



MTHONJANENI MUNICIPALITY

INVITATION FOR THE SUBMISSION OF PROPOSALS: SALE OF LAND FOR BUSINESS DEVELOPMENT

Notice is hereby given in terms of Section 21 of the Local Government Systems Act, 2000 (Act 32 of 2000) that Mthonjaneni Local Municipality hereby intends to dispose of its vacant site in terms of Section 14 (2) (a) (b) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) read with Sections 5, 6, and 7 of the Municipal Assets transfer Regulation of 2008, in accordance with the Mthonjaneni Municipality Supply Chain Management Policy. The Mthonjaneni Municipality wants to Dispose land for Commercial and medium Impact and mixed use in Mthonjaneni Town.

Land will be disposed in terms of the Councils Resolution at market related prices determined by the Municipals Professional Valuator. Documents pertaining to the conditions of sale of land details and maps are available at the Mthonjaneni Municipal Website and payment for the documents will be paid at the Municipality Finance Department at number 21 Reinhold Street at a fee of R453.00 per document (receipt must be attached to the document). **There will be no compulsory briefing as per MFMA Circular 102, clause 6.1.** However, the Senior Manager Planning Mr. M.Z. Kunene can be contacted on 035-4502082/ 084 872 1189/ planner@mthonjaneni.org.za for clarity and the drawings are part of the terms of reference. For SCM related queries please contact Manager SCM, Mr. D. Mlondo on 035-4502082/ 076 434 8952/ scmmanager@mthonjaneni.org.za during office hours. Proposals must be clearly marked with the erf. number you are bidding for and submitted to the Municipal Manager through the tender box on 21 reinhold street MELMOTH 3835 on or before 11 August 2020 at 12H00.

The proposals invited are for the following:

1. MIXED USE SITE, ERF 1144 FOR BUSINESS PURPOSES

SITE NO	MIN VALUE	EXT SQUARE METRES	ZONING
1144	R 410 000.00 (incl. V.A.T)	4055 m ²	Business Purposes

2. MIXES USE SITE REM 10 000/1 AND PORTION OF 10 000 FOR BUSINESS PURPOSES

SITE NO	MIN VALUE	EXT SQUARE METRES	ZONING
REM 10 000/1 & Portion 1 of 10 000	R 1 700 000.00 (incl. V.A.T)	13 542 m ²	Business Purposes

3. DEVELOPMENT OF REZONING OF RESIDENTIAL SITES TO HOSPITALITY SITES FOR ERF 2379 AND ERF 2367 TO 2370

SITE NO	MIN VALUE	EXT SQUARE METRES	ZONING
SITE 1 (HOSPITALITY SITE)			
2379	R 195 000.00 (incl. V.A.T)	5523 m ²	Hospitality Business
Total	R 195 000.00		
SITE 2 (CONSOLIDATION AND REZONING OF SITES)			
2367	R 73 000.00 (incl. V.A.T)	1327 m ²	Accommodation Facility
2368	R 73 000.00 (incl. V.A.T)	1327 m ²	Accommodation Facility
2369	R 73 000.00 (incl. V.A.T)	1327 m ²	Accommodation Facility
2370	R 73 000.00 (incl. V.A.T)	1326 m ²	Accommodation Facility
Total	R 262 000.00	5307 m²	Gated Accommodation

EVALUATION CRITERIA

It must be noted that the evaluation of the proposal will be conducted in line with the scope of work indicated in these Terms of Reference. In order to qualify for further evaluation, the investor must score a minimum of 75 points.

CRITERIA	WEIGHT
Capital Funding	25
Investor with design property development, construction and management experience.	5
Proposal with a partnership model	10
Due diligence	5
Local Preference	10
Funding	15
Presentation	30
TOTAL	100

All prices should be inclusive of VAT. Each proposal shall be placed in **SEALED ENVELOPES, ENDORSED WITH THE SITE NUMBER** and be placed in the tender box at the municipal offices 21 Reinhold Street Melmoth next to Melmoth Library not later than 11 August 2020 at 12H00 (Closing date), at which time proposals will be opened in public.

Mthonjaneni Municipality does not bind itself to accept the highest or any offer and reserves the right to accept any offer.

PP Sibiya
Municipal Manager