



## BEAUFORT-WES MUNISIPALITEIT

Kennisgewing // Notice No. 03/2025



### VERKOOP VAN VAKANTE BESIGHEIDSONE II ERWE: ERWE 635, 638, 848 EN 849: KWA MANDLENKOSI, BEAUFORT- WES // SALE OF VACANT BUSINESS ZONE II ERVEN: ERVEN 635, 638, 848 AND 849: KWA MANDLENKOSI, BEAUFORT WEST

Kennis geskied hiermee dat die Plaaslike Raad vir Beaufort-Wes die onderstaande vakante eiendomme uit die hand uit te koop aanbied, uitsluitlik vir die ontwikkeling van besigheid-doeleindes soos omskryf in die Soneringskema Verordening van toepassing op Beaufort-Wes Munisipale jurisdiksie area:-

Beaufort- Wes: Kwa Mandlenkosi				
Erfnommer	Grootte	Huidige Sonering	Liggingsadres	Minimum Prys BTW uitgesluit
635	Ongeveer 240 m <sup>2</sup>	Besigheidsone II	Oscar Mpetha Weg	R7,900.00
638	Ongeveer 239 m <sup>2</sup>	Besigheidsone II	Moses Kotane Weg	R7,900.00
848	Ongeveer 260 m <sup>2</sup>	Besigheidsone II	Munisipaliteitstraat	R9,100.00
849	Ongeveer 260 m <sup>2</sup>	Besigheidsone II	Munisipaliteitstraat	R9,300.00

#### Die volgende voorwaardes is van toepassing:-

1. Die sluitingsdatum is **Maandag, 17 Februarie 2025 om 14:00**.
2. Aanbiedinge moet op die voorgeskrewe bodvorm, wat vanaf die ondergetekende verkrygbaar is, gemaak word.
3. Aanbiedinge moet in 'n geseëldde koevert en gemerk "**Kennisgewing Nr. 03/2025: Verkoop van Vakante Besigheidsone II Erwe: 635, 638, 848 en 849: Kwa Mandlenkosi, Beaufort-Wes**" ingedien word in die Tenderbus by die Kantoor van die Voorsieningskanaal Bestuur, Uniestraat, Beaufort-Wes of gepos word aan die Munisipale Bestuurder, Privaatsak 582, Beaufort-Wes, 6970.
4. Die volgende sal lei tot onmiddellike diskwalifisering:-
  - 4.1 Aanbiedinge wat deur 1enome van e-pos, faksimilee, telegram of enige ander manier ingedien word behalwe op die wyse soos 1enome in paragrafe 2 en 3 hierbo.
  - 4.2 Onverseëldde en of ongemerkte aanbiedinge.
  - 4.3 Aanbiedinge ontvang/ingedien na die sluitingstyd en datum soos vermeld in paragraaf 1 hierbo.
  - 4.4 Aanbiedinge wat nie op die voorgeskrewe bodvorm ingedien is nie.
5. Elke voornemende koper en of sy/haar direkte familie en of enige ander regspersoon waarvan die voornemende koper die eienaar of meerderheidsaandehouer is, sal toegelaat word om meer as een erf te koop. Voornemende kopers kan wel 'n aanbod maak vir meer as een erf in prioriteitsvolgorde soos aangetoon op die voorgeskrewe bodvorm.
6. Indien voornemende kopers nie die prioriteitsvolgorde uitdruklik op die bodvorm aandui nie sal die volgorde van die erfnummers aanvaar word as prioriteitsvolgorde.
7. Vanaf die datum van koop, sal kopers verplig wees om binne (12) twaalf maande 'n gebou met 'n minimum waarde van R500,000.00 (Vyfhonderdduisend Rand) op die eiendom op te rig. Indien sodanige gebou nie soos voormeld opgerig word nie, sal gelikwiderde skadevergoeding gelykstaande aan die belasting bereken op 'n munisipale waardasie van R500,000.00 (Vyfhonderdduisend Rand) aan die Raad betaalbaar wees, benewens die belastings gehef op die waardasie van die grond, totdat sodanige geboue tot bevrediging van die Raad voltooi is.
8. In die geval van gelyke aanbiedinge vir dieselfde erf, sal die toekenning beslis word deur middel van loting.

9. Bodvoms moet op elke bladsy, deur die prinsipaal (koper) en twee getuies parafeer wees en op die laaste bladsy volledig onderteken word.
10. Bodvoms wat nie aan die voormelde vereistes voldoen nie, en of nie vergesel gaan met die vereiste stawende dokumente nie, sal nie oorweeg word nie.
11. Enige navrae in verband met hierdie kennisgewing kan gerig word aan die Snr. Administratiewe Beampte: Korporatiewe Dienste, Mej. J. Visagie by telefoonnommer 023-414-8193 gedurende kantoorure op Maandae tot Vrydae vanaf 07:30 tot 13:00 en 13:45 tot 16:15.

