



## VERKOOP VAN BESKIKBARE MUNISIPALE ERWE PER TENDER

Belangstellende persone word uitgenooi om te tender vir die beskikbare Munisipale erwe soos vervat in die tenderdokument.

Volledige ingevulde tenders in verseelde koeverte duidelik gemerk **“Tender 15/2025 - Verkoop van verskeie beskikbare erwe”** moet in tenderbus geplaas word voor 12:00 op Vrydag, 26 September 2025 by die Munisipale Kantore, Hoofweg 28, Ashton waarna die tenders in die openbaar oopgemaak sal word.

Laat tenders of tenders wat onvolledig is of tenders per faksimilee of e-pos sal nie aanvaar word nie. Bewys van versending van 'n tender sal nie as bewys van ontvangs daarvan aanvaar word nie. Die Munisipaliteit is nie verplig om die hoogste of enige tender te aanvaar nie.

Tenders moet ingedien word op die oorspronklike dokumente wat verkrygbaar is by die Ontvangs van die onderskeie Munisipale Kantore en Munisipale Webtuiste [www.langeberg.gov.za](http://www.langeberg.gov.za) Vir enige verdere inligting of probleme ondervind met die voltooiing van die tenderdokument, kan Me. S Rossouw by telefoon (023) 615 8023 gekontak word.

## ALIENATION OF AVAILABLE MUNICIPAL ERVEN PER TENDER

Interested persons are herewith invited to tender for available Municipal erven as contained in the tender document.

Tenders in sealed envelopes clearly marked **“Tender 15/2025 - Alienation of various available erven”** must be placed in the tender box at the Municipal Offices, 28 Main Road, Ashton before 12:00 on Friday, 26 September 2025 where after tenders will be opened in public.

Late tenders or tenders received by fax or incomplete tenders will not be accepted. Proof of dispatch of a tender will not be regarded as proof of receipt thereof. The Municipality is not obliged to accept the highest or any tender.

Tenders must be submitted on the original document which can be obtained from the reception of the various Municipal Offices and Municipal Website [www.langeberg.gov.za](http://www.langeberg.gov.za) . For further information or any challenges to complete the tender documents please contact Ms Rossouw at telephone (023) 615 8023.

**DP LUBBE**  
**Municipal Manager**

**Private Bag X2**  
**ASHTON 6715**

Datum / Date: .....

Die Munisipale Bestuurder  
Privaatsak X2  
ASHTON  
6715

/ The Municipal Manager  
Private Bag X2  
ASHTON  
6715

Meneer

**TENDER: 15/2025: ALIENATION OF AVAILABLE ERVEN PER PUBLIC TENDER /  
VERKOOP VAN BESKIKBARE ERWE PER PUBLIEKE TENDER**

Hiermee tender ek vir die volgende erf/erwe / Herewith my tender for the following erf/erven:

**RESIDENTIAL**

**ZOLANI**

| Erf | Straat/ Street | Grootte/ Size     | Bedrag/ Amount |
|-----|----------------|-------------------|----------------|
| 387 | Tshoto         | 437m <sup>2</sup> |                |

**BUSSINESS**

**MONTAGU**

| Erf                                                                                                         | Straat/Street | Grootte/Size      | Bedrag / Amount |
|-------------------------------------------------------------------------------------------------------------|---------------|-------------------|-----------------|
| Munisipale gebou<br>geleë op gedeelte van<br>erf 1<br>Municipal building<br>situated on portion of<br>erf 1 | Barlinka      | 225m <sup>2</sup> |                 |

**OTHER**

**ASHTON**

| Erf                                                                            | Straat/Street | Grootte/Size       | Bedrag / Amount |
|--------------------------------------------------------------------------------|---------------|--------------------|-----------------|
| Gedeelte van<br>gedeelte 71 Goree<br>158<br>Portion of portion 71<br>Goree 158 | Abattoir      | 2854m <sup>2</sup> |                 |

