

**MATJHABENG MUNICIPALITY**

**ANNEXURES**

**FOR**

**HUMAN SETTLEMENTS COMMITTEE  
MEETING**

**TO BE HELD ON**

**THURSDAY, 19 OCTOBER 2017**

**AT**

**10:00**

**IN**

**ROOM 402, REINET BUILDING, WELKOM**



**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	Industrial (subject

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING
			Streets	to rezoning)
4122	Ward 33: Bedelia shopping Centre	4071	Public Open Space	Business
4985 and 4986	Ward 25: Riebeeckstad industrial area	4985 = 1554 m 4986 = 1549m <sup>2</sup>	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.
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### 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](mailto: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**

**PROPERTY**

**PROSPECTUS:**

**ERF 1918 ,bronville**

**WELKOM**

*Contact details:*

*Manager Development Planning: Mr. F Nieuwoudt*

*Tel: 057-9164187*

*E-Mail: fanien@matjhabeng.co.za*

***PROPERTY INFORMATION***

<b><i>PROPERTY DESCRIPTION</i></b>	
<i>Erf number</i>	<i>ERF 1918</i>

<i>Suburb</i>	<i>Bronville</i>
<i>Town</i>	<i>WELKOM (MATJHABENG MUNICIPAL AREA)</i>
<i>Street address</i>	<i>Philander Street</i>
<i>Stand area</i>	<i>4071m<sup>2</sup></i>
<b><i>LOCATION PLAN</i></b>	
<i>Location</i>	<i>See the attached location Plan</i>
<i>Maps of the Surveyor General</i>	<i>Surveyor General registration diagrams can be requested or are available on the web site of the Surveyor General: <a href="http://csg.dla.gov.za/esio/searchindex.htm">http://csg.dla.gov.za/esio/searchindex.htm</a></i>
<b><i>PERMISSABLE LAND USE IN TERMS OF CURRENT ZONING</i></b>	
<i>Applicable Land Use Scheme</i>	<i>Welkom Town Planning Scheme No 1/1980</i>
<i>Current Zoning</i>	<i>“Municipal Purposes”</i>
<i>Permitted land use in terms of Land Use Scheme</i>	<i>“Municipal uses only”</i>
<i>Municipal taxi facility</i>	<i>A new Municipal taxi rank has been developed on a portion of the erf (± ).  See the attached layout plan.</i>
<i>Land uses that can be proposed by applicants</i>	<i>Council already approved that development proposals be invited for the remainder of the available vacant portion of the erf (± m<sup>2</sup>) in which case a potential developer can submit an offer to purchase or lease such portion.  <b><i>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.</i></b></i>
<i>Implications for applicants in case of a proposed land use amendment</i>	<i><b><i>In case of a lease proposal –</i></b>  <i>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.</i>  <b><i>In case of a purchase proposal –</i></b>  <i>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</i></i>



	<i>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.</i>
<b><i>MUNICIPAL SERVICES</i></b>	
<i>Availability</i>	<p><i>The status of municipal services is as follows (see attached services diagrams):</i></p> <ul style="list-style-type: none"> <li>• <i>Water – Available but not connected – On submission of the building plans Fire Services will make recommendations regarding diameter of supply pipe</i></li> <li>• <i>Sewage – Available but not connected</i></li> <li>• <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></li> <li>• <i>Connection fees will be determined by the normal Municipal tariff list.</i></li> <li>• <i>The cost for the provision and connection of all services will be for the account of the applicant.</i></li> </ul> <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>
<i>Applicable tariffs</i>	<i>Applicable municipal connection and consumption tariffs can be provided on request.</i>



