

ITEM A168

**ALIENATION : RESIDENTIAL STANDS :
AMENDMENT OF INTERIM LAND POLICY (HOUSING 13)**

7/1/2

RESOLVED (ON 25.10.2001)

1. That Council's interim land policy, as applicable to all former disadvantaged areas, be amended to sell Council's vacant residential stands at R10 per square metre for serviced stands and R8 per square metre for unserviced stands, plus VAT, with a maximum of two stands per purchaser.
2. That the alienation be advertised in terms of Article 79(18) of the Local Government Ordinance, 17 of 1939.
3. That an administrative fee of R100 with regard to residential stands be levied and paid into a separate vote, identified by the Chief Financial Officer, to pay the conveyancers to effect the Section 14(4)(a) endorsements of Act 117/1998 needed to effect transfers of alienated property.
4. That, due to the fact that no duty, fee or other charge is payable for a registration in terms of paragraph 14(4)(a) of the Local Government Municipal Structures Act (Act No. 117 of 1998), an amount not exceeding R100 be negotiated with conveyancers for preparation and submission of the required certificate in terms of Section 14 of Local Government Municipal Structures Act (Act 117 of 1998), read with Section 16 of the Deeds Registries Act 47 of 1967.
5. That the selling of residential stands be delegated to a Committee of 3 members appointed from the Section 80 (Housing and Community Development Committee) on a first come, first serve basis and that a summary of stands sold be tabled on a three-monthly basis to the Mayoral Committee for information.
6. That residential stands be sold in cash or through bank guarantees and that guarantees be furnished within 30 days after the applicant has been notified that a stand has been allocated to him/her.
7. That no estate agents be allowed to market or sell residential Council stands on behalf of Council.
8. That consumer services agreements be entered into with purchasers.