**BONNIEVALE**

| Erf  | Straat/ Street | Grootte/ Size      | Bedrag/ Amount |
|------|----------------|--------------------|----------------|
| 2955 | Forrest        | 5241m <sup>2</sup> |                |

**MCGREGOR**

| Erf  | Straat/ Street | Grootte/ Size      | Bedrag/ Amount |
|------|----------------|--------------------|----------------|
| 389  | Barry          | 1001m <sup>2</sup> |                |
| 1174 | Mill           | 970m <sup>2</sup>  |                |
| 1175 | Loop           | 970m <sup>2</sup>  |                |

**MONTAGU**

| Erf                                                                                                                                                                                            | Straat/Street | Grootte/Size     | Bedrag / Amount |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|-----------------|
| Gedeelte van restant van erf 1 aangrensend erf 721 vir installasie van elektriese omheining<br>Portion of remainder of erf 1 adjacent to erf 721 for the installation of an electrifying fence | Bad           | 16m <sup>2</sup> |                 |

**LOCAL ECONOMIC DEVELOPMENT****MCGREGOR**

| Erf                                                                                        | Straat/Street | Grootte/Size         | Bedrag / Amount |
|--------------------------------------------------------------------------------------------|---------------|----------------------|-----------------|
| Unregistered erf 1908 (portion of erf 360)<br>Ongeregistreerde erf 1908 (ged. Van erf 360) | White City    | 7481,6m <sup>2</sup> |                 |

**ZOLANI**

| Erf                                                                                               | Straat/Street | Grootte/Size        | Bedrag / Amount |
|---------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| Munisipale grond geleë op gedeelte van erf 276<br>Municipal land situated on a portion of erf 276 | Maqolo        | ±1940m <sup>2</sup> |                 |

**CHURCH/ KERK****ROBERTSON**

| Erf  | Straat/Street | Grootte/Size      | Bedrag/ Amount |
|------|---------------|-------------------|----------------|
| 3446 | Malva         | 348m <sup>2</sup> |                |

Die volgende dokumente is aangeheg / The following documents are attached:

1. ☐ 'n Afskrif van my munisipale belasting- en diensterekening / **copy of my municipal rates, taxes and service account**
- ☐ Ek is nie verantwoordelik vir die betaling van enige munisipale belasting- of dienstegelde nie. (Verklaring kan by die SA Polisiediens beëdig word). Geen tender sal oorweeg word tensy daar nie aan hierdie vereiste voldoen is nie. / **I am not responsible for the payment of any rates, taxes and services account. (An affidavit can be made at the SA Police station). No tenders will be considered if they do not comply with this requirement.**
- ☐ 'n Afskrif van my ID / **copy of my ID**
- ☐ Besigheidsplan en/of Ontwikkelingsplan vir Sosiale Ekonomiese Ontwikkeling moet die tender vergesel/ **Business Plan and/or Proposal plan for Local Economic development must accompany the tender**
- ☐ Onderneming van die anker huurder indien van toepassing vir Sosiale Ekonomiese Ontwikkeling moet die tender vergesel /**Commitment letter from the anchor tenant if applicable for Local Economic development must accompany the tender**

Geteken: \_\_\_\_\_  
Signed:

Naam: \_\_\_\_\_  
Name:

Adres: \_\_\_\_\_  
Address: \_\_\_\_\_

Tel / Selno: \_\_\_\_\_  
Tel/Cell no:

**1. Points for price: 80/20 preference points system for tenders to generate income or to dispose of or lease assets with Rand value above R2 000 and up to Rand value of R50 million**

- 1.1 The following formula must be used to calculate the points for price in respect of a tender to generate income or to dispose of or lease assets, with a Rand value equal above R2 000 and up to a Rand value of R50 million, inclusive of all applicable taxes:

$$Ps = 80 \left( 1 + \frac{Pt - Pmax}{Pmax} \right)$$

Where-

Ps = Points scored for price of tender under consideration;

Pt = Price of tender under consideration; and

Pmax = Price of highest acceptable tender.