## 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:

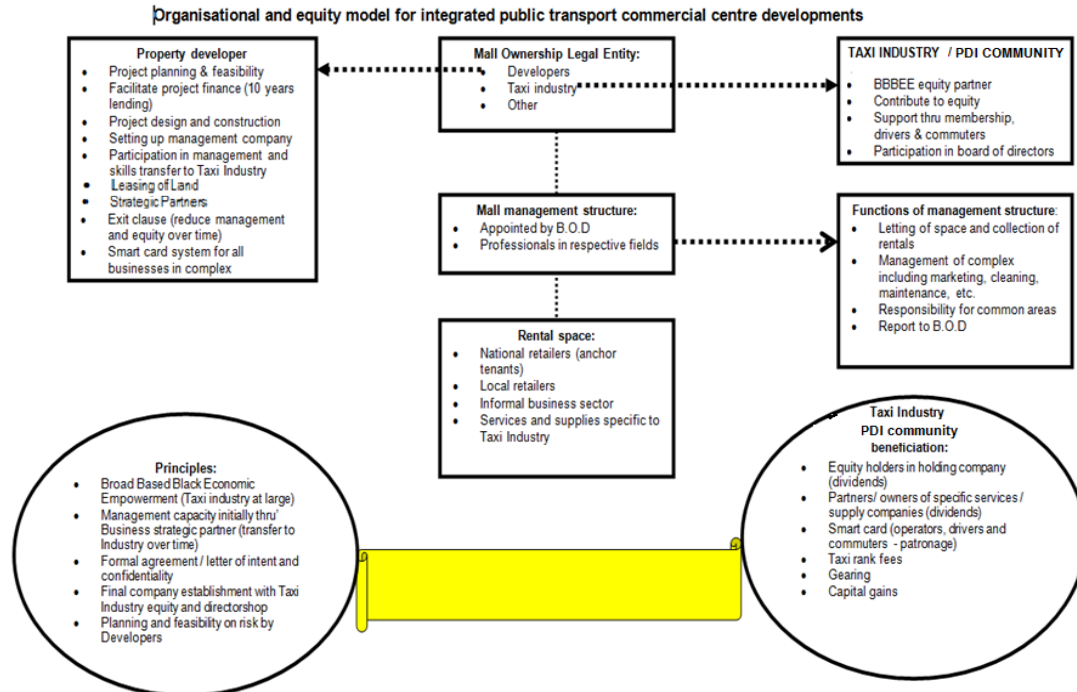
- d) Number and the nature of temporary job and training opportunities during construction.
- e) The number and extent of permanent job opportunities to be created by the project as well as the nature of any additional social and economic empowerment opportunities that will be created by the project.
- 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](mailto:emely.lebona@matjhabeng.co.za) or [fanien@matjhabeng.co.za](mailto:fanien@matjhabeng.co.za).

**DIRECTORATE INFRASTRUCTURE:**

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



# SALE OF ERVEN RESOLUTION A106/2016

## NOTICE 4/2017

### BID CLOSING DATE: 24 March 2017



#### HUMAN SETTLEMENTS: DIVISION LAND AFFAIRS

#### SALE OF ERVEN – RESOLUTION A106/2016

ADVERT NO: NOTICE 4/2017

ADVERT DATE: 1 February - Bid closing date: 24 March 2017

The final technical report was submitted to the Bid Evaluation committee and went through to the Bid Adjudication Committee.

#### REPORT STATISTICS

REVENUE RECEIVED FROM BIDDING DOCUMENTS FEES	
Bidding document fee	R200 per document
Vote number - proceeds of land sales	0110 01 8 90 4009
Total number of documents paid for	731 payments made
<b>Total revenue received</b>	<b>R146 250-00</b>

TOTAL NUMBER OF SITES ADVERTISED	TOTAL: 195 <ul style="list-style-type: none"> <li>• Virginia: 39</li> <li>• Flamingo: 49</li> <li>• Riebeeckstad: 63</li> <li>• Thabong: 25</li> <li>• Hennenman: 19</li> </ul>
TOTAL NUMBER OF APPLICATIONS RECEIVED	491
NUMBER OF SITES APPLIED FOR	101
NUMBER OF SITES WITH NO APPLICATIONS SUBMITTED	98
REVENUE ANTICIPATED ( <i>IF ALL 199 SITES WERE TO BE SOLD</i> )	R 17 660 000
<b>OFFERS RECIEVED (<i>AS PER 101 HIGHEST BIDDER, APPLICATIONS RECIEVED</i>)</b>	<b>R 7 613 500</b>





**Sketchplan for valuation purposes:**  
 Kalkkuil Village, 7de Laan and Anglo Park  
 together with access roads; situated  
 on portions of the Remainder of  
 Paleis-Heuvel 323, Flavour 421 and  
 Portion 2 of Kalkkuil 153,  
 Administrative District: Odendaalsrus

**Notes:**

1. The land is owned by Matjhabeng Municipality.
2. The infrastructure and topstructures is owned by Harmony in terms of the respective Surface Right Permits.
3. Areas:  
 Roads:  $\pm 8,9$ ha.  
 Kalkkuil Village:  $\pm 14,1$ ha.  
 7de Laan:  $\pm 5,9$ ha.  
 Anglo Park:  $\pm 2,4$ ha.



