



**MINUTES OF AN ORDINARY MEETING OF THE SWARTLAND MUNICIPAL COUNCIL HELD  
IN THE BOARDROOM ON FRIDAY, 31 MAY 2024 AT 10:00**

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**PRESENT:**

Speaker, Ald M A Rangasamy  
Executive Mayor, Ald J H Cleophas  
Executive Deputy Mayor, Cllr J M de Beer

**COUNCIL MEMBERS:**

Bess, D G (DA)	Pieters, C (ANC)
Fortuin, C (ANC)	Pypers, D C (DA)
Gaika, M F (EFF)	Smit, N (DA)
Jooste, R J (DA)	Soldaka, P E (ANC)
Le Minnie, I S (DA)	Van Essen, T (DA)
Nel, M (DA)	Vermeulen, G (VF+)
Ngozi, M (ANC)	Warnick, A K (DA)
O'Kennedy, E C (DA)	White, G E (PA)
Papier, J R (Good)	Williams, A M (DA)
Penxa, B J (ANC)	

Officials:

Municipal Manager, Mr J J Scholtz  
Director: Protection Services, Mr P A C Humphreys  
Director: Civil Engineering Services, Mr L D Zikmann  
Director: Electrical Engineering Services, Mr T Möller  
Director: Financial Services, Mr M A C Bolton  
Director: Corporate Services, Ms M S Terblanche  
Director: Development Services, Ms J S Krieger  
Manager: Secretariat and Records, Ms N Brand

**1. OPENING**

The Speaker welcomed the Executive Mayor, alderdames, aldermen, councillors, officials and members of the public to the meeting of the Municipal Council in the new Council Chambers. A special word of welcome is extended to Minister Anton Bredell, Alderdame Maudé Goliath and Councillor Patricia Solomons who have been invited to the inauguration of the new Council Chamber.

Pastor Johnny Philander opened the meeting with scripture reading and prayer at the invitation of the Speaker.

The Speaker conveyed his thanks to officials by name, including K Jacobs, S Willemse, H Papier and O Fransman, who were involved in the drafting of the documents to the Council in various ways.

The Speaker conveyed his congratulations to councillors who have commemorated their birthday lately.

**2. LEAVE OF ABSENCE**

Leave of absence is granted to Cllrs A M Booysen and P E Soldaka.

### **3. DEPUTATIONS/DECLARATIONS AND COMMUNICATIONS/SUBMISSIONS**

The Municipal Manager gave background to the establishment of the new Council Chambers with the purchase of the former Standard Bank building.

The Municipal Manager expressed his confidence that the decisions that will be made in the Council Chambers will be based on the following values:

Insight ♦ Wisdom ♦ Credibility ♦ Integrity.

### **4. MINUTES FOR CONFIRMATION**

#### **4.1 MINUTES OF AN ORDINARY COUNCIL MEETING HELD ON 30 APRIL 2024**

##### **RESOLUTION**

(proposed by Cllr A K Warnick, seconded by Cllr B J Penxa)

That the minutes of an Ordinary Council meeting held on 30 April 2024 be approved and signed by the Speaker.

### **5. REPORTING REGARDING DELEGATED DECISION-MAKING BY THE EXECUTIVE MAYOR**

##### **RESOLUTION**

That note be taken of the Executive Mayor's decisions in terms of his delegated power, as contained in the minutes below:

#### **5.1 MINUTES OF AN ORDINARY MEETING OF THE EXECUTIVE MAYORAL COMMITTEE HELD ON 17 APRIL 2024**

read together with

#### **MINUTES OF PORTFOLIO COMMITTEE MEETINGS HELD ON 10 APRIL 2024**

### **6. REPORTING REGARDING DELEGATED DECISION-MAKING BY THE MUNICIPAL MANAGER**

##### **RESOLUTION**

That notice be taken of the Municipal Manager's decisions in terms of delegated authority, as contained in the minutes below:

#### **6.1 MINUTES OF A MEETING OF THE BID ADJUDICATION COMMITTEE HELD ON 18 APRIL 2024**

### **7. MATTERS ARISING FROM MINUTES**

None.

