

City of Joburg Property Company (JPC) - Land Enquiry Process

The leasing and alienation of land is done in terms of the Municipal Finance Management Act ('MFMA'), the Asset Transfer Regulations and the CoJ Supply Chain Management Policy for Land ('SCMPL').

1 Enquiry

Persons wishing to enquire about the possibility of leasing/buying land or any other property related enquiries e.g. encroachments, sanitary lanes, servitudes etc. must do so by lodging an enquiry at JPC's Client Servicing Unit (CSU) through email or walk in.

2 Assessment

All enquiries will be assessed within 30 days of submission by JPC's Assessment Asset Management Team.

If the enquiry is not supported by JPC, e.g. property required for future use (Basic municipal services). The enquiry will be deemed to be closed.

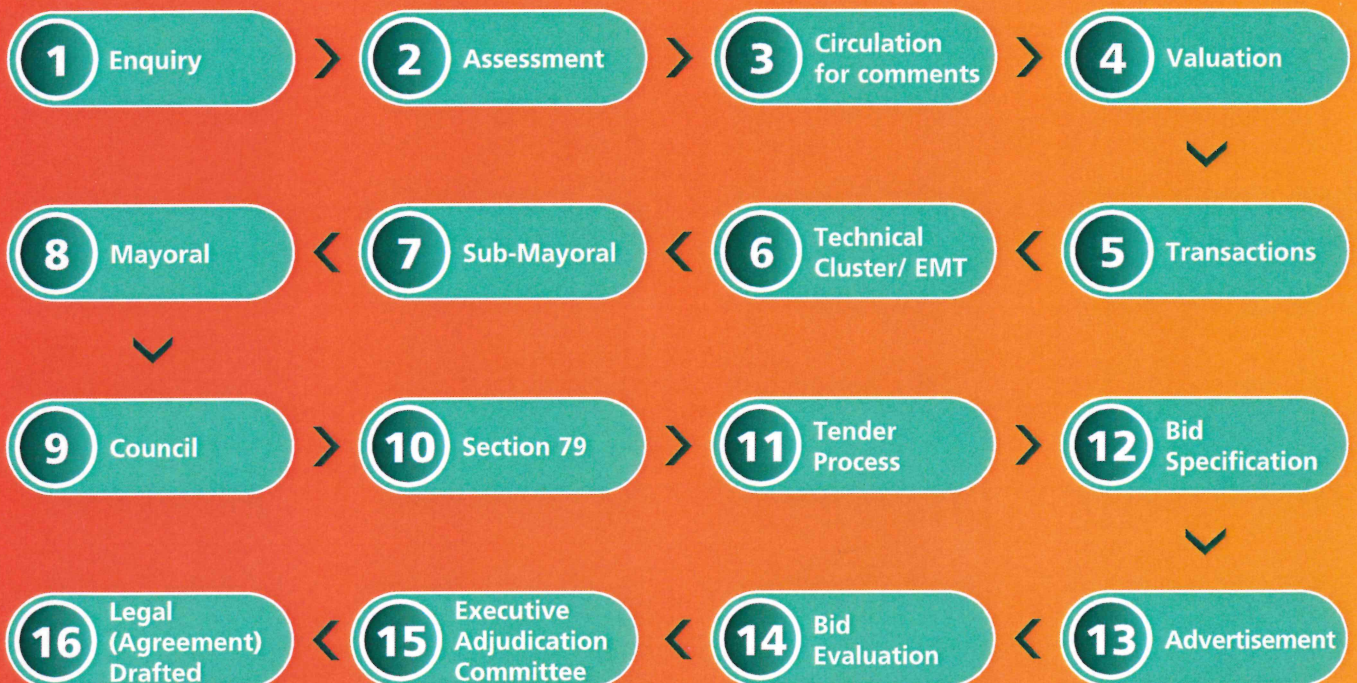
If supported, a process will be followed as indicated in the table below.

3 Response to Applicant

A written response to all enquiries will be issued within 1 to 30 days, depending on the complexity of the enquiry.

The response will advise whether the sale/lease is supported or not if the property is required for basic municipal services.

Legislated Process



City of Joburg Property Company SOC Ltd.

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Release of Land in terms of Legislation

- JPC is focussed on the Management of risk and return with respect to the property portfolio and property transactions for the CoJ.
- COJ mandated JPC to manage City owned land and buildings on their behalf within a legislated process;
- The COJ through Council makes the decision whether land can be alienated or sold and such terms and conditions as may be required particular to that transaction;
- No deviations and/or special arrangements are permitted by either JPC, councillors or officials of other departments or entities;
- No unauthorised activities are permitted on COJ owned land or properties;
- JPC does not have authority to allocate land even for temporary usage; JPC may enter into lease agreements shorter than 30 days such as film shoots, fashions shows, social and community events, subject to Council approval.
- The process outlined in the JPC value chain is a guideline and is not intended to be all inclusive or exhaustive of every step;
- JPC offers no undertaking that following all the steps outlined in the process to lease or sell council owned properties will result in the successful sale or lease, management of property, land or site to and/or by any person as the Council Committee makes the final decision; and
- JPC can at any stage of a transaction cease the process if information comes to light that such property is either encumbered or required for basic service delivery or by another organ of state.
- The Execution of objectives operates within the following legislative compliance:
 - The leasing and alienation of land is done in terms of the Municipal Finance Management Act ('MFMA'), the Asset Transfer Regulations and the CoJ Supply Chain Management Policy for Land ('SCMPL').
 - The SCMPL is in alignment with the 'MFMA' and the Asset Transfer Regulations ('the Regulations') of all other relevant legislation.
 - All properties are placed on tender for all interested parties to participate should they wish to do so.