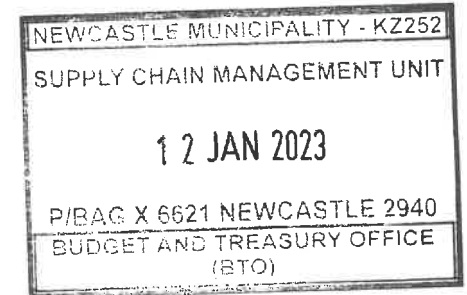




## **NEWCASTLE MUNICIPALITY**

### **BID NOTICE**



#### **A031- 2022/23 -INVITATION FOR SALE OF SINGLE RESIDENTIAL 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 vacant sites for single residential properties within the Newcastle Municipality KZ252 area as per the following schedule:

| <b>No.</b> | <b>Erf No.</b> | <b>Street Addresses</b>     | <b>Township</b> | <b>Land extent</b>   | <b>Zoning</b>      | <b>Market Value</b> |
|------------|----------------|-----------------------------|-----------------|----------------------|--------------------|---------------------|
| 1.         | Erf 10340      | 55 Peacock, Aviary Hill     | Newcastle       | 1 000 m <sup>2</sup> | Single Residential | R270 000.00         |
| 2.         | Erf 10341      | 57 Peacock, Aviary Hill     | Newcastle       | 1 000 m <sup>2</sup> | Single Residential | R270 000.00         |
| 3.         | Erf 10342      | 59 Peacock, Aviary Hill     | Newcastle       | 1 000m <sup>2</sup>  | Single Residential | R270 000.00         |
| 4.         | Erf 10343      | 61 Peacock, Aviary Hill     | Newcastle       | 1 000 m <sup>2</sup> | Single Residential | R270 000.00         |
| 5.         | Erf 10344      | 63 Peacock, Aviary Hill     | Newcastle       | 1 000 m <sup>2</sup> | Single Residential | R270 000.00         |
| 6.         | Erf 10362      | 3 Suikerbekkie, Aviary Hill | Newcastle       | 1 080 m <sup>2</sup> | Single Residential | R290 000.00         |
| 7.         | Erf 10363      | 5 Suikerbekkie, Aviary Hill | Newcastle       | 1 769 m <sup>2</sup> | Single Residential | R470 000.00         |
| 8.         | Erf 10364      | 7 Suikerbekkie, Aviary Hill | Newcastle       | 1 115 m <sup>2</sup> | Single Residential | R300 000.00         |
| 9.         | Erf 10365      | 3 Hadida, Aviary Hill       | Newcastle       | 1 080 m <sup>2</sup> | Single Residential | R290 000.00         |
| 10.        | Erf 10366      | 5 Hadida, Aviary Hill       | Newcastle       | 1 100 m <sup>2</sup> | Single Residential | R297 000.00         |
| 11.        | Erf 10367      | 7 Hadida, Aviary Hill       | Newcastle       | 1 000 m <sup>2</sup> | Single Residential | R270 000.00         |
| 12.        | Erf 10368      | 9 Hadida, Aviary Hill       | Newcastle       | 1 000 m <sup>2</sup> | Single Residential | R270 000.00         |
| 13.        | Erf 10369      | 11 Hadida, Aviary Hill      | Newcastle       | 1 000 m <sup>2</sup> | Single Residential | R270 000.00         |
| 14.        | Erf 10370      | 13 Hadida, Aviary Hill      | Newcastle       | 1 000 m <sup>2</sup> | Single Residential | R270 000.00         |
| 15.        | Erf 10371      | 15 Hadida, Aviary Hill      | Newcastle       | 1 020 m <sup>2</sup> | Single Residential | R275 400.00         |
| 16.        | Erf 10372      | 17 Hadida, Aviary Hill      | Newcastle       | 1 038 m <sup>2</sup> | Single Residential | R280 260.00         |

