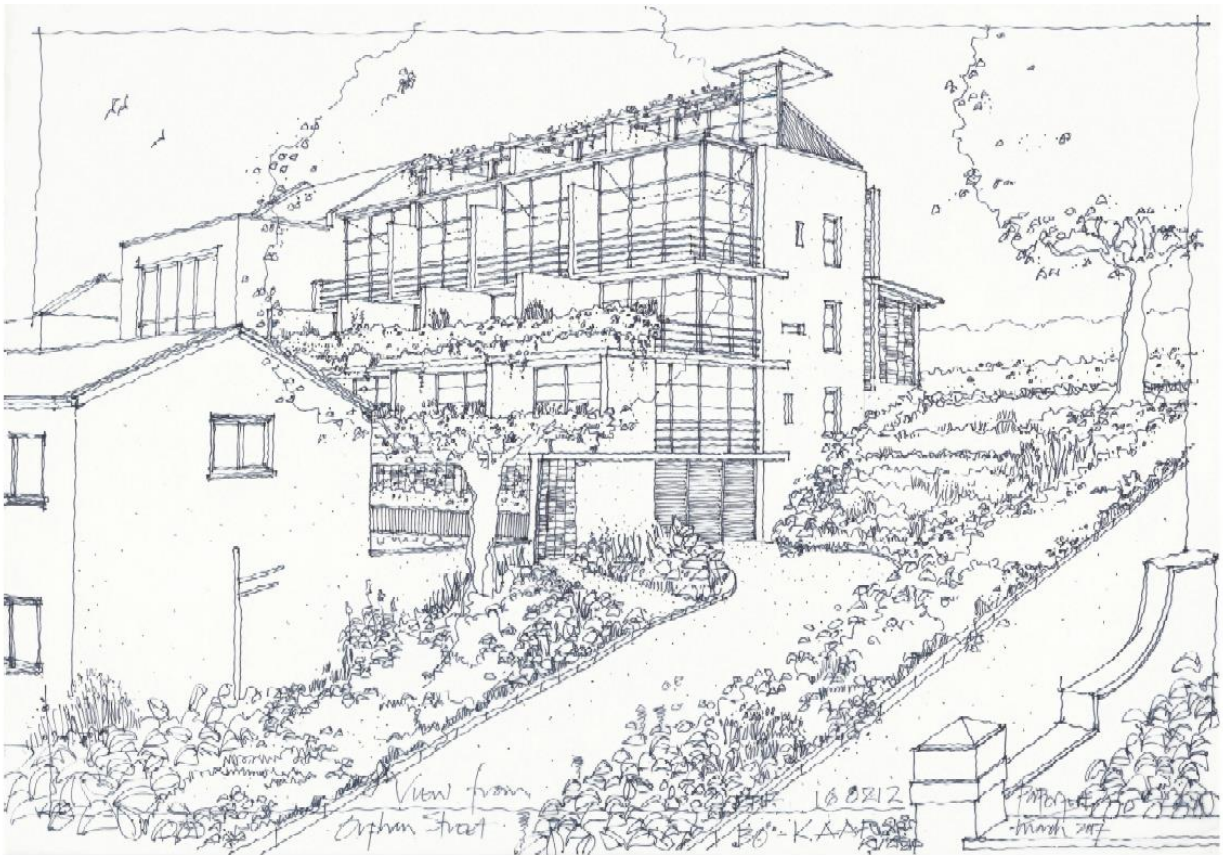
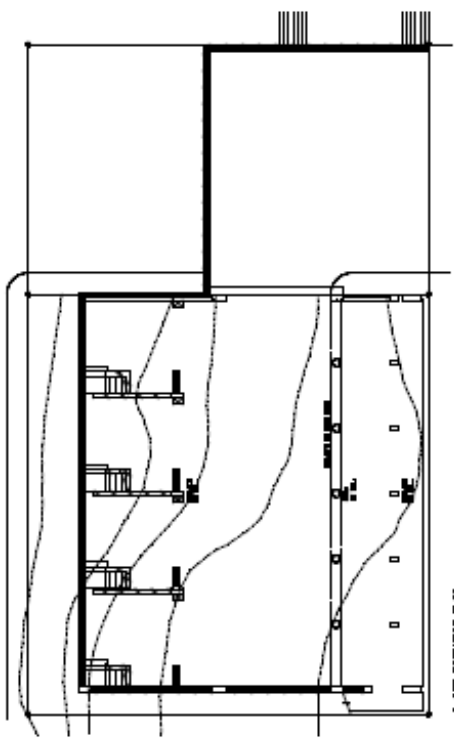


