

**NTABANKULU LOCAL MUNICIPALITY**



**REFERENCE: DISPOSAL OF SITES EXTENSION 6  
BIDDER DOCUMENT  
FOR  
DISPOSAL OF MUNICIPAL LAND – REQUEST FOR PROPOSALS  
JUNE 2024**

**ISSUED BY:**

Issued and Prepared by:

Ntabankulu Local Municipality

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Ntabankulu

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**NAME OF BIDDER:** \_\_\_\_\_

**ERF NUMBER BIDDING FOR:** \_\_\_\_\_

**AMOUNT:** \_\_\_\_\_

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## **1. Background**

Ntabankulu Local Municipality conducted a land audit in 2022 to obtain up-to-date information on land ownership within the municipal jurisdiction. The findings of the land audit showed that several residential sites are owned by the municipality, which would assist in revenue generation. The land is underutilized and therefore poses a threat of invasion and security to the surrounding extension. The land parcels in question are in a serviced area with electricity, roads, water, and sewerage services. The Ntabankulu Local Municipal council constituted a council meeting on 31 July 2023, with council resolution number OCM/1/24/007.2.6 resolving on the disposal of sites in extension 6 through a competitive bidding process.

This serves as an invitation to prospective bidders for the submission of proposals for the purchase and development of sites for various portions of land. Bidders must submit separate bids for each portion of land they intend to purchase. These properties will be sold to suitably qualified persons for a mixed-use settlement, the properties are currently zoned as residential. The sale of these properties will lead to economic and social development within Ntabankulu town. The envisaged developments should increase the municipality's property rates portfolio and further diversify land uses within the Extension 6 area. The subject properties are located to the south-east of Ntabankulu CBD in the area that Ntabankulu High School is in (see attached locality plan).

## **2. Municipal Development Objectives Relevant to the Envisaged Disposal**

Bidders must ensure that their proposals address how their proposed development will achieve the following objectives:

- The objective is to integrate land uses and promote access to urban amenities and economic benefits that the towns offer, and to ensure the development of functional and environmentally sustainable areas.
- Enhancing spatial planning, through sustainable development of properties that are aligned to the broader municipal spatial planning framework.
- Supporting urban renewal and inner-town regeneration, this is an attempt to revitalize the declining urban areas, renewal, and interventions focused on urban renewal centres through implementing affordable inner-town services.

- An enhanced look and feel of the towns through the development of much more appropriate designs.
- The objective of developing the property is to create a framework in which the municipality can develop its strategy for meeting local needs and promoting communities' social and economic development.

### 3. Properties To Be Disposed

The following properties are the subject of this bid:

NO.	EXTENSION	ERF NUMBER	EXTENT (SQUARE METERS)	CURRENT ZONING	OWNERSHIP
1	EXT 6	1122	600	Residential	Municipal
2	EXT 6	1123	600	Residential	Municipal
3	EXT 6	1125	600	Residential	Municipal
4	EXT 6	1126	662	Residential	Municipal
5	EXT 6	1127	692	Residential	Municipal
6	EXT 6	1129	600	Residential	Municipal
7	EXT 6	1130	600	Residential	Municipal
8	EXT 6	1063	596	Residential	Municipal
9	EXT 6	1064	532	Residential	Municipal
10	EXT 6	1065	655	Residential	Municipal
11	EXT 6	1066	875	Residential	Municipal
12	EXT 6	1067	753	Residential	Municipal
13	EXT 6	1068	854	Residential	Municipal
14	EXT 6	1069	659	Residential	Municipal
15	EXT 6	1070	536	Residential	Municipal
16	EXT 6	1076	868	Residential	Municipal
17	EXT 6	1078	880	Residential	Municipal
18	EXT 6	1079	880	Residential	Municipal
19	EXT 6	1081	874	Residential	Municipal
20	EXT 6	1083	960	Residential	Municipal

### 3.1 Locality

The subject properties are located south-east of Ntabankulu CBD in the area in which Ntabankulu High School is (see attached locality plan).

### 3.2 Property Description

Each property is described in the table below.

### 3.3 Land Ownership

The land parcels are all owned by the Ntabankulu Local Municipality as per the list.

### 3.4 Availability of Services

The area is partially serviced with water, sewerage, road network, electricity, and stormwater, (connection from the main line may be required).

