



VERKOOP VAN BESKIKBARE MUNISIPALE ERWE PER TENDER

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

Volledige ingevulde tenders in verseelde koeverte duidelik gemerk **“Tender 53/2021 - Verkoop van verskeie beskikbare erwe”** moet in tenderbus geplaas word voor 12:00 op Vrydag, 10 Desember 2021 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. Vir enige verdere inligting of probleme ondervind met die voltooiing van die tenderdokument, kan Me. S Rossouw by telefoon (023) 615 8023 gekontak word.

ASA De Klerk
Munisipale Bestuurder

Privaatsak X2
ASHTON 6715

ALIENATION OF AVAILABLE MUNICIPAL ERVEN PER TENDER

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

Tenders in sealed envelopes clearly marked **“Tender 53/2021 - 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, 10 December 2021 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. For further information or any challenges to complete the tender documents please contact Ms Rossouw at telephone (023) 615 8023.

ASA De Klerk
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: 53/2021: 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 / RESIDENSIEËL

MCGREGOR

Erf	Straat/ Street	Grootte/ Size	Bedrag/ Amount
Portion of portion 330 (Old Abattoir) Gedeelte van gedeelte 330 Ou Abattoir)	Loop	1253m ²	

ROBERTSON

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
3444	Malva	306m ²	
5933	Aalwynbos Droeheuwel	494m ²	

BUSSINESS / BESIGHEID

MCGREGOR

Erf	Straat/ Street	Grootte/ Size	Bedrag/ Amount
389	Barry	1001m ²	
1174	Mill	970m ²	
1175	Loop	970m ²	

MONTAGU

Erf	Straat/ Street	Grootte/ Size	Bedrag/ Amount
Munisipale grond op gedeelte van erf 1 en gedeelte van erf 937 (Ou Kampong) Municipal land situated on a portion of erf 1 and a portion of erf 937 (Old Kampong)	Balderjan, Mandela Square	±1100m ²	

Gedeelte van restant van erf 1 aangrensend erf 1814 (suid-ooste kant) Portion of remainder of erf 1 adjacent to erf 1814 (south- east side)	Cinsaut	±706.6m ²	
Munisipale gebou op gedeelte van erf 1 Municipal building situated on a portion of erf 1	Barlinka	225m ²	

CHURCH / KERK

ROBERTSON

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
3446	Malva	348m ²	

PROJECT PROPOSALS: COMMUNITY PURPOSES / PROJEKVOORSTELLE: GEMEENSKAPSDOELEINDES

ASHTON

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
Munisipale gebou bekend as "Heidiland kleuterskool" geleë op erf 1128 Municipal building known as "Heidiland Crèche" situated on erf 1128	Populier	±3 193m ²	

ROBERTSON

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
4258	Richter	±2 540m ²	

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

- ☐ '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**

Geteken: _____
Signed:

Naam: _____
Name:

Adres: _____
Address: _____

Tel / Selno: _____
Tel/Cell no:

VERKOOP VAN BESKIKBARE ERWE PER TENDER / ALIENATION OF AVAILABLE ERVEN PER TENDER

VOORWAARDES VIR ERWE GESKIK VIR BESIGHEIDS, KERK & GEMEENSKAPSDOELEINDES / CONDITIONS FOR ERVEN SUITABLE FOR BUSINESS, CHURCH & COMMUNITY PURPOSES

1. Dat die reserwe verkoopprys per erf bereken word per vierkante meter deur die verkryging van 'n billike markwaarde sertifikaat.

That the reserve selling price per erf be determined per square meter by obtaining a market value certificate.

2. Dat 'n deposito van 10% betaalbaar sal wees met ondertekening van die koop-ooreenkoms en dat die restant van die koopsom betaalbaar is binne ses (6) / agt (8) maande waar van toepassing nadat die koop-ooreenkoms onderteken is.

That a deposit of 10% be payable with the signing of the deed of sale and that the balance of the purchase price be payable within a six (6) / eight (8) month period where applicable after date that the deed of sale was signed.

3. Dat die Koper alle transportkoste, hereregte of BTW (indien van toepassing), nuwe diagramme (indien nodig) en sodanige ander koste as beloop mag word vir die voltooiing van die gesegde transport betaal.

The Purchaser will pay all transfer costs, duty fees or VAT (if applicable), new diagrams (if necessary) and any costs that may be necessary for the completion of the said transfer.

