



SENQU MUNICIPALITY

"A Leading Rural Municipality with a Viable and Modern Economy"

SENQU LOCAL MUNICIPALITY

Vacant List - Bid No_64-2022-2023T Disposal of Municipal Land

1. VACANT ERVEN FOR SALE

ERF NO.	TOWN	ERF SIZE	ZONING
21	BARKLY EAST	286	Residential
1857	BARKLY EAST	313	Residential
1858	BARKLY EAST	313	Residential
1859	BARKLY EAST	313	Residential
1860	BARKLY EAST	312	Residential
1861	BARKLY EAST	300	Residential
1862	BARKLY EAST	300	Residential
1863	BARKLY EAST	300	Residential
1864	BARKLY EAST	300	Residential
1865	BARKLY EAST	300	Residential
1866	BARKLY EAST	300	Residential
1867	BARKLY EAST	312	Residential
1868	BARKLY EAST	312	Residential
1869	BARKLY EAST	312	Residential
1870	BARKLY EAST	318	Residential
1871	BARKLY EAST	306	Residential
1873	BARKLY EAST	325	Residential
1874	BARKLY EAST	315	Residential
1875	BARKLY EAST	300	Residential
1876	BARKLY EAST	291	Residential
1877	BARKLY EAST	306	Residential
1878	BARKLY EAST	312	Residential
1879	BARKLY EAST	300	Residential
1880	BARKLY EAST	300	Residential
1881	BARKLY EAST	298	Residential
1882	BARKLY EAST	298	Residential
1883	BARKLY EAST	298	Residential
1884	BARKLY EAST	298	Residential
1885	BARKLY EAST	308	Residential
1887	BARKLY EAST	325	Residential
1888	BARKLY EAST	338	Residential
1889	BARKLY EAST	338	Residential
1890	BARKLY EAST	338	Residential
1891	BARKLY EAST	338	Residential
1892	BARKLY EAST	338	Residential
1893	BARKLY EAST	338	Residential
1894	BARKLY EAST	332	Residential
1895	BARKLY EAST	382	Residential
1896	BARKLY EAST	368	Residential

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1897	BARKLY EAST	506	Residential
1898	BARKLY EAST	358	Residential
1899	BARKLY EAST	358	Residential
1900	BARKLY EAST	338	Residential
1901	BARKLY EAST	337	Residential
1902	BARKLY EAST	338	Residential
1903	BARKLY EAST	337	Residential
1904	BARKLY EAST	338	Residential
1905	BARKLY EAST	338	Residential
1906	BARKLY EAST	338	Residential
1907	BARKLY EAST	325	Residential
1414	HERSCHEL	389	Residential
1415	HERSCHEL	315	Residential
413	LADY GREY	778	Residential
609	LADY GREY	371	Residential
754	LADY GREY	408	Residential
784	LADY GREY	350	Residential
1002	LADY GREY	743	Residential
1386	LADY GREY	337	Residential
1387	LADY GREY	312	Residential
1388	LADY GREY	312	Residential
1389	LADY GREY	312	Residential
1390	LADY GREY	312	Residential
1391	LADY GREY	313	Residential
1392	LADY GREY	315	Residential
1393	LADY GREY	345	Residential
22	STERKSPRUIT	909	Residential

2. **CONDITIONS OF SALE**

- 1.1 The amount will be payable in full upon the signing of the contract between the Municipality and the winning bidder.
- 1.2 The Municipality's attorneys will attend to the transfer of the property after the purchase price has been paid or properly guaranteed.
- 1.3 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.
- 1.4 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.
- 1.5 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.
- 1.6 The purchaser should comply with all conditions normally applicable to the selling of property assets as required by the municipality.
- 1.7 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.
- 1.8 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.
- 1.9 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.
- 1.10 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.
- 1.11 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.
- 1.12 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.

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- 1.13 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.
- 1.14 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.
- 1.15 In the event that the successful bidder fails to comply with signing a deed of sale with the municipality within 30 days, if not the property will be offered to the second successful bidder.
- 1.16 Each bidder is limited to purchase one residential property if an offer is made on several tenders, only one property can be awarded to the bidder.
- 1.17 The property be restricted to be utilized solely for residential purposes.

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Acting Municipal Manager

23rd June 2023

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