



MATJHABENG

PROPERTY PROSPECTUS:

ERF 1918 ,BRONVILLE

WELKOM

Contact details:

Manager Development Planning: Mr. F Nieuwoudt

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PROPERTY INFORMATION

PROPERTY DESCRIPTION	
Erf number	ERF 1918
Suburb	Bronville
Town	WELKOM (MATJHABENG MUNICIPAL AREA)
Street address	Philander Street
Stand area	4071m ²
LOCATION PLAN	
Location	See the attached location Plan
Maps of the Surveyor General	Surveyor General registration diagrams can be requested or are available on the web site of the Surveyor General: http://csg.dla.gov.za/esio/searchindex.htm
PERMISSABLE LAND USE IN TERMS OF CURRENT ZONING	
Applicable Land Use Scheme	Welkom Town Planning Scheme No 1/1980
Current Zoning	"Municipal Purposes"
Permitted land use in terms of Land Use Scheme	"Municipal uses only"
Municipal taxi facility	A new Municipal taxi rank has been developed on a portion of the erf (\pm). See the attached layout plan.
Land uses that can be proposed by applicants	Council already approved that development proposals be invited for the remainder of the available vacant portion of the erf (\pm m ²) in which case a potential developer can submit an offer to purchase or lease such portion. Development proposals can be submitted for a business complex with retail, offices and related service industries. A detailed site development plan which clearly shows the size of the land to be utilized, the proposed buildings, parking areas and all main activities must be submitted with the proposal. The sizes of all buildings must be clearly indicated.
Implications for applicants in case of a proposed land use amendment	In case of a lease proposal – A developer can submit an offer for the lease of the land for the development in which case the proposed contractual conditions of the lease must be clearly indicated. In case of a purchase proposal – A developer must clearly indicate the intentions and responsibility pertaining to the creation of an alienable erf by means of the subdivision of the land, the rezoning and transfer thereof to the satisfaction of the Municipality. The final and applicable zoning will be based on the nature of the facilities that are proposed.
MUNICIPAL SERVICES	

Availability	<p><i>The status of municipal services is as follows (see attached services diagrams):</i></p> <ul style="list-style-type: none"> • <i>Water – Available but not connected – On submission of the building plans Fire Services will make recommendations regarding diameter of supply pipe</i> • <i>Sewage – Available but not connected</i> • <i>Electricity – The Municipality will be the supply authority. Electricity is available but not connected. The metering and internal reticulation will be for the cost of the applicant. A letter must be submitted to the Municipality regarding the electricity demand for the intended development.</i> • <i>Connection fees will be determined by the normal Municipal tariff list.</i> • <i>The cost for the provision and connection of all services will be for the account of the applicant.</i> <p><i>Potential developers must acquaint themselves with the availability of all the Municipal services. All proposals must indicate the estimated demand in relation to all the Municipal services as well as how it will be dealt with and must also include a cost estimation.</i></p>
Applicable tariffs	<p><i>Applicable municipal connection and consumption tariffs can be provided on request.</i></p>



MATJHABENG MUNICIPALITY
LED, PLANNING AND HUMAN SETTLEMENT
SALE OF COMMERCIAL ERVEN

In terms of Resolution A107/2016 the Matjhabeng Municipality hereby offers the following high value properties to prospective developers for commercial development in various urban areas of the city. This also serves to address the disparities of the past in terms of land redistribution.

Development proposals are hereby invited for the alienation and development of the following vacant portions of land:

WELKOM

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
10640/4	Urania Industrial area	5553	Industrial General	Industrial
10640/5	Urania Industrial area / X8	5310	Industrial General	Industrial
6347	Voorspoed X8	19985	Industrial General	Industrial
9099	Voorspoed East / X24	5115	Industrial General	General Industrial
5072	Riebeeckstad X1	2602	Industry General	Industry
5061	Riebeeckstad industrial area	3098	industry general	Industry
5062	Riebeeckstad industrial area	3508	Industrial General	Industry
5063	Riebeeckstad industrial area	2881	Industry General	Industrial
4989	Riebeeckstad industrial area	1650	Industry General	Industrial
4990	Riebeeckstad industrial area	1303	Industry General	Industrial
4991	Riebeeckstad industrial area	1299	Industry General	Industrial
9138	Voorspoed East	8236	Industrial Service	Industrial
9139	Voorspoed East	4182	Road and Streets	Industrial (subject to rezoning)
4122	Ward 33: Bedelia shopping Centre	4071	Public Open Space	Business