## **4. MANDATORY DOCUMENTS TO BE SUBMITTED BY BIDDERS, FAILURE TO DO SO WILL RESULT IN THE PROPOSAL BEING DEEMED TO BE NON-RESPONSIVE.**

### **For legal entities or companies:**

- 4.1 A confirmation from SARS with a verification pin.
- 4.2 Certified copies of company registration documents/founding statement/CIPC Documents not older than 3 months.
- 4.3 Certified copies of identity documents of each member/director or owner of the legal entity not older than 3 months.
- 4.4 Proof of municipal rates statement for business and its director/owner (s), should not be in arrears over 90 days
- 4.5 For entities/businesses and or directors/owner(s) operating/residing in rural areas, an affidavit confirming not being eligible to pay rates and services is required.
- 4.6 Proof of bank account.

**5. For individuals:**

5.1 Certified copy of identity document not older than 3 months.

5.2 Proof of bank account.

5.3 Proof of municipal rates statement that should not be in arrears over 90 days

5.4 For individuals residing in rural areas, an affidavit confirming not being eligible to pay rates and services is required.

*Failure to provide documents above will lead to disqualification.*

## EVALUATION CRITERIA: Stage 1 Technical or Functionality Evaluation

Functionality will be evaluated based on capacity and experience and bidders who do not have a minimum functionally assessment of 70% will be considered non-responsive and not evaluated further.

Description	How Points will be split		Point allocation	Points scored
1. Financial Capacity	Confirmation of bank balance or confirmation of commitment to fund the Purchase, or loan agreement.	50	50	
2. Methodology	Detailed plan of how the land will be utilized and an indication of the type of development to be constructed.	25	50	
	Indication of the commencement of development within thirty six (36) months of award from date of registration.	25		
				Weight total: 100

## Evaluation criteria: Stage 2

- i. **Stage 2: Price and Specific Goals**
- ii. **Table 1: Specific goals for the bidder and points claimed are indicated per the table below.**

Preference will be given to those legal entities which can demonstrate the following:

- i. Inclusion of black women in the ownership or management of the legal entity
- ii. Individual black women seeking land ownership.



- iii. 80/20 preference points system for bidders for income-generating contracts with rand value equal to or below R50 million.
- iv. ***Note to bidders: The bidder must indicate how they claim points for each preference point system.)***

The specific goals allocated points in terms of this bidder	Number of points allocated (80/20 system) (To be completed by the organ of state)	Number of points claimed (80/20 system) (To be completed by the bidder)
Person or Business owned by =>50% black people	4	
Person or Business owned by <50% black people <b>OR</b>	1	
Person or Business owned by =>50% women	3	
Person or Business owned by <50% women <b>OR</b>	1	
Person or Business owned by =>50% Youth (age <= 35 years on the closing date)	5	
Person or Business owned by <50% Youth (age >35 years on the closing date) <b>OR</b>	3	
Person or Business owned by People with Disability / Military veteran	2	
Small Enterprise (SMME Category – QSE/EME	2	
Promoting Locality – Person or Business located within Ntabankulu	4	

Promoting Locality – Person or Business located in Alfred Nzo District <b>OR</b>	3	
Promoting Locality – Person or Business located in Eastern Cape <b>OR</b>	2	
Promoting Locality – Person or Business located in South Africa <b>OR</b>	1	

**Proof of residence/business offices to be submitted to claim locality points. For individuals or businesses residing/operating in rural areas, a letter from the ward councilor should be submitted.**

#### 6. FORMAT FOR SUBMITTING BID

6.1 All proposals should be clearly indexed and easy to read.

6.2 Ensure that all required documentation is submitted to ensure that the second phase of evaluation is reached.

#### 7. GENERAL TERMS AND CONDITIONS OF THE BID

7.1 Awarding of the bid will be subject to the purchaser's express acceptance of the Municipal Supply Chain Management policy and regulations.

7.2 The awarded bidder is expected to pay a 20% deposit into the municipal bank account within 14 days of acceptance of the offer. Final payment must be made to the municipality within 60 (sixty) days of the acceptance of the bid. Failure to adhere to the stipulated payment terms will result in the immediate cancellation of the award.

7.3 The signing of the deed of sale for conveyancing purposes will commence after all monies due to the municipality have reflected into the municipal bank account.

7.4 Conveyancing of the property is for the account of the purchaser and should be concluded within 60 (sixty) days of the last payment and proof of registration of the property to be submitted to the municipality.

7.5 Bidders will be considered to purchase up to a maximum of 2 (two) sites.

7.6 The municipality does not bind itself to accept the highest or any bid and reserves the right to accept any or none of the bidders submitted, as it may deem expedient.

### GENERAL PLAN: EXTENSION 6 NTABANKULU