NEWCASTLE MUNICIPALITY - KZ252  
 SUPPLY CHAIN MANAGEMENT UNIT  
 17 JAN 2023  
 P/BAG X 6621 NEWCASTLE 2940  
 BUDGET AND TREASURY OFFICE  
 (BTO)

|     |           |                              |           |                      |                    |             |
|-----|-----------|------------------------------|-----------|----------------------|--------------------|-------------|
| 17. | Erf 10373 | 19 Hadida, Aviary Hill       | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 18. | Erf 10374 | 21 Hadida, Aviary Hill       | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 19. | Erf 10375 | 23 Hadida, Aviary Hill       | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 20. | Erf 10376 | 25 Hadida, Aviary Hill       | Newcastle | 1 020 m <sup>2</sup> | Single Residential | R270 000.00 |
| 21. | Erf 10377 | 27 Hadida, Aviary Hill       | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 22. | Erf 10378 | 29 Hadida, Aviary Hill       | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 23. | Erf 10379 | 31 Hadida, Aviary Hill       | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 24. | Erf 10380 | 33 Hadida, Aviary Hill       | Newcastle | 1 003 m <sup>2</sup> | Single Residential | R270 810.00 |
| 25. | Erf 10381 | 18 Hadida, Aviary Hill       | Newcastle | 1 007 m <sup>2</sup> | Single Residential | R270 000.00 |
| 26. | Erf 10382 | 16 Hadida, Aviary Hill       | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 27. | Erf 10383 | 14 Hadida, Aviary Hill       | Newcastle | 1 180 m <sup>2</sup> | Single Residential | R320 000.00 |
| 28. | Erf 10384 | 12 Hadida, Aviary Hill       | Newcastle | 1 251 m <sup>2</sup> | Single Residential | R340 000.00 |
| 29. | Erf 10385 | 10 Hadida, Aviary Hill       | Newcastle | 1 164 m <sup>2</sup> | Single Residential | R315 000.00 |
| 30. | Erf 10386 | 8 Hadida, Aviary Hill        | Newcastle | 1 180 m <sup>2</sup> | Single Residential | R320 000.00 |
| 31. | Erf 10387 | 6 Hadida, Aviary Hill        | Newcastle | 1 436 m <sup>2</sup> | Single Residential | R390 000.00 |
| 32. | Erf 10388 | 4 Hadida, Aviary Hill        | Newcastle | 1 100 m <sup>2</sup> | Single Residential | R290 000.00 |
| 33. | Erf 10389 | 2 Hadida, Aviary Hill        | Newcastle | 1 193 m <sup>2</sup> | Single Residential | R320 000.00 |
| 34. | Erf 10390 | 11 Suikerbakkie, Aviary Hill | Newcastle | 1 340 m <sup>2</sup> | Single Residential | R360 000.00 |
| 35. | Erf 10391 | 51 Peacock, Aviary Hill      | Newcastle | 1 010 m <sup>2</sup> | Single Residential | R270 000.00 |
| 36. | Erf 10392 | 53 Peacock, Aviary Hill      | Newcastle | 1 012 m <sup>2</sup> | Single Residential | R275 000.00 |
| 37. | Erf 10393 | 24 Suikerbakkie, Aviary Hill | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 38. | Erf 10394 | 22 Suikerbakkie, Aviary Hill | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 39. | Erf 10395 | 20 Suikerbakkie, Aviary Hill | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 40. | Erf 10396 | 18 Suikerbakkie, Aviary Hill | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |

|     |           |                              |           |                      |                    |             |
|-----|-----------|------------------------------|-----------|----------------------|--------------------|-------------|
| 41. | Erf 10397 | 16 Suikerbekkie, Aviary Hill | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 42. | Erf 10398 | 14 Suikerbekkie, Aviary Hill | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 43. | Erf 10399 | 12 Suikerbekkie, Aviary Hill | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 44. | Erf 10400 | 10 Suikerbekkie, Aviary Hill | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 45. | Erf 10401 | 8 Suikerbekkie, Aviary Hill  | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 46. | Erf 10402 | 6 Suikerbekkie, Aviary Hill  | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 47. | Erf 10403 | 4 Suikerbekkie, Aviary Hill  | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 48. | Erf 10414 | 19 Stork, Aviary Hill        | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 49. | Erf 10415 | 21 Stork, Aviary Hill        | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 50. | Erf 10416 | 23 Stork, Aviary Hill        | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 51. | Erf 10417 | 25 Stork, Aviary Hill        | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 52. | Erf 10418 | 27 Stork, Aviary Hill        | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 53. | Erf 10419 | 45 Peacock, Aviary Hill      | Newcastle | 1 030 m <sup>2</sup> | Single Residential | R280 000.00 |
| 54. | Erf 10420 | 47 Peacock, Aviary Hill      | Newcastle | 1 074 m <sup>2</sup> | Single Residential | R290 000.00 |
| 55. | Erf 10421 | 26 Stork, Aviary Hill        | Newcastle | 1 009 m <sup>2</sup> | Single Residential | 275 000.00  |
| 56. | Erf 10422 | 24 Stork, Aviary Hill        | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 57. | Erf 10423 | 22 Stork, Aviary Hill        | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 58. | Erf 10424 | 20 Stork, Aviary Hill        | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 59. | Erf 10425 | 18 Stork, Aviary Hill        | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |
| 60. | Erf 10426 | 16 Stork, Aviary Hill        | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00 |

