

## 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:

<b>Bid No</b>	<b>Description</b>	<b>No.</b>	<b>Erf No.</b>	<b>Township</b>	<b>Street Addresses</b>	<b>Land extent</b>	<b>Zoning</b>	<b>Market Value</b>
A069-2021/22	INVITATION FOR DEVELOPMENT PROPOSALS FOR SALE OF SINGLE RESIDENTIAL VACANT SITES IN OSIZWENI, MADADENI AND AVIARY HILL AND WORSHIP SITE IN SUNSET VIEW NEWCASTLE	1.	1203	Osizweni D	38 Simunye Str	829m <sup>2</sup>	Single Residential	R80 000.00
		2.	1204	Osizweni D	40 Simunye Str	594m <sup>2</sup>	Single Residential	R71 000.00
		3.	1205	Osizweni D	42 Simunye Str	600m <sup>2</sup>	Single Residential	R72 000.00
		4.	7316	Madadeni D	18 Mad D Str	2118 m <sup>2</sup>	Single Residential	R530 000.00
		5.	10362	Newcastle	3 Suikerbakkie Str	1080m <sup>2</sup>	Single Residential	R270 000.00
		6.	10363	Newcastle	5 Suikerbakkie Str	1769m <sup>2</sup>	Single Residential	R442 250.00
		7.	10364	Newcastle	7 Suikerbakkie Str	1115m <sup>2</sup>	Single Residential	R278 750.00
		8.	10365	Newcastle	3 Hadida Str	1080m <sup>2</sup>	Single Residential	R270 000.00
		9.	10366	Newcastle	5 Hadida Str	1100m <sup>2</sup>	Single Residential	R275 000.00
		10.	10367	Newcastle	7 Hadida Str	1000m <sup>2</sup>	Single Residential	R250 000.00
		11.	10368	Newcastle	9 Hadida Str	1000m <sup>2</sup>	Single Residential	R250 000.00
		12.	10369	Newcastle	11 Hadida Str	1000m <sup>2</sup>	Single Residential	R250 000.00
		13.	10371	Newcastle	15 Hadida Str	1020m <sup>2</sup>	Single Residential	R255 000.00
		14.	10271	Newcastle	51 Reier Str	1304m <sup>2</sup>	Single Residential	R326 000.00
		16.	10272	Newcastle	49 Reier Str	1000m <sup>2</sup>	Single Residential	R250 000.00
		17.	10273	Newcastle	47 Reier Str	1000m <sup>2</sup>	Single Residential	R250 000.00
		18.	10274	Newcastle	45 Reier Str	1000m <sup>2</sup>	Single Residential	R250 000.00

19.	10275	Newcastle	43 Reier Str	1000m <sup>2</sup>	Single Residential	R250 000.00							
20.	10236	Newcastle	58 Peacock Str	1000m <sup>2</sup>	Single Residential	R250 000.00							
21.	10238	Newcastle	62 Peacock Str	1000m <sup>2</sup>	Single Residential	R250 000.00							
22.	10349	Newcastle	73 Peacock Str	1000m <sup>2</sup>	Single Residential	R250 000.00							
23.	10348	Newcastle	71 Peacock Str	1000m <sup>2</sup>	Single Residential	R250 000.00							
24.	10347	Newcastle	69 Peacock Str	1000m <sup>2</sup>	Single Residential	R250 000.00							
25.	10374	Newcastle	21 Hadida Str	1000m <sup>2</sup>	Single Residential	R250 000.00							
26.	10373	Newcastle	19 Hadida Str	1000m <sup>2</sup>	Single Residential	R250 000.00							
27.	10313	Newcastle	10 Raaf Str	1080 m <sup>2</sup>	Single Residential	R270,000.00							
<b>WORSHIP SITE</b>													
28	7/1037	Newcastle	Reservoir Str	2520m <sup>2</sup>	Worship	R376 000.00							

Bid No	Description	NO.	Erf No.	TOWNSHIP	Street Addresses	Extent	Zoning	MARKET VALUE
A070-2021/22	INVITATION FOR DEVELOPMENT PROPOSALS FOR SALE OF GROUP AND CLUSTER PROPERTIES IN NEWCASTLE	1.	11121	Schuinshoogte	136 Coronation Str	4111m <sup>2</sup>	Group and Cluster	R1 439 000.00
		2.	11122	Schuinshoogte	21 Marguerite Str	4422m <sup>2</sup>	Group and Cluster	R1 548 000.00
		3.	11124	Schuinshoogte	25 Marguerite Str	4166m <sup>2</sup>	Group and Cluster	R1 458 000.00
		4.	11123	Schuinshoogte	23 Marguerite Str	3541m <sup>2</sup>	Group and Cluster	R1 239 350.00

Bid No	Description	No.	Erf No.	Township	Street Addresses	Land extent	Zoning	Market Value
A071-2021/22	INVITATION FOR DEVELOPMENT PROPOSALS FOR SALE OF COMMERCIAL AND NON-RESIDENTIAL VACANT SITES IN NEWCASTLE	1.	8115	Osizweni A	3 Osizweni A Str	538m <sup>2</sup>	Limited Commercial	R161 000.00
2.		8116	Osizweni A	5 Osizweni A Str	538m <sup>2</sup>	Limited Commercial	R161 000.00	
3.		8117	Osizweni A	7 Osizweni A Str	538m <sup>2</sup>	Limited Commercial	R161 000.00	
4.		8123	Osizweni A	3 Osizweni A Str	607m <sup>2</sup>	Limited Commercial	R182 000.00	
5.		8124	Osizweni A	5 Osizweni A Str	608m <sup>2</sup>	Limited Commercial	R182 000.00	
6.		2807	Osizweni A	2 Osizweni A Str	1821m <sup>2</sup>	Limited Commercial	R455 000.00	
7.		7317	Madadeni D	112 Madadeni D Str	2100 m <sup>2</sup>	Administration	R525 000.00	
8.		7316	Madadeni D	18 Madadeni D Str	2118m <sup>2</sup>	Single Residential	R530 000.00	
9.		0/648	Newcastle	17 Hardwick Str	2665m <sup>2</sup>	Light Industrial	R1 200 000.00	

**Please note:** Erven 7316 & 7617 Madadeni D may require the developer to rezone these properties into suitable zonings for the proposed development at their own cost

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
- Properties under residential including worship site will be evaluated on price only

**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 **25 July 2022 until the 19 August 2022** at the office of the Strategic Executive Director: Budget and Treasury Office, Municipal Civic Centre Tower Block – Office B218 2<sup>nd</sup> 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**. **Bidders who wish to purchase bid documents must make reservation a day before by contacting Mrs D Marais at 034 3287769 (dalene.marais@newcastle.gov.za), Ms Z Twala 034 328 7786(Zandile.twala@newcastle.gov.za and A Mbambo on 034 328 7819(andle.mbambo@newcastle.gov.za) or Municipality 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, Mr. S. Mkhize at 034 328 7851 and Ms H Zulu 034 328 7621 during office hours.**

Completed bid documents complying with the conditions of bid must be sealed and endorsed **"BID NO. A069-2020/21 – INVITATION FOR DEVELOPMENT PROPOSALS FOR SALE OF SINGLE RESIDENTIAL PROPERTIES VACANT SITES IN OSIZWENI, MADADENI, AVIARY HILL AND WORSHIP SITE IN SUNSET VIEW 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 Wednesday 24, August 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 **Friday, 5 August 2022** 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**