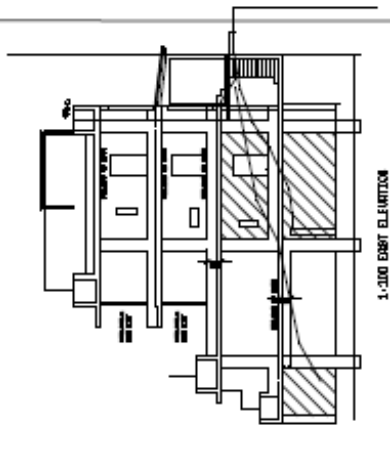
37 LION STREET



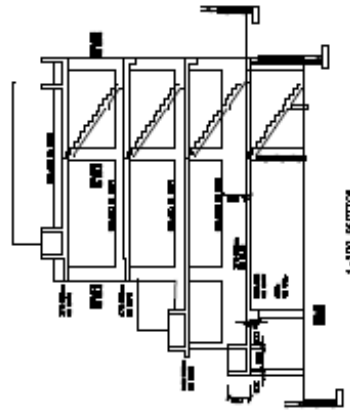
RICHARD PERFECT + HAILEY TIPPETT



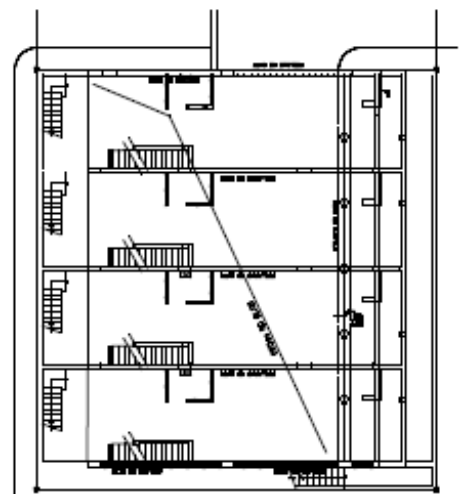
1-100 WAREHISE PLAN



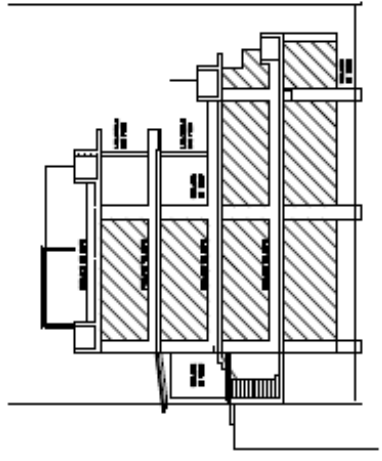
1-100 EAST ELEVATION



1-100 SECTION



1-100 STUDY PLAN



1-100 WEST ELEVATION

DATE	DESCRIPTION	BY
NOV. 1958	PRELIMINARY LAYOUT	W.C.
<p>SCH. KIRKPATRICK CO. CENTRAL STRUCTURAL ENGINEERS 200 PARKWAY, NEW YORK, N.Y. REG. NO. 1708</p>		
<p>PROPOSED DEVELOPMENT, 100' x 160' x 20' LOT ON STREET, 30-155th, OFF. 10th</p>		
<p>STRUCTURAL LAYOUT</p>		
DESIGNED BY	DATE	SCALE
W.C.	NOV. 1958	1/4" = 1'-0"
CHECKED BY	DATE	SCALE
W.C.	NOV. 1958	1/4" = 1'-0"
PROJECT NO.	1708-01	



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

P HEYDENRYCH
SENIOR PROFESSIONAL OFFICER

T: 021 400 6458 F: 021 421 4665
E: appeals.tablebay@capetown.gov.za
Case ID: 70263506

BLUM018

19 AUGUST 2020

Dear Sir / Madam

APPLICATION FOR PROPOSED REZONING, DEPARTURES AND CITY APPROVAL IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 168212 CAPE TOWN, 37 LION STREET, AND PORTION OF ORPHEN STREET, BO-KAAP

Further to my letter dated 8 July 2020 in the above regard, you are advised that the above application has been **approved** by the Municipal Planning Tribunal on 3 March 2020 (see copy of decision letter **attached**), which decision is now being appealed by an objector in terms of section 108(1) of the City of Cape Town Municipal Planning By-Law, 2015, a copy of which is also **attached** for your information.

