

NEWCASTLE MUNICIPALITY

BID NOTICE A054 – 2023/24



INVITATION FOR DEVELOPMENT PROPOSALS FOR SALE OF COMMERCIAL AND DEVELOPMENT OF VACANT SITES IN NEWCASTLE

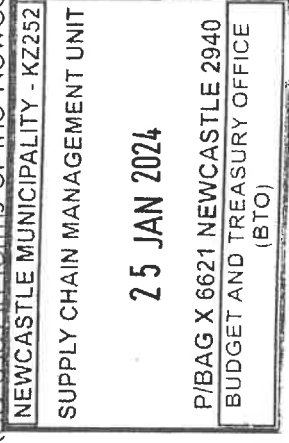
Notice is hereby given in terms of the provisions of section 14(2)(b) of the Municipal Finance Management Act 2003 (Act No 56 of 2003) and subject to the Supply Chain Regulations applicable to local government that the Newcastle Municipality intends to sell various vacant sites for Commercial and Development within the Newcastle Municipality KZ252 area as per the following schedule:

NO.	ERF NO	STREET ADDRESS	TOWNSHIP	LAND EXTENT	ZONING	MARKET VALUE
1.	Erf 650/1	8 Paterson Street	Newcastle	2023m ²	Low Impact Industry	R 910 000.00
2.	Erf 1495	1495 Mad M	Maddadeni M	4763m ²	Limited Commercial	R 714 000.00
3.	Erf 2807	2807 Osizweni A	Osizweni A	1821m ²	Low Impact Mixed Use	R 455 000.00
4.	Erf 11123	23 Maguerite Street	Newcastle Ext 48	3541m ²	High Density Residential	R 1 450 000.00
5.	Erf 11124	25 Maguerite Street	Newcastle Ext 48	4166m ²	Detached Residential	R 1 239 350.00
6.	Portion 1 of Erf 610	62 Paterson Street	Newcastle	2023m ²	Car parking	R 1 000 000.00
7.	Erf 10380	33 Md Nkosi Bhambatha Rd	Maddadeni D	1 909 m ²	Educational	R 478 000.00
8.	Erf 269	No. 269 Mad R	Maddadeni R	700 m ²	Low Impact Mixed Use	R 140 000.00
9.	Erf 400	Osiz 2 Street	Osizweni F	86 204m ²	Detached Single Residential	R 6 000 000.00

1. Development proposals are hereby invited for the development of the above-mentioned sites situated in Newcastle. These properties are zoned for Agriculture, Service Industrial, Public Open Space, and Mixed Uses in terms of the Newcastle Land Use Scheme.

2. **BIDS ARE INVITED IN RESPECT OF THESE PROPERTIES TO SUBMIT:**

Development and Financial Proposals for the purchase of these vacant sites.



3. Bid documents are obtainable from 25 January 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)**. 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.
4. A **non - refundable document fee of R300.00** per document payable in cash or by bank guaranteed cheque made out in favour of Newcastle Municipality is required on collection of the bid documents. **Banking Details** - The Newcastle Municipality, Nedbank – Account No: 11 62 6600 66, Br Code: 133 724 (the proof of payment must reflect the bid number and bidder's name as reference).
5. Bids will be adjudicated in terms of the Preferential Procurement Policy Framework Act (05 of 2000) and other applicable legislation. 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.
6. **Please Note:** Erven for sale may require a developer to rezone these properties into suitable Zonings for the proposed development at their own costs.
7. **Enquiries to be directed to Mr. B Mseleku at 034 328 7916, Ms. H Zulu 034 328 7621 or Mr. S Mkhize 034 328 7851 during office hours.**
8. Only bids placed in the box will be accepted. Bid documents are to be completed in accordance with the conditions of the bid document. It must be sealed and endorsed in an envelope with the relevant **bid number and description** and deposited in the Bid Box allocated at Municipal Civic Centre, 37 Murchison Street, Newcastle, 2940 by not later than 12h00 on **28 February 2024** where bids will be opened in public.
9. **NB: The Condition/Clause of “Development within 2 years” will be incorporated in the “Deed of Sale” as per Municipal Disposal Policy.**
10. Evaluation and adjudication of the bid will be done in line with the Newcastle Municipality's Supply Chain Management Policy.

The **non- compulsory briefing session** will take place on **14 February 2024 at 10:00** at **Newcastle, Town Hall, Scott Street.**

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 (30) thirty 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.**

Mr. Z.W Mcineka
Municipal Manager