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
4985 and 4986	Ward 25: Riebeeckstad industrial area	4985 = 1554 m 4986 = 1549m ²	Industry General	Industry
8	Ward 32: Portion of Rovers club area	To be determined	Public Open Space	Expansion of the Goldfields Mall shopping complex

THABONG AND BRONVILLE

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
1/8312	Thabong	6401	Business	Business
30669	Thabong	2939	Business	Business
8077	Thabong	3654	Industry General	Industry
8078	Thabong	5661	Industry General	Industry
8079	Thabong	5818	Industry General	Industry
8080	Thabong	3699	Industry General	Industry
Portion of Kaalvalley 61	Ward 16: Thabong – corner of Nkoane and A’Phakathi Drive	±3,9 ha	Farmland	Residential / Institutional / Community facilities
Remainder of Erf 1993	Ward 11: Bronville entrance	3014	Public Garage	Public Garage
Subdivision 1 of Erf 1993	Ward 11: Bronville entrance	1482	Business	Business
Remainder of Erf 19144	Thabong	82765	Business	Shopping centre. Development of a taxi rank can be included in proposal.
1918	Bronville	4071	Municipal Purposes	Development of a shopping centre to complement an existing new taxi rank facility.

KUTLWANONG

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
10284	Kutlwanong	17953	Business	Business
10283 Stadium Area	Kutlwanong	14462	Business	Business
10285	Kutlwanong	6138	Business	Business
8943	Ward 10: Kutlwanong	361	Business	Business
8944	Ward 10: Kutlwanong	362	Business	Business
8945	Ward 10: Kutlwanong	361	Business	Business

VIRGINIA

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
1288	Virginia CBD	595	Business	Business - shops,offices, institutions
1289	Virginia CBD	600	Business	Business - shops,offices, institutions
1335	Virginia CBD	767	Business	Business
3079	Glen Harmony	2050	Business	Business - shops,offices, institutions

MELODING

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
2170	Meloding	1162	Business	Business
1/83	Meloding	1626	Business	Business

NYAKALLONG

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
3828	Nyakallong	1814	Business	Business
3827	Nyakallong	1964	Public Garage	Garage
Remainder of 383	Nyakallong	1805	Business	Business
1/383	Nyakallong	1806	Business	Business

ALLANRIDGE

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
1815	Allanridge	7705	Business	Business

MAMMAHABANE

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
2484	Mammahabane	3395	Municipal	Business (Subject to rezoning)
2177	Mammahabane	2343	Municipal purposes	Development of limited retail facilities to complement an existing new taxi rank facility.

PHOMOLONG

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
2069	Phomolong	2008	Business	Business
2066	Phomolong	274300	Community facility	Development of a shopping centre to complement an existing new taxi rank facility.

Orientation maps pertaining to the location of the above properties will be available in all Municipal Offices as well as the Welkom Library.

A detailed property Prospectus as well as the Guidelines for the submission of applications for each property will be available to prospective developers from 1 February 2017 at a cost of R200 per copy for each erf (non-refundable).

The Prospectus documents can be collected from Me Emely Lebona at Room 418, 1 Reinet Street, Welkom from 1 February 2017 between 09:00 to 15:00. Proof of payment must be submitted. The information pertaining to erven can also be requested via E-mail from Emely.Lebona@matjhabeng.co.za or fanien@matjhabeng.co.za . Telephonic inquiries can be made to 057- 9164140 or 057-9164187.

The closing date for the submission of proposals is 10:00 am on 24 March 2017, after which proposals will be opened in public. No late submissions will be accepted.

Proposals in sealed envelopes must only be deposited in the Tender Box of Matjhabeng Municipality in the Entrance Hall, Main Building, State Way, Welkom and must be clearly marked: Notice: 74/2015 – Development Proposals: MATJHABENG: SALE OF ERVEN/A107/2016

ADV. M. LEPHEANA
MUNICIPAL MANAGER

Notice: **73/2015**



MATJHABENG LOCAL MUNICIPALITY 2017

GENERAL GUIDELINES FOR THE SUBMISSION OF DEVELOPMENT PROPOSALS: HIGH POTENTIAL BUSINESS AND COMMERCIAL PROPERTIES

1. BACKGROUND

The marketing of the property is in terms of Resolution **A107/2016** of the Matjhabeng City Council. The invitation of development proposals is in line with the stipulations of the Municipal Finance Management Act (Act 56/2003) in order to promote a competitive bidding process.

2. GUIDELINES REGARDING THE SUBMISSION OF DEVELOPMENT PROPOSALS

CLOSING DATE:

The closing date for the submission of proposals is 10:00 am on 24 March 2017, after which proposals will be opened in public. No late submissions will be accepted.