### **8. MATTERS FOR CONSIDERATION**

#### **8.1 2024 AMENDED INTEGRATED DEVELOPMENT PLAN (IDP) AND AREA PLANS (2/1/4/4/1)**

The Integrated Development Plan (IDP) of a municipality serves as the main strategic plan dealing with the most critical development needs in the municipal area (external focus), as well as the most critical management needs of the organisation (internal focus).

The review of the IDP and associated process is governed by several legislative requirements. Changes are necessitated by the adoption of new strategies, statistics received from STASSA and updated budget figures.

[The Speaker gave opportunity, at the request of Cllr B J Penxa, for a two-minute caucus by the ANC representation.]

8.1/...

Cllr Penxa, on behalf of the ANC, expressed his appreciation for the progress being made in wards and acknowledges the IDP and Area Plans. However, the ANC representatives are concerned about the high electricity tariffs.

The Speaker mentioned that the matters, also on an inquiry from Cllr J R Papier, will not be discussed as councillors, from the presentation of the draft IDP and Area Plans in March and during the public participation process, had an opportunity to comment.

The Speaker puts the matter to a vote and the approval of the 2024 Amended IDP and Area Plans (in the absence of two (2) councillors) is decided with 13 councillors in favour thereof, two (2) councillors against it and six (6) councillors abstaining from vote.

### **RESOLUTION**

(proposed by Ald J H Cleophas, seconded by Cllr N Smit)

- (a) That the 2024 Amended Integrated Development Plan (IDP) for the Swartland municipal area, as well as the five Area Plans for 2024/2025, be approved in terms of Chapter 5 of the Municipal Systems Act No 32 of 2000;
- (b) That the comments and inputs received during April 2024 (including the SIME comments) be dealt with in accordance with **ANNEXURES 2 and 3**;
- (c) That the legal process, as prescribed in the Municipal Systems Act No 32 of 2000, Municipal Finance Management Act No 56 of 2003 and the Municipal Budget and Reporting Regulations, 2009, be completed.

### **8.2 APPROVAL OF THE FINAL MULTI YEAR CAPITAL AND OPERATING BUDGETS, FINAL BUDGET AND RELATED POLICIES, PROPERTY RATES, TARIFFS AND OTHER CHARGES FOR 2024/2025; 2025/2026 AND 2026/2027 (5/1/1/1, 5/1/1/2 – 2024/2025, 5/1/4)**

The Speaker gave the Executive Mayor, Ald J H Cleophas, an opportunity to deliver his third State of the Municipal Address as Executive Mayor of the Swartland Municipal Council (see attached for the sake of completeness).

The Executive Mayor highlighted the initiatives undertaken during the 2023/2024 financial year to address the well-being of communities and to promote economic growth. Furthermore, the projects that have been implemented to ensure sustainable basic service delivery, as well as the new projects that will be implemented over the multi-year budget, amongst others, completion of the new swimming pool at the Alfa Street Sports Grounds, a multi-purpose centre for Kalbaskraal, the online purchases of electricity and the upgrading of streets to the amount of R80 million.

The Executive Mayor further mentioned the initiatives undertaken to improve communication with the Municipality's clients and confirmed that the municipal Facebook already has 40 500 followers.

The Executive Mayor, referring to Section 23 of the Local Government: Municipal Finance Management Act, Act 56 of 2003 (MFMA), confirmed that careful consideration has been given to the inputs received during the public participation process.

The Executive Mayor gave an overview of the multi-year capital and operating budget and final rates and confirmed, despite no public input being received on the proposed rates, that a decision has been made to reduce the tax rate by 10%.

The approval of/...

8.2/...