1.2 A maximum of 20 points may be awarded to a tenderer for the specified goals envisaged in section 2(1)(d) and (e) of the Act.

1.3 The points scored must be rounded off to the nearest 2 decimal places.

1.4 The contract must be awarded to the tenderer scoring the highest points.

**2. Points for price:90/10 preference point system for tenders to generate income or to dispose of or lease assets with Rand value equal to or above R50 million**

2.1 The following formula must be used to calculate the points for price in respect of a tender to generate income or to dispose of or lease assets, with a Rand value above R50 million, inclusive of all applicable taxes:

$$Ps = 90 \left( 1 + \frac{Pt - Pmax}{Pmax} \right)$$

Where-

Ps = Points scored for price of tender under consideration;

Pt = Price of tender under consideration; and

Pmax = Price of highest acceptable tender.

2.2 A maximum of 10 points may be awarded to a tenderer for the specified goals envisaged in section 2(1)(d) and (e) of the Act.

2.3 The points scored must be rounded off to the nearest 2 decimal places.

2.4 The contract must be awarded to the tenderer scoring the highest points.

**3. Specified contract participation goals**

3.1 The tendering conditions will stipulate the specific goals, as contemplated in section 2(1)(d)(ii) of the Preferential Procurement Act, be attained.

3.2 A maximum of 20 points (80/20 preference points system) or 10 (90/10) preference points system), will be allocated for specific goals. These goals are:

- (a) contracting with persons, or categories of persons, historically disadvantaged by unfair discrimination on the basis of race, gender or disability (BBBEE);
- (b) promotion of enterprises located in the municipal area

3.3 Regarding par 3.2 (a) 50% of the 20/10 points will be allocated to promote this goal and points will be allocated in terms of the BBEE scorecard as follows:

| B-BBEE Status Level of Contributor | Number of Points for Preference (80/20) | Number of Points for Preference (90/10) |
|------------------------------------|-----------------------------------------|-----------------------------------------|
| 1                                  | 20                                      | 10                                      |
| 2                                  | 18                                      | 9                                       |
| 3                                  | 16                                      | 8                                       |
| 4                                  | 12                                      | 5                                       |
| 5                                  | 8                                       | 4                                       |
| 6                                  | 6                                       | 3                                       |
| 7                                  | 4                                       | 2                                       |
| 8                                  | 2                                       | 1                                       |
| Non-compliant contributor          | 0                                       | 0                                       |

