



INFORMATION STATEMENT

PROPOSED CLOSURE AND SALE OF CITY'S IMMOVABLE PROPERTIES

In accordance with Sections 4 of the By-Law relating to the Management and Administration of the City of Cape Town's Immovable Property (promulgated 11/12/2015), the Management of Certain of the City of Cape Town's Immovable Property Policy (adopted by Council on 26 August 2010 C54/08/10) Section 11.5 and Chapter 2 of the Municipal Asset Transfer Regulations (2008), the City of Cape Town is considering the closure and the sale of the following City-owned properties. (This is not a tender advert).

CLOSURE AND SALE						
Erf/ Farm Number	Allotment	Street and Suburb	Extent (±M²)	Current Zoning	Estimated Market Value (ex VAT)	City Official
4283	Klein Vlei	70 Liguster Street Forest Heights	346	Open Space 2	R450 000.00	Keanon Van der Walt 021 400 1809 Keanon.VanDerWalt@capetown.gov.za
4284	Klein Vlei	72 Liguster Street Forest Heights	351	Open Space 2	R450 000.00	Keanon Van der Walt 021 400 1809 Keanon.VanDerWalt@capetown.gov.za
2494-RE	Oranjezicht	1A Summerseat Close Gardens	1 294	General Residential 2, with Public Place Status	R15 000 000.00	Amanda Okuhle Fono 021 444 3446 AmandaOkuhle.Fono@capetown.gov.za

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 asset to be transferred or disposed and the method of valuation used to determine that valuation

The market valuation carried out by Property Transactions Valuations branch using comparable sales method, estimate 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 or 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 disposal

The City will be converting an underutilised capital asset into rateable properties. The City will be catalysing underutilised capital assets 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 normal costs related to the advertisements will be incurred by the City. 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 2 October 2026 to 3 November 2026.

Further particulars in this regard may be inspected during normal weekday office hours (08:00-15:00) at the 13th Floor, Property Transactions, Civic Centre, 12 Hertzog Boulevard, Cape Town by appointment only.

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

- Online: www.capetown.gov.za/haveyoursay
- Post: Property Transactions, 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. Contact the following persons:

For general public participation, contact:

Anathi Dywili on (021) 400 9825 or e-mail at Anathi.dywili@capetown.gov.za

For disadvantaged groups, contact:

Anathi Dywili on (021) 400 9825 or e-mail at Anathi.dywili@capetown.gov.za

Direct enquiries to the relevant official reflected on the table above.

LUNGELO MBANDAZAYO
CITY MANAGER