The approval of the multi-year capital and operating budgets, amended budget-related policies, levying of property tax, rates and other levies for 2024/2025, 2025/2026 and 2026/2027 is put to a vote and is decided (in the absence of two (2) councillors) with 13 councillors in favour and eight (8) councillors abstaining from vote.

#### **RESOLUTION**

(proposed by Ald J H Cleophas, seconded by Cllr A K Warnick)

- (a) That consideration be given to the inputs received from the public with due regard to the technical considerations amplified at the Budget Steering Committee meeting of 16 May 2024, which dealt with the fact that both the operational and capital budgets are stretched to the limit as the Municipality placed emphasis on meeting urgent needs like basic services and housing and thereby demonstrating the Executive Mayor's dedication to enhancing the well-being of disadvantaged communities, without placing an additional burden on the paying public (**Annexure E, Inputs received on Draft Budget**);
- (b) That council note that the Executive Mayor directed that the draft residential tax rate be reduced further to be 10% lower, to R0.005360, notwithstanding that no public representations were received, in a bid to reduce the impact of increased property valuations occasioned by the new general valuation to be implemented on 1 July 2024;
- (c) That council resolves as per the detailed responses to the public representations found in (**Annexure E, Inputs received on Draft Budget**) and that the administration feedback same to the various input-stakeholders;
- (d) That cognisance be taken of the inputs received from Provincial Treasury (SIME report) (**Annexure E, Inputs received on Draft Budget**);
- (e) That council takes note that the costs as envisaged by Section 19 (2)(a)(b) were derived after consultation with the respective director(s), who has confirmed the costs as per (**Annexure A: 2024/2025 – 2026/2027 Final Budget and Tariff File**) and consider same;
- (f) That council prior to approving the capital projects above R50 million as listed in (**Annexure B: 2024/2025 – 2026/2027 Capital Projects ito Sec 19**), first consider the projected operational cost covering all financial years until the project is operational and the future operational costs and revenue on the project, including municipal tax and tariff implications;
- (g) That council deemed it appropriate to consider the entire capital program excluding the 4 contractually combined projects above R50 million as the aforementioned capital program's operational cost, inclusive of future costs will be covered by the rates regime and the normal cost centres found in the operational budget;
- (h) That the future capital budgets from year 3 be limited to 17% of the operating budget (based on NT's norm for *Capital Expenditure to Total Expenditure* that is between 10% to 20%) because of the upward pressure it has on the operating budget and the affordability of tariffs;
- (i) That council considers the funding sources linked to council's capital program and take note that these funding sources are available and have not been committed for other purposes;

Table/...

8.2(i)/...

FINANCING SOURCES	Final Budget 2024/2025	Final Budget 2025/2026	Final Budget 2026/2027
Capital Replacement Reserve (CRR)	R 93 535 241	R 115 676 861	R 116 891 897
External Loans	R 36 950 588	R 3 000 000	R -
Municipal Infrastructure Grant (MIG)	R 29 332 000	R 25 343 000	R 27 225 000
Integrated National Electrification Programme (INEP)	R 22 818 000	R 23 100 000	R 20 868 000
WCED (Private Funding)	R 19 033 109	R -	R -
Dept. of Infrastructure	R 174 289 166	R 49 520 000	R 33 000 000
Dept. Cultural Affairs and Sport	R 484 783	R -	R -
Community Safety Grant	R 34 783	R -	R -
<b>GRAND TOTAL</b>	<b>R 376 477 670</b>	<b>R 216 639 861</b>	<b>R 197 984 897</b>

