

STEVE TSHWETE LOCAL MUNICIPALITY

AGENDA

OF THE

SPECIAL COUNCIL

MEETING

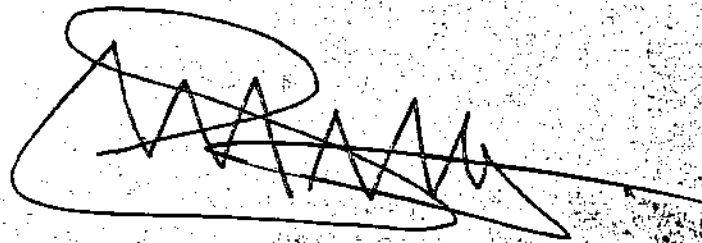
DATE - 31 OCTOBER 2013

TIME - 17:30



STEVE TSHWETE LOCAL MUNICIPALITY

NOTICE IS HEREBY GIVEN THAT A SPECIAL COUNCIL MEETING WILL BE HELD IN THE COUNCIL CHAMBER, MUNICIPAL BUILDINGS, MIDDELBURG ON THURSDAY, 31 OCTOBER 2013, AT 17:30



MUNICIPAL MANAGER

AGENDA

- 1 OPENING
- 2 APPLICATION FOR LEAVE OF ABSENCE
- 3 DISCLOSURE OF INTEREST
- 4 REPORT OF EXECUTIVE MAYOR
 - 4.1 SEE ATTACHED REPORTS
- 5 CLOSURE

REPORT OF THE

SPECIAL

**MEETING OF THE MAYORAL COMMITTEE
WHICH WAS HELD IN THE COUNCIL CHAMBER,
MUNICIPAL BUILDING, MIDDELBURG MPUMALANGA, ON**

2013/10/28

SC33/10/2013

FINANCES: FINANCIAL QUARTERLY REPORT: SEPTEMBER 2013

9/2/1 (P)

RECOMMENDATION BY THE EXECUTIVE MAYOR

1. **THAT** the quarterly in-year report as submitted by the Executive Director: Financial Services on the implementation of the budget and the financial affairs for the municipality referred to in Section 52(d) of the MFMA for the quarter ending 30 September 2013, be noted.
2. **THAT** permission be granted to the Executive Director: Financial Services to submit the report in both an electronic and hard copy format to the National and Provincial Treasuries within five working days after tabling in the Council.
3. **THAT** permission be granted to the Executive Director: Financial Services to place the quarterly in-year report for the quarter ending 30 September 2013 on the municipal website.

SC35/10/2013

LAND : SALE OF RESIDENTIAL STANDS

7/2/3/2 (C)/yb

RECOMMENDATION BY THE EXECUTIVE MAYOR

1. **THAT** Council take note of the report.
2. **THAT** the following residential stands be made available for sale to the public subject to the following conditions:
 - 2.1 **That** Erven 450,1158, 1129, 1194 and 3199 Aerorand be made available immediately because the stands are fully serviced (with water, sewer and electricity):

ERF NO.	EXTENT	MARKET VALUE (R)	INTENDED USAGE
450	1044	320 000	Residential
1158	1160	340 000	Residential
3199	670	260 000	Residential
1194	1160	340 000	Residential
1129	1387	360 000	Residential

- 2.2 **That** Erf 428 Hendrina be made available immediately because the stand is fully serviced (with water, sewer and electricity):

ERF NO.	EXTENT	MARKET VALUE (R)	INTENDED USAGE
428	2855	90 000	Residential

- 2.3 That Erf 9076 Middelburg Extension 18 be made available immediately because the stand is fully serviced (with water, sewer and electricity):

ERF NO.	EXTENT	MARKET VALUE (R)	INTENDED USAGE
9076	564	185 000	Residential

- 2.4 That the following 26 (twenty six) stands in Middelburg Extension 13 (Dennesig) which are serviced with water and sewer services be made available for sale with the view that electrical services installation will be completed in March 2014:

