



MEMORANDUM

2022/06/01

ATTENTION

PROPOSED LEASE ON PORTION ON ERF 554 MEADOWRIDGE, 6 OLIVIA ROAD MEADOWRIDGE FOR A 12 METER MINOR FREESTANDING BASE STATION: RICH REWARD LEASING

Ward Councillor: Ward 73 Alderman Eddie Andrews Eddie.Andrews@capetown.gov.za	Chairperson: Sub-council 20 Alderman Xanthea Limberg Xanthea.Limberg@capetown.gov.za
Manager: Sub-council 20 Richard White Richard.White@capetown.gov.za	Bergvliet-Meadowridge Ratepayers Association CHAIRMAN@BMRA.CO.ZA
MFMA Supply Chain Management Helpdesk Western Cape Provincial Treasury SupplyChainManagement.HDMFMA@westerncape.gov.za	The Director: MFMA Division Department of National Treasury. mfma@treasury.gov.za

To whom it may concern,

The above-mentioned matter refers.

The City of Cape Town is considering renewing lease of the above-mentioned City-owned property.

Attached please find a copy of the statutory advert which appeared in the press (Cape Argus and Die Burger) on **27 May 2022** for your information. A copy of the locality plan and sketches are also attached for ease of reference.

It would be appreciated if the advertisement can be placed on the noticeboard at the Sub-council offices as well as to inform the Ratepayers Association(s).

Kind regards

For **Head: Improved Properties and Lease In's**

Cape Argus and Die Burger

13 FLOOR CIVIC CENTRE 4 BAY SIDE
HERTZOG BOULEVARD CAPE TOWN 8001 P O BOX 4557 CAPE TOWN 8000
www.capetown.gov.za

• Lease of portion Erf 554 Meadowridge, 6 Olivia Road Meadowridge to Rich Rewards Leasing (Pty) Ltd

Notice is hereby given that the City of Cape Town will be, in terms of the provisions of the Local Government Municipal Finance Management Act and the associated Municipal Asset Transfer Regulations and the Policy on the Management of certain of the City of Cape Town's Immovable Property, approved by Council on 26 August 2010, considering the lease of portion Erf 554 Meadowridge, 6 Olivia Road Meadowridge to Rich Rewards Leasing (Pty) Ltd.

Applicant:	Rich Rewards Leasing (Pty) Ltd
Extent of lease area:	5 m ²
Height of mast:	12 metres
Rental:	Base Rental of R4 500 (exclusive of electricity and VAT) per month escalating annually at 6%
Purpose:	Telecommunication Infrastructure - Minor Freestanding Base Stations
Lease term:	10 years plus an option to renew for 10 years, subject at any time to 2 months' notice of termination

Information Statement:

- a. The reason for the proposal to grant a long-term right to use, control or manage the relevant asset is; a portion of the subject property will be used for Telecommunication Infrastructure purposes only, for uninterrupted telecommunications services for the community and better utilisation of City Land.
- b. The expected benefit to the municipality that may result from the granting of the right are; the lease of a portion of the property will ensure an effective and much needed service delivery to the community and would be in council's interest.
- c. The expected proceeds to be received by the Municipality resulting from the granting of the right are; the City will receive a base rental of R4 500 per month (excluding VAT), escalating at SIX (6) percent per annum, additionally a maximum of 2 co-locaters with a rental of R3 375 per co-locater per month
- d. The expected gain or loss that will be realised or incurred by the Municipality arising from the granting of right is The City mutually benefits from the utilisation of the land by means of generating a market related rental per month, access to technology for the public that it serves and a decrease in security and maintenance costs associated with unoccupied land. No loss will be incurred by the City arising from the granting of right.

For further details of the transaction, contact Gary Dammert on 021 400 1131, 13th Floor Civic Centre, Hertzog Boulevard, Cape Town between the hours 08:30 and 15:00 on weekdays. Any comments/objections must be submitted in writing, together with reasons therefor, to Gary Dammert, Property Management P.O. Box 4557 Cape Town 8000, or e-mailed to Gary.Dammert@capetown.gov.za on or before 29 June 2022.

- Verhuur van gedeelte van erf 554, Meadowridge, Oliviaweg 6, Meadowridge, aan Rich Rewards Leasing (Edms.) Bpk.

Kennis geskied hiermee dat die Stad Kaapstad ingevolge die bepalings van die Wet op Plaaslike Regering: Munisipale Finansiële Bestuur en die verwante regulasies oor die oordrag van munisipale bates en die beleid oor die bestuur van sekere van die Stad Kaapstad se onroerende eiendom, deur die Raad goedgekeur op 26 Augustus 2010, aan die verhuur van gedeelte van erf 554, Meadowridge, Oliviaweg 6, Meadowridge, aan Rich Rewards Leasing (Edms.) Bpk. oorweeg.

- **Aansoeker:** Rich Rewards Leasing (Edms.) Bpk.
- **Grootte van huoppervlakte:** 5 m² Hoogte van mas: 12 meter
- **Huurgeld:** Basishuurgeld van R4 500 (elektrisiteit en BTW

uitgesluit) per maand, wat jaarliks teen 6% styg

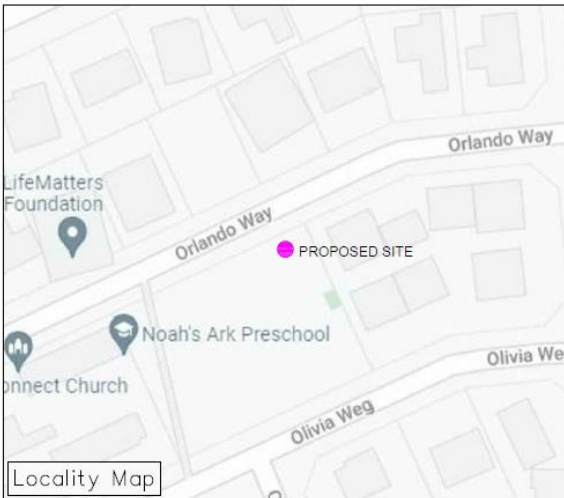
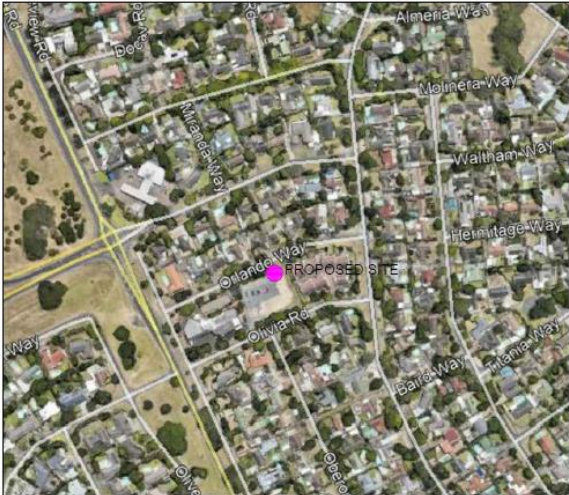
- **Doel:** Telekommunikasie-infrastruktuur – kleiner losstaande basisstasies
- **Huurtermyn:** 10 jaar plus 'n opsie om vir 10 jaar te hernu, onderworpe aan 2 maande kennisgewing van beëindiging te eniger tyd.

Inligtingsverklaring:

- a. Die rede vir die voorstel om 'n langtermynreg toe te staan om die betrokke bate te gebruik, te beheer of te bestuur: 'n Gedeelte van die betrokke eiendom sal slegs vir telekommunikasie-infrastruktuurdoeleindes, vir ononderbroke telekommunikasiedienste vir die gemeenskap en beter benutting van Stadsgrond gebruik word.
- b. Die verwagte voordeel vir die munisipaliteit wat uit die toestaan van die reg kan spruit: Die verhuur van 'n gedeelte van die eiendom sal effektiewe en uiters nodige dienslewering aan die gemeenskap verseker en in die Raad se belang wees.
- c. Die verwagte opbrengs wat die munisipaliteit as gevolg van die toestaan van die reg sal ontvang: Die Raad sal 'n basishuurgeld van R4 500 per maand (BTW uitgesluit), wat teen SES (6) persent per jaar styg, ontvang, en bykome nd 'n maksimum van twee ko-lokalisierders met 'n huurgeld van R3 375 per ko-lokalisierder per maand.
- d. Die verwagte wins of verlies wat die munisipaliteit uit die toestaan van die reg sal realiseer of ly: Die Stad sal weder syds baat by die benutting van die grond deur die generering van 'n markverwante huurgeld per maand, toegang tot tegnologie vir die publiek wat hy bedien en 'n vermindering in sekuriteits- en instandhoudingskoste wat met ongeokkupeerde grond gepaard gaan. Die Stad sal geen verlies na aanleiding van die toestaan van die reg ly nie.