- (j) That council approves the capital projects as part of its consolidated capital program as per **(Annexure A: 2024/2025 – 2026/2027 Final Budget and Tariff File)**;
- (k) That council in-principle approves the raising of an external loan to the amount of R40 million for the new 2024/25 MTREF for the partial financing of the following capital projects: 132/11kV Eskom Schoonspruit Substation (R29 million) and the Development of Highlands New Landfill site Cell (R11 million), by means of testing the market as envisaged by MFMA section 46, requesting tenders from the financial institutions;
- (l) That the final high-level multi-year Capital and Operating budgets in respect of the **2024/2025 – 2026/2027** financial years, be approved as final, in accordance with sections 16, 17 and 19 of the MFMA;

	Original Budget 2023/24	Adjustments Budget 2023/24	Final Budget 2024/25	Final Budget 2025/26	Final Budget 2026/27
Capital budget	209 052 395	248 689 919	376 477 670	216 639 861	197 984 897
Operating Expenditure	1 071 330 062	1 071 352 206	1 189 045 715	1 434 463 775	1 584 420 812
Operating Revenue	1 192 485 181	1 252 422 713	1 458 996 892	1 535 862 828	1 666 597 277
<b>Budgeted (Surplus)/ Deficit</b>	<b>(121 155 119)</b>	<b>(181 070 507)</b>	<b>(269 951 177)</b>	<b>(101 399 053)</b>	<b>(82 176 465)</b>
Less: Capital Grants & Contributions	107 386 943	119 908 999	246 062 275	97 963 000	81 093 000
<b>(Surplus)/ Deficit</b>	<b>(13 768 176)</b>	<b>(61 161 508)</b>	<b>(23 888 902)</b>	<b>(3 436 053)</b>	<b>(1 083 465)</b>

- (m) That council approves the notice given in terms of section 14(1) and (2) of the Local Government: Municipal Property Rates Act, 2004, to levy the final property tax rates, exemptions and rebates on property reflected in the schedule below and in the property rates policy for the 2024/25 financial year with effect from 1 July 2024;

Table/...

8.2(m)/...

Category of property	Rate ratio	Tax Rate
Residential properties	1: 1	R0.005360
Business and Commercial properties	1: 1,6360	R0.008769
Industrial properties	1: 1,6360	R0.008769
Agricultural properties	1: 0,25	R0.001340
Mining properties	1: 1,6360	R0.008769
Public Service Infrastructure	1: 0,25	R0.001340
Properties owned by an organ of state and used for public service purposes	1: 1,6360	R0.008769
Public Benefit Organizations	1: 0	R0.00
Vacant properties	1: 1,4966	R0.008022
Municipal properties	1: 0	R0.00
Conservation Areas	1: 0	R0.00
Protected Areas	1: 0	R0.00
National Monuments	1: 0	R0.00
Informal Settlements	1: 0	R0.00

#### Exemptions and Reductions

- **Residential Properties:** For all residential properties, the municipality will not levy a rate on the first R15 000 of the property's market value. The R15 000 is the statutory impermissible tax as per section 17(1)(h) of the Municipal Property Rates Act.

#### Rebates in respect of a category of owners of property are as follows:

- **Indigent owners:** 100 per cent rebate will be granted to registered indigents in terms of the Indigent Policy to a maximum valuation of R105 000;
- **Qualifying senior citizens and disabled persons:** A rebate to an amount equal to the rates payable on the first amount of the valuation of such property to a limit of R300 000.

**NB:** Please refer to the municipality's property rates policy in respect of all rebates offered.

- (n) That council approve the final tariff structures and charges for water, refuse removal, sewerage and other sundry charges as set out in **(Annexure A: 2024/2025 – 2026/2027 Final Budget and Tariff File)**;
- (o) That council approve the electricity tariffs for the 2024/2025 financial year, based on the revenue requirement supported in the cost of supply study;
- (p) That the annual budget tables as required by the Budget and Reporting Regulations be approved as set out in **(Annexure C: Budget Report and A-Schedules 2024/2025 – 2026/2027)**;
- (q) That the **amendments** to the budget and related policies as set out in **(Annexure D: Final Amended Budget & Related Policies 2024/2025)** hereto, be approved as final;
- (r) That Council takes note that the municipality's DORA allocations was reduced by R39.267 million over the new MTREF;
- (s)/...