4. Dat 'n servituut vir die munisipale dienste op die terrein ten gunste van die Munisipaliteit geregistreer word waar van toepassing en dat die Munisipaliteit onbeperkte toegang tot die eiendom sal hê.

That a servitude for municipal services on the property be registered in favour of the Municipality if applicable and that the Municipality will have access to the property.

5. Dat die koper verantwoordelik sal wees vir alle kostes van opmeting, hersonering, onderverdeling, konsolidasie, Landmeter, registrasie van die servitute en registrasie van die eiendom in sy/haar naam.

That the purchaser be responsible for the cost involved for surveying, rezoning, subdivision, consolidation, surveying, registration of servitudes and registration of the property in his/her name.

6. Dat die koper verantwoordelik sal wees vir alle aansluitingsfooe vir munisipale dienste gelewer aan die perseel.

That the purchaser be responsible for all the connection fees for municipal services rendered to the property.

7. Besit sal gegee en geneem word vanaf datum van registrasie van eiendom in naam van die Koper en bly vir die Koper se risiko, wins of verlies.

The Purchaser will be entitled to possession of the Property on the date of registration of transfer into the name of the Purchaser and will remain for the Purchaser's risk, profit or loss unless otherwise agreed to in writing by the parties.

8. Oordag van die eiendom sal deur die Verkoper se prokureurs waargeneem word, welke opdrag sal geskied onmiddellik nadat die verkoping van die eiendom deur die Verkoper bekragtig is en binne ses (6) / agt (8) maande waar van toepassing afgehandel moet wees, waarna die transaksie verval.

Transfer of the property will be observed by the Seller's attorney and will be given and taken immediately after the sale of the property is ratified by the Seller and must be completed within six (6) / eight (8) months where applicable, after which the transaction expires.

9. Die eiendom word voetstoots verkoop en soos dit nou staan en die Verkoper gee geen waarborg met betrekking tot die geboue of enige verbeterings op die eiendom nie. Die Verkoper sal nie aanspreeklik wees vir enige defekte in die eiendom nie, hetsy latent of patent. Die Verkoper is nie verplig om aan die Koper die posisie van bakens of penne op die eiendom aan te dui of die grense daarvan nie en die Verkoper sal ook nie aanspreeklik wees vir die koste om sodanige bakens, penne of grense vas te stel nie. Die Koper erken dat hy ten volle vertrou en tevrede is met die toestand van die eiendom.

The property is sold "voetstoots" as it now stands and the Seller gives no guarantee in respect of the buildings or any improvements on the property. The Seller will not be responsible for any defects in the property, whether latent or patent. The Seller is not obliged to point out landmarks or boundaries on the property, and the Seller will also not be responsible for the costs to ascertain such landmarks or borders. The Purchaser acknowledges that he is completely familiar and satisfied with the condition of the property.

10. Die eiendom word verkoop wat betref sy uitgestrektheid soos dit nou staan en die Verkoper sal nie geregtig wees om aanspraak te maak op enige eventuele oormaat of verplig wees om enige tekort in die uitgestrektheid aan te vul nie en verder onderhewig aan sodanige voorwaardes en servitute waaraan die eiendom onderhewig mag wees ooreenkomstig ander transporte, vorige dokumente of ooreenkomste.

Regarding the spread of the property, it is sold as it stands now and the Seller will not be entitled to claim any eventual excess or surplus or be obliged to supplement any shortage in the spread. Furthermore, it is subject to such conditions and servitudes to which the property might be subject to in terms of other transfers, previous documents or agreements.

11. Indien die Koper versuim om aan enige bepalings van hierdie voorwaardes te voldoen sal die Verkoper geregtig wees om:

Should the Purchaser neglect to comply with any terms or conditions of this Deed of Sale, the Seller will have the right to:

- 11.1 onverwyld die ooreenkoms te kanselleer en die Verkoper geregtig is om alle betalings reeds deur die Koper gemaak as gelikwideerde skadevergoeding of roukoop te behou, maar sonder benadeling van enige ander eis wat die Verkoper teen die Koper mag hê weens die Koper se verbreking van hierdie verkoopsvoorwaardes met inbegrip onder andere die koste wat aangegaan sou word indien die Verkoper, in sy diskresie sou besluit om die eiendom weer per openbare tender te verkoop, asook enige ander koste wat betaalbaar mag wees;

cancel the Deed of Sale forthwith and the Seller will have the right to retain all payments made by the Purchaser as liquidated damages or forfeit money, but without prejudice of any other legal rights and claims which the Seller might have against the Purchaser because of the Purchaser's breach of these conditions of sale, including, amongst others, the costs incurred should the Seller in his discretion have decided to sell the property again at a public auction or out of hand, as well as any other costs which might be payable.

