

NEWCASTLE MUNICIPALITY

BID NOTICE



RE - ADVERTISEMENT 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 and residential vacant sites for development within the Newcastle Municipality KZ252 area as per the following schedule:

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 for Single Residential, Offices, Medium to High Density Residential, Light Industrial and Limited Commercial uses in terms of the Newcastle Land Use Scheme as indicated on the schedule below.

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	Transitional Zone 2 (Offices)	R 1 177 000.00
		2.	17484	Newcastle	3521m ²	Transitional Zone 2 (Offices)	R 2 113 000.00
		3.	16969	Newcastle	2366m ²	Transitional Zone 2 (Offices)	R 1 200 000.00
		4.	16970	Newcastle	2147m ²	Transitional Zone 2 (Offices)	R 1 100 000.00
		5.	16971	Newcastle	1831m ²	Transitional Zone 2 (Offices)	R 1 000 000.00
		6.	16972	Newcastle	1500m ²	Transitional Zone 2 (Offices)	R 900 000.00

BID NUMBER	BID DESCRIPTION	NO.	Erf No.	TOWNSHIP	Extent	Zoning	MARKET VALUE
A012-2019/20	Invitation for development proposals for sale of residential sites in Newcastle	1.	16944	Newcastle	1886m ²	Single Residential	R 386 000.00
		2.	164945	Newcastle	1934m ²	Single Residential	R 400 000.00
		3.	10326	Newcastle	1050m ²	Single Residential	R 268 500.00
		4.	10307	Newcastle	1111m ²	Single Residential	R 300 000.00
		5.	10347	Newcastle	1000m ²	Single Residential	R 270 000.00
		6.	10348	Newcastle	1000m ²	Single Residential	R 270 000.00
		7.	10349	Newcastle	1000m ²	Single Residential	R 270 000.00
		8.	14190	Newcastle	737m ²	Single Residential	R 140 000.00
		9.	16928	Newcastle	650m ²	Single Residential	R 135 000.00
		10.	9/945	Newcastle	600 m ²	Single Residential	R 124 000.00
		11.	49/868	Newcastle	628m ²	Single Residential	R 130 000 .00
		12.	4/868	Newcastle	650m ²	Single Residential	R 130 000.00
		13.	14628	Newcastle	1925m ²	Single Residential	R 135 000.00

BID NUMBER	BID DESCRIPTION	NO.	Erf No.	TOWNSHIP	Extent	Zoning	MARKET VALUE
A021 -2020/21	SALE OF LIMITED INDUSTRIAL VACANT SITES IN NEWCASTLE	1.	17476	Newcastle	3819m ²	Group & Cluster (Medium Density Residential)	R 1 337 000.00
		2.	17477	Newcastle	3812m ²	Group & Cluster (Medium Density Residential)	R 1 334 000.00
		3.	17478	Newcastle	2775m ²	Group & Cluster (Medium Density Residential)	R1 665 000.00

BID NUMBER	BID DESCRIPTION	NO.	Erf No.	TOWNSHIP	Extent	Zoning	MARKET VALUE
A022 -2020/21	SALE OF LIMITED INDUSTRIAL VACANT SITES IN NEWCASTLE	1.	15427	Newcastle	6669m ²	Light Industrial	R 4 313 000.00
		2.	484	Newcastle	2653m ²	Light Industrial	R 800 000.00

BID NUMBER	BID DESCRIPTION	NO.	Erf No.	TOWNSHIP	Extent	Zoning	MARKET VALUE
A027 -2020/21	SALE OF LIMITED COMMERCIAL VACANT SITES IN NEWCASTLE	1.	16974	Newcastle	1800m ²	Transitional Zone 2	R 1 850 000.00

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 **16 May 2022**, 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) or Municipal website @ www.newcastle.gov.za**

Banking Details - The Newcastle Municipality, Nedbank – Account 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. A019-2020/21 – 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, 3 June 2022** 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 non - compulsory briefing session will take place on **25 May 2021** at 10:00 at the **Town Hall**, Scott Street, Newcastle.

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

Mr. Z.W Mcineka
Acting: Municipal Manager
Municipal Tower Block
Newcastle Municipality
Private Bag X6621
2940