



MTHONJANENI MUNICIPALITY

INVITATION FOR THE SUBMISSION OF PROPOSALS: SALE OF RESIDENTIAL LAND & LAND FOR DEVELOPMENT.

RE-ADVERTISEMENT

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 sites 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 and commercial, medium impact and mixed use in Melmoth 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 (www.mthonjaneni.org.za) 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 035 450 2082/084 872 1189/ smp@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. Mondo on 035 450 2082/076 434 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 03 June 2021 at 12H00.

The proposals invited are for the following sites:

1. RESIDENTIAL

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
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
2366	R 87 000.00 (Incl. V.A.T)	1597 m2	Low Impact Residential
2373	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
2380	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
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
2395	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 and sites will be sold as 'Voetstoets'

2. 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 m2	Hospitality Business
Total	R 195 000.00		
SITE 2 (CONSOLIDATION AND REZONING OF SITES)			
2367	R 73 000.00 (incl. V.A.T)	1327 m2	Accommodation Facility
2368	R 73 000.00 (incl. V.A.T)	1327 m2	Accommodation Facility
2369	R 73 000.00 (incl. V.A.T)	1327 m2	Accommodation Facility
2370	R 73 000.00 (incl. V.A.T)	1326 m2	Accommodation Facility
Total	R 262 000.00		

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 70 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 03 June 2021 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 Sibiyi
Municipal Manager

Burning Spear e@oe 0267