OF / OR

- 11.2 die Koper gebonde te hou aan die nakoming van elk en ieder voorwaarde van hierdie ooreenkoms.

keep the Purchaser bound to each and every condition of this Deed of Sale

12. Nieteenstaande enige andersluidende uitdruklike of veronderstelde bepaling van hierdie Ooreenkoms, sal enige gracie of tydsverlenging wat die Verkoper aan die Koper mag toestaan met betrekking tot enige saak of ding wat die

Koper verplig is om te doen of na te kom, onder geen omstandighede beskou word as 'n afstanddoening van die Verkoper se regte om te enige tyd streng nakoming van elk en iedere bepaling hiervan te vereis nie.

Notwithstanding any explicit or implied stipulation of this Agreement, any leeway that the Seller may grant the Purchaser in respect of any matter or thing that the Purchaser is obliged to do or abide with, will under no circumstances be regarded as a waiver of the Seller's rights to claim strict adherence to each and every stipulation of this Agreement.

13. Die verkoping is onderhewig aan die bekragtiging deur die Verkoper en tot tyd en wyl sodanige bekragtiging gegee of geweier is, bly die Koper gebonde aan sy bod niteenstaande enige andersluidende voorafgaande bepaling.

The sale is subject to the ratification by the Seller and until such ratification is given or refused, the Purchaser remains bound by his offer, notwithstanding any other explicit or implied stipulation.

14. Die Koper en opvolgers in titel van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteitskabels of –drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg van toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

The Purchaser and his successors in title of the erf will be forced to allow, without payment, that electricity cables or wires, main and other water pipes and the sewage and drainage, including storm water, from any other erf or erven over this erf, should the local authority deem it necessary and then in such a manner and place which might be required reasonably. This includes the right of access to the property at all reasonable times with the purpose to install, to amend, to remove or to inspect any works.

15. Die Koper en opvolgers in titel van hierdie erf is verplig om sonder vergoeding op die erf die material te ontvang of uitgrawings op die erf toe te laat na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

The Purchaser and his successors in title of the erf can be forced to, without payment receive materials on the erf or to allow excavations on the erf, so that the full width of the street can be used and the embankment can be safely and properly slanted off because of the difference between the final height of the street and the erf, unless he prefers to build supporting walls to the satisfaction of the local authority and within a period stipulated by them.

16. Hierdie erf mag alleenlik gebruik word vir sulke doeleindes as wat deur die dorpaanlegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

This erf may only be used for such purposes as allowed by the town planning scheme of the local authority and subject to the conditions and restrictions of the scheme.

17. Geen dier, soos bepaal in die Skutordonnansie 1938 en verordening of enige wysiging daarvan, ingeslote pluimvee en/of duiwe, mag op die erf aangehou word nie, behalwe met die skriftelike toestemming van die Verkoper gegee onder die handtekening van die Munisipale Bestuurder.

No animal, as stipulated in the Pound Ordinance 1938, and by-law or any amendment thereof, including poultry and/or doves, may be kept on the erf without the written permission of the Municipal Manager.

VOORWAARDES VIR RESIDENSIELE ERWE / CONDITIONS FOR RESIDENTIAL ERVEN

1. Dat die reserve verkoopprys per erf bereken word per vierkante meter deur die verkryging van 'n billike markwaarde sertifikaat.

That the reserve selling price per erf be determined per square meter by obtaining a market value certificate.

2. Dat 'n deposito van 10% betaalbaar sal wees met ondertekening van die koop-ooreenkoms en dat die restant van die koopsom betaalbaar is binne ses (6) / agt (8) maande waar van toepassing nadat die koop-ooreenkoms onderteken is.

That a deposit of 10% be payable with the signing of the deed of sale and that the balance of the purchase price be payable within a six (6) / eight (8) month period where applicable after date that the deed of sale was signed.

3. Dat die Koper alle transportkoste, hereregte of BTW (indien van toepassing), nuwe diagramme (indien nodig) en sodanige ander koste as beloop mag word vir die voltooiing van die gesegde transport betaal.

The Purchaser will pay all transfer costs, duty fees or VAT (if applicable), new diagrams (if necessary) and any costs that may be necessary for the completion of the said transfer.

