

EMTHANJENI MUNICIPALITY



SCM NOTICE No: 27/2020

PROPOSALS INVITED FOR THE DISPOSAL OF ERF 5117, Philipstown Road, DE AAR

The Emthanjeni Municipality has initiated this programme as a result of interest shown by a developer to be afforded an opportunity to develop this piece of land. The Municipality welcomed everyone interested in developing our Municipality and agreed in principle to sell the land through a Supply Chain Management process. Presently, the land is not being used. Any developer interested in this land must be willing to buy the land.

Notice is hereby given in terms of Section 111 of the MFMA (No. 56 of 2003) and Clause 12(1) of the Municipal Supply Chain Management Policy that Emthanjeni Municipality intends to dispose of the identified site in DE AAR for development or business purposes.

Specifications: PROPOSALS INVITED FOR THE DISPOSAL OF ERF 5117, Philipstown Road, DE AAR.

1. TOWN PLANNING

- **Location:** Erf 5117 is situated on Philipstown Road, De Aar. The definition of a business premise is as follows;
“business premises” means a site and / or building or part thereof used or intended to be used as shops and / or offices and it includes, hotels, restaurants, dry-cleaners, financial institutions, professional offices, places of assembly, doctor’s consulting rooms, stock or product exchanges, put/put course, flats above ground floor and buildings for similar uses, but it excludes bottle stores, taverns, places of entertainment, a casino, adult entertainment, institutional buildings, funeral parlors, public garages, service stations, repairing or related replacing functions, industrial buildings, offensive industries, heavy vehicle overnight facilities or any wholesales business;

Land Use Restrictions:

Building lines: Street boundary – Business building may be erected as indicated on our maps.

Parking: 1 on-site parking bay for every 25 m² of the total floor area of the building.

- If another land use is intended, the applicant will be liable for the total cost in respect of rezoning the land.
- If the erf is to be developed along with another erf, it must be consolidated at the applicant’s expense.
- The Emthanjeni Town Planning Scheme Regulations are applicable.

Municipal Service Connections:

- All Municipal services can be availed and the normal connection fees are payable in advance.
- If a larger than normal electricity connection is required, the buyer is liable for all the costs involved with a structural Engineer opinion to determine the of service capacity required.
 1. The Developer will be responsible for rezoning, servitudes and other processes that maybe required.
 2. The cost involved in all administrative, town planning, surveying, engineering work necessary for the rezoning, surveying, planning and confirmation of erf boundary pegs shall be paid by the DEVELOPER in advance to the MUNICIPALITY or its nominated agent and/or Attorney.
 3. The DEVELOPER is liable for all costs relating to all service connections i.e water, sewerage, electricity and access roads to the site. If the network or any bulk supply connection required strengthening / extending the network, the Developer shall be liable for all costs involved.
 4. The DEVELOPER will pay all transfer costs incurred, plus VAT, to enable registration of transfer of the property into his name, including stamp duty, transfer duty or VAT, cost of diagrams, plus VAT, which amounts shall be paid upon request of the SELLER'S Conveyancer.

The offer of proposal shall include the following:

- Market – related purchase price.
- Business Plan of the development or business.
- Proposed date of commencement of the development and time frames.
- Sketch plan of the intended development.
- Proof of company registration and a valid tax clearance certificate.
- Total number of new jobs to be created.
- Estimated demand for all municipal services.

The following conditions shall apply:

- The Council is not obliged to accept the lowest or any offer and reserves the right to accept any offer or portion thereof.
- Must register on the Emthanjeni Municipality Database.
- All documentary proof such as original tax clearance certificate etc. must be submitted along with the offer.
- The successful bidder will be required to sign a Declaration of Interest Form (MDB 4) and other related documents.
- Offer received after the set closing time and date will not be considered.

Offers in sealed envelopes clearly marked "Offer to Develop Site on Erf 5117" located in Industrial Area, De Aar" must reach the Municipal Offices, 45 Vootrekker Street, De Aar 7000, not later than 12h00 on 06 February 2020.

For further details kindly contact the Manager: Development, Mr S M Mvandaba, 071 8680 309.

Website can be visited at: www.emthanjeni.co.za

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