



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 verseëelde koeverte duidelik gemerk **“Tender 09/2024 - Verkoop van verskeie beskikbare erwe”** moet in tenderbus geplaas word voor 12:00 op Vrydag, 05 April 2024 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 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 09/2024 - 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, 05 April 2024 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 . 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: 09/2024: 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

ASHTON

Erf	Straat/ Street	Grootte/ Size	Bedrag/ Amount
1870	Voortrekker	799m ²	

BONNIEVALE

Erf	Straat/ Street	Grootte/ Size	Bedrag/ Amount
1821	Franslaan	257m ²	

ROBERTSON

Erf	Straat/ Street	Grootte/ Size	Bedrag/ Amount
3231	Jubel	610m ²	

ROBERTSON

Erf	Straat/ Street	Grootte/ Size	Bedrag/ Amount
4179	Africa	425m ²	

ZOLANI

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
352	Mafuya	354m ²	

OTHER

ASHTON

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
Gedeelte 71 Plaas Goree No.158 aangrensend erf 2346	Enterprise	1.02ha	

ASHTON

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
Munisipale gebou op erwe 590; 577 & gedeeltes van erwe 163 & 645 (Ashton Klubhuis) Municipal building on erven 590; 577 & portions of erven 163 & 645 (Ashton Clubhouse)	Stasieweg	±6,500 ha	

BONNIEVALE

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
Gedeelte van erf 462 gebruik vir bestuurstoetsbaan Portion of erf 462 for driving test course	Myrtle Rigg	2102m ²	

BONNIEVALE

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
Gedeelte van erf 462 na die noordekant van die bestaande erfgrense van erf 2614 Portion of erf 462 to the north of the existing boundary of erf 2614		1.45ha	

BONNIEVALE

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
Erf 2954	Forest	5914m ²	

MCGREGOR

Erf	Straat / Street	Grootte / Size	Bedrag / Amount
Gedeelte van gedeelte 330 aangrensend erf 1362 (gemerk in blou) Portion of portion 330 adjacent to erf 1362 (marked in blue)	Smith	±753m ²	

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 gebou op gedeelte van erf 1 Municipal building situated on portion of erf 1	Barlinka	225m ²	

MONTAGU

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
Munisipale gebou op gedeeltes van erwe 1461 & 1462 Municipal building on portions of erven 1461 & 1462	h/v Eike & Wigerlaan	±2200m ²	

MONTAGU

Erf	Straat/ Street	Grootte/ Size	Bedrag/ Amount
Munisipale gebou geleë op erf 5387 Municipal building situated on erf 5387	h/v Buitekant & Mark	±1202m ²	

MONTAGU

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
Gedeelte van erf 6906 Portion of erf 6906	H/V Balderjan & Karmedik, Mandela Square	±313m ²	

NKQUBELA

Erf	Straat/ Street	Grootte/ Size	Bedrag/ Amount
Munisipale gebou op erwe 39 ;40 & 41 Municipal building situated on erven 39 ; 40 & 41	Burwana	±621m ²	

ROBERTSON

Erf	Straat / Street	Grootte / Size	Bedrag / Amount
Gedeelte van erf 2 aangrensend erf 2421 vir parkering Portion of erf 2 adjacent to erf 2421 for parking	Kerkstraat	256m ²	

ROBERTSON

Erf	Straat / Street	Grootte / Size	Bedrag / Amount
Gedeelte van erf 2 (Nestlè ingang) Portion of erf 2 (Nestlè entrance)	Wolhuter	±2563m ²	

ROBERTSON

Erf	Straat / Street	Grootte / Size	Bedrag / Amount
Gedeelte van erf 2 Portion of erf 2	Wolhuter	±3000m ²	

ROBERTSON

Erf	Straat/Street	Grootte/Size	Bedrag/ Amount
2693	George	672m ²	

ROBERTSON

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

ROBERTSON

Erf	Straat/Street	Grootte/Size	Bