

7.2.23

**APPLICATION TO LEASE ERF 1546 HOEKWIL FOR COMMUNITY CENTRE**  
**[5.13.4]**

The proposal was unanimously accepted by Council.

**RESOLVED**

(a) that the following Council resolution with regard to Erf 1546, Hoekwil dated 28 June 2017 be rescinded:

(d) *that, due to the fact that churches can purchase properties at 25% of market value, the sale of the following erven by means of a public tender process at the upset price of R65,16/m<sup>2</sup>, plus VAT, for institutional purposes (Place of Worship), BE APPROVED*

	ERF NO	AREA	25% OF VALUATION (EXCL VAT)
4	1546	Touwsranten	R14.903.06

(b) that Council **GRANT APPROVAL** for the lease of Erf 1546, Hoekwil to the Seven Passes Initiative; and

- (h) that it be decided that Erf 1546, Hoekwil is not required for the minimum level of Basic Municipal service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003);
- (i) that the lease of the property will be to the benefit of the local community;
- (j) there are no risks associated to the lease; and
- (k) that the lease of the property be regarded to be in public interest.

(c) that the proposed leasing of Erf 1546, Hoekwil to the Seven Passes Initiative **BE ADVERTISED** for public input and recommendations;

(d) that the out of hand leasing of Erf 1546, Hoekwil to the Seven Passes Initiative (065-133-NPO) **BE APPROVED**, subject to the following conditions:

- v. that a nominal rental amount of R20.00 plus VAT per annum be charged;
- vi. that the agreement of lease will be for a period of 9 years and 11 months, subject to a renewal clause;
- vii. that the lessee be responsible for all service charges, excluding property taxes;
- viii. that improvements made on the property revert back to Council at the end of the contract of termination thereof
- ix. that no subletting will be allowed without the written consent of the Municipality;
- x. that the contract can be cancelled within three months notice by the parties;

*5/11/22*  
*5/17/2022*

EXTRACT FROM DRAFT MINUTES ORDINARY COUNCIL MEETING 30 JUNE 2022

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- xi. that all municipal services must be accessible to the Municipality for maintenance purposes at all times; and
  - xii. that a Memorandum of Agreement be concluded between the parties regarding the utilisation of the erf.
- (e) that the Seven Passes Initiative **BE RESPONSIBLE** for all costs arising from the lease; and
- (f) that the erf be rezoned from Community Zone II to Community Zone I at the cost of the applicant.

 5/07/2022

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**MANAGER: COMMITTEE SERVICES**  
**(MISS R BREDEKAMP)**

 6/7/2022

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**DEPUTY DIRECTOR: CORPORATE SERVICES**  
**(MR E GANZA)**

 6/7/2022

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**DIRECTOR: CORPORATE SERVICES**  
**(MR S JAMES)**