NEWCASTLE MUNICIPALITY - KZ252  
 SUPPLY CHAIN MANAGEMENT UNIT  
 12 JAN 2023  
 BID NO. 6021 NEWCASTLE 2940  
 SUPPLY AND TREASURY OFFICE  
 (BTO)

|     |           |                                    |           |                      |                    |              |
|-----|-----------|------------------------------------|-----------|----------------------|--------------------|--------------|
| 61. | Erf 10427 | 14 Stork, Aviary Hill              | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00  |
| 62. | Erf 10428 | 12 Stork, Aviary Hill              | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00  |
| 63. | Erf 10442 | 11 Troupant, Aviary Hill           | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00  |
| 64. | Erf 10443 | 13 Troupant, Aviary Hill           | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00  |
| 65. | Erf 10444 | 15 Troupant, Aviary Hill           | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00  |
| 66. | Erf 10445 | 17 Troupant, Aviary Hill           | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00  |
| 67. | Erf 10446 | 19 Troupant, Aviary Hill           | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00  |
| 68. | Erf 10447 | 21 Troupant, Aviary Hill           | Newcastle | 1 030 m <sup>2</sup> | Single Residential | R280 000.00  |
| 69. | Erf 10449 | 37 Peacock, Aviary Hill            | Newcastle | 1 020 m <sup>2</sup> | Single Residential | R275 000.00  |
| 70. | Erf 10450 | 39 Peacock, Aviary Hill            | Newcastle | 1 132 m <sup>2</sup> | Single Residential | R305 000.00  |
| 71. | Erf 10451 | 12 Troupant, Aviary Hill           | Newcastle | 1 020 m <sup>2</sup> | Single Residential | R270 000.00  |
| 72. | Erf 10452 | 10 Troupant, Aviary Hill           | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00  |
| 73. | Erf 10453 | 8 Troupant, Aviary Hill            | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00  |
| 74. | Erf 10466 | 18 Kokkeweit, Aviary Hill          | Newcastle | 1 023 m <sup>2</sup> | Single Residential | R270 000.00  |
| 75. | Erf 10467 | 16 Kokkerweit, Aviary Hill         | Newcastle | 1 020 m <sup>2</sup> | Single Residential | R270 000.00  |
| 76. | Erf 10468 | 14 Kokkeweit, Aviary Hill          | Newcastle | 1 000 m <sup>2</sup> | Single Residential | R270 000.00  |
| 77. | Erf 10483 | 21 Peacock, Aviary Hill            | Newcastle | 1 235 m <sup>2</sup> | Single Residential | R330 000.00  |
| 78. | Erf 10484 | 23 Peacock, Aviary Hill            | Newcastle | 1 095 m <sup>2</sup> | Single Residential | R295 000.,00 |
| 79. | Erf 10485 | 25 Peacock, Aviary Hill            | Newcastle | 1 065 m <sup>2</sup> | Single Residential | R290 00.00   |
| 80. | Erf 10486 | 29 Peacock, Aviary Hill            | Newcastle | 1 062 m <sup>2</sup> | Single Residential | R290 000.00  |
| 81. | Erf 10487 | 27 Peacock, Aviary Hill            | Newcastle | 1 050 m <sup>2</sup> | Single Residential | R280 000.00  |
| 82. | Erf 16915 | Marguerite Crescent, Schuinshoogte | Newcastle | 1 500 m <sup>2</sup> | Single Residential | R450 000.00  |

