AND FIFTY THOUSAND RAND) (VAT Excluded).

**8. Staff Implications**

None

**9. Comments from other Departments, Divisions and Administrations**

**Senior Manager: Operational Services Hermanus: Mr T Marx – (028) 313 8092 & Manager: Engineering Services: Mr R Andrews – (028) 313 5073**

- “1. There is a sewer line present on the northern boundary of Erf 9899. The application is conditionally supported if the applicant commits to registering a servitude for the municipal sewer.
2. The existing municipal services have to stay intact and can't be compromised. If any of the existing services need to be relocated, it will be done by the applicant's cost and to the satisfaction of the Director: Infrastructure and Planning.
3. The applicant will only utilize the existing roads/accesses and no

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

*additional roads/accesses will be created without the written approval from the Area Management: Hermanus.”*

Comments from Property Administration: The above conditions will be incorporated into the deed of sale as special conditions to the transaction.

**Town Planner: Mr P Roux – (028) 313 8983**

*“Approval from Council dated December 2002 stated that 12<sup>th</sup> Street abutting Erven 3503 and 3504 HVK be subdivided and sold to the adjacent property owners. Condition 4(e) stated that the remainder of the road be offered to the owners of such erven in similar terms which include Erf 9899 HVK. At the time (2002) a 3m building line was to be measured from the original southern erf boundary and not from the new boundary. It is noted that the applicant requests that this be relaxed and that the owner be allowed to build up to the original erf boundary. Proof is further furnished that the road (12<sup>th</sup> Street) has been closed. My comment is therefore the following;*

*Should the owner of Erf 3505, Hermanus (Voëlklip) be allowed to acquire Erf 9899 HVK, the following conditions must apply:*

- *that the necessary prescribed application be submitted for the consolidation and rezoning of Erf 9899 at the cost of the applicant.*
- *that, at the cost of the applicant, a 12,58m servitude be registered from the "new " rear boundary of the consolidated properties that restricts any building or construction on the said portion, other than boundary wall.*
- *that an application be submitted for the relaxation of the southern rear building line from the original boundary (prior to consolidation) be submitted.*
- *Current cost of application (Rezoning – R7387.00, Subdivision – R6263.00, Consolidation of land – R3212.00, Closure of a public place or part thereof – R7387.00, Local Newspaper – R4496.00 and departure to instate a 2m rear building line - R3212.00 (if required).*

*Considering the above mentioned the request to allow a staircase (or garden stairs) over / on Erf 9899 HVK cannot be supported.”*

**Town Planner: Mr S van der Merwe – (028) 313 8983**

*“The main point is that the applicant needs to address the relaxation of the building restriction from 15,58m from the rear boundary of the consolidated property to 12,58m (i.e. the original rear boundary of Erf 3505) in the planning application.”*

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

**Manager: Biodiversity Conservation: Mr T Dry – (028) 316 5620**

*“The proposed property is zoned as Public Open Space Zone 2 and does not form part of the Fernkloof Nature Reserve; however it does border the Fernkloof Nature Reserve. The Environmental Department has no objection with the proposed sale, however the sale or the uses of the property may not encroach on the Fernkloof Nature Reserve as it is a NEMPA protected area. This includes but is not limited to, construction, grading, discharge of any materials removal, cutting or trimming of any material, etc.”*

**Manager: Building Services: Mr L Coetzee – (028) 313 8091**

*“Building Control has no objection to the purchase of land. Any proposed structure on this site will require Building Plan application compliant with all applicable law.”*

**Chief: Fire Safety and Health and Safety: Mr L Smith – (028) 313 8091**

*“The fire department has no objection.”*

**Assistant Chief: Traffic Operations, Admin, Logistic & Fines: Mr X Titus – (028) 316 5614**

*“I went through the application at hand. The application will have no impact on any Traffic related matters.”*

