

**MAKHADO MUNICIPALITY**

**QUOTE NO. MAK105/2015/2016**

**QUOTATION: VALUATION FOR A DETERMINATION OF A MARKET RELATED PURCHASE PRICE(S) FOR THE SALE OF MUNICIPAL LAND FOR EXTENSION OF MAKHADO CROSSING SHOPPING CENTRE ON PORTION 95, FARM BERGVLIET 288LS**

All interested service providers are hereby invited to submit written quotations for the **valuation for a determination of a market related purchase price(s) for the sale of municipal land for extension of Makhado Crossing Shopping centre on portion 95, farm Bergvliet 288ls**

**SPECIFICATION:**

- **Determination of a market related purchase price(s) for the sale of municipal land for extension of Makhado Crossing Shopping Centre on portion 95, farm Bergvliet 288ls**

**Requirements**

- **Valid Original Tax Clearance Certificate**
- **Copy of company registration certificate**
- **Certified copy/copies of company owner(s) ID Books**
- **Attach certified copy of Professional Valuer Certificates**
- **BBBEE certificate**
- **Proof of Payment of Municipal Bills or Services**

Quotations must be as follows:

1. be signed by an authorized person of the supplier
2. be on an original letter head of the company/enterprise
3. be valid for a period of sixty (60) days from the closing date
4. clearly indicate the price charged vat inclusive
5. be accompanied by an original valid SARS Tax Clearance Certificate.
6. be accompanied by fully completed MBD 6.1 and MBD 4 obtainable from the municipality or can be downloaded from municipal website [www.makhado.gov.za](http://www.makhado.gov.za).

Fully priced and signed quotations must be sealed in an envelope clearly marked quote number **"MAK105/2015-2016"** & description **"VALUATION FOR A DETERMINATION OF A MARKET RELATED PURCHASE PRICE(S) FOR THE SALE OF MUNICIPAL LAND FOR EXTENSION OF MAKHADO CROSSING SHOPPING CENTRE ON PORTION 95, FARM BERGVLIET 288LS"** and be deposited in the tender box at the foyer of the Civic Centre at the physical address reflected below by no later than **12H00 of 15 APRIL 2016**

Quotations received will be assessed in accordance with the Municipal Supply Chain Management Regulations, 2005 read with Council's Supply Chain Management Policy and 80/20 points scoring will be used. Preference points will be allocated according to BBBEE rating.

**Please Note:**

1. No quotation by facsimile or by e-mail will be accepted.
2. Enquiries in this regard must be directed to **MR FUNGENE E D** at telephone number **015 519 3036** during office hours.
3. Council reserves the right not to accept lowest or any quotation or to accept part of a quotation only.

Civic Centre  
83 Krogh Street  
LOUIS TRICHARDT  
0920

**Notice no : 43/2016**  
**File no : 8/3/2/1**  
**IP MUTSHINYALI**  
**MUNICIPAL MANAGER**

**ITEM A.168.12.11.15 (originally A.168.03.12.15)**

**COUNCIL LAND: UNSOLICITED BID: SALE OF MUNICIPAL LAND FOR THE EXTENSION OF MAKHADO CROSSING SHOPPING CENTRE ON PORTION 86, FARM BERGVLIET 288 LS  
(7/3/2/1)**

RESOLVED A.168.12.11.15 (COUNCIL) -

THAT further omitted conditions applicable to alienation of municipal land, read with Council Resolution A.142.08.10.15, be approved by Council:

1. The intention to sell a portion of the Remainder of Portion 7 of the Farm Bergvliet 288 LS be in terms of the provisions of section 79(18) of the Local Government 1939, (Ordinance 17 of 1939), as amended, advertised in one of the local newspapers for comments and objections, if any.
2. A market price be determined by a Professional Valuer and part of the purchase price as determined must be used for the relocation of sporting facilities to the suitable area determined by the Municipality.
3. The applicant appoints a professional Land Surveyor to determine the exact size of the affected property and bear the costs.
4. The property be developed within three (3) years from the date of signing the Deed of Sale, provided that Council may allow an extension of a further two (2) years.
5. In the event that the developer failed to complete the development as required under paragraph 4 above the property shall revert back to Council without compensation by the Municipality to the developer for any improvements on the property.
6. A standard agreement of sale be entered into by the Developer and the Municipality.
7. The standard conditions for sale of Municipal land as stated in the Land Sale Policy will further apply.
8. The applicant be informed in terms of the provisions of item 17(t) read with item 18(4) of the Makhado Local Municipality Disposal Policy that a request in the above regard cannot be processed unless first confirmed that the applicant will bear the costs of advertisement and professional valuer.
9. Khulemani Masingita Holdings (Pty) Ltd, with the facilitation of the Municipality Legal Services Section under the Department of Corporate Services, and the Department of Development Planning to inform the current lessors with regard to relocation of the sports facilities of the quash and Rugby field sporting codes.
10. The applicant must at his own cost submit an application for the consolidation and rezoning of the property in order to accommodate the intended use, for consideration by the Municipal Planning Tribunal.