Volledige besonderhede met betrekking tot die bogemelde aansoek lê ter insae by die Kantoor van die Direkteur: Korporatiewe Dienste, Donkinstraat 112, Beaufort-Wes vanaf Maandae tot Vrydae vanaf 07:30 tot 13:00 en 13:45 tot 16:15.

Besware en of kommentaar teen die voorgestelde vervreemding en of alternatiewe aanbiedinge moet skriftelik en met vermelding van volledige redes vir sodanige besware by die ondergetekende ingedien word voor of op **Maandag, 17 Februarie 2025 om 14:00**.

Notice is hereby given that the Local Council for Beaufort West offer the below vacant properties for sale, exclusively for the development of business purposes as defined in the Zoning Scheme By-law applicable to Beaufort West Municipal jurisdiction area:-

<b>Beaufort West: Kwa Mandlenkosi</b>				
<b>Erf No.</b>	<b>Extent</b>	<b>Current Zoning</b>	<b>Location address</b>	<b>Minimum Price VAT excluded</b>
635	Approximately 240 m <sup>2</sup>	Business Zone II	Oscar Mpetha Drive	R7,900.00
638	Approximately 239 m <sup>2</sup>	Business Zone II	Moses Kotane Drive	R7,900.00
848	Approximately 260 m <sup>2</sup>	Business Zone II	Municipality Street	R9,100.00
849	Approximately 260 m <sup>2</sup>	Business Zone II	Municipality Street	R9,300.00

**The following conditions apply: -**

1. The closing date is **Monday, 17 February 2025 at 14:00**.
2. Bids must be submitted on the prescribed bid document which is available from the undersigned.
3. Bids must be submitted in a sealed envelope clearly marked "**Notice No. 03/2025: Sale of Vacant Business Zone II Erven: 635, 638, 848 and 849: Kwa Mandlenkosi, Beaufort West**" in the Tender box at the Office of the Supply Chain Management, Union Street, Beaufort West or mailed to the Municipal Manager, Private Bag 582, Beaufort West.
4. The following will lead to immediate disqualification: -
  - 4.1 Bids submitted by e-mail, fax, telegraph or any other way than stated in paragraphs 2 and 3 above.
  - 4.2 Unsealed and or unmarked bids.
  - 4.3 Bids received/submitted after the closing time and date stipulated in paragraph 1 above.
  - 4.4 Bids not submitted on the prescribed bid document.
5. Each prospective buyer together with his/her direct family or any other legal entity of which the prospective buyer is the owner or majority shareholder will only be entitled to buy a maximum of (2) two erven in the respective residential areas. However prospective buyers will be allowed to submit a bid on more than one erf according to priority as stipulated on the prescribed bid document.
6. If prospective buyers neglect to indicate their choice of priority on the bid document the sequence of the erf numbers will be regarded as the choice of priority.
7. Within (12) twelve months from the date of sale, buyers are compelled to erect a dwelling with a minimum value of R500,000.00 (Five Hundred Thousand Rand) on the purchased property. If such building is not erected as aforesaid, liquidated damages equal to the taxes calculated on a municipal valuation of R500,000.00 (Five Hundred Thousand Rand) will be payable to the Council, in addition to the taxes levied on the

valuation of the land, until such buildings have been completed to the satisfaction of the Council.

8. In the event of equal offers for the same erf, the award will be decided by drawing lots.
9. Bid forms must be signed on each page, initialled by the principal (purchaser) and two witnesses and signed in full on the last page.
10. Bid forms which does not comply with the aforementioned requirement and or which are not accompanied by the required documentary proof, will not be considered.
11. Enquiries regarding this notice can be directed to the Snr. Administrative Officer: Corporative Services Ms. J. Visagie at telephone no. 023-414-8193 during office hours on Mondays to Fridays from 07:30 - 13:00 and 13:45 to 16:15.

Further details regarding the abovementioned application are available for inspection at the Office of the Director: Corporative Services, 112 Donkin Street, Beaufort West from Mondays to Fridays between 07:30 till 13:00 and 13:45 till 16:15.

Objections and or comments, if any, against the proposed alienation and or alternative bids, stating full reasons for such objections, must be lodged in writing with the undersigned on or before **Monday, 17 February 2024 at 14:00.**

Munisipale Kantore // Municipal Office  
Donkinstraat 112 Donkin Street  
**Beaufort-Wes (t)**  
6970

**Mnr / Mr D.E. Welgemoed**  
**Munisipale Bestuurder //**  
**Municipal Manager**

**Verw. // Ref. No.** 7/3/4/1/3/1  
**Datum // Date:** 17 January 2025