Proposals in sealed envelopes must only be deposited in the Tender Box of Matjhabeng Municipality in the Entrance Hall, Main Building, State Way, Welkom and must be clearly marked: Notice: Development Proposals: MATJHABENG: SALE OF ERVEN/A107/2016

MORE THAN ONE APPLICATION: Applicants who wish to apply for more than one property may do so by completing a separate proposal for each property.

3. GUIDELINES CONCERNING THE REQUIRED CONTENT OF THE DEVELOPMENT PROPOSAL

IN ORDER TO EVALUATE THE DEVELOPMENT PROPOSAL EFFECTIVELY THE SUBMISSION MUST ADDRESS EACH OF THE FOLLOWING ASPECTS PERTAINING TO THE DEVELOPMENT IN DETAIL. VAGUE OR INCOMPLETE PROPOSALS WILL BE DISQUALIFIED:

3.1 APPLICANT DETAILS:

The following details of the applicant must be provided (where applicable):

- a) Name of applicant/company.
- b) Full names of the directors of the company.
- c) Company registration details etc. where applicable. (Certified copies of CK certificates must be provided)
- d) VAT certificates – A certified copy of the VAT registration certificate must be provided.
- e) Contact details: Complete contact details must be provided.
- f) Legal nature of the company: A profile of the company must be included.
- g) Legal nature of the intended business: A description must be provided of the intended business, e.g. joint ventures etc. in relation to the intended development.
- h) Black Economic Empowerment: Proof must be provided of BEE registration in terms of the Broad Based Black Economic Empowerment Act (Act No 53 of 2003)
- i) Power of attorney: All persons who act on behalf of another party or company must include a written and signed letter of authority with the development proposal.

3.2 NATURE OF THE PROPOSED DEVELOPMENT

The following information must be provided in relation to the nature of the proposed development:

- a) Project description: Nature and intentions of the proposed development, all the functions that will be performed on the site, the size of buildings and outside activity areas to determine the optimal use of the land.
- b) Market: A description of the target market.
- c) Project viability: Information must be submitted in order to show that a proper feasibility study was done. In the case of more comprehensive developments the submission of a detailed business and financial plan pertaining to the project in order to evaluate the viability of the proposal is advisable. Council further reserves the right to request the submission of such feasibility study/business plan when necessary.
- d) Site layout: A concept site development plan must be submitted to show the utilization of the land, the size of buildings, intended use of buildings and outside activity areas, parking areas etc.
- e) Elevation plans: Concept elevation plans must be provided for larger developments when required.
- f) Future expansion: A description of future expansion plans if applicable.
- g) Development cost: The estimated total value of the proposed investment.
- h) Time frames for development: Estimated duration to complete the project.
- i) Municipal services: Regarding all municipal services:

- Applicants must provide a clear indication of the **required capacities** of all the engineering and in particular the electrical services.
- In case sufficient bulk municipal services are not available, the developer will be responsible for the provision and connection of such services.
- It will be the responsibility of the applicant to investigate and clarify the availability of all municipal services for the intended development, required standards and responsibility regarding the provision of services for any proposed development etc, with the relevant Municipal Department.
- In the case of electricity, the availability and cost of the connection will be calculated by the Municipality on the basis of the demand figures submitted by the applicant in writing to the Electrical Department.

3.3 LAND ASPECTS:

- a) Property Prospectus: In order to assist the applicant relevant information in relation to each of the properties is available in the form of a Property Prospectus. It is the responsibility of the applicant to verify all information provided. The Municipality will not be liable if any information regarding a property is not enclosed in this brochure.
- b) Servitudes: It will be the applicant's responsibility to verify all information in relation to existing servitudes.

3.4 PURCHASE/LEASE OFFER

- a) Purchase/lease offer: The applicant must make a clear financial offer for the purchase OR lease of the land. In the case of a proposed lease the offer must include the duration and specific terms and conditions of the lease.
- b) Project funding: The applicant must provide guarantees in relation to funding available for the proposed development.
- c) Negotiation: A written undertaking must be provided to indicate the applicant's willingness to negotiate any aspect of the proposed development with Council.