11. The approval is further subject to the following conditions:

11.1 **Electricity:** The Remainder of portion 7 of Farm Bergvliet 288 LS (Rugby, Netball fields, Wrestling hall and Pigeon Club facilities) has an existing electricity supply capacity of **630kVA** as follows:

|   |               |
|---|---------------|
| Vodacom Tower                                       | 315kVA        |
| Rugby club, netball, pigeon club and wrestling hall | 315kVA        |
|   | <b>630kVA</b> |

Should the sporting areas be taken over then the remaining capacity of only **315kVA** will be existing and available for the intended development.

No additional capacity other than the **315kVA** can be made available due to:-

- (a) Overall availability of capacity in the Municipality's electricity supply scheme.
- (b) Eskom's national generation capacity constraints.
- (c) The Makhado Main Sub Station reloading. (Eskom Ribolwa point and the MIG frontloading application)
- (d) Only a maximum of **50kVA** may in any way be considered according to present status of the electricity supply scheme and there is already a **315kVA** on the part of the premises which is up for application.

Should the application be considered further then the applicant is obliged to comply with the following conditions:

- (i) A fully motivated written application by the applicant which will be submitted to Senior Management for their consideration.
- (ii) Application for additional electricity supply must be done by a professional electrical engineer, who must also do the design thereof and supervise all installation work.
- (iii) All installations must comply with the Electrical Installations Regulations promulgated under the Occupational Health and Safety Act, 1993.
- (iv) Only a registered 3 phase installation electrician may be permitted to install, test and certify the installation work, which must be submitted to Municipality.
- (v) Should the work involve Medium Volt work then a authorized MV electrical contractor shall be appointed by the applicant's electrical engineer.
- (vi) Actual costs plus an electrical engineering contribution proportional to the additional demand on the electricity supply scheme will be payable by the client upfront.

11.2 **Water:** The District Municipality must be consulted on the availability of water as the Water Services Authority.


11.3 **Sewer:** The Municipality is an operational agent of Vhembe District Municipality.

11.4 **Property Rates:** Property rates will be payable with effect of date on which purchase agreement is signed.

(DDP)