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## MATJHABENG

Municipality

P/O Box 708

Welkom

South Africa



Munisipaliteit

Tel: (057)916 4102

Fax: (057)352-2482

Email: Cecilia.porotloane@matjhabeng.co.za

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**DIRECTORATE: LED, PLANNING AND HUMAN SETTLEMENTS**


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**To : Municipal Manager****From : Acting Executive Director: LED, Planning & Human Settlements****Date : 12 October 2017**

NO	SITE NO	SQUARE METRE	SURNAME AND NAMES	IDENTITY NO	CONTACT NO
1.	REMAINDER OF ERF 603	495	PITSO PULANE LYDIA	750226 0429 087	083 6562725
2.	REMAINDER OF ERF 604	495	FAASEN ANNA JACOBA	570724 0084 082	082 6312242
3.	REMAINDER OF ERF 606	495	HLALELE BASSIE	661126 5733 087	078 5549686
4.	REMAINDER OF ERF 607	495	PLANK MAMOTSOKOANE MARRIAM	710901 0901 082	N/A
5.	REMAINDER OF ERF 608	590	LEPELE THEBE ANDRIES	750914 6070 084	073 0598384
6.	REMAINDER OF ERF 627	525	KOTOLWANA MOHAU JOHANNES	520803 5689086	N/A
7.	REMAINDER OF ERF 644	525	SEOPELA MATSHIDISO ELLEN	730409 0464 081	N/A
8.	PORTION1 OF ERF 643	525	OLIFANT LIKELELI MARTHA	600804 0643 089	073 4096875
9.	REMAINDER OF ERF 640	525	SKINNER HANELIE	870113 0228 088	072 2016487
10.	REMAINDER OF ERF 639	525	GROBLER MARIE ANTONETTE	560226 0029 085	076 7426366
11.	PORTION 7 OF ERF 638	718	LESSING SUSANNA MAGRIETA	400409 0014 083	083 4904869
12.	REMAINDER OF ERF 638	718	ROOD GERT JACOBUS PIETER	870122 5002 083	084 5005464
13.	REMAINDER OF ERF 593	546	MOKHOKE DISEMELO MARIA	580207 0342 088	073 2276904
14.	PORTION 3 OF ERF 593	659	LENYORA DIATE KRISSIE	701001 0285 080	073 5232943 OR 073 8537974
15.	PORTION 1 OF ERF 593	569	PHEKO LIKELELI MARTHA	680531 0528 084	072 5594310
16.	PORTION 2 OF ERF 593	544	PHAKOE SELLO ANDRIES	750908 5775 081	078 3832188

