



## BID NOTICE: 194/2018 SALE OF VACANT LAND

Senqu Municipality hereby invites bids from all prospective, accredited and qualifying bidders for the hereunder bid:

Closing Date and Time	Evaluation criteria
Date: 18/12/2018 Time: 12pm	80/20 Preference Point System

The minimum specifications are detailed in the bid document on the website <http://www.senqu.gov.za>. Bid documents will be available from the Senqu Municipal Offices. Completed bid documents must be in a sealed envelope endorsed with the name, **Sale of vacant land NOTICE No: 194/2018** and must be deposited in the Tender/Bid Box at the Senqu Municipal Offices, Lady Grey not later than 12:00pm, 18/12/2018 when bids will be opened in public.

Enquiries should be addressed to: Miss S. Mbekushe at 051 603 1400/ 1300

### FUNCTIONALITY CRITERIA

Bidders that obtain less than **70 Points** of the evaluation criteria will not be considered for further assessment.

Evaluation	Weight
(Put in broad criteria)	(Put in weight)
Promotion of individuals residing in the Senqu area	40
First time home owners	30
South African Citizen	30
TOTAL	100

Senqu Municipality Supply Chain Management Policy as well as the following conditions shall apply:

- Canvassing of municipal staff or councillors will automatically disqualify any bidder.
- The bid must be bound with own documents and all SCM documents and bid advertisement. Bid documents must remain intact. Bids may only be submitted on the bid documentation provided by the Municipality
- The bid must be bound with the bidding checklist as the first page of the document with the completed page numbers.

### COMPULSARY DOCUMENTS (failure to submit any of the following will result in disqualification)

- Individuals / Service Providers full name, identification number or company or other registration number
- Prices must be valid for a minimum period of 120 days.

- The following Municipal Bid Documents are compulsory documents and must be included in the tender document and signed: They are available on the municipal website [www.senqu.gov.za](http://www.senqu.gov.za).
  - MBD 1 (Invitation to bid)
  - Pricing and ranking sheet
  - **Failure to complete all supplementary information and the RETURNABLE SCHEDULES including requested MBD Forms not completed in full and not signed will result in the tender being disqualified.**

#### **SUPPLEMENTARY INFORMATION**

- The municipal rates and taxes or municipal charges owed by the preferred bidder or any of its directors, to the municipality or municipal entity, or to any other municipality or its entity, must not be in arrears for more than three months. Proof must be submitted in the form of a recent municipal account or letter of good standing if applicable.
- Advertisement (This document)
- Specifications (Terms of reference)
- The Senqu Municipality does not bind itself to accept the lowest or any other bid and reserves the right to accept the whole or part of any bid.
- No emailed or faxed documents will be accepted.
- It is the responsibility of the Bidder to ensure that bids sent via courier are placed in the Tender/Bid Box at the advertised date and time.
- Bids which are late, incomplete, unsigned will not be accepted
- All disputes, objections, complaints and queries will be settled as per S 56 of the Senqu Municipal Supply Chain Policy through mutual consultation, mediation (with or without legal representation) or when unsuccessful through a South African court of law.

**M. M. Yawa**

**Municipal Manager**  
**23/11/2018**



## SALE OF VACANT LAND

## **1. INTRODUCTION**

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There is a huge need for land by community members in the Senqu area. Community members are desperate for land for residential purposes. People write letters to the municipality requesting to purchase the vacant erven for residential purposes.

An investigation was done and there were erven found to be registered in the name of the municipality that are vacant and are not needed to provide the minimum level of basic municipal services.

The Council of Senqu Local Municipality has taken a resolution on the 27<sup>th</sup> of July 2018 in an Ordinary Council meeting to dispose of vacant residential sites in Barkly East, Lady Grey and Sterkspruit.

## **2. PURPOSE**

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The purpose of the selling of this land is to allow previously disadvantaged persons with economic constraints, to purchase land for residential purposes in the area in which they reside. Therefore, individuals will have to meet the evaluation & adjudication criteria of 70 points out of 100 before their bid will qualify. In addition, individuals are only allowed to acquire one property each.