3.4 A tenderer must submit proof of its BBBEE status level contributor [scorecard].

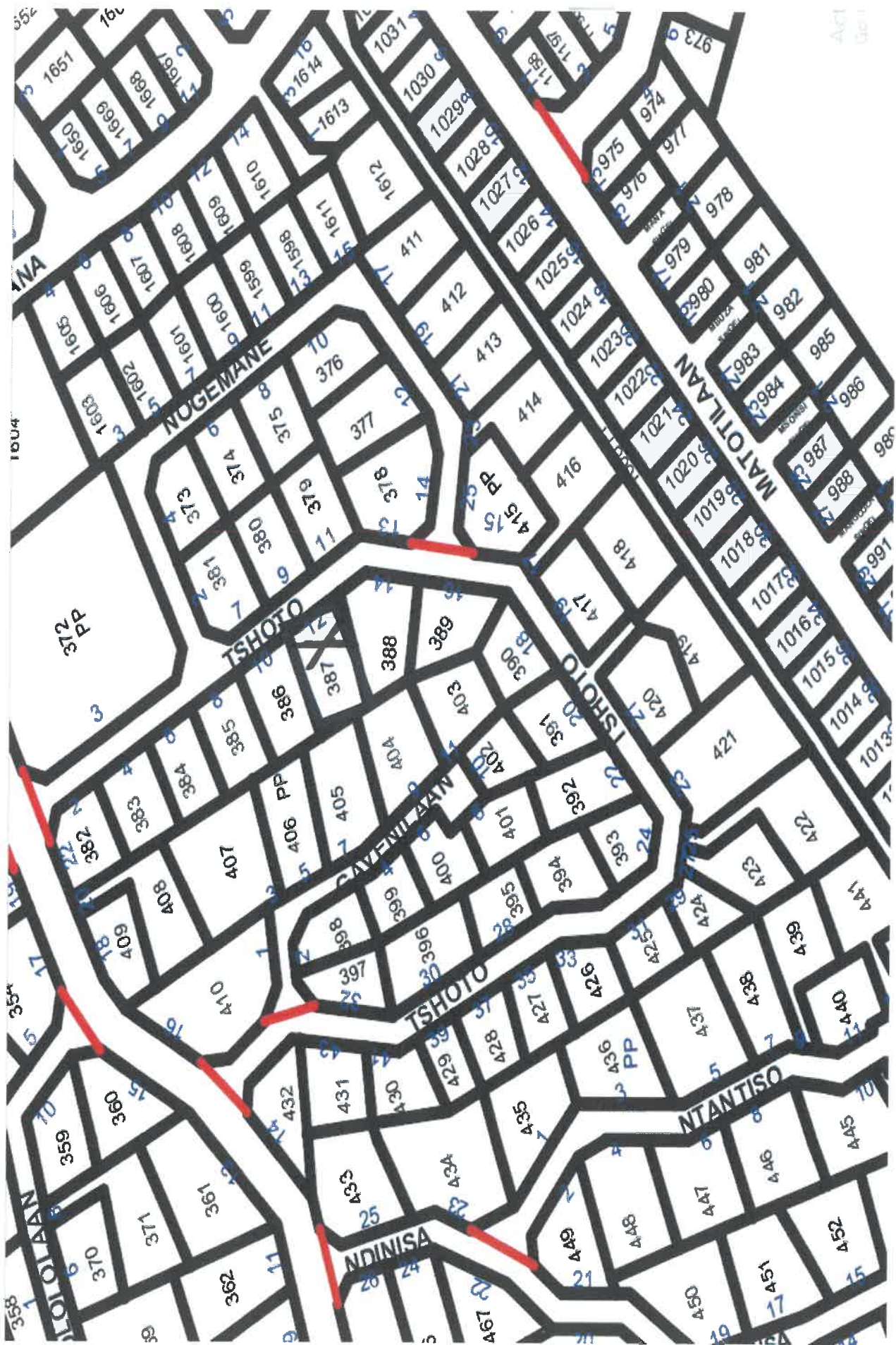
3.5 A tenderer failing to submit proof of BBBEE status level of contributor –