4. Dat die koper verantwoordelik sal wees vir alle kostes van hersonering, onderverdeling, konsolidasie, landmeter, registrasie van die servitute en registrasie van die eiendom in sy/haar naam.

That the purchaser be responsible for the cost involved for rezoning, subdivision, consolidation, surveying, registration of servitudes and registration of the property in his/her name.

5. Dat die koper verantwoordelik sal wees vir alle aansluitingsfooie vir munisipale dienste gelewer aan die perseel.

That the purchaser be responsible for all the connection fees for municipal services rendered to the property.

6. Besit sal gegee en geneem word vanaf datum van registrasie van eiendom in naam van die Koper en bly vir die Koper se risiko, wins of verlies.

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cancel the Deed of Sale forthwith and the Seller will have the right to retain all payments made by the Purchaser as liquidated damages or forfeit money, but without prejudice of any other legal rights and claims which the Seller might have against the Purchaser because of the Purchaser's breach of these conditions of sale, including, amongst others, the costs incurred should the Seller in his discretion have decided to sell the property again at a public auction or out of hand, as well as any other costs which might be payable.

OF / OR

- 10.2 die Koper gebonde te hou aan die nakoming van elk en ieder voorwaarde van hierdie ooreenkoms.

keep the Purchaser bound to each and every condition of this Deed of Sale

11. Nieteenstaande enige andersluidende uitdruklike of veronderstelde bepaling van hierdie Ooreenkoms, sal enige gracie of tydsverlenging wat die Verkoper aan die Koper mag toestaan met betrekking tot enige saak of ding wat die Koper verplig is om te doen of na te kom, onder geen omstandighede beskou word as 'n afstanddoening van die Verkoper se regte om te enige tyd streng nakoming van elk en iedere bepaling hiervan te vereis nie.

Notwithstanding any explicit or implied stipulation of this Agreement, any leeway that the Seller may grant the Purchaser in respect of any matter or thing that the Purchaser is obliged to do or abide with, will under no circumstances be regarded as a waiver of the Seller's rights to claim strict adherence to each and every stipulation of this Agreement.

12. Die verkoping is onderhewig aan die bekragtiging deur die Verkoper en tot tyd en wyl sodanige bekragtiging gegee of geweier is, bly die Koper gebonde aan sy bod nieteenstaande enige andersluidende voorafgaande bepaling.

The sale is subject to the ratification by the Seller and until such ratification is given or refused, the Purchaser remains bound by his offer, notwithstanding any other explicit or implied stipulation.

13. Die Koper en opvolgers in titel van hierdie erf is verplig om sonder betaling van vergoeding toe te laat dat elektrisiteitskabels of –drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg van toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

The Purchaser and his successors in title of the erf will be forced to allow, without payment, that electricity cables or wires, main and other water pipes and the sewage and drainage, including storm water, from any other erf or erven over this erf, should the local authority deem it necessary and then in such a manner and place which might be required reasonably. This includes the right of access to the property at all reasonable times with the purpose to install, to amend, to remove or to inspect any works.

14. Die Koper en opvolgers in titel van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte van die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

The Purchaser and his successors in title of the erf can be forced to, without payment receive materials on the erf or to allow excavations on the erf, so that the full width of the street can be used and the embankment can be safely and properly slanted off because of the difference between the final height of the street and the erf, unless he prefers to build supporting walls to the satisfaction of the local authority and within a period stipulated by them.

15. Hierdie erf mag alleenlik gebruik word vir sulke doeleindes as wat deur die dorpaanlegskema van die plaaslike owerheid toegelaat word en onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

This erf may only be used for such purposes as allowed by the town planning scheme of the local authority and subject to the conditions and restrictions of the scheme.

16. Geen dier, soos bepaal in die Skutordonnansie 1938 en verordening of enige wysiging daarvan, ingeslote pluimvee en/of duiwe, mag op die erf aangehou word nie, behalwe met die skriftelike toestemming van die Verkoper gegee onder die handtekening van die Munisipale Bestuurder.

No animal, as stipulated in the Pound Ordinance 1938, and by-law or any amendment thereof, including poultry and/or doves, may be kept on the erf without the written permission of the Municipal Manager.



The map displays a residential neighborhood with the following streets and house numbers:

- MULLER**: 3060, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074.
- MALVA**: 3445, 3446 (highlighted), 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455.
- LANGERBERG**: 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455.
- KLOCK**: 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455.
- P O P SPASIE**: 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172.
- 1796**: A marker indicating a specific location on the map.