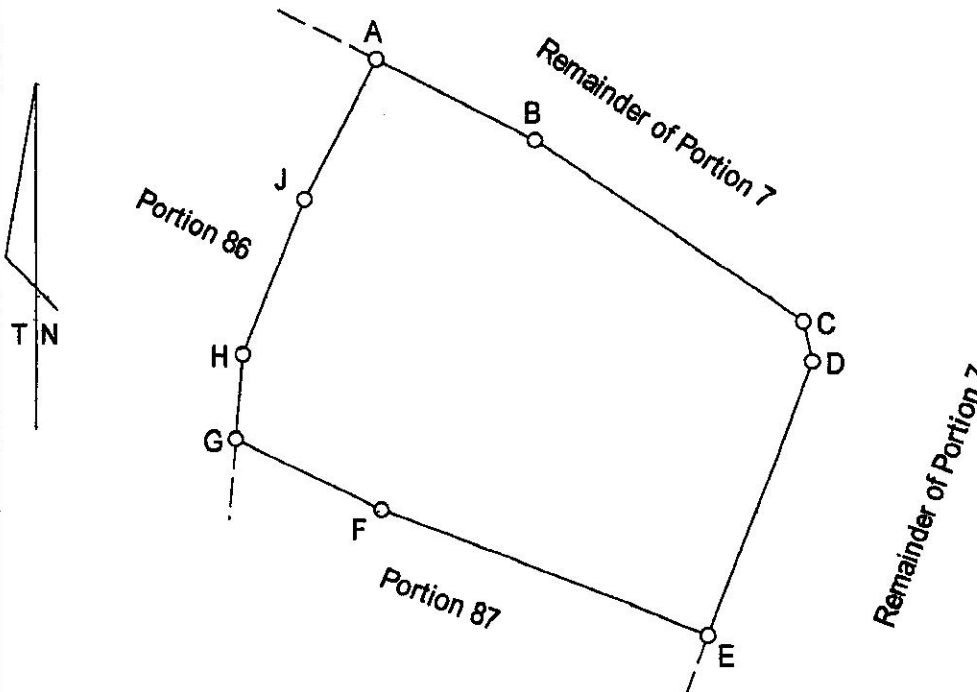
# SUBDIVISIONAL DIAGRAM

REGISTRATION COPY

| SIDES<br>Metres |        | ANGLES OF<br>DIRECTION |   | CO-ORDINATES<br>Y System: WG 29° X |               | S.G. No.<br><br>200/2016   |
|-----------------|--------|------------------------|---|------------------------------------|---------------|--|
|                 |        | Constants:             |   | ± 0,00                             | ± 0,00        | Approved   |
| AB              | 106,82 | 297 06 30              | A | -94 246,13                         | +2 549 784,77 | <br>for<br><b>SURVEYOR-<br/>GENERAL</b><br><br>09-03-2016 |
| BC              | 195,28 | 304 37 50              | B | -94 341,22                         | +2 549 833,45 |  |
| CD              | 25,20  | 347 47 30              | C | -94 501,90                         | +2 549 944,42 |  |
| DE              | 177,07 | 20 38 30               | D | -94 507,23                         | +2 549 969,05 |  |
| EF              | 210,16 | 111 29 20              | E | -94 444,81                         | +2 550 134,75 |  |
| FG              | 97,54  | 116 37 00              | F | -94 249,26                         | +2 550 057,76 |  |
| GH              | 49,91  | 184 48 20              | G | -94 162,06                         | +2 550 014,06 |  |
| HJ              | 101,74 | 201 27 10              | H | -94 166,24                         | +2 549 964,33 |  |
| JA              | 95,00  | 206 41 50              | J | -94 203,45                         | +2 549 869,64 |  |
|                 |        | CLOUDEND (2229) (10) Δ |   | -95 776,45                         | +2 543 559,28 |  |
|                 |        | HANGLIP (2229) (12) Δ  |   | -90 630,75                         | +2 544 432,36 | Section 18<br>Plan and Certificate   |

**Description of Beacons**


A, B, C, D, E, F, H, J : 20mm Iron Peg  
 G : Drill hole in concrete



The figure represents **ABCDEFGHIJA** **7,1931 hectares** of land being **Portion 94 (a portion of Portion 7) of the farm BERGVLEIT No. 288-LS**

**Limpopo Province**

Surveyed in January to February 2016 by me

  
**M.R. Maesela**  
 Professional Land Surveyor  
 Registration Number (PLS0856)

|                               |                         |                     |
|-------------------------------|-------------------------|---------------------|
| This diagram is annexed to    | The original diagram is | File : -/1          |
| No.                           | S.G. No. : A845/1917    | S.R. No. : 40/2016  |
| d.d. :                        | Transfer                | G.P. :              |
| i.f.o.                        | Grant : G204/1917       | Comp. : LS 2B - 9/C |
| Registrar of Deeds : PRETORIA |                         | T.P. :              |

**CONSOLIDATION DIAGRAM**


REGISTRATION COPY

**COMPONENTS**

1. The figure ABCDEqMNA represents Portion 94  
(a portion of Portion 7) of the farm  
Bergvliet No. 288-LS, vide Diagram SG No. 200/2016  
and Deed of Transfer No.
  
2. The figure pqEFGHJKLp represents Portion 87  
(a portion of Portion 7) of the farm  
Bergvliet No. 288-LS, vide Diagram SG No. 8012/2003  
and Deed of Transfer No.

**S.G. No.**  
**201/2016**

Approved



for  
**SURVEYOR-  
GENERAL**


09-03-2016

Ord No. 20/1986  
Section 18  
Plan and Certificate

Sheet 1 of 2 sheets

The figure **ABCDEFGHIJKLMNA**  
represents **9,1347 hectares** of land being  
**Portion 95 of the farm BERGVLEIT No. 288-LS**  
(Comprising of the components as scheduled above)

**Limpopo Province**  
Compiled in February 2016 by me



**M.R. Maesela**  
Professional Land Surveyor  
Registration Number (PLS0856)

|  |   |  |
|--|---|--|
| This diagram is annexed to<br><br>No.<br>d.d. :<br>i.f.o.<br>Registrar of Deeds : PRETORIA | The original diagrams are<br>components as tabulated above<br><br>Transfer<br>Grant : | File : <b>LS-288</b><br>S.R. No. :<br>G.P. :<br>Comp. : <b>LS 2B - 9/C</b><br>T.P. : |
|--|---|--|

CONSOLIDATION DIAGRAM

REGISTRATION COPY

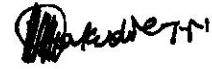
Portion 95 of the farm BERGVLEIT No. 288-LS

Sheet 2 of 2 sheets

S.G. No.