3.5.1 may only score in terms of the 80/90-point formula for price; and

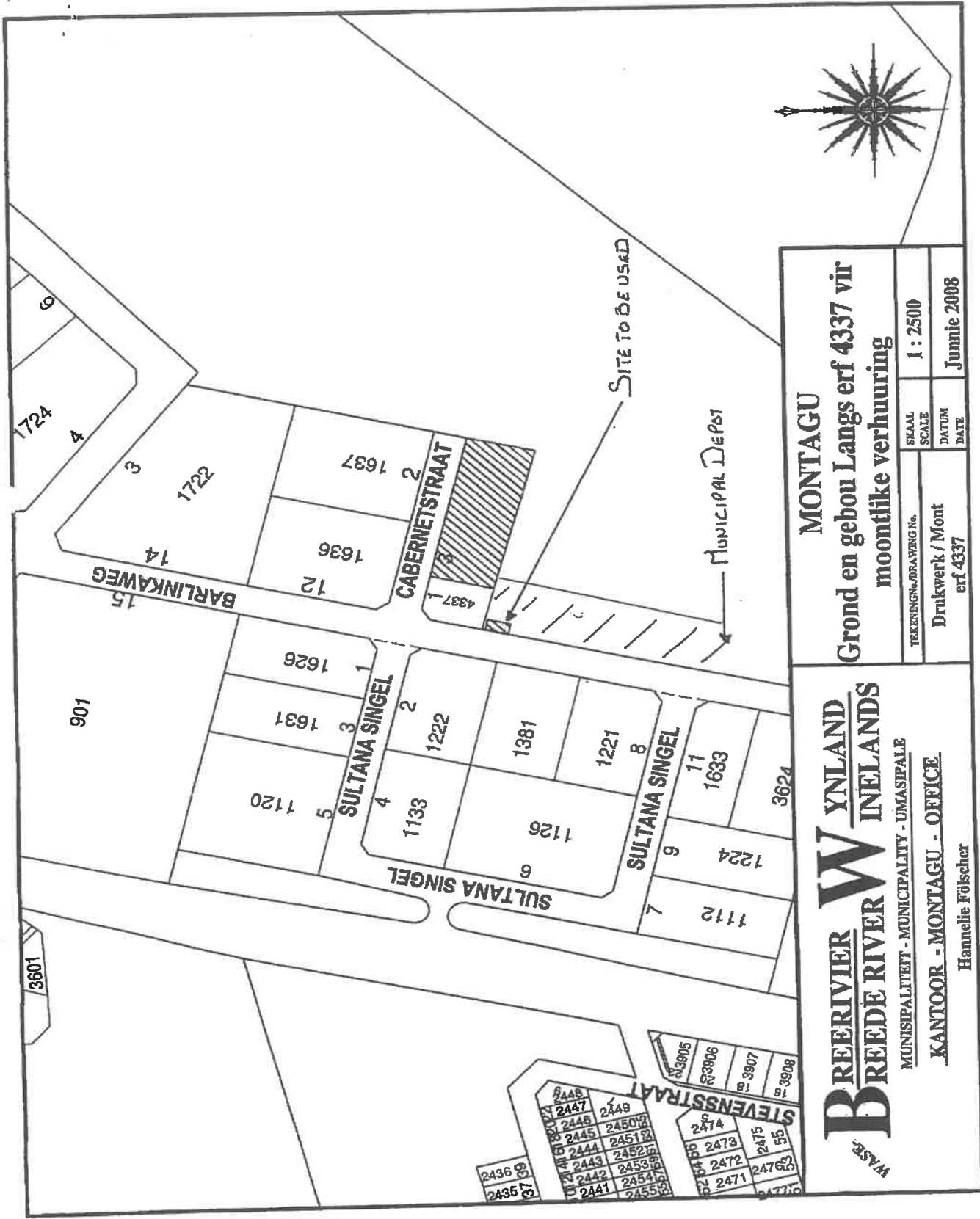
3.5.2 scores 0 points out of 10/5 BBBEE status level of contributor, which is in line with section 2 (1) (d) (i) of the Act, where the supplier or service provider did not provide proof thereof.

3.6 Regarding par 3.2 (b) 50% of the 20/10 points will be allocated to promote this goal. Points will be allocated as follows.

| Locality of supplier                          | Points |
|-----------------------------------------------|--------|
| Within the boundaries of the municipality     | 10     |
| Outside of the boundaries of the municipality | 0      |







**Grond en gebou Langs erf 4337 vir  
moontlike verhuuring**

**DRAWING No.**

1:2500

**Drukwerk / Mont**

Junnie 2008

**W**  
**YNLAND**  
**INELANDS**

**MUNICIPALITEIT - MUNICIPALITY - UMASIPALE**

KANTOOR - MONTAGU - OFFICE

Hannelie Fölscher







# ASHTON INDUSTRIELE AREA

Area onder Serwitude A = 3207 m<sup>2</sup>  
Area sonder enige Serwituut B = 2854 m<sup>2</sup>  
TOTALE AREA = 6061 m<sup>2</sup>