**Manager: Solid Waste: Planning: Mr C Mitchell – (028) 313 5045**

*“No objection from solid waste planning.”*

**Senior Manager: Expenditure and Assets, Mr J Vorster - (028) 313 8046**

*“There is no objection as the application complies with the Administration of Immoveable Property Policy. Unregistered Erf 9899, a portion of Erf 9894 Hermanus is currently reflected in the Fixed Asset Register for Property, Plant and Equipment: Land with a carrying value of R200’000. It forms part of the larger Erf 4771 which is reflected in the Fixed Asset Register with a total carrying value of R4’000’000. The disposal of the erf will have to be accounted for at the selling price in order to remove it from the Fixed Asset Register and to account for the gain / (loss).”*

**10. Annexures**

- Annexure A: Locality Map
- Annexure B: Diagram S.G. No. 4718/2003

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

Annexure C: Locality Map indicating the locality of a similar property alienated

**RECOMMENDATION TO THE COUNCIL:**

1. that the direct alienation of unregistered Erf 9899 (a portion of Erf 9894) Hermanus situated at Eleventh Street in Voëlklip, 198m<sup>2</sup> in extent, to the owner of the adjoining Erf 3505 Hermanus, WL Greeff, at an amount of R650,000.00 (SIX HUNDRED AND FIFTY THOUSAND RAND) (VAT Excluded) be **approved in principle**;
2. that it be noted that the direct alienation is possible as unregistered Erf 9899 (a portion of Erf 9894) Hermanus can be classified as a non-viable property;
3. that, subject to the approval in 1 above, a public participation process be followed at the cost of the Applicant;
4. that it be noted that a condition for the alienation will be that unregistered Erf 9899 (a portion 9901) Hermanus must be consolidated with the adjoining property of WL Greeff, being Erf 3505 Hermanus;
5. that no structures of any kind (excluding a boundary wall or fence) may be erected on unregistered Erf 9899 (a portion of Erf 9894) Hermanus, which condition must be registered against the title deed of the consolidated property;
6. that the alienation of unregistered Erf 9899 (a portion of Erf 9894) Hermanus be subject to a suspensive condition that the Applicant obtains approval for the Town Planning processes, including the relaxation of the southern (rear) building line of the consolidated property from 15.58m to 12.58m;
7. that all the costs pertaining to the transaction, e.g. application cost, valuation cost, rezoning, consolidation, application for relaxation of the southern (rear) building line, transfer and related costs, advertisements, etc. be paid by the Applicant, WL Greeff; and
8. that it be noted that the municipal property herewith envisaged to be alienated is not required for the provision of basic municipal services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

**AGENDA of the  
Portfolio Committee: Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Council Meeting: 25 November 2020)**

---

<b>RESPONSIBLE OFFICIAL:</b>	<b>W MURTZ</b>
<b>TARGET DATE FOR IMPLEMENTATION:</b>	<b>18 DECEMBER 2020</b>
<b>TARGET DATE TO INFORM APPLICANT:</b>	<b>31 DECEMBER 2020</b>
<b>TARGET DATE TO INFORM OBJECTOR:</b>	<b>N/A</b>

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**8.**

**IN PRINCIPLE APPROVAL FOR THE DIRECT ALIENATION OF UNREGISTERED ERF 9899 (A PORTION OF ERF 9894) HERMANUS, SITUATED IN ELEVENTH STREET, VOËLKLIP TO WL GREEFF**

**7/2/3/2**

**A Le Roux**

**Manager: Property Administration**

**6 October 2020**

**(028) 316 - 5623**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON 17 NOVEMBER 2020, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