201/2016

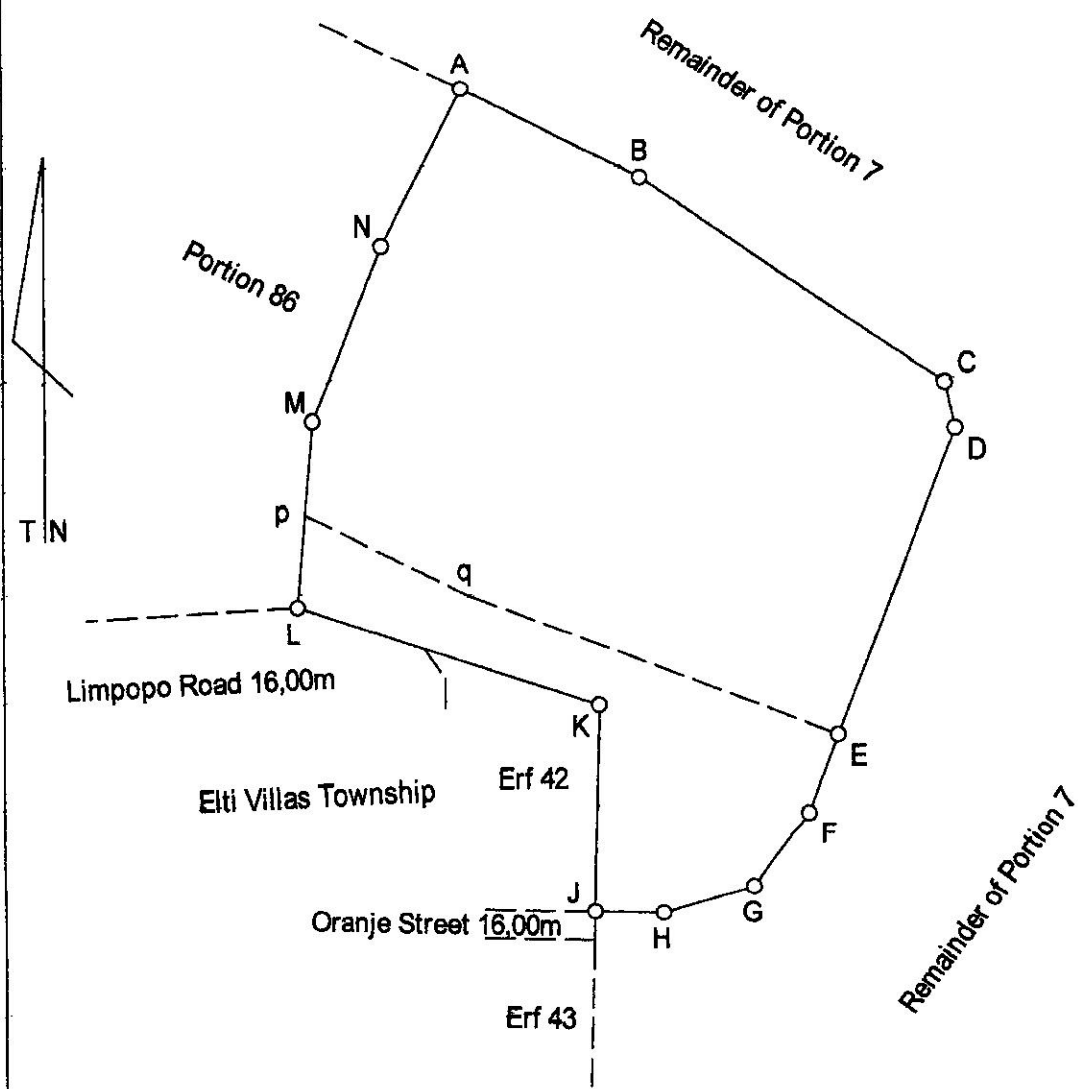
Approved



for  
SURVEYOR-  
GENERAL

09-03-2016

Scale 1: 4 000



Compiled in February 2016 by me



M.R. Maesela  
Professional Land Surveyor  
Registration Number (PI S0856)