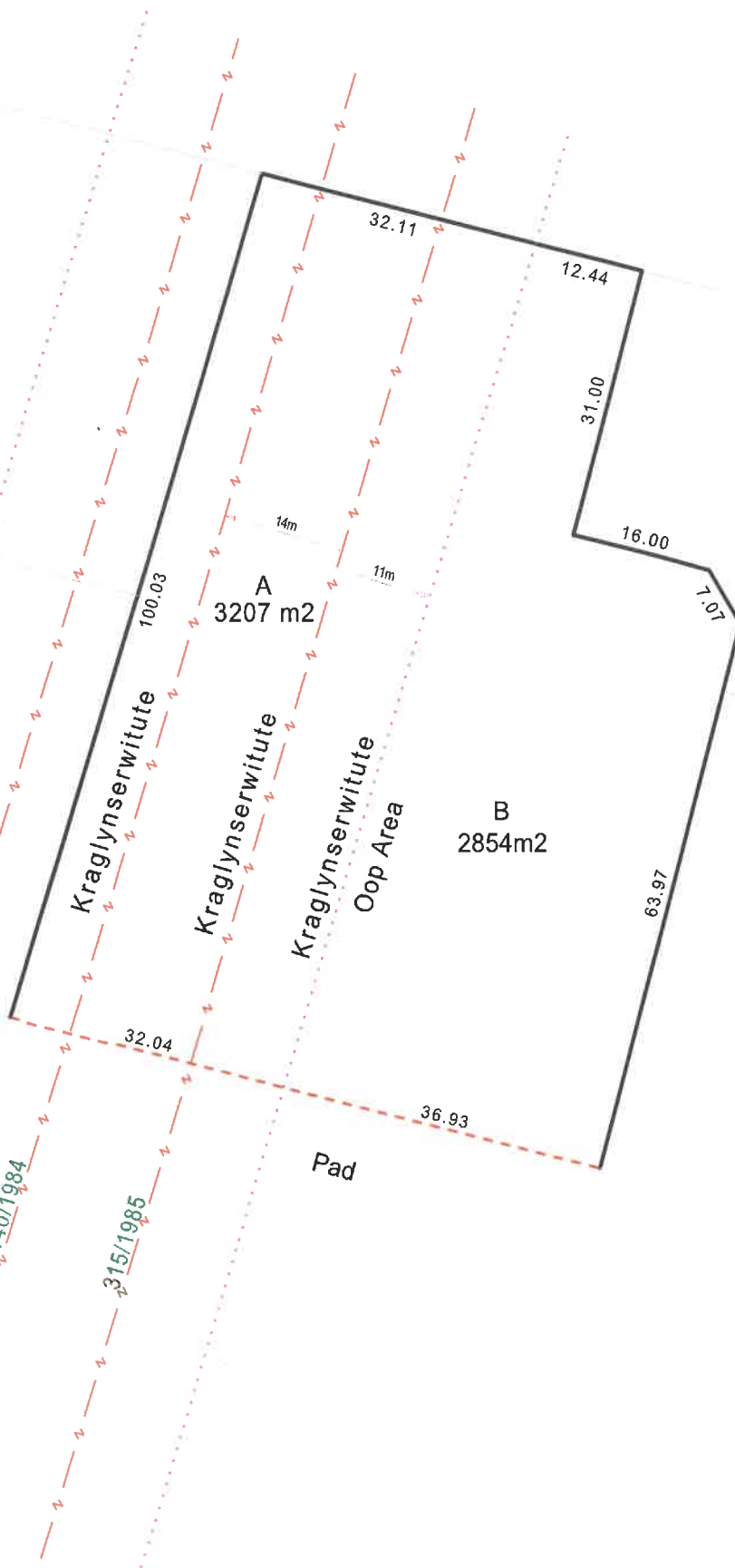
Skaal 1: 750

RE/2209

2232

2221