Vir meer besonderhede oor die transaksie, tree in verbinding met Gary Dammert, tel. 021 400 1131, 13de verdieping, Burgersentrum, Hertzog-boulevard, Kaapstad, tussen 08:30 en 15:00 op weksdae. Enige kommentaar/besware, met redes daarvoor, moet skriftelik voor of op 29 Junie 2022 by Gary Dammert, eiendomsbestuur, Pos bus 4557, Kaapstad 8000, ingedien of per e-pos gestuur word na Gary.Dammert@capetown.gov.za.

Locality Map

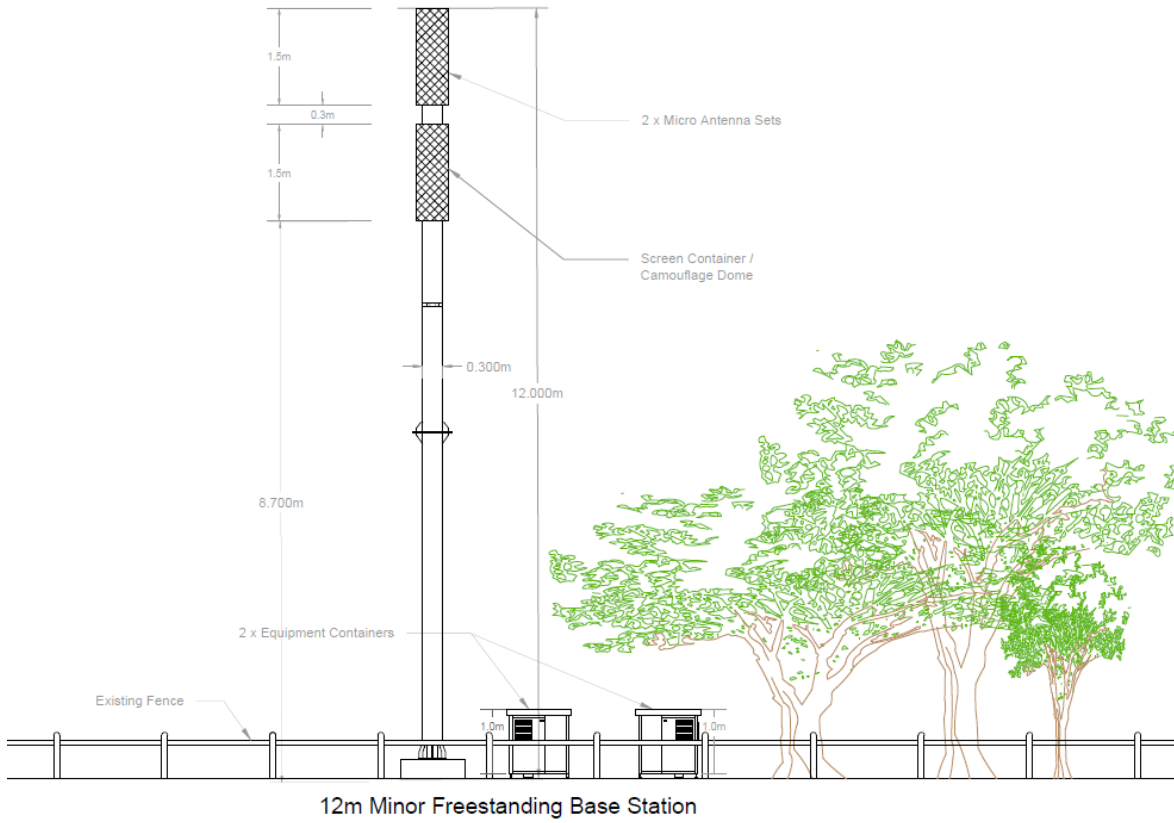


Site Plan



Proposal

NOTE:
Advisory or warning signage including a pictogram may be a requirement for TMI. Such signage shall identify the property and the TMI and shall warn the general public as required. Such signage shall be to the City's satisfaction and may not be larger than 400mm x 500mm.



Superimposition as viewed from Orlando Way