McGregor



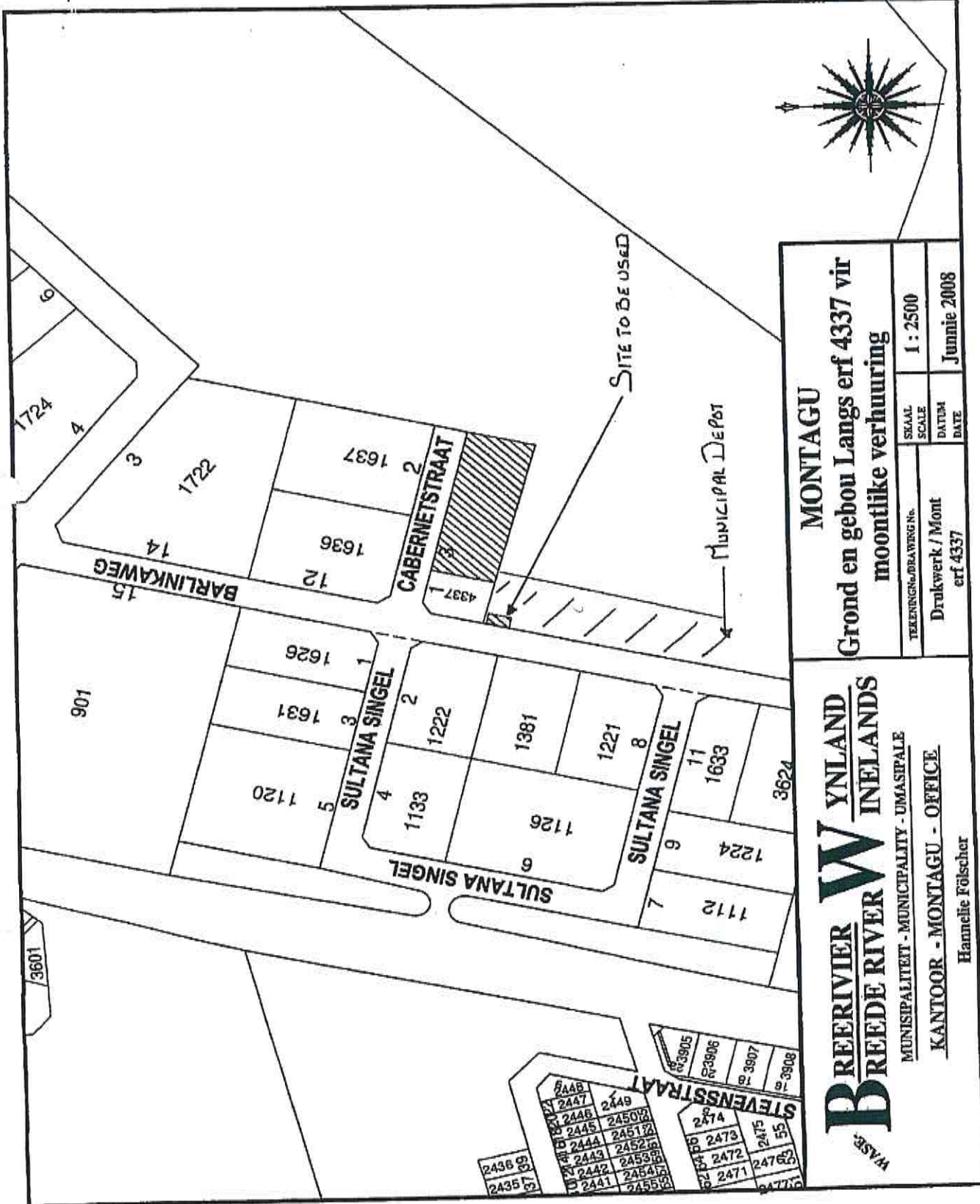
McGregor



McGregor







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

Junnie 2008

Drukwerk / Mont

erf 4337

WYLAND
BREERIVIER
BREEDERIVER

MUNISIPALITET - MUNICIPALITY - UMASPALLE

KANTOOR - MONTAGU - OFFICE

Hannelie Fölscher





The map displays a complex network of streets and property lots. The highlighted plot is situated in the upper right quadrant, adjacent to RICHTER STRAAT and PADDYSTRAAT. The surrounding area is densely packed with residential lots, each labeled with a unique number. The map also indicates a 'PUBLIEKE OOP SPACE' (Public Open Space) area near the center. The streets are labeled in all caps, and the lot numbers are provided for each individual plot.