## **3. VACANT LAND FOR SALE**

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ERF NO.	TOWN	ERF SIZE	ZONING	MUNICIPAL VALUATION
21	BARKLY EAST	286	Residential	5500
1857	BARKLY EAST	313	Residential	6000
1858	BARKLY EAST	313	Residential	6000
1859	BARKLY EAST	313	Residential	6000
1860	BARKLY EAST	312	Residential	6000
1861	BARKLY EAST	300	Residential	5500
1862	BARKLY EAST	300	Residential	5500
1863	BARKLY EAST	300	Residential	5500
1864	BARKLY EAST	300	Residential	5500
1865	BARKLY EAST	300	Residential	5500
1866	BARKLY EAST	300	Residential	5500
1867	BARKLY EAST	312	Residential	6000
1868	BARKLY EAST	312	Residential	6000
1869	BARKLY EAST	312	Residential	6000
1870	BARKLY EAST	318	Residential	6000
1871	BARKLY EAST	306	Residential	5500
1873	BARKLY EAST	325	Residential	6000
1874	BARKLY EAST	315	Residential	6000
1875	BARKLY EAST	300	Residential	5500
1876	BARKLY EAST	291	Residential	5500
1877	BARKLY EAST	306	Residential	5500
1878	BARKLY EAST	312	Residential	6000
1879	BARKLY EAST	300	Residential	5500

1880	BARKLY EAST	300	Residential	5500
1881	BARKLY EAST	298	Residential	5500
1882	BARKLY EAST	298	Residential	5500
1883	BARKLY EAST	298	Residential	5500
1884	BARKLY EAST	298	Residential	5500
1885	BARKLY EAST	308	Residential	6000
1887	BARKLY EAST	325	Residential	6000
1888	BARKLY EAST	338	Residential	6500
1889	BARKLY EAST	338	Residential	6500
1890	BARKLY EAST	338	Residential	6500
1891	BARKLY EAST	338	Residential	6500
1892	BARKLY EAST	338	Residential	6500
1893	BARKLY EAST	338	Residential	6500
1894	BARKLY EAST	332	Residential	6000
1895	BARKLY EAST	382	Residential	7000
1896	BARKLY EAST	368	Residential	7000
1897	BARKLY EAST	506	Residential	9500
1898	BARKLY EAST	358	Residential	6500
1899	BARKLY EAST	358	Residential	6500
1900	BARKLY EAST	338	Residential	6500
1901	BARKLY EAST	337	Residential	6500
1902	BARKLY EAST	338	Residential	6500
1903	BARKLY EAST	337	Residential	6500
1904	BARKLY EAST	338	Residential	6500
1905	BARKLY EAST	338	Residential	6500
1906	BARKLY EAST	338	Residential	6500
1907	BARKLY EAST	325	Residential	6000
1414	HERSCHEL	389	Residential	30000
1415	HERSCHEL	315	Residential	30000
413	LADY GREY	778	Residential	68000
609	LADY GREY	371	Residential	5000
754	LADY GREY	408	Residential	5000
784	LADY GREY	350	Residential	5000
1002	LADY GREY	743	Residential	4000
1386	LADY GREY	337	Residential	2500
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1391	LADY GREY	313	Residential	2500
1392	LADY GREY	315	Residential	2500
1393	LADY GREY	345	Residential	2500
22	STERKSPRUIT	909	Residential	40500

#### 4. CONDITIONS OF THE TENDER

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- 4.1 All persons may only acquire one erf if their bid meets the evaluation and adjudication criteria and their bid is successful.
- 4.2 The Municipality will not necessarily accept the highest or any bid.
- 4.3 The market value of the properties as determined by the Municipal Valuer will be the minimum acceptable value. Any offer lower than the current market value will be disqualified.
- 4.4 The Municipality will notify the successful tenderer in writing by registered mail of the acceptance of his/her tender.
- 4.5 The successful tenderer must within 30 (thirty) days after he/she has been given such notice, enter into a formal deed of sale with the Municipality.
- 4.6 Each tenderer must specify on the Pricing and ranking sheet as to which erf they would like to bid on and rank the erfs in term of preference with 1 being the erf they would most like to purchase.