17.	REMAINDER OF ERF 598	520	LETSOENYO LIPUO SARA	510115 0205 087	06000 3148324
18.	REMAINDER OF ERF 594	532	MATEE JOSEPH CANADA	580210 5450 088	073 0872328
19.	PORTION 1 OF ERF 594	502	RASEENG MAHLAPANE LANE	731210 0357 088	073 8408076
20.	PORTION 6 OF ERF 595	601	MOTSOENENG SABATA WILLIAM	750115 6344 087	N/A
21.	PORTION 5 OF ERF 595	438	RIGALA MNCEDISI JOHNY	870803 6205 086	N/A
22.	PORTION 4 O ERF 595	394	COSMO CINDY JUANIETA NANCY	740818 0001 081	073 8528204
23.	PORTION 3 OF ERF 595	445	BOTHA PHILLIPUS GRENVILLE	760421 5136 088	076 1579297
24.	PORTION 2 OF ERF 595	484	ROOD HERMANUS JOHANNES HENDRIK	620716 5205 084	083 4904869
25.	PORTION 1 OF ERF 595	491	COSMO MONICA IDA	521228 0719 085	073 5535363
26.	PORTION 1 OF ERF 596	520	PIENAAR ELA SUNETTE	680306 0064 087	074 7109558
27.	PORTION 2 OF ERF 596	609	LEBATLA MMAKGETSANA MERRIAM	741210 0404 086	N/A
28.	PORTION 3 OF ERF 596	373	MOKOMA MOLEFI ISHMAEL	651008 5308 080	073 0606122
29.	PORTION 4 OF ERF 596	473	SETAI MALETSATSI CHRISSIE	600524 0517 089	073 6190041
30.	PORTION 5 OF ERF 596	474	SEHLABAKA FUSI JACOB	811010 6983 082	073 9143177
31.	PORTION 6 OF ERF 596	371	MOKHETHI KELIBONE DOROTHY	571210 0312 086	076 0592658
32.	PORTION 1 OF ERF 597	646	TSOTETSI PUSELETSO MARIA	630826 0480 083	083 7311629
33.	PORTION 3 OF ERF 597	478	NTUKA ANNA MALIHLARE	550614 0574 089	071 7349149
34.	REMAINDER OF ERF 628	525	TJANE LEYETWANE MARIA	750319 0686 085	078 6651107
35.	REMAINDER OF ERF 642	527	MOTSOENENG PUSELETSO MARTHA	751021 0306 081	060 8871274
36.	PORTION 5 OF1 ERF 594	593	TSUBELLA MAMALETE MARIA	500314 0580 084	N/A
37.	POETION 1 OF ERF 642	525	LE RUX HESTER MARIA MAGDALENA	741222 0215 081	083 4340805
38.	PORTION 11 (OF 5) OF ERF 595	444	LEHOLA PAULINA	610926 0382 083	078 3239959
39.	PORTION 12 (OF6) OF ERF 595	488	BOROLE PULANE MARIA	640705 0569 087	081 0957645
40.	PORTION 7 (OF 1) OF ERF 596	590	TSOEU MASABATA SOPHIA	570327 0895 083	083 7447591
41.	PORTION 11 (OF 5) OF ERF 596	474	VAN NIEKERK SOPHIA SUSARA	750210 0204 088	084 0296111
42.	PORTION 4 OF ERF 593	400	COETZER WILLEM JOHANNES JACOBUS	381122 5115 085	083 4927010
43.	PORTION 11 (OF 5) OF ERF 595	444	MONAHENG TSHIDISO THOMAS	680903 5340 080	073 6263650

44.	PORTION 8 (OF 2) OF ERF 596	385	NDAYI NTSOKOLO JONAS	681226 5487 084	076 7470096
45.	PORTION 12 (OF 6) OF ERF 596	517	BOTHA MATHYS JOHANNES	730924 5109 085	071 5588470
46.	PORTION 4 (OF1) OF ERF 597	482	VAN DER MERWE WANDA	821129 0005 086	N/A
47.	PORTION 6 (OF 3) OF ERF 597	421	MARTIN ELISABE MARIA	390103 0075 085	084 4188915
48.	PORTION 5 (OF 2) OF ERF 597	476	MALEHO AUPA PETRUS	540505 5497 081	078 7579941
49.	PORTION 7(OF 3) OF ERF 595	460	THUN TSA MMATSHENYELETSO ELIZABETH	820416 1131 081	076 2738938
50.	PORTION 8 (OF 2) ERF 595	452	ENGELBRECHT HELENA SUSANNA	661030 0225 083	084 0697154
51.	PORTION 1 OF ERF 598	446	LIJANA MOHANULOA MARTHA	531030 0421 086	073 0989251
52.	PORTION 1 OF ERF 599	495	JONKER QUENTIN RIAAN	830210 5022 083	074 4203117 OR 082 3932683
53.	PORTION 1 OF ERF 603	495	YOUNG ARTHUR BENJAMIN	550929 5016 088	061 6988442 OR 061 7831477
54.	PORTION 1 OF ERF 604	495	BENEKE AMANDA	850213 0046 086	082 8602902
55.	PORTION 8 (OF 2) ERF 596	385	SEMENYANE MABOSOBOSO HANS	460722 5238 086	063 3972689 OR 073 5708887
56.	PORTION 9 (OF 3) ERF 596	543	SENAKHOMO MMANEO ROSINA	490416 0679 089	N/A
57.	PORTION 10 ( OF4) OF ERF 595	494	TSUBELLA JANKIE ELIAS	700324 5348 088	063 1742333 OR 076 7060605
58.	PORTION 2 OF ERF 594	477	FEPUOE NONTJABA SELINA	501002 0620 088	078 5095727
59.	PORTION 7 (OF1) OF ERF 595	417	MATANKOLE MATHE SOPHIE	730810 0439 082	071 9021331
60.	PORTION 6 (OF2) OF ERF 593	501	MOKOENA DIBAKISO JEMINA	480315 0426 081	N/A
61.	PORTION 9 (OF3) OF ERF 595	434	MOLISE MOKHANTSI ELIZABETH	400121 0298 083	071 7163136
62.	PORTION 7 (OF1) ERF 596	590	PITSI MARSELANE REBECCA	420101 0417 087	071 9781957
63.	PORTION 1 OF ERF 606	495	SEKAJA NNUKU MARIA	550506 0893 081	060 4868356
64.	PORTION 1 OF ERF 607	495	VAN ROOI RACHEL MADILE	790906 1384 082	061 1721085
65.	PORTION 1 OF ERF 608	604	MOTSEKI EMELY	580604 0569 084	071 2140570
66.	PORTION 10 (OF4) ERF 595	494	MORAPALI TSIETSI JOHN	690612 5331 084	073 4452514
67.	PORTION 1 OR ERF 627	525	LUZE TOTI ZACHARIA	420731 5332 087	N/A
68.	PORTION 1 OF ERF 628	525	VAN NIEKERK VENICEA ANDRICA	630418 0139 081	074 6318585
69.	PORTION 3 (OF 1) ERF 594	502	VAN NIEKERK CORRIE	930826 5091 080	061 3499637
70.	PORTION 11 (OF 5) OF ERF 596	474	COETZER WILLEM JOHAN JACO	820330 5252 084	076 8473401

