



INFORMATION STATEMENT

PROPOSED SALE OF CITY'S IMMOVABLE PROPERTIES

In accordance with Section 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						
Erf/ Farm Number	Allotment	Street and Suburb	Extent (±M ²)	Zoning	Estimated Market Value (ex VAT)	City Official
6523 (Improved)	Goodwood	50 Mc Donald Street, Goodwood Estate	998	Transport 2: Public Road and Public Parking	R2 000 000.00	Amanda Okuhle Fono 021 444 3446 AmandaOkuhle.Fono@capetown.gov.za
3493	Delft	1 Delft Main Road, Roosendal	3 549	Limited Use	R160 000.00	Amanda Okuhle Fono 021 444 3446 AmandaOkuhle.Fono@capetown.gov.za
78042	Cape Town	26 Gull Road, Southfield	1 793	Residential 1: Conventiona l Housing	R3 850 000.00	Amanda Okuhle Fono 021 444 3446 AmandaOkuhle.Fono@capetown.gov.za
3117	Durbanville	1 Jasmin Road, Wellway Park East	1 095	Residential 1: Conventiona l Housing	R2 200 000.00	Lakynn Filand 021 400 9365 Lakynn.Filand@capetown.gov.za
2920	Delft	86 Roosendaal Road, Roosendal	454	General Business	R450 000.00	Lakynn Filand 021 400 9365 Lakynn.Filand@capetown.gov.za
148	Vredehoek	7 Maynard Street, Gardens	376	Mixed Use 2	R4 500 000.00	Brendan Mentor 021 400 6175 Brendan.Mentor@capetown.gov.za
147137 (unregister ed Ptn of Erf 1475856)	Cape Town	42 St Simon Street, Lavender Hill	993	General Business 1	R600 000.00	Brendan Mentor 021 400 6175 Brendan.Mentor@capetown.gov.za
54026	Cape Town	39 Harfield Road, Claremont	375	Transport 2: Public Road and Public Parking	R3 100 000.00	Brendan Mentor 021 400 6175 Brendan.Mentor@capetown.gov.za
54927	Cape Town	37 Harfield Road, Claremont	344	General Residential 2 and Transport 2: Public Road and Public Parking	R3 400 000.00	Brendan Mentor 021 400 6175 Brendan.Mentor@capetown.gov.za
45458	Mitchells Plain	100 Samantha Street, Lentegeur	2 175	General Business 1	R1 850 000.00	Cameron White 021 400 1767 Cameron.White@capetown.gov.za
3187	Hout Bay	16 Mount Rhodes Drive, Hout Bay	2097	Residential 1: Conventiona l Housing	R3 400 000.00	Cameron White 021 400 1767 Cameron.White@capetown.gov.za
Portion of 3188	Hout Bay	14 Mount Rhodes Drive, Hout Bay	2052	Residential 1: Conventiona l Housing	R3 000 000.00	Cameron White 021 400 1767 Cameron.White@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 underutilised capital assets 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 (30 days).

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