

## **BELA-BELA MUNICIPALITY**

### **NOTICE OF ALIENATION OF ERVEN: PORTIONS OF ERF 8053 – BELA-BELA EXTENSION 7**

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Notice is hereby given in terms of section 79(18) (b) of the Local Government Ordinance, 1939 (Ordinance 17 of 1939) as amended, that it is the intention of the Bela-Bela Municipality to alienate erven being portions of erf 8053 (portions 67 – 75, portions 14 – 24, and portions 93 – 101) by public tender to first time home owners. The subject properties are zoned residential 1.

Any person who wishes to object to the proposed alienation must lodge his/her objection in writing with the Municipal Manager within 14 days of publication of this notice.

N S Bambo:  
Municipal Manager

Notice No. \_\_\_\_\_/2008

**TENDER: PURCHASE OF ERVEN IN BELA-BELA EXTENSION 7(PORTIONS OF ERVEN 8053.**

Tenders are hereby invited for the sale of the following portions of erf 8053 Bela-Bela Extension 7: (portions 67 – 75, portions 14 – 24, and portions 93 – 101).

Tender documents containing the conditions of the tender as well as further particulars regarding the alienation of the properties are available at Records Office, First Floor, Bela-Bela Municipality, Chris Hani Drive, Bela-Bela.

A non-refundable deposit of R\_\_\_\_\_ will be charged for each set of documents issued. All payments and deposits are to be made in the currency of Republic of South Africa. Only Cash or bank guaranteed cheques made out to Bela-Bela Municipality will be accepted.

Tenderers are requested to place their sealed tenders/envelopes marked tender: Alienation of erven - Portions of erf 8053 in the tender box at Records Office, First Floor, Bela-Bela Municipality, Chris Hani Drive, Bela-Bela by no later than 12H00, \_\_\_\_\_ 2008.

Late tenders, faxed or telephonic tenders and/or proposals will not be accepted or considered.

The Municipality shall adjudicate and award tenders in accordance with Supply Chain Management Policy, Preferential Procurement Policy and the Preferential Procurement Policy Framework Act, 5/2000. Tender prices shall remain valid for 90(ninety) days as from the closing date of this tender. The following criteria will also be considered over and above the above-quoted procurement legislation:

- Applicants must be first time home owners.
- Applicants must fall between R5 000.00 - R20 000.00 per month income category (proof must be submitted to the municipality in this regard).

The Municipality reserves the right to negotiate further conditions and requirements with the successful tenderer, within parameters stipulated in the applicable legislation.

Enquiries related to this tender can be addressed to Mr M W Ramogale/ Ms M V Mbulaheni at telephone number 014 736 8000.

**N S Bambo:**  
**Municipal Manager**

**Notice Number:** \_\_\_\_\_/2008

## **TENDER DOCUMENT**

### **SALE AND DEVELOPMENT OF ERVEN IN BELA-BELA EXTENSION 7 ( PART OF PORTIONS OF ERF 8053)**

#### **1. Properties**

##### **Property Description**

The subject properties are known as portions 67 – 75, portions 14 – 24, and portions 93 – 101 of erf 8053 Bela-Bela Extension 7.

##### **1.2. Location**

A locality map is attached hereto as Annexure “A”.

##### **1.3. Subdivision of properties**

1.3.1. the properties have been subdivided of which the proposed sub-divisional diagrams is also attached as Annexure “B”.

##### **1.4. Engineering Services and Infrastructure.**

The subject properties are serviced.

#### **2. Conditions and format of the tender**

The tender shall include information on the following:

- 2.1. An offer to purchase the property; and
- 2.2. Information pertaining to the tenderer/applicant.

##### **2.1. Conditional offer to purchase**

The tender must be accompanied by a signed conditional offer to purchase in the format attached hereto as Annexure “C”.

##### **2.2. Information in respect of the tenderer and finance**

2.2.1 Upon submission of the tender the tenderer/applicant shall furnish proof of the availability of finance to buy the property.

2.2.2. The successful tenderer/applicant shall be obliged to furnish the Municipality with a deposit of an amount equal to 15% of the total purchase price tendered for the relevant erf plus VAT on the total purchase price in cash upon signing of the Deed of Sale.

The balance of the purchase price is to be secured by the delivery of a bond or other guarantee approved by the municipality within 60 days of signing of deeds of sale.

### **3. Acquisition of the property and adjudication.**

#### **3.1. Acquisition**

the property is offered to the successful tenderer/applicant by means of an out and out purchase of the property subject to conditions as will be set out in the final Deed of Sale.

The tenderer/applicant acknowledges that the tender shall be for the purchase price of the land.

The municipality shall adjudicate the tender submitted by the tenderer/applicant in terms of the Supply Chain policy of the Municipality and applicable procurement policy framework.

The tender shall further be adjudicated on the following criteria.

- Applicants must be first time home owners.
- Applicants must fall between R5 000.00 - R20 000.00 per month income category (proof must be submitted to the municipality in this regard).

### **4. General**

- 4.1. The municipality shall not be obliged to accept the highest or any tender;
- 4.2, The tender price shall remain valid for a period of 90 days from the closing date of the tenders.
- 4.3. The municipality reserves the right to negotiate any further conditions with the successful tenderer.
- 4.4. The municipality shall have the right to take the necessary steps to ensure that the property reverts back to the municipality at the cost of the tenderer, in case where the successful tenderer does not honour the conditions of sale. The municipality will not be obliged to repay the tenderer for any costs incurred except for the cost of the land.
- 4.5. Where the tenderer requires the additional information from the municipality, he/she shall be obliged to pay the necessary amounts to prepare such information and expenses incurred by the municipality.

## 5. Contact details and website address.

The table below provides a list of some contact persons, which can be approached if any additional information is required:

<b>Contact Person</b>	<b>Designation</b>	<b>Tel No.</b>
Ms M V Mbulaheni	Divisional Manager: Town Planning and Housing	(014) 736 8000
Mr M W Ramogale	Manager: Economic Development and Planning	(014) 736 8000
Adv M A Ramolotja	Manager: Corporate Services	(014) 736 8030
Mr L Matwalana	Divisional Manager: Expenditure(Supply Chain Management)	(014) 736 8000

### **Other information:**

#### **Website address:**

<http://www.belabela.gov.za>.

**Physical Address:** Bela-Bela Municipality  
Chris Hani Drive, Bela-Bela

**Postal Address:** Municipal Manager  
Private Bag x 1609  
Bela-Bela  
0480

**Fax No.:** 014 736 3288

**Tel No. :** 014 736 8000