**RECOMMENDATION TO THE COUNCIL:**

1. that the direct alienation of unregistered Erf 9899 (a portion of Erf 9894) Hermanus situated at Eleventh Street in Voëlklip, 198m<sup>2</sup> in extent, to the owner of the adjoining Erf 3505 Hermanus, WL Greeff, at an amount of R650,000.00 (SIX HUNDRED AND FIFTY THOUSAND RAND) (VAT Excluded) be **approved in principle**;
2. that it be noted that the direct alienation is possible as unregistered Erf 9899 (a portion of Erf 9894) Hermanus can be classified as a non-viable property;
3. that, subject to the approval in 1 above, a public participation process be followed at the cost of the Applicant;
4. that it be noted that a condition for the alienation will be that unregistered Erf 9899 (a portion 9901) Hermanus must be consolidated with the adjoining property of WL Greeff, being Erf 3505 Hermanus;
5. that no structures of any kind (excluding a boundary wall or fence) may be erected on unregistered Erf 9899 (a portion of Erf 9894) Hermanus, which condition must be registered against the title deed of the consolidated property;
6. that the alienation of unregistered Erf 9899 (a portion of Erf 9894) Hermanus be subject to a suspensive condition that the Applicant obtains approval for the Town Planning processes, including the relaxation of the southern (rear) building line of the consolidated property from 15.58m to 12.58m;
7. that all the costs pertaining to the transaction, e.g. application cost, valuation cost, rezoning, consolidation, application for relaxation of the southern (rear) building line, transfer and related costs, advertisements, etc. be paid by the Applicant, WL Greeff; and

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

---

8. that it be noted that the municipal property herewith envisaged to be alienated is not required for the provision of basic municipal services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

**RESPONSIBLE OFFICIAL:**

**W MURTZ**

**TARGET DATE FOR IMPLEMENTATION:**

**18 DECEMBER 2020**

**TARGET DATE TO INFORM APPLICANT:**

**31 DECEMBER 2020**

**TARGET DATE TO INFORM OBJECTOR:**

**N/A**

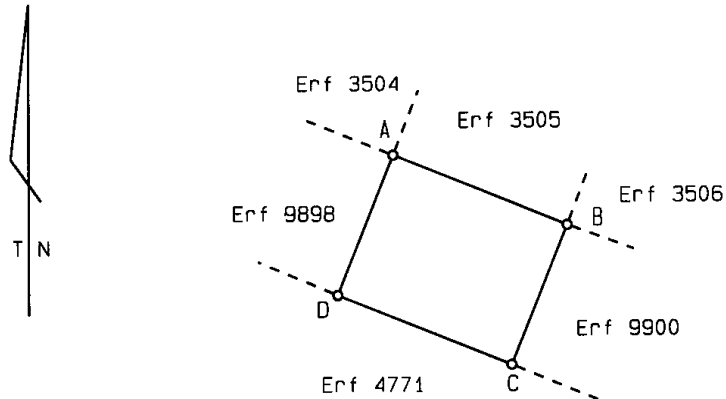


**SPRONK LAND SURVEYORS**

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES			S.G. No.  4721/2003  Approved  <i>T. L. van Dyk</i>  for SURVEYOR- GENERAL 2004-01-14
		Y	System	WG 19° X	
	Constants	+	0,00	+3800 000,00	
AB	15,74	291 50 00	A	- 26 635,76 + 9 577,63	
BC	12,58	21 50 30	B	- 26 650,37 + 9 583,49	
CD	15,74	111 50 00	C	- 26 645,69 + 9 595,17	
DA	12,58	201 50 30	D	- 26 631,08 + 9 589,31	
		2163	⊕	- 26 108,15 + 9 210,40	
		2263	⊕	- 26 294,79 + 9 285,25	

Description of Beacons

A South eastern corner of wall  
B, C, D 12mm Iron peg



Scale 1 500

The figure A B C D

represents 198 square metres of land being  
Erf 9899 ( a portion of Erf 9894 ) , Hermanus  
situate in the Overstrand Municipality

Administrative District of Caledon  
Province of Western Cape

Surveyed in July 2003 by me

*L. A. van Dyk*  
L A VAN DYK PLS 1069  
Professional Land Surveyor

EXEMPT FROM PROVISIONS OF ACT  
70 OF 1970  
SECTION 1(a)

APPROVED IN TERMS OF SECT. 25  
OF ORD. 15/1985  
REF. 16/3/4/2  
DATE 4 August 2003

This diagram is annexed to No. d d i f o Registrar of Deeds	The original diagram is S G No 4718/2003 Transfer Grant	File S/2479/102 S R E 2147/2003 G P Comp AI-3DA/Y22- AINW-1263(M3811) LPI C0130013
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ERF 9899 HERMANUS

ANNEXURE C