3.5 CONTRIBUTION TO LOCAL ECONOMIC DEVELOPMENT:

Applicants must indicate how the project will contribute towards local economic development in terms of the following aspects:

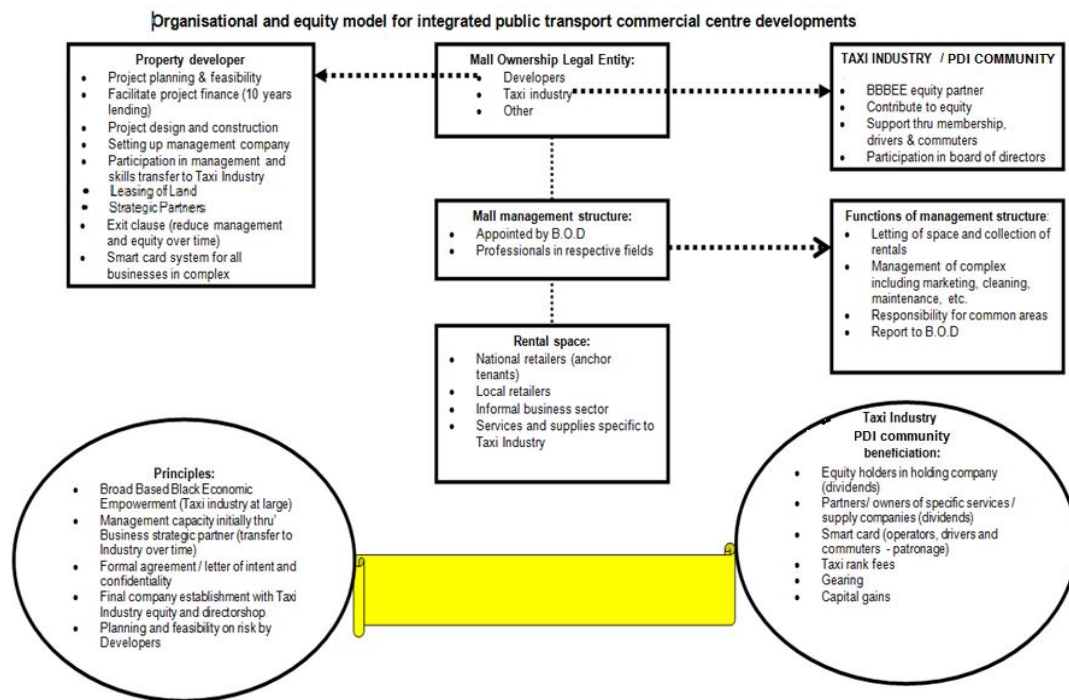
- d) Number and the nature of temporary job and training opportunities during construction.
- e) The number and extent of permanent job opportunities to be created by the project as well as the nature of any additional social and economic empowerment opportunities that will be created by the project.
- f) Training: An indication of sustainable training opportunities.

3.6 COMPLIANCE TO THE BBBEE ACT:

“BBBEE” Broad Based Black Economic Empowerment in accordance with the Broad Based Black Economic Empowerment Act (Act No 53 of 2003 and Act 46 of 2013) means the economic empowerment of all black people including women, workers, youth, people with disabilities and people living in rural areas through diverse but integrated socio-economic strategies that include, but are not limited to:

- a) Increasing the number of black people that manage, own and control enterprises and productive assets;
- b) Facilitating ownership and management of enterprises and productive assets by communities, workers, cooperatives and other collective enterprises;
- c) Human resource and skills development;
- d) Preferential procurement; and
- e) Investment in enterprises that are owned or managed by black people;

All proposals must clearly demonstrate compliance to the relevant sector codes (applicable in terms of the BBBEE Act. The schematic diagram attached should be used as a guide in developing and submitting the section on local economic empowerment of Matjhabeng PDI residents through the proposed project.



4. GENERAL CONDITIONS OF ALIENATION AND DEVELOPMENT IN TERMS OF COUNCIL RESOLUTION A90/2015:

In terms of Council Resolution A90 of 2015 the following general conditions of alienation and development will be applicable:

- a) *That the proposed development BE IN LINE with the applicable Town Planning Scheme and National Building Regulations.*

- b) *That the developer will BE RESPONSIBLE for all costs related to the transfer of the property.*
- c) *That the development COMMENCES within two years after the signing of the deed of sale, failing of which the developer will transfer the property back to the Municipality at his cost.*
- d) *That the developer be responsible TO CREATE an alienable property inclusive of any administrative actions that may be required including rezoning, subdivision of the property etc.*
- e) *That the developer be responsible TO EVALUATE the available capacity of all relevant municipal bulk services in terms of the specific requirements of the project and to make recommendations to the Directorate Infrastructure in relation to the upgrading of such bulk services and the cost thereof in order to cater for the additional project demands. The financial implications for such upgrading of any services network associated with the project will be for the account of the applicant. The final bulk services report/s to be submitted by the applicant to the Directorate Infrastructure for approval will serve as the basis for the conclusion of a service level agreement with the municipality.*
- f) *That the final proposals which portray the fair market value BE SUBMITTED to Council.*

4. PROCEDURES CONCERNING THE OPENING OF DEVELOPMENT PROPOSALS:

The proposals will be opened in public in the:

LED Board Room, Fourth Floor, 1 Reinet Street, Welkom on FRIDAY 24 MARCH 2017 at 10:00.

