



VERHURING VAN VERSKEIE BESKIKBARE MUNISIPALE EIENDOMME PER TENDER

Belangstellende persone word uitgenooi om te tender vir die verhuring van verskeie beskikbare Munisipale eiendom soos vervat in die tenderdokument.

Volledige ingevulde tenders in verseëelde koeverte duidelik gemerk (1) "Tender 06/2026 – Verhuring van gedeelte van erf 4003 (125m²) , Montagu vir 'n sopkombuis (2) Tender 07/2026 - Verhuring van munisipale gebou op erf 254 (Ou Toerisme kantoor), Montagu (3) Tender 08/2026 - Verhuring van Krans Natuurreservaat op gedeelte van erf 330, McGregor (4) Tender 09/2026 - Verhuring van gedeelte van erf 1241 (±15ha) Robertson vir landbou doeleindes " moet in tenderbus geplaas word voor 12:00 op Vrydag, 27 Maart 2026 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 laagste 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. Vir enige verdere inligting of probleme ondervind met die voltooiing van die tenderdokument, kan Me. S Rossouw by telefoon (023) 615 8023 gekontak word.

DP LUBBE
Munisipale Bestuurder

Privaatsak X2
ASHTON 6715

LEASE OF VARIOUS AVAILABLE MUNICIPAL PROPERTY PER TENDER

Interested persons are herewith invited to tender for leasing of Municipal property as contained in the tender document.

Tenders in sealed envelopes clearly marked (1) "Tender 06/2026 – Lease of a portion of erf 4003 (125m²), Montagu for a soup kitchen (2) Tender 07/2026 – Lease of the municipal building situated on erf 254 (Old Tourism office), Montagu (3) Tender 08/2026 - Lease of Krans Nature Reserve situated on a portion of erf 330, McGregor for conservation purposes (4) Tender 09/2026 – Lease of a portion of erf 1241 (±15ha) Robertson for agricultural purposes " must be placed in the tender box at the Municipal Offices, 28 Main Road, Ashton before 12:00 on Friday, 27 March 2026 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 lowest or any tender will not necessarily be accepted.

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 . 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
Hoofweg 28
ASHTON
6715

/ The Municipal Manager
Private Bag X2
28 Main Road
ASHTON
6715

- T 06/2026 : VERHURING VAN GEDEELTE VAN ERF 4003 (125M²) , MONTAGU VIR 'N SOPKOMBUIS
LEASE OF A PORTION OF ERF 4003 (125M²) , MONTAGU FOR A SOUP KITCHEN
- T 07/ 2026 : VERHURING VAN MUNISIPALE GEBOU OP ERF 254 (OU TOERISME KANTOOR), MONTAGU
LEASE OF MUNICIPAL BUILDING SITUATED ON ERF 254 (OLD TOURISM OFFICE), MONTAGU
- T 08 /2026 : VERHURING VAN KRANS NATUURRESERVAAT GELEE OP 'N GEDEELTE VAN ERF 330,
MCGREGOR VIR BEWARINGSDOELEINDES
LEASE OF KRANS NATURE RESERVE SITUATED ON A PORTION OF ERF 330, MCGREGOR
FOR CONSERVATION PURPOSES
- T 09 /2026 : VERHURING VAN GEDEELTE VAN ERF 1241(±15HA) ROBERTSON VIR LANDBOU
DOELEINDES
LEASE OF A PORTION OF ERF 1241 (±15HA) ROBERTSON FOR AGRICULTURE PURPOSES

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

MONTAGU

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Gedeelte van erf 4003 (125m ²) vir 'n sopkombuis Portion of erf 4003 (125m ²) for a soup kitchen	20 Sitrus	

MONTAGU

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Munisipale gebou op erf 254 (Ou Toerisme kantoor) Municipal building situated on erf 254 (Old Tourism office	Bath	

MCGREGOR

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Munisipale eiendom, die Krans Naturresewaat Municipal property, the Krans Nature Reserve		