ERF NUMBER	EXTENT	MARKET VALUE	INTENDED USAGE
Portion 1 of Erf 11812	1024	R 250 000.00	Residential
Portion 2 of Erf 11812	1000	R 250 000.00	Residential
Portion 3 of Erf 11812	1000	R 250 000.00	Residential
Portion 4 of Erf 11812	1000	R 280 000.00	Residential
Portion 5 of Erf 11812	1000	R 250 000.00	Residential
Portion 6 of Erf 11812	1000	R 250 000.00	Residential
Portion 7 of Erf 11812	1000	R 250 000.00	Residential
Portion 8 of Erf 11812	1000	R 250 000.00	Residential
Portion 9 of Erf 11812	1000	R 250 000.00	Residential
Portion 10 of Erf 11812	1000	R 250 000.00	Residential
Portion 11 of Erf 11812	1000	R 250 000.00	Residential
Portion 12 of Erf 11812	1000	R 250 000.00	Residential
Portion 13 of Erf 11812	1000	R 250 000.00	Residential
Portion 14 of Erf 11812	1000	R 250 000.00	Residential
Portion 15 of Erf 11812	1000	R 250 000.00	Residential
Portion 16 of Erf 11812	1000	R 250 000.00	Residential
Portion 17 of Erf 11812	1000	R 250 000.00	Residential
Portion 18 of Erf 11812	1000	R 250 000.00	Residential
Portion 19 of Erf 11812	1000	R 250 000.00	Residential
Portion 20 of Erf 11812	1000	R 250 000.00	Residential
Portion 21 of Erf 11812	1000	R 250 000.00	Residential
Portion 22 of Erf 11812	1000	R 250 000.00	Residential
Portion 23 of Erf 11812	1000	R 250 000.00	Residential
Portion 24 of Erf 11812	1300	R 280 000.00	Residential
Portion 25 of Erf 11812	1382	R 290 000.00	Residential
Portion 26 of Erf 11812	1530	R 300 000.00	Residential

- 2.5 That the following stands in Aerorand which are serviced with water and sewer services be made available for sale with the view that electrical services installation will be completed in November 2013:

ERF NO.	EXTENT	MARKET VALUE (R)	INTENDED USAGE
2630	686	260 000	Residential
2631	666	260 000	Residential
2632	666	260 000	Residential
2633	666	260 000	Residential
2634	666	260 000	Residential
2635	666	260 000	Residential
2636	666	260 000	Residential
2639	660	260 000	Residential
2640	660	260 000	Residential
2641	660	260 000	Residential
2642	660	260 000	Residential
2643	660	260 000	Residential
2644	660	260 000	Residential
2645	869	280 000	Residential
2646	825	270 000	Residential
2647	825	270 000	Residential
2648	825	270 000	Residential
2649	825	270 000	Residential
2650	825	270 000	Residential
2651	825	270 000	Residential
2789	688	270 000	Residential
2790	688	270 000	Residential
2791	688	270 000	Residential
2792	688	270 000	Residential
2793	688	270 000	Residential
2794	688	270 000	Residential
2795	688	270 000	Residential

2.6 That the following stands in Aerorand which are serviced with water and sewer services be made available for sale with the view that electrical services installation will be completed in March 2014:

ERF NO.	EXTENT	MARKET VALUE (R)	INTENDED USAGE
2652	825	270 000	Residential
2653	825	270 000	Residential
2654	825	270 000	Residential
2655	825	270 000	Residential
2656	825	270 000	Residential
2657	825	270 000	Residential
2658	825	270 000	Residential
2659	825	270 000	Residential
2660	824	270 000	Residential
2661	920	290 000	Residential
2662	845	280 000	Residential

2663	845	280 000	Residential
2664	891	280 000	Residential
2665	794	270 000	Residential
2666	748	260 000	Residential
2670	748	260 000	Residential
2668	800	270 000	Residential
2669	684	250 000	Residential
2670	624	240 000	Residential
2671	624	240 000	Residential
2672	682	250 000	Residential
2673	815	270 000	Residential
2674	768	270 000	Residential
2675	768	270 000	Residential
2676	903	290 000	Residential
2677	1295	330 000	Residential
2678	862	280 000	Residential
2679	973	250 000	Residential
2680	970	250 000	Residential
2681	1039	260 000	Residential
2682	1040	260 000	Residential
2683	1047	260 000	Residential
2684	1052	260 000	Residential
2685	1077	260 000	Residential
2686	1102	270 000	Residential
2687	1121	270 000	Residential
2688	981	250 000	Residential
2700	593	240 000	Residential
2701	665	250 000	Residential
2702	909	290 000	Residential
2703	853	280 000	Residential
2704	1228	330 000	Residential
2705	639	260 000	Residential
2706	775	280 000	Residential
2707	775	280 000	Residential
2708	775	280 000	Residential
2709	776	280 000	Residential
2710	755	280 000	Residential
2711	737	270 000	Residential
2712	713	270 000	Residential
2713	640	260 000	Residential
2714	874	300 000	Residential
2715	876	300 000	Residential
2716	959	300 000	Residential
2717	608	250 000	Residential
2718	630	250 000	Residential
2719	630	250 000	Residential