8.2/...

- (s) That the expansion of the fleet by means of adding a new 8-10 Seater Bus for the Reaction/LEAP unit, be restricted for usage only within the Swartland municipal boundary (WC015) due to council already financing R14 million of the operating cost over and above the grant allocation from 2022/2023;
- (t) That the training budget limited to **0,50%** of the salary budget for the 2024/2025 financial year be approved as final;
- (u) That Council takes note of the increases of the directors that are contractually linked to the other personnel, which is negotiated and determined at a national level:
- In respect of all personnel, an increase of **5.2%** for 2024/2025; **5%** for 2025/2026 and **5%** for the 2026/2027 financial years, excluding the increase in other benefits that are applicable and the annual 2.415% notch increase where applicable;
  - All salary adjustments are adequately budgeted for;
  - Provision has been made for a **3%** increase for political office bearers which is within the mid band of the inflation targets set by the South African Reserve Bank (SARB).
- (v) That Council takes note of the budgeted operating surpluses and that the budget is “cash-funded” as a result of cash reserves in table A8, the total expenditure growth of **11%** from the current to the new financial year and the revenue streams with growth in revenue of **16.5% (7.1% excluding capital grant income)** for the MTREF period as well as the cash flow statement as per **(A-schedule A7)** for the next three financial years;
- the budgeted risk factor for cash coverage for operating expenses are **6.3 months** for 2024/25, **5.3 months** for 2025/26 and **8.4 months** for the 2026/27 financial year (this can materially be impacted but not possible to determine scientifically at this stage);
  - over the next three financial years the planning is such that net operating surpluses are envisaged for 2024/25 to an amount of **R 23 888 902**, for 2025/26 an amount of **R 3 436 053** and for 2026/27 an amount of **R 1 083 465 (excluding capital grant income)**, which is well below the NT guideline of at least a surplus of 7.5%.
- (w) That the Director: Financial Services adhere to the requirements of the Budget Circulars and Budget Reforms in the context of the reporting requirements to Provincial and National Treasury;
- (x) That Council take note that the budget was prepared in the new mSCOA Version 6.8 as required by National Treasury.

[Note: That, for purposes of completeness and implementation, the English-language version of the decision will be relied upon.]

### **8.3 DETERMINATION OF DEVELOPMENT CHARGE FOR 2024/2025 (15/1/B)**

A development contribution is calculated as a pro rata contribution to the actual capital cost of bulk and related infrastructure to provide a particular development of engineering services.

The growth model and master plan of each service are used to determine future infrastructure requirements in order to meet future development needs.

The proposed development contributions for 2024/2025 have been circulated on the agenda and are being put to a vote by the Speaker. Its approval is decided (in the absence of two (2) councillors) with 13 councillors in favour and the rest of the councillors abstaining from vote.

**RESOLUTION**

(proposed by Cllr D G Bess, seconded by Ald T van Essen)

- (a) The attached Development Charges for the 2024/2025 financial year be approved:
- “Greenfields” Development Charges for bulk electricity – (Annexure “A”).
  - “Brownfields” Development Charges for electricity – Swartland Municipal Area (Annexure “B”).
  - Development Charges for water – (Annexure “C”).
  - Development Charges for sewerage - (Annexure “D”).
  - Development Charges for roads - (Annexure “E”).
- (b) A rebate of 55% be approved regarding development charges in respect of the 2024/2025 financial year as an incentive to promote development and attract investors;
- (c) Developers have to enter into an agreement with the Municipality regarding the payment of charges in terms of the existing policies;
- (d) Actual Cost of Development Charges will apply to all developments, as determined and calculated by the Directors of Infrastructure/Civil Engineering Services and Electrical Engineering Services.

