

# MUNISIPALITEIT EMTHANJENI MUNICIPALITY



## NOTICE NO: 49/2016

### **DISPOSAL OF IMMOVABLE ASSETS: OFFER TO PURCHASE AND DEVELOP SITE ON ERF 246, DE AAR**

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 Site on Erf 246, DE AAR for development or business purpose.

#### **CONDITIONS OF CONTRACT:**

1. Location: Erf 246 is situated between Claude, Schreiner and Carlton Streets, DE AAR.
2. Size: Approximately 1,0604 Hectors.
3. Zoning: Currently a public open space/park. Rezoning required to appropriate zoning which will allow development.
4. Sub-division: Erf 246 will have to be sub-division to cut off the existing sub-station. The portion to be cut off approximately 225m<sup>2</sup> in extent.
5. The Developer will be responsible for rezoning, servitudes and other processes that maybe required.
6. The cost involved 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.
7. The DEVELOPER is liable for all costs relating to all services connections i.e water, sewerage, electricity and access roads to site. If the network or any bulk supply connection required strengthening / extending the network the Developer shall be liable for all costs involved.
8. 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.
9. 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.
- The successful bidder will be required to sign rental contract.
- Other received after the set closing time and date will not be considered.

**Offers in sealed envelopes clearly marked "Offer to Develop Site on Erf 246" located Between Claude, Schreiner and Carlton Streets, De Aar" Must reach the Municipal Offices, 45 Vootrekker Street, De Aar 7000, not later than 12h00 on 12 May 2016.**

Further details contact the Development Manager: Mr S M Mvandaba 071 8680 309.

Website can be visited at: [www.emthanjeni.co.za](http://www.emthanjeni.co.za)

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