2720	626	250 000	Residential
2721	646	260 000	Residential
2722	630	250 000	Residential
2723	630	250 000	Residential
2724	580	245 000	Residential
2725	599	250 000	Residential
2726	630	250 000	Residential
2727	604	250 000	Residential
2728	880	240 000	Residential
2729	709	260 000	Residential
2730	742	280 000	Residential
2731	937	310 000	Residential
2739	630	250 000	Residential
2740	709	270 000	Residential
2741	634	250 000	Residential
2742	630	250 000	Residential
2743	630	250 000	Residential
2744	688	270 000	Residential
2745	669	260 000	Residential
2746	630	250 000	Residential
2747	630	250 000	Residential
2748	677	260 000	Residential
2749	796	280 000	Residential
2750	630	250 000	Residential
2751	630	250 000	Residential
2752	626	250 000	Residential
2753	729	270 000	Residential
2754	794	280 000	Residential
2755	747	280 000	Residential
2756	668	260 000	Residential
2757	668	250 000	Residential
2758	665	260 000	Residential
2759	569	240 000	Residential
2760	618	250 000	Residential
2761	618	250 000	Residential
2762	699	270 000	Residential
2763	732	270 000	Residential
2764	803	290 000	Residential
2765	784	280 000	Residential
2766	618	250 000	Residential
2767	613	250 000	Residential
2768	623	250 000	Residential
2769	782	280 000	Residential
2770	710	270 000	Residential
2771	792	280 000	Residential
2786	688	270 000	Residential

2787	688	270 000	Residential
27880	688	270 000	Residential

- 2.7 **That** the erven be made available for sale over the counter to individual natural persons who are 18 years of age or older on the date of sale of the erven.
- 2.8 **That** Council resolves that the fair market values of the erven mentioned above were considered but due to community's interest, the stands be sold as follows:

APPLICANTS	PRICE OF ERVEN
Local African Residents*	70% of the market value
Other Local Residents*	90% of the market value
Other applicants	100% of the market value

- * A Local Resident is a natural person who resides within the Steve Tshwete Municipal Area for the last 36 months and who can prove such residing by the submission of a consumer account or an Affidavit as well as supporting affidavits from two of his/her neighbours confirming the contents of his/her affidavits.

- 2.9 **That** the stands be sold for cash.
- 2.10 **That** note be taken that the above values exclude VAT.
- 2.11 **That** should any of the above stands not be alienated within 12 months from the date of valuation, which is 08 July 2013, the stands be revalued.
- 2.12 **That** only a single erf be sold per individual natural person with the understanding that couples married in community of property may only purchase a single erf.
- 2.13 **That** the normal conditions applicable to the sale of residential erven be complied with, with the compilation of the deeds of sale.
- 2.14 **That** all erven to be sold within the next 12 months must be transferred to inventory in terms of the accounting practices.
- 2.15. **That** the proceeds from the sale will be allocated to the relevant land suspense vote numbers.
- 2.16. **That** the payment of the purchase prices as determined by Council must be cost recovery of the development cost and be strictly cash in accordance with the municipal Supply Chain Management Policy.

- 2.17. **That** available erven can only be sold after Council has decided in terms of Section 14(2) of the MFMA that the erven is not needed to provide the minimum basic municipal services.
- 2.18. **That** after the erven has been derecognised from the asset register and/or expensed in the inventory account the profit or loss from the sale will be recognised in the Statement of Financial Performance.
- 2.19 **That** the remaining erven remain on the asset register until all conditions are met whereafter it will be transferred to the inventory account to be sold over the counter.