**8.4 ADOPTION OF THE CREDIT CONTROL AND DEBT COLLECTION BY-LAW (1/1; 1/1/3/16)**

On 30 April 2024, the Council adopted the draft Credit Control and Debt Collection By-law in principle to provide an opportunity for a public participation.

No input/comment on the by-law was received by the deadline of 15 May 2024.

The Speaker puts the matter to a vote and the adoption of the Credit Control and Debt Collection By-law is decided (in the absence of two (2) councillors) with 13 councillors in favour and the rest of the councillors abstaining from vote.

**RESOLUTION**

(proposed by Cllr I S le Minnie, seconded by Cllr E C O'Kennedy)

- (a) That the Swartland Municipality: Credit Control and Debt Collection By-law be adopted by Council and promulgated in the Provincial Gazette to take effect on 1 July 2024;
- (b) That fines for offences of the by-law be determined by the Department of Justice.

**8.5 AMENDMENTS TO PREFERENTIAL PROCUREMENT POLICY (8/1/B/1)**

The Preferential Procurement Policy has been revised in terms of the new Preferential Procurement Regulations, 2022 which came into effect on 16 January 2023.

**RESOLUTION**

(proposed by Cllr N Smit, seconded by Cllr A K Warnick)

That the proposed amendments to the Municipality's Preferential Procurement Policy, as presented in Appendix B, be approved by Council with immediate effect.



## **8.6 REVISION OF SYSTEM OF DELEGATIONS (2/5/1; 2/5/2)**

Section 59 of the Municipal Systems Act stipulates that a Council must develop and maintain a system of delegations that will optimise administrative and operational efficiency and provide for adequate checks and balances.

The annexes to the agenda comprise the third revision of the System of Delegations adopted by the Council on 16 November 2021.

### **RESOLUTION**

(proposed by Cllr D C Pypers, seconded by Cllr R Jooste)

- (a) That amendments to Council's System of Delegation (3<sup>rd</sup> Revision) be approved as follows:
  - as per Annexure C, with effect from 1 July 2024, to replace the delegations as per Annexure B; and
  - as per Annexure D, with immediate effect
- (b) That cognizance be taken of the amendments to the delegation systems of the Executive Mayor (as per Annexure A) and Chief Financial Officer (as per Annexures E and F, with effect from 1 July 2024) be noted;
- (c) That cognizance be taken that no amendments were effected to the Section 53 Role Demarcation of political structures, political office bearers and the Municipal Manager, which document forms part of the System of Delegation.

## **8.7 REPRESENTATION ON COUNCIL'S COMMITTEES: CLLR G E WHITE (3/2)**

Cllr G E White was elected to the municipal council by way of a by-election with effect from 25 April 2024 and must be appointed to a Portfolio Committee.

### **RESOLUTION**

(proposed by Cllr A K Warnick, seconded by Cllr A M Williams)

That cllr G E White be appointed to the following committees with immediate effect:

- Protection Services Portfolio Committee

## **8.8 PROPOSED LONG TERM LEASING OF IMMOVABLE PROPERTY LOCATED AT ERVEN 41 EN 43, MOORREESBURG (FORMER KOMMANDO BUILDING) TO THE IMIBALA TRUST (15/4/6)**

Swartland Municipality is the owner of the building located on Erven 41 and 43, Moorreesburg (known as the Commando Building), size 5400 m<sup>2</sup>. The building has been leased over the years as a multi-purpose centre, most recently, to Sinethemba. Last mentioned's lease agreement expired on 30 April 2024.

Earlier in the year, The Imibala Trust expressed interest in establishing a skills development centre for underprivileged school-going youth in Moorreesburg. The Administration was instructed to investigate the future use of the former Commando Building and an on-site inspection was undertaken with The Imibala Trust to test last mentioned's interest in the building.