ROBERTSON

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Gedeelte van erf 1241 (±15ha) vir landbou doeleindes Portion of erf 1241 (±15ha) for agriculture purposes	Igloo	

Die volgende dokumente moet aangeheg word, by gebreke u tender nie oorweeg sal word nie. / The following documents must be attached, failing which your tender will not be considered:

- ☐ '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 & huidige adres (Verklaring kan by die SA Polisie diens beëdig word). **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.**
- ☐ Indien tenderaar 'n Huurder is, bewys van Verhuurder se munisipale belasting- en diensterekening / **If tenderer is a Lessee, proof of Lessor's municipal rates, taxes and services account**
- ☐ 'n Afskrif van my ID / **Copy of my ID**
- ☐ BBBEE sertifikaat / **BBBEE certificate**
- ☐ 'n Volledige besigheidsplan / **Detailed business plan**

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 BBBEE 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.

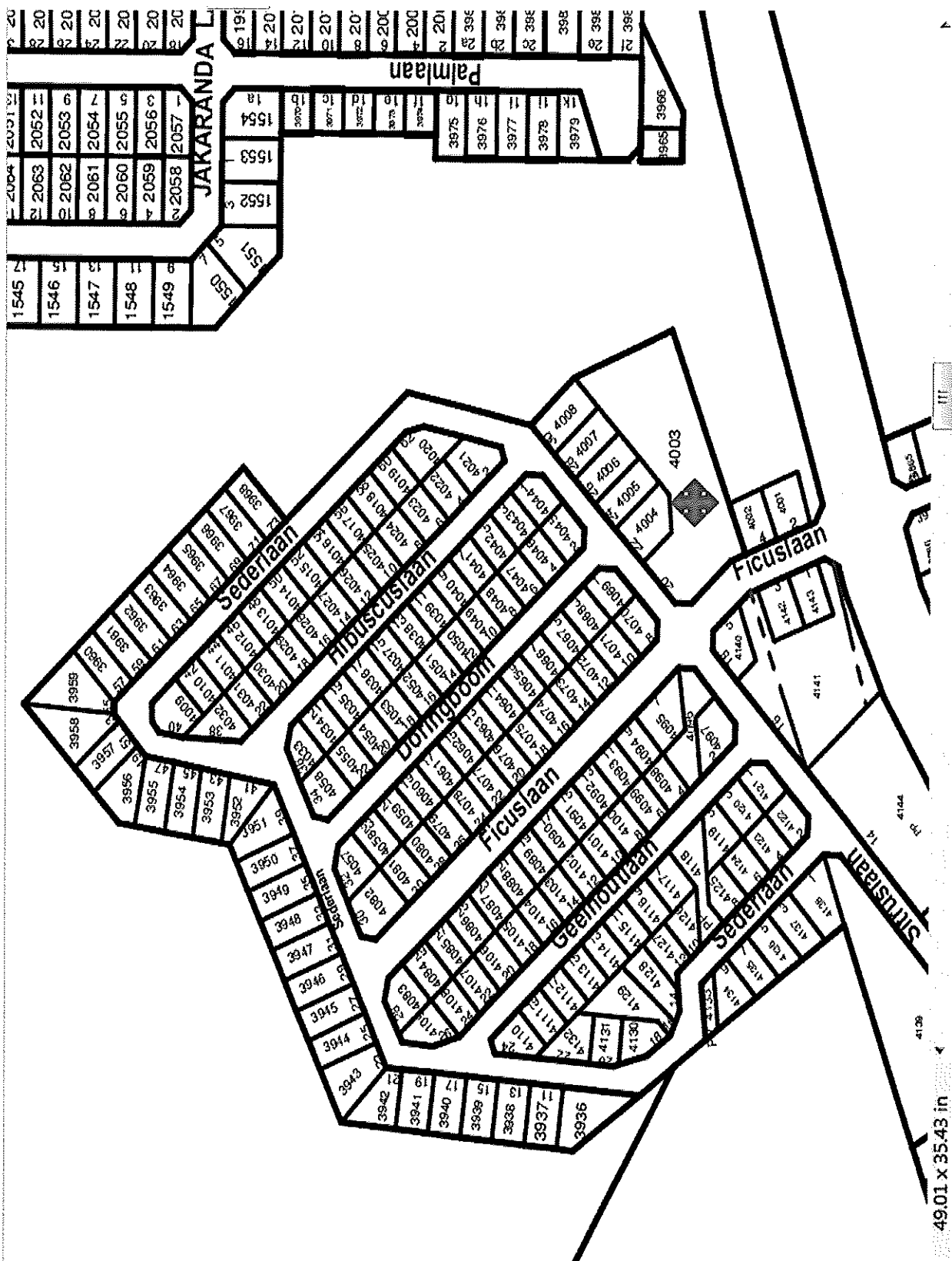
Locality of supplier	Points
Within the boundaries of the municipality	10
Outside of the boundaries of the municipality	0