**ANNEXURE****MATJHABENG LOCAL MUNICIPALITY****Human Settlements Action Plan****Division: Housing Admin****Programme: Title Deeds Distribution  
30/10/17****Targeted End Date:**

<b>Activity</b>	<b>Responsible Persons</b>	<b>Completion Date</b>	<b>Comments</b>
Meeting with the Manager in the Office of the Speaker	Themba Rasmeni	19/09/2017	Organise logistics for the verification process.
Meeting with the affected ward Councillors.	Themba Rasmeni Manager Office of the Speaker MMC: Human Settlements	20/09/2017	Distribution of lists to ward Councillors. Implementation plan and Involvement of Consultant.
Meeting with CDWs, ward committee members and volunteers.	Themba Rasmeni Manager Office of the Speaker Ward Committee members Affected ward Councillors	26/09/2017	Presentation of Standard Operating Procedures on verification to volunteers, ward Councillors and CDWs
Verification process	Themba Rasmeni CDWs Volunteers Affected ward Councillors	27-30/09/2017	
Title Deeds distribution	Themba Rasmeni Affected ward Councillors	1-5/10/2017	





**Account**  
**Number:** 11084831 **OWNER** REAHOLA HOUSING  
**Term-D:** **Stand:** 0010410001073100000000000000  
**Clearance**  
**Appl.Date:** 2008/01/23 **Addr:** 0 REAHOLA STREET  
**Clear**  
**Cert.Print:** N **Post.Add:** P/A MMAKWENA PHALADI  
**Sect-Title:** 195 JAC VAN RHYN ROA  
**Clear.Dates**  
**from:** 2008/01/01 UNIVERSITAS  
**to:** 2008/04/30 9301  
**ID:** 0 **Cmplx:**  
**Total H/O:** **Coll:**  
**Deb Tp:** RE -  
 RESIDENTIAL

201709 **PENDING / UNALLOCATED Receipts0.00**

<b>Option</b> ▼	20170826	BALANCE B/F			5966091.12		
<b>Option</b> ▼	20170923	INTEREST RE		RF	7525.18		
<b>Option</b> ▼	20170923	INTEREST SE		SE	11394.36		
<b>Option</b> ▼	20170923	INTEREST SU		SU	44.20		
<b>Option</b> ▼	20170923	INTEREST WA		WA	18300.40		
<b>Option</b> ▼	20170924	WATER INTER	09M289231	WA0001	2581.71		361.44
<b>Option</b> ▼	20170924	REFUSE HOUS		RF0001	14971.25		2095.98
<b>Option</b> ▼	20170924	SEWER RESID		SE0001	22409.98		3137.40
<b>Option</b> ▼	20170924	RATES - HOU		VA0001	0.96		
<b>Option</b> ▼							

**Due-Date:** 20171016 **No-Dep:** No **Notes:** 271 **No-Ext/Arr:** 1