During the public opening of proposals, notice will be given of all parties which handed in proposals, as well as the type of development proposal by each party. ***All documentation, purchase offers and development detail in this regard will be treated as confidential.***

5. GUIDELINES REGARDING THE RESPONSIBILITY OF DEVELOPERS

A developer will be bound by his/her proposal for a period of 120 days or until a successful proposal is decided upon, whichever expires first.

6. BASIS OF EVALUATION OF PROPOSALS:

Council is of the opinion that the optimal development and use of the target property will contribute towards the growth and diversification of the economic base, economic empowerment and job creation. Proposals will be subject to an evaluation process which takes account of all of the following principles:

- a) Current demand for the land to develop.
- b) Local initiative and special merits of the project.
- c) Alignment with Council's Integrated Development Plan.
- d) Alignment with the Spatial Development Framework and Land Use Management Plan.
- e) Contribution to enhance the community's quality of living.
- f) Availability of and cost effectiveness to supply municipal services.
- g) Highest and best use of the land (e.g. commercial will be higher use than residential)
- h) Purchase offer.
- i) Availability of funding for development (e.g. letter of commitments, bank guarantees etc.)
- j) Contribution to the development of an orderly urban / rural structure.
- k) Optimal use of land (e.g. the percentage of the land that will be taken up by new buildings etc.)
- l) Conformity to sound urban design and planning principles.
- m) Aesthetic enhancement of the area.
- n) Traffic generation and contribution to safe and convenient movement of vehicle and pedestrian traffic.
- o) Economic spin-offs in the local economy e.g. creation of jobs.
- p) Contribution to the formation of local partnerships, and broad based black economic empowerment.
- q) Total value of the project and contribution to the tax base.

Council reserves the right to negotiate any aspect of the proposed development and sales agreement with the applicant.

The Council would also not be obliged to accept or to motivate reasons for not accepting a certain proposal. The Council will further be under no obligation to alienate any portion of the land.

7. GUIDELINES CONCERNING ADMINISTRATIVE PROCEDURES AND RESPONSIBILITIES:

The successful applicant(s) will be notified in writing of Council's decisions to sell the property.

Regarding the alienation and development of the property the following general conditions will apply:

- a) That the applicant accepts Council's conditions in writing within 60 days after notification.
- b) That the applicant submits registration details of the legal body as the purchaser of the land prior to the commencement of any administrative work.
- c) That a Deed of Sale be signed within two months after acceptance of Council's conditions in which Council can determine further conditions pertaining to the purchase and development of the property etc.

- d) That in case the proposed development is not in line with the current zoning of the property, all aspects in relation to the creation of an alienable erf including subdivision, rezoning, or any other required studies e.g. services reports, EIA studies etc. will be for the account of the applicant.
- e) That ten percent (10%) of the purchase price be paid in cash upon signature of the Deed of Sale and that the balance of the purchase price be secured by an approved bank guarantee and that it will be payable against registration of transfer of the property in the name of the purchaser.
- f) That on request of the Council's conveyances, all accumulated transfer costs generated as a result of the transfer of the property, including transfer duty and the costs of the agreement of sale will be for the account of the applicant.
- g) That Council will determine the date of occupation of the land as well as all conditions of interim occupation by the successful applicant.
- h) Council's approved rates and tariff structure will be applicable e.g. for the submission of building plans, service connections etc. and will be payable when such services are rendered.
- j) That Council reserves the right to require the registration of servitudes where required which will be for the cost of the applicant.
- k) That the development of the property commences within two years from the date of transfer (at least approved building plans and a significant portion of construction finalised), failing of which the developer has to transfer the property back to Council at his own expense and at 80% of the original purchase price.
- l) That in all agreements of sale, Council will impose a first option repurchase clause.

8. CONTACT DETAILS:

You are welcome to contact the following departments for further details and assistance:

DIRECTORATE: LOCAL ECONOMIC DEVELOPMENT:

- DEVELOPMENT PLANNING: Mr. F Nieuwoudt: 057-9164187/ Emely Lebona: 057-9164140. Electronic enquiries can be submitted to emely.lebona@matjhabeng.co.za or fanien@matjhabeng.co.za.

DIRECTORATE INFRASTRUCTURE:

- ENGINEERING SERVICES: 057-9164032
- ELECTRICAL SERVICES: 057-3913313