LEASING OF A PORTION OF ERF 4003 (125M²) MONTAGU FOR A SOUP KITCHEN

CONDITIONS

That a portion of erf 4003 (125m²) Montagu be leased by way of public tender for a period of 3 years for soup kitchen subject to the following conditions:

- 1.1 That the portion of erf 4003 (125m²), Montagu be leased at a market related tariff which will escalate yearly with CPIX, and the Lessee be responsible for the payment of the insurance of the buildings, which is calculated as a percentage of the municipal insurance portfolio.
- 1.2 That no part of the property be sublet.
- 1.3 That the tenderer be responsible for the payment of all services rendered to the facility.
- 1.4 That the tenderer must apply for a water and sewer connection. The cost will be for the account of the applicant.
- 1.5 That the tenderer must contact the Building Control Department to confirm requirements relating to all structures.
- 1.6 Seeing that there is a water pipe on the erf, the Superintendent Works must be contacted to indicate the position of the water pipe. The container/s must be placed at least 2 meters from the water pipeline.
- 1.7 That access to the erf can be provided from Citrus Avenue.



LEASING OF THE MUNICIPAL BUILDING SITUATED ON ERF 254, MONTAGU (OLD TOURISM OFFICE)

Conditions

That the municipal building situated on erf 254, Montagu (Old Tourism office) be leased by public tender, for a period of 3 years' subject to the following conditions:

1. That the municipal building be leased at a market related amount per month and the lease amount of the allocated tender escalates yearly with a percentage that will be determined by the yearly CPIX.
2. That the lessee be responsible for the payment of the insurance of the building which is calculated as a percentage of the municipal insurance portfolio.
3. That the lessee be responsible for the payment of all Municipal services rendered to the facility.
4. That the lessee be responsible for the normal maintenance and that the Municipality be responsible for wear and tear and structural repairs and maintenance as it is a historical building in accordance to the maintenance budget.
5. No alterations may be made to the building without the written consent of the Lessor.
6. That no structures may be erected on the premises without the written approval of the Municipality, including approved plans if applicable.
7. That no alterations may be done to the building without the written consent from the Municipality.
8. That no portion of the property be sublet.
9. The lessee must, in accordance with the Business Act, 1991(Act 71 of 1991), apply for, and always be in possession of a Business License
10. That the lessee must also apply to the Cape Winelands District Municipality for a Certificate of Acceptability in accordance with Regulation R962 – "Regulations Governing General Hygiene requirements for Food Premises and the Transport of Food" The lessee must at all times be in possession of a Certificate of Acceptability



LEASE OF MUNICIPAL PROPERTY, THE KRANS NATURE RESERVE SITUATED ON A PORTION OF ERF 330, MCGREGOR FOR CONSERVATION PURPOSES

