

MTHONJANENI MUNICIPALITY PROPOSAL FOR LAND DEVELOPMENT

**Low impact Residential and Rezoning Erf.
2357 TO Erf. 2366, Erf. 2371 TO Erf. 2378,
and Erf. 2380 TO Erf. 2396**





MTHONJANENI MUNICIPALITY

INVITATION FOR THE SUBMISSION OF PROPOSALS: SALE OF RESIDENTIAL LAND

Notice is hereby given in terms of Section 21 of the Local Government Systems Act, 2000 (Act 32 of 200) 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 residential land.

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. 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 12 August 2020 at 12H00.

The proposals invited are for the following sites:

SITE NO	MIN VALUE	EXT SQUARE METRES	ZONING
2357	R 100 000.00 (Incl. V.A.T)	2015 m2	Low Impact Residential
2358	R 100 000.00 (Incl. V.A.T)	2015 m2	Low Impact Residential
2359	R 100 000.00 (Incl. V.A.T)	2015 m2	Low Impact Residential

	V.A.T)		
2360	R 100 000.00 (Incl. V.A.T)	2015 m2	Low Impact Residential
2361	R 73 000.00 (Incl. V.A.T)	1326 m2	Low Impact Residential
2362	R 73 000.00 (Incl. V.A.T)	1327 m2	Low Impact Residential
2363	R 73 000.00 (Incl. V.A.T)	1327 m2	Low Impact Residential
2364	R 88 000.00 (Incl. V.A.T)	1612 m2	Low Impact Residential
2365	R 108 000.00 (Incl. V.A.T)	2162 m2	Low Impact Residential
2366	R 87 000.00 (Incl. V.A.T)	1597 m2	Low Impact Residential
2371	R 80 000.00 (Incl. V.A.T)	1458 m2	Low Impact Residential
2372	R 90 000.00 (Incl. V.A.T)	1675 m2	Low Impact Residential
2373	R 90 000.00 (Incl. V.A.T)	1675 m2	Low Impact Residential
2374	R 90 000.00 (Incl. V.A.T)	1675 m2	Low Impact Residential
2375	R 90 000.00 (Incl. V.A.T)	1675 m2	Low Impact Residential
2376	R 90 000.00 (Incl. V.A.T)	1675 m2	Low Impact Residential
2377	R 90 000.00 (Incl. V.A.T)	1675 m2	Low Impact Residential
2378	R 82 000.00 (Incl. V.A.T)	1488 m2	Low Impact Residential
2380	R 78 000.00 (Incl. V.A.T)	1418 m2	Low Impact Residential
2381	R 78 000.00 (Incl. V.A.T)	1418 m2	Low Impact Residential
2382	R 78 000.00 (Incl. V.A.T)	1418 m2	Low Impact Residential
2383	R 78 000.00 (Incl. V.A.T)	1418 m2	Low Impact Residential
2384	R 78 000.00 (Incl. V.A.T)	1417 m2	Low Impact Residential
2385	R 78 000.00 (Incl. V.A.T)	1418 m2	Low Impact Residential

2386	R 78 000.00 (Incl. V.A.T)	1418 m2	Low Impact Residential
2387	R 78 000.00 (Incl. V.A.T)	1418 m2	Low Impact Residential
2388	R 78 000.00 (Incl. V.A.T)	1418 m2	Low Impact Residential
2389	R 78 000.00 (Incl. V.A.T)	1417 m2	Low Impact Residential
2390	R 64 000.00 (Incl. V.A.T)	1104 m2	Low Impact Residential
2391	R 58 000.00 (Incl. V.A.T)	977 m2	Low Impact Residential
2392	R 58 000.00 (Incl. V.A.T)	977 m2	Low Impact Residential
2393	R 58 000.00 (Incl. V.A.T)	977 m2	Low Impact Residential
2394	R 58 000.00 (Incl. V.A.T)	976 m2	Low Impact Residential
2395	R 58 000.00 (Incl. V.A.T)	976 m2	Low Impact Residential
2396	R 58 000.00 (Incl. V.A.T)	976 m2	Low Impact Residential

It must be noted that preference will be given to residents of Mthonjaneni Municipality

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 12 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

1. LAND DETAILS - MTHONJANENI

Description	:	Melmoth Town
Locality	:	The properties fall within the Melmoth town. A Town Planning Scheme Map is attached for ease of reference.
Services	:	All services can be made available.
Development	:	The development of the land must commence within twelve (12) months from the Signing of the Purchase agreement.
Proposal	:	The bidder must complete the form of offer that is attached to this document. That will serve as the bidder's proposal and will be used for evaluation. The Council will consider the possible purchase of the land at a market related price until the land has been surveyed and transferred to the successful party. Sale agreement will be signed once a successful bidder has been appointed and informed.

2. EVALUATION CRITERIA

Evaluation will be based on price offered (Preference will be given to residents of Mthonjaneni Municipality)

3. MTHONJANENI TOWN PLANNING SCHEMES

LAND USES AND DENSITY CONTROLS

MTHONJANENI – LOW IMPACT RESIDENTIAL

Statement of Intent	Cov.	Height	Min. Erf Size	Front Building Line	Side Building Line	Rear Building Line
This zone makes provision for the development and management of land in and around the central business district of Mthonjaneni. The zone permits a wide range of land uses combining residential, trade, office administration, cultural, residential and low impact industrial activities and developments to enable a special mix of development to occur.	70%	2	2357 to 2366, 2371 to 2378 & 2380 to 2396	5m	3m one side	5m

MTHONJANENI MUNICIPALITY

FORM OF TENDER

The Municipal Manager
Mthonjaneni Local Municipality
PO Box 11
Melmoth
3835

Sir,

I/We _____ offer to purchase the following erf / erven in accordance with the contract conditions for an amount of:-

ERF : _____

R _____

In words _____

This tender shall remain binding upon me and open for acceptance by the seller for a period of 90 days calculated from the closing time of bid.

For (Bidder) : _____

Address : _____

Contact Telephone : _____

Email Address: _____

I/We hereby acknowledge: -

1. that I/We have read and acquainted myself/ourselves with the terms and conditions of tender and understand the purpose thereof and agree that all such conditions shall form part of this tender;
2. I confirm that I am duly authorised to make this offer.
3. The purchase of the property will be secured by the payment of 10% of the purchase price within 7 days after the appointment and the balance to be settled within 30 days from the date of signing the sale agreement.
4. I/We understand that the Council is not bound to accept the lowest or any tender received.
5. I/We understand that the Council is not bound to accept the highest or any tender it may receive.

NAME & SURNAME : _____

ID NO. _____

SIGNATURE OF BIDDER/ PROPOSER

DATE : _____

