

7.9 PROPOSED ALIENATION OF ERF 11277, ENSLIN STREET, PAARL FOR RESIDENTIAL PURPOSES
VOORGESTELDE VERVREEMDING VAN ERF 11277, ENSLIN STRAAT, PAARL VIR RESIDENSIËLE DOELEINDES
ISINDULULO SOKUPHEPHELA KWISIZA 11277 E ENSLIN STREET E PAARL KUSENZELWA IZINDLU ZOKUHLALA

### UNANIMOUSLY RESOLVED

1. that in terms of Section 14 of the Municipal Finance Management Act approval **in principle** be granted for the alienation of Erf 11277, Paarl and the relevant portion of the High Level Road as indicated on the plan attached to the departmental report, for low density residential development purposes, at a market related reserve price to be determined by independent valuation, via public auction process, subject to the normal conditions of sale, and the following further conditions:-
  - 1.1 that the property only be utilised for low density residential purposes in terms of the Spatial Development Framework;
  - 1.2 that the purchaser be responsible for all costs e.g. survey, rezoning, subdivision, consolidation, advertisement, relocation of services, required studies (if any) and any other costs related to the development;
  - 1.3 all statutory requirements for development must be met by the purchaser at own cost;
  - 1.4 any required relocation or upgrading of existing services or installation of new services will be at the cost of the successful bidder and must be done in consultation with the Directorate: Infrastructure Services;
  - 1.5 the developer will not have an automatic choice to manage water and electricity reticulation within the property. A report regarding this must be submitted to Council who will then decide whether such a reticulation service can be rendered by the Developer/HOA.
  - 1.6 the development of the properties must commence and be completed within the time frames as will be specified in the auction conditions;
  - 1.7 a reversionary clause shall be applicable to the subject properties should the purchaser fail to develop the properties as per the conditions set out in the auction conditions or should the purchaser intend to sell the undeveloped land or a portion thereof or intend to use the properties for any other purpose other than specified in the transaction conditions;
  - 1.8 a suspensive condition shall be applicable with respect to the approval of land use rights and approvals in terms of

other legislation and the municipality may add additional suspensive conditions in respect of any other matter it deems appropriate;

- 1.9 that the transaction be subject to all conditions as specified in the auction conditions and additional requirements as determined by the technical departments;
2. that an independent valuation be obtained to determine the reserve price for the subject properties;
3. that all administrative and legal requirements be adhered to; and
1. that the applicant be informed accordingly.

<b>Meeting: Council – 09/12/2016</b> <b>Ref No: 15/4/1 (11277)P</b> <b>Coll Nr: 1161061</b>		<b>Submitted by Directorate: Corporate Service</b> <b>Author/s: N Marais</b> <b>Referred from: EM&amp;MC 21/09/2016</b>	
<u>PAR:</u> 1-4	<u>ACTION:</u> Implement decision	<u>RESPONSIBLE DEPT:</u> Corporate Services (Property)	<u>DUE DATE:</u>