CONDITIONS

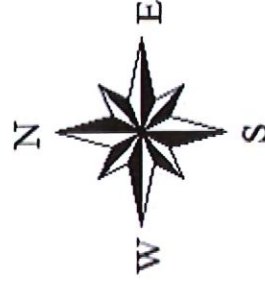
That the municipal property, the Krans Nature Reserve be leased for conservation purposes by way of public tender for a period of 3 years subject to the following conditions:

1. That the portion be leased at a market related tariff. The rental amount will escalate annually with a percentage that will be determined by the yearly CPIX.
2. That if any municipal services are utilized, it be for the account of the Lessee.
3. That no structures may be erected on the premises without the written approval of the Municipality.
4. That the Lessee ensure that the premises are in a tidy, hygienic and litter free condition at all times.
5. That should it be necessary to upgrade, repair or install municipal services on the portion of municipal land, then Council has the right to do so without being liable for damages.
6. That if the Municipality does not renew the lease in future, the lessee will have no right or claim for any expenses incurred by him and that no money will be repaid to him.

Proposed McGregor Municipal Conservation Area incl. Critical Biodiversity Areas overlay



- Rivers (1:50,000)
- Perennial
- Non Perennial
- Roads (1:50,000)
- Freeway
- National
- Arterial
- Main
- Secondary
- Other
- Bridge
- Interchange
- On/Off Ramp
- Road under construction
- Street
- Trail
- Footpath
- Erf 330 proposed conservation area.sh
- Krans boundary.shp
- Cadastral Boundaries - Western Cape
- Private land 3.shp
- Private land 2.shp
- Private land.shp
- Sewage works.shp
- Cemeteries 3.shp
- Cemeteries 2.shp
- Cemeteries 1.shp
- Steenoonde 2.shp
- Steenoonde 1.shp
- CAPE FSP - Breede River - CBA - Terrestrial
- Critical Biodiversity Area
- CAPE FSP - Breede River - CBA - Aquatic
- Critical Biodiversity Area
- Critical Biodiversity Area Buffer



4 Kilometers

2

0

2

LEASE OF MUNICIPAL PROPERTY, A PORTION OF REMAINDER OF ERF 1241 (±15HA), ROBERTSON FOR AGRICULTURE PURPOSES

CONDITIONS

That the municipal property, a portion of remainder of erf 1241 (±15ha) Robertson be leased for agriculture purposes by way of public tender for period of 3 years subject to the following conditions:

1. That the portion be leased at a market-related tariff. The rental amount will escalate annually with a percentage that will be determined by the yearly CPIX.
2. The Lessee will not, without prior written consent from the Lessor, be entitled to make any changes, improvements or additions to the property. No structure may be erected on the portion of land.
3. That the applicant obtains confirmation from the WC Department of Agriculture that the land is suitable for agricultural purposes and will not result in any adverse impact.
4. That the land in question is moderately erodible and soil erosion prevention measures will be necessary.
5. That the Droërivier and tributaries traverse the site and vegetation buffers to these watercourses must be retained, as these are ecological support areas which, *inter alia*, perform a flood attenuation role.
6. That the Municipality cannot provide water for agricultural purposes (planting vegetables). The provision of water will be the responsibility of the applicant.
7. That the potential water supply needs to be clarified: suitability and sufficiency.
8. That the Lessee will ensure that the premises be returned to the Lessor at the end of the lease period in this original status.
9. That should it be necessary to upgrade, repair or install municipal services on the piece of land, the Council then has a right to do so without being liable for damages.
10. That if the Municipality does not renew the lease in future, the lessee will have no right or claim for any expenses incurred by him and that no money will be repaid to him.
11. That no automatic renewal of the lease agreement can be approved seeing that it is in contradiction with Municipal Legislation, Regulations and Policies and that the possible renewal of the lease agreement be dealt with in accordance with the relevant Municipal Legislation, Regulations and Policies once an application has been received when the existing lease agreement expires.

