



NEWCASTLE MUNICIPALITY

BID NOTICE

INVITATION FOR DEVELOPMENT PROPOSALS FOR SALE OF VARIOUS PROPERTIES IN NEWCASTLE

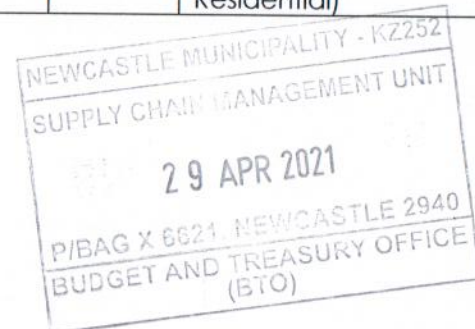
Notice is hereby given in terms of the provisions of section 14(b) of the Municipal Finance Management Act 2003 (Act No 56 of 2003) and subject to the Supply Chain Regulations applicable to local government that the Newcastle Municipality intends to sell various commercial vacant sites for development within the Newcastle Municipality KZ252 area as per the following schedule:

BID NUMBER	BID DESCRIPTION	NO.	Erf No.	TOWNSHIP	Extent	Zoning	MARKET VALUE
A019-2020/21	Sale of commercial vacant sites zoned transitional zone 2 in Newcastle	1.	17483	Newcastle	3363m ²	Office	R 1 177 000.00
		2.	17484	Newcastle	3521m ²	Office	R 2 113 000.00
		3.	16969	Newcastle	2366m ²	Office	R 1 200 000.00
		4.	16970	Newcastle	2147m ²	Office	R 1 100 000.00
		5.	16971	Newcastle	1831m ²	Office	R 1 000 000.00
		6.	16972	Newcastle	1500m ²	Office	R 900 000.00

Development proposals are hereby invited for the development of the above-mentioned sites situated in Hospital, Hastie and Hardwick Streets in Newcastle. These properties are zoned as Office uses in terms of the Newcastle Land Use Scheme, these sites are mostly suitable for the establishment of Professional Offices and Residential buildings purposes.

BID NUMBER	BID DESCRIPTION	NO.	Erf No.	TOWNSHIP	Extent	Zoning	MARKET VALUE
A020-2020/21	Sale of general residential vacant sites in Newcastle	1.	17474	Newcastle	6420m ²	Residential Only High-Density Zone (General Residential)	R 2 248 000.00
		2.	17475	Newcastle	6300m ²	Residential Only High-Density Zone (General Residential)	R 2 205 000.00

These sites are mostly suitable for Medium to High Density Residential.



BID NUMBER	BID DESCRIPTION	NO.	Erf No.	TOWNSHIP	Extent	Zoning	MARKET VALUE
A020-2020/21	Sale of group and cluster properties in Newcastle	1.	17476	Newcastle	3819m ²	Medium Density Residential (Multi-unit Housing)	R 1 337 000.00
		2.	17477	Newcastle	3812m ²	Medium Density Residential (Multi-unit Housing)	R 1 334 000.00
		3.	17478	Newcastle	2775m ²	Medium Density Residential (Multi-unit Housing)	R 1 665 000.00
		4.	17481	Newcastle	2996m ²	Medium Density Residential (Multi-unit Housing)	R 1 049 000.00
		5.	17482	Newcastle	3205m ²	Medium Density Residential (Multi-unit Housing)	R 1 122 000.00

These sites are mostly suitable for the establishment of Professional Offices, Residential Buildings and others for light industrial purposes.

BID NUMBER	BID DESCRIPTION	NO.	Erf No.	TOWNSHIP	Extent	Zoning	MARKET VALUE
A023-2020/21	SALE OF LIMITED COMMERCIAL VACANT SITES IN NEWCASTLE	1.	17473	Newcastle	6669m ²	Commercial (Mixed Use) Zone	R 2 667 600.00
		2.	17479	Newcastle	2653m ²	Commercial (Mixed Use) Zone	R 1 062 000.00
		3.	17480	Newcastle	2849m ²	Commercial (Mixed Use) Zone	R 1 140 000.00
		4.	17485	Newcastle	3670m ²	Commercial (Mixed Use) Zone	R 2 202 000.00
		5.	17486	Newcastle	3796m ²	Commercial (Mixed Use) Zone	R 2 412 160.00

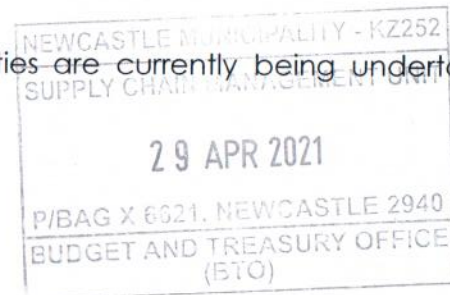
These sites are mostly suitable for Commercial or business purposes.

Offers that fall below the **current market-related value** will not be considered by the Newcastle Municipality. Competitive offers above this value are expected.

Bids will be evaluated in two (2) stages:

- Development Proposals (Stage One) for the Development and;
- Financial Proposals (Stage Two) for the purchase of properties

Please Note: The installation of services and access road to the subject properties are currently being undertaken by Newcastle Municipality.



Bid documents are obtainable from **29 April 2021**, at the office of the Strategic Executive Director: Budget and Treasury Office, Municipal Civic Centre Tower Block – Office B218 2nd Floor, 37 Murchison Street, Newcastle, 2940 during office hours between 08h00 to 15h00 upon a payment of a **non-refundable document fee of R 300.00**. **Alternatively the document may be downloaded free of charge from the National Treasury website (www.etenders.gov.za)**.

Banking Details - The Newcastle Municipality, Nedbank - Acc No: 1162 6600 66, Br Code: 133 724 (the proof of payment must reflect the bid number and bidder's name as reference).

The bids will remain valid for 90 days. The Council reserves the right to accept all, some, or none of the bids submitted, either wholly or in part and it is not obliged to accept the lowest bid.

Enquiries to be directed to Mr. B Mseleku at 034 328 7916 or Mr. N Ndlovu 034 328 7718 during office hours.

Completed bid documents complying with the conditions of bid must be sealed and endorsed **"BID NO. A027-2020/21 – INVITATION FOR DEVELOPMENT PROPOSALS FOR SALE OF COMMERCIAL VACANT SITES ZONED TRANSITIONAL ZONE 2 IN NEWCASTLE"** bearing the name and address of the bidder at the back of the envelope to be deposited in the official bid box provided in the foyer of Newcastle Municipality – Municipal Civic Offices (Rates Hall), 37 Murchison Street, 1st floor, Newcastle by no later than **12:00 on Friday, 21 May 2021** where bids will be opened in public. Late quotations or tenders received by way of facsimile or e-Mail will under no circumstances be considered.

Evaluation and adjudication of the bid will be done in line with the Newcastle Municipality's Supply Chain Management Policy.

A **compulsory briefing session** will take place on **13 May 2021** at 10:00 at **Newcastle, Town Hall**, 37 Murchison Street.

NB: The Condition/Clause of "Development within 2 years" will be incorporated in the "Deed of Sale" as per Municipal Disposal Policy.

Mr V. Govender
Acting: Municipal Manager
Municipal Tower Block
Newcastle Municipality
Private Bag X6621
2940