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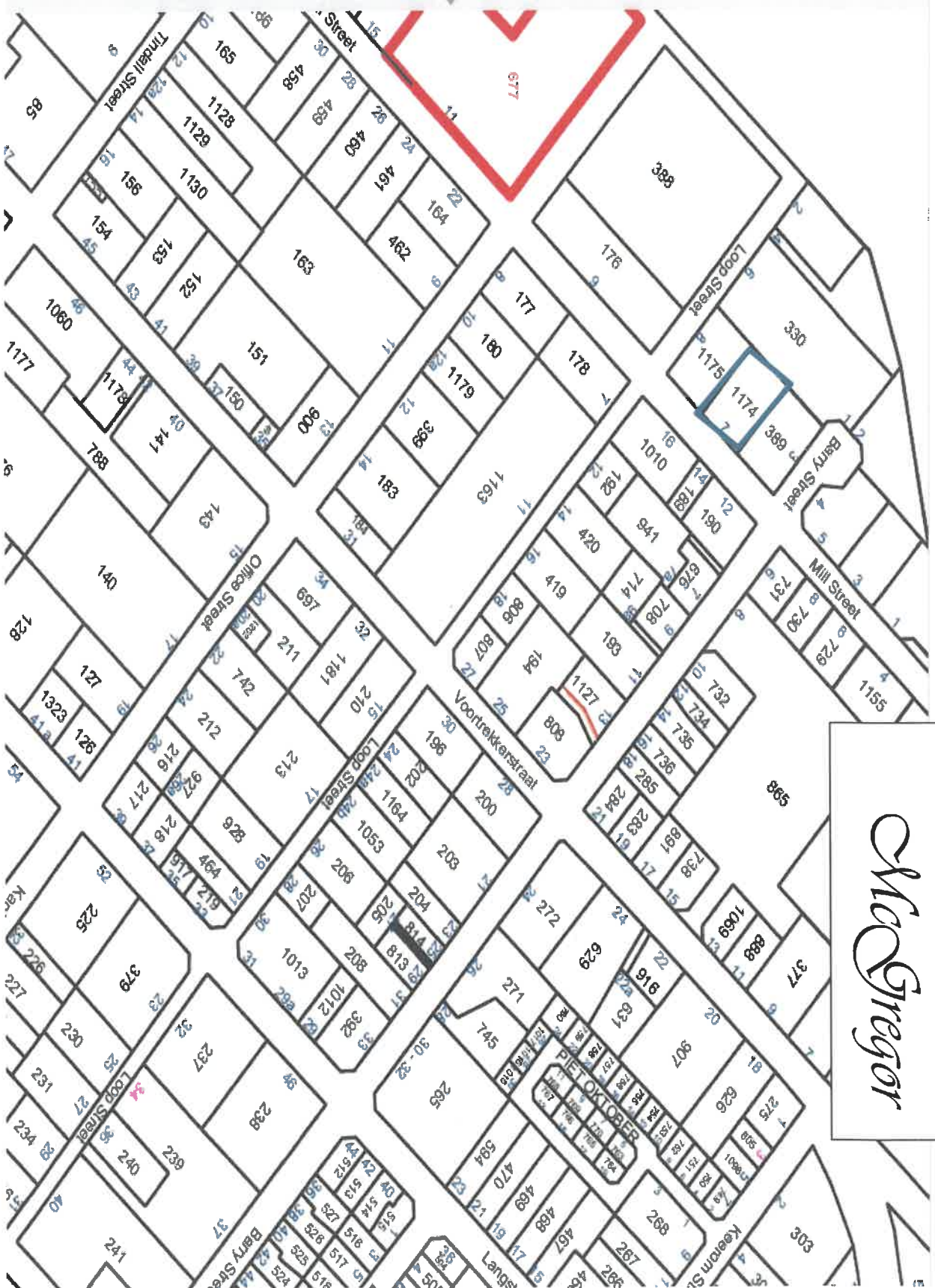