You are hereby afforded the opportunity to comment on these appeals. Comments must be lodged with the City Manager, c/o the Table Bay District Manager, at the following email address: appeals.tablebay@capetown.gov.za within **21 days of the date of this notification**. If the comments cannot be lodged by email it may be hand delivered to the Table Bay District Secretary [Roslind Butterson, 2nd Floor, Media City, cnr Hertzog Boulevard & Heerengracht Cape Town] **within 21 days of the date of this notification**. See definition of notification date in footnote below to determine the closing date for submission. If this letter has been sent to you by registered mail, then it is your responsibility to establish the date stamped upon the receipt for registration issued by the post office when accepting this notice from the City of Cape Town. You will need to contact the post office and use the tracker number on the envelope for this purpose.

All enquiries on the appeal can be directed to the case officer listed in the heading of this letter.

Kindly note, the City's previous decision has been suspended and the application may therefore not be acted upon until such time as this appeal process has been finalised and parties have been advised accordingly.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Heydenrych', written over a dotted line.

for **DIRECTOR : DEVELOPMENT MANAGEMENT**

MEDIA CITY BUILDING, 2ND FLOOR,
CNR ADDERLEY STREET AND HERTZOG BOULEVARD CAPE TOWN, 8001



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

F HEYDENRYCH
SENIOR PROFESSIONAL OFFICER

T: 021 400 6444 F: 021 400 6444
E: paul.heydenrych@capetown.gov.za

BLUM022

15 JANUARY 2021

Andrew Pratt Town Planning
P O Box 16059
Vlaeberg
8018

FINAL NOTIFICATION LETTER

Dear Sir / Madam

APPLICATION FOR PROPOSED REZONING, DEPARTURES AND CITY APPROVAL IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 168212 CAPE TOWN, 37 LION STREET, AND PORTION OF ORPHEN STREET, BO-KAAP

My previous correspondence dated 8 July 2020 and 19 August 2020 and the subsequent appeal refers.

I wish to advise that the appeal was **dismissed** as per the attached decision dated 14 January 2021 and that the process has therefore now been concluded.

Accordingly, the decision may now be acted upon, subject to compliance with the conditions detailed in the letter dated 8 July 2020.

Note that in the case of a rezoning, consent use or departure, the owner must notify the City in writing within the lapsing period or extended lapsing period that the land is being used in accordance with the approval, failing which the rezoning, consent use or departure is presumed to have lapsed.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Heydenrych'.

Paul Heydenrych
for **DIRECTOR : DEVELOPMENT MANAGEMENT**



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

CCT01988440000010022019PH



**RICHARD ANDREW PERFECT
1 CLIFTON STEPS
CLIFTON
8005**

OWNER NAME: PERFECT RICHARD & BRÖOME ANDREW

<p>PUBLIC NOTICE CALLING FOR INSPECTION OF THE 2022 GENERAL VALUATION ROLL AND LODGING OF OBJECTIONS</p> <p>This communication contains:</p> <ul style="list-style-type: none"> The new valuation of the property. Information about the public inspection and objection process. Public inspection venues. General questions and answers. 	<p>ISAZISO ESILULISWE KULUNTU SEKHWELO LOKUBA KUHLOLWE ULUHLU LEZOQINGQO MAXABISO NGOKUPHANGALELEYO LWANGO 2022 NOKUNGENISWA KWEZICHASO</p> <p>Le mbalelwano iqulathe:</p> <ul style="list-style-type: none"> Uqingqo maxabiso olutsha lwepropati. Inqaciso yenkqubo yohlobo luluntu kwaneyokufaka iichaso. Uluhlu lweendawo zohlobo zokunlu. Iimbuzo ngokubanzi naempendulo. 	<p>OPENSARE KENNISGEWING OOR BESIGTING VAN DIE ALGEMENE WAARDASIELYS VIR 2022 EN INDIENING VAN BESWARE</p> <p>Hierdie kommunikasie bevat:</p> <ul style="list-style-type: none"> Die nuwe waardasie van die eiendom. Inligting oor die proses vir openbare insae en beswaar. Lokale vir openbare insae. Algemene vrae en antwoorde.
<p>In terms of the provisions in sections 48 and 49 of the Municipal Property Rates Act, Act 6 of 2004, hereinafter referred to as the Act, I hereby furnish the particulars which are applicable to the under-mentioned property included in the 2022 General Valuation Roll effective from 1 July 2023.</p>	<p>Nginxwaminielo yamacandelo 48 neta 49 oMfetho angamaXabiso eePropati zikaMazipala nguNomb.6 wango 2004, nekufi emva koku kubhekiselwe kuwo ngokuba nguMfetho, ke ngoko ndinikezela ngeenkukacha opho zjolise kwipropati ekhankanywe ngezantsi apha ebandakanyisiweyo kuluhlu loqingqo-maxabiso ngokuphangaleleyo oluza kuqalisa ukusibenza ngomhla woku1 kweyeKhala 2023.</p>	<p>Ingevalge die bepalinge van artikel 48 en 49 van die Wet op Munisipale Eiendomsbelasting, Wet 6 van 2004, hierna die Wet genoem, verskaf ek die besonderhede wat betrekking het op die ondergenoemde eiendom wat in die bogenoemde algemene waardasie lys vir 2022 ingesluit is en wat op 1 Julie 2023 in werking tree.</p>
<p>Registered /other description of the property Inkcazelo ebhalisiweyo okanye alolunye uNoboyepropati Geregistreerde / ander beskrywing van eiendom</p>	<p>CCT019884400000 168212 CAPE TOWN</p>	
<p>Rating category of property Udidi lweXabiso lePropati Belastingkategorie van eiendom</p>	<p>VACANT LAND</p>	
<p>Physical address Idilesi yeNdawo Straaladres</p>	<p>37 LION STREET BO-KAAP</p>	
<p>Extent of the land (m²) UBukhulu bomhlaba (m²) Grootte van die grond (m²)</p>	<p>345</p>	
<p>Rates will be charged with effect from Imihumo iya kulhi ibizwe ukususela Eiendomsbelasting belaaibaar vanaf</p>	<p>2023/07/01</p>	
<p>Market value Ixabiso leNtengiso Markwaarde</p>	<p>R2500000</p>	