## **5. CONDITIONS OF SALE**

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### **5.1 The purchase price is payable as follows:**

- The amount will be payable in full upon the signing of the contract between the Municipality and the winning bidder.
- The Municipality's attorneys will attend to the transfer of the property after the purchase price has been paid or properly guaranteed.
- The purchaser is liable for all transfer and accompanying costs, including transfer duties which he/she must pay to the Municipality's attorneys on demand.
- The properties are sold subject to the existing title deed conditions and provisions of the Senqu Municipality Town-planning Scheme 2016, applicable at the time of the sale of the properties.
- The size of the properties as indicated are not guaranteed. The purchaser will be responsible for the removal of illegal structures/occupants that may have occupied the land.
- The purchaser should comply with all conditions normally applicable to the selling of property assets as required by the municipality.
- The purchaser shall not have the right to sell the property or any portion thereof before a period of five (5) years after the sale and without the prior written consent of the Municipality.
- Plans in respect of buildings to be erected on the properties will be considered by the Municipality and must be submitted to the Municipality within two (2) years. The actual building of improvements on the properties is however prohibited until the property is registered in the purchaser's name.
- The purchasers shall develop the properties with residential dwellings within a period of three (3) years from the date of transfer in accordance with the applicable land use rights and to the extent stipulated in each transaction, and further complete such development within this prescribed period, failing which the contract of sale of the properties shall lapse. The development requirements specific to each transaction shall be included as part of the restrictive conditions to be registered against the Title Deed of the properties.
- In the event that the purchasers are in breach of their obligation to develop the properties with a residential dwelling within the said three (3) years period, the Municipality shall have the right to re-transfer ownership of the properties back to the Municipality, against repayment of the original selling price paid by the purchaser, without any interest.

- In the event that a bond has since been registered over the property, the purchaser shall at his own cost, be obliged to cancel such bond before the property is transferred back to the Municipality.
- In the event of the cancellation of the contract of sale and the retransfer of ownership of the property to the Municipality, the purchaser shall have no claim for compensation in respect of all or any improvements of whatsoever nature to the property, against the Municipality.
- In the event of the cancellation of the contract of sale and retransfer of ownership of the property to the Municipality, the purchaser shall have no claim for damages against the Municipality.
- In the event where the purchaser fails to take the required steps, the municipality reserves the right to take any reasonable steps to effect the cancellation of the bond and to recover expenditure incurred from the purchaser.
- In the event that the successful bidder fails to comply with signing a deed of sale with the municipality, the property will be offered to the second successful bidder.
- Each bidder is limited to purchase one residential property if an offer is made on several tenders, only one property can be awarded and the bidder must rank the properties according to their preferences on the pricing sheet provided.
- The valuation amounts for each property are the minimum acceptable amounts.
- The property be restricted to be utilized solely for residential purposes.

## 6. EVALUATION & ADJUDICATION CRITERIA

Evaluation & Adjudication Criteria	Required documents	Points
Individuals residing in the Senqu area (30)	Signed letter from the Ward Councillor indicating that the person has been residing in the area for not less than 5 years	15
	Sworn affidavit by a South African community member and certified copy of the identity document of the community member indicating that the applicant has been residing in the area for not less than 5 years	15
First time property owners (30)	Sworn affidavit confirming that the bidder does not own, or that a residential property is not registered in his or her name	30
South African citizen designated groups (40)	Certified copy of identity document	10
	Person with a physical disability -Certified	10

	Doctors letter indicating the disability	
	Woman -Certified copy of identity document	10
	Youth -Certified copy of identity document	10
		Total points 100

**MINIMUM REQUIRED POINTS= 70 POINTS**

## **7. SUBMISSION OF PROPOSALS**

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Proposals must be submitted in sealed envelopes which must be endorsed with the notice number as well as the closing date and time. The name and address of the bidder should be reflected on the reverse side of the envelope.



**PRICING AND RANKING SHEET**

**PLEASE ENSURE THAT YOU FILL OUT THE TENDER PRICE THAT YOU WISH TO PAY FOR THE PROPERTY, AS WELL AS THE RANK WITH 1 BEING THE FIRST CHOICE.**

Please note that the tender price may not be less than the evaluation price.

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