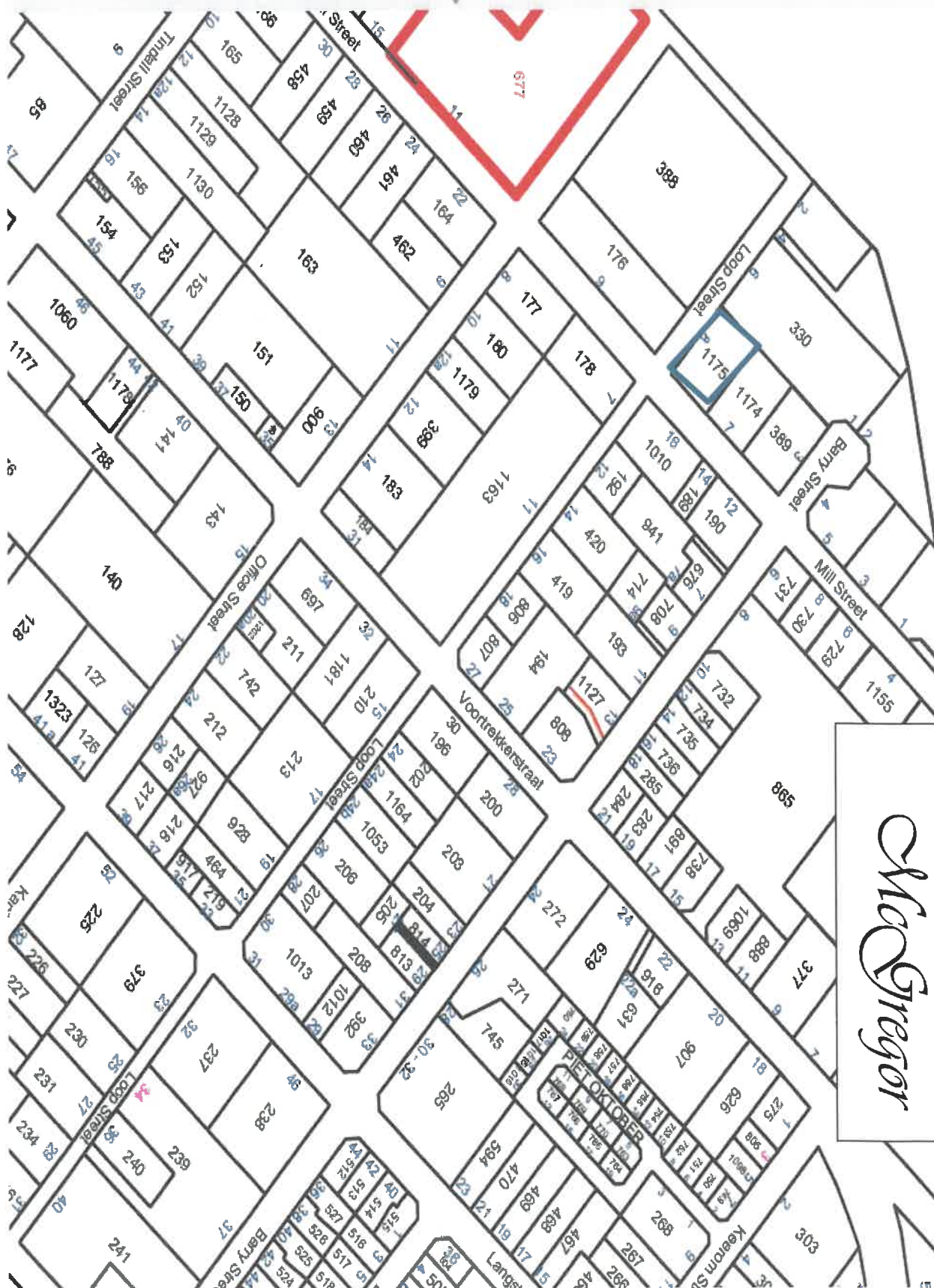


McGregor

McGregor



MacGregor









1940m<sup>2</sup>

MACOLO AGCWABE AVENUE

TYHALISISU

LANE

JANTJIES

CIRC

FALENI

519

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