Louise Muller
Director: Valuations / Umlawuli woGingqo-maxabiso / Direkteur: Waardasies
2023/02/20

Making progress possible. Together.

Economic Viability Study

Based on design by Richard Perfect

September 2023

FEES ETC**Professional Fees (including vat)**

Architect	4,0%	R	903 894,40
Quantity Surveyor	2,0%	R	451 947,20
Structural Engineer	2,5%	R	564 934,00
Town Planner		R	41 500,00
Electrical Engineer	0,5%	R	112 986,80
Mechanical Engineer		R	-
Land Surveyor (rezoning and or sectional title register)		R	34 000,00
Disbursements		R	25 000,00
		R	2 134 262,41

Sundries fees and contributions

Legal fees		R	10 000,00
City council plan scrutiny & approval, etc		R	75 685,94
City council departure application		R	52 815,00
Consolidation and rezoning costs (see professional fees)			N/A
Conveyancing of purchased property			N/A
Rates and taxes (14 months)		R	9 800,00
Income from existing units on erf 72 (6 months) net			N/A
Marketing and promotion		R	-
Relocation of existing tenants, etc			N/A
NHBRC Levies on selling price (R34,000 per unit)		R	136 000,00
Contingency (10%)		R	14 830,09
		R	299 131,03

TOTAL FEES, ETC**R 2 433 393,44****DUTIES/VAT**

Add Transfer duty on land acquisition

N/A

TOTAL NET VAT EXPENDED

R -**ESTIMATE TOTAL CAPITAL EMPLOYED (Including VAT)**

LAND COST INCLUDING COMMISSIONS		R	4 750 000,00
TOTAL BUILDING COST INCLUDING ESCALATION		R	22 597 360,11
TOTAL PROFESSIONAL FEES		R	2 134 262,41
TOTAL SUNDRY FEES, ETC		R	299 131,03
TOTAL NET VAT EXPENDED		R	-
INTEREST ON BUILDING BOND	12%	1464 299,08	1464 299,08
Cashflow factor	0,45		
		R	31 260 510,64

TOTAL INCOME (Including VAT)**SALE OF APARTMENTS**

STOREROOM	m ²	41	10	each	R	10 000,00	R	408 000,00
PARKING BAYS	No	10	2		R	75 000,00	R	750 000,00
STUDIOS & PATIO - LGF	m ²	260	65		R	51 000,00	R	13 243 265,88
BEDROOMS & PATIO - GF	m ²	225	56		R	51 000,00	R	11 462 898,72
KITCHEN/LIVING PATIO - FF	m ²	195	49		R	51 000,00	R	9 920 548,56
ROOF - LIBRARY, PATIO & POOL	m ²	108	27		R	51 000,00	R	5 521 994,40
			197					
TOTAL INCOME (Including VAT)							R	41 306 707,56

INCOME OVER EXPENDITURE (before tax and interest)**R 10 046 196,92****RETURN ON CAPITAL EMPLOYED****32,14%**

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