

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 abovementioned 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 NO | BID DESCRIPTION | NO. | Erf No. | TOWNSHIP | Extent | Zoning | MARKET VALUE |
|----------------|--|-----|---------|-----------|--------------------|--------|----------------|
| A019- 2021 /22 | Sale of commercial vacant sites zoned transitional zone 2 in Newcastle | 1. | 17484 | Newcastle | 3521m ² | Office | R 2 113 000.00 |
| | | 2. | 16969 | Newcastle | 2366m ² | Office | R 1 200 000.00 |
| | | 3. | 16970 | Newcastle | 2147m ² | Office | R 1 100 000.00 |
| | | 4. | 16971 | Newcastle | 1831m ² | Office | R 1 000 000.00 |
| | | 5. | 16972 | Newcastle | 1500m ² | Office | R 900 000.00 |

Proposals are hereby invited for the above-mentioned sites situated in Lennoxton/ Sunset View in Newcastle. These properties are zoned for Single Residential (Multi-unit Housing) in terms of the Newcastle Land Use Scheme, these sites are mostly suitable for the Residential Building purposes

| BID NUMBER | BID DESCRIPTION | NO. | Erf No. | TOWNSHIP | Zoning | MARKET VALUE |
|--------------|---|-----|---------|-------------|--------|--------------|
| A012-2019/20 | Invitation for development proposals for sale of residential sites in Newcastle | 1. | 14190 | Sunset View | | R140 000.00 |
| | | 2. | 9/945 | Lennoxton | | R124 000.00 |
| | | 3. | 4/868 | Lennoxton | | R130 000.00 |
| | | 4. | 14628 | Lennoxton | | R135 000.00 |

| |
|--|
| NEWCASTLE MUNICIPALITY – KZ252 |
| SUPPLY CHAIN MANAGEMENT UNIT |
| 30 MAR 2023 |
| P/BAG X 6621 NEWCASTLE 2940 BUDGET AND TREASURY OFFICE (BTO) |

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 Medium Density Residential (Multi-unit Housing) in terms of the Newcastle Land Use Scheme, 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 |
|---------------|--|-----|---------|-----------|--------------------|---|----------------|
| A021 -2020/21 | SALE OF GROUP AND CUSTER RESIDENTIAL VACANT SITES IN NEWCASTLE | 1. | 17477 | Newcastle | 3812m ² | Medium Density Residential (Multi-unit Housing) | R 1 334 000.00 |
| | | 2. | 17478 | Newcastle | 2775m ² | Medium Density Residential (Multi-unit Housing) | R 1 665 000.00 |

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:

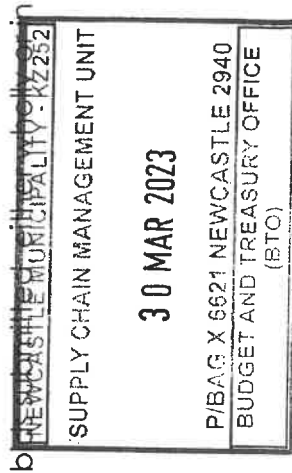
- Development Proposals (Stage One) for the Development and;
- Financial Proposals (Stage Two) for the purchase of properties
- Single residential properties will be evaluated on price only.

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 **30 March 2023**, 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 – Accou4nt 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 120 days. The Council reserves the right to accept all, some, or none of the bids 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, 5 May 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.

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

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**