### **RESOLUTION**

(proposed by Cllr D C Pypers, seconded by Cllr M Nel)

- (a) That in principle approval be granted for the right to use, control and manage the following capital asset, and consequently the out of hand lease of the asset to The Imibala Trust under a notarial lease agreement for a period of twenty (20) years, from a date yet to be determined:
  - Erf 41 and Erf 43, located in 6 Main Road, Moorreesburg;
- (b) That the competitive processes be dispensed with in this instance, and the lease be finalised by means of direct negotiation, for the following reasons:

8.8(b)/...

- There is a great need for a youth development facility as the one proposed, and although there are many NGO's functioning within the Swartland, there are very seldom organizations with both the financial means and structures in place to successfully develop and manage such a facility;
  - The applicant has a proven track record of successfully running similar facilities and the direct leasing of the subject property will definitely be to the benefit of the community at large;
  - The proposed facility would be ideally located where the needs and desires are and will be within walking distance to beneficiaries in the surrounding area;
- (c) That a subsidized rental of R120.00 (VAT excluded) per annum be approved, with due regard of the assessment in terms of Regulation 13(2) as addressed in the report;
- (d) That the proposed transaction be advertised for objections and/or counter offers;
- (e) That authorization be given as follows:
- (i) to the Executive Mayoral Committee to deal with any objections and/or counter offers that may be forthcoming regarding the proposed long term and out of hand leasing of the property;
  - (ii) to the Director: Corporate Services to finalise the terms and conditions of lease.

#### **8.9 PROPOSED ALIENATION OF BUSINESS SITE (ERF 11793, PORTION OF ERF 11654) IN MALMESBURY (12/2/4/2-8/5)**

Swartland Municipality is the registered owner of Erf 11793 (part of Erf 11654), size 658 m<sup>2</sup>, located on Alfa Street and zoned as Business Zone 2: Neighbourhood Affairs.

The purpose of this zone is to provide for low-intensity commercial and mixed-use development that will meet the local neighbourhood's needs for consumer goods and personal services.

Interest was shown in the property, and it was proposed that Erf 11793, Malmesbury be offered for alienation by way of a public tender.

#### **RESOLUTION**

(proposed by Cllr T van Essen, seconded by Cllr J M de Beer)

- (a) That in-principle approval be granted by Council in terms of Section 14 of the Municipal Finance Management Act, 2003 and the By-law and Policy relating to the Transfer of Municipal Assets for financial offers to be called by means of public tenders for the disposal of the following vacant immovable property in Malmesbury, zoned Business Zone 2: Neighbourhood Business:
- Erf 11793 (portion Erf 11654), Alfa Street, Malmesbury (658 m<sup>2</sup> in extent);
- (b) That cognizance be taken that the property to be sold has at no stage been earmarked for the provision of a minimum or any other level of basic municipal services;
- (c) That the reserve price (VAT exclusive) for the property be determined as follows, which reserve price is considered by Council to fairly represent the market value of same:
- Erf 11793 R125 000,00;
- (d) That the purchaser, in addition to the purchase price, shall be responsible for all costs ancillary and incidental to this transaction;
- (e) That the proposed transaction be advertised in the media for public comments and/or potential objections;
- (f)/...

8.9/...

- (f) That authorization be given as follows:
- (i) to the Executive Mayoral Committee to
    - to deal with any comments and/or objections received in respect of the proposed transaction and
    - to finalise a decision regarding the transfer of the asset after all applicable Supply Chain and other legal prescripts have been complied with;
  - (ii) to the Director: Corporate Services to finalise the conditions of sale for tender purposes with all the relevant internal role-players;
- (g) That approval be granted that should the property remain unsold after the competitive process, it be sold out-of-hand on a 'first come first serve' basis at the reserve price or higher, provided that the reserve price corresponds with fair market value (based on the municipal valuation of the property when alienation takes place), and provided further that the same suspensive conditions to be included in the deed of sale, shall apply to such transaction.

**SIGNED:**  
**SPEAKER:**