|      |           |                                    |           |                      |                    |             |
|------|-----------|------------------------------------|-----------|----------------------|--------------------|-------------|
| 83.  | Erf 16916 | Marguerite Crescent, Schuinshoogte | Newcastle | 1 501 m <sup>2</sup> | Single Residential | R450 000.00 |
| 84.  | Erf 16918 | Victoria Drive, Schuinshoogte      | Newcastle | 1 778 m <sup>2</sup> | Single Residential | R530 000.00 |
| 85.  | Erf 16919 | Amarilla Avenue, Schuinshoogte     | Newcastle | 1 637 m <sup>2</sup> | Single Residential | R490 000.00 |
| 86.  | Erf 16925 | Victoria Drive, Schuinshoogte      | Newcastle | 1 469 m <sup>2</sup> | Single Residential | R440 000.00 |
| 87.  | Erf 16929 | Marguerite Crescent, Schuinshoogte | Newcastle | 1 544 m <sup>2</sup> | Single Residential | R460 000.00 |
| 88.  | Erf 16931 | Marguerite Crescent, Schuinshoogte | Newcastle | 1 544 m <sup>2</sup> | Single Residential | R460 000.00 |
| 89.  | Erf 16932 | Marguerite Crescent, Schuinshoogte | Newcastle | 1 545 m <sup>2</sup> | Single Residential | R460 000.00 |
| 90.  | Erf 16935 | Marguerite Crescent, Schuinshoogte | Newcastle | 1 544 m <sup>2</sup> | Single Residential | R460 000.00 |
| 91.  | Erf 16936 | Marguerite Crescent, Schuinshoogte | Newcastle | 1 544 m <sup>2</sup> | Single Residential | R460 000.00 |
| 92.  | Erf 16938 | Marguerite Crescent Schuinshoogte  | Newcastle | 1 544 m <sup>2</sup> | Single Residential | R460 000.00 |
| 93.  | Erf 16942 | Marguerite Crescent, Schuinshoogte | Newcastle | 1 886 m <sup>2</sup> | Single Residential | R560 000.00 |
| 94.  | Erf 16943 | Marguerite Crescent Schuinshoogte  | Newcastle | 1 886 m <sup>2</sup> | Single Residential | R550 000.00 |
| 95.  | Erf 16944 | Marguerite Crescent Schuinshoogte  | Newcastle | 1 886 m <sup>2</sup> | Single Residential | R550 000.00 |
| 96.  | Erf 16945 | Marguerite Crescent Schuinshoogte  | Newcastle | 1 934 m <sup>2</sup> | Single Residential | R580 000.00 |
| 97.  | Erf 16946 | Coronation Road, Schuinshoogte     | Newcastle | 1 932 m <sup>2</sup> | Single Residential | R580 000.00 |
| 98.  | Erf 16947 | Coronation Road, Schuinshoogte     | Newcastle | 1 886 m <sup>2</sup> | Single Residential | R560 000.00 |
| 99.  | Erf 16948 | Coronation Road, Schuinshoogte     | Newcastle | 1 886 m <sup>2</sup> | Single Residential | R570 000.00 |
| 100. | Erf 16949 | Coronation Road, Schuinshoogte     | Newcastle | 1 886 m <sup>2</sup> | Single Residential | R570 000.00 |

Bid documents are obtainable from **12 January 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**. **Alternatively the document may be downloaded free of charge from the National Treasury website ([www.etenders.gov.za](http://www.etenders.gov.za))**.

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

The bids will remain valid for 120 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.

Completed bid documents complying with the conditions of bid must be sealed and endorsed "**BID NO. A031-2022/23 – INVITATION FOR DEVELOPMENT PROPOSALS FOR SALE OF SINGLE RESIDENTIAL PROPERTIES 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, 10 February 2023** 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.

**Please note:** The Condition/Clause of "Development within 2 years" will be incorporated in the "Deed of Sale" as per Municipal Disposal Policy. **The awarded bidder will be required to pay the purchase price within (60) Sixty days after the signing of the Sales Agreement. Failing to pay the purchase price the Sales Agreement will be cancelled, and the second highest bidder will be awarded. The tender is extended to all citizens, companies and developers (including) Government or Municipal officials. Should the first preferred bidder fail to comply, the next highest preferred bidder will be awarded.**

Only three properties may be awarded per bidder. The bidder will be allowed to tender for specific properties or all properties as listed in the tender document (basically the submission be one tender document even if the interest is on multi – properties).

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

**Enquiries:** to be directed to Mr. B. Mseleku Tel no. 034 328 7916, Mrs. H. Zulu at 034 328 7621 or Mr. S Mkhize 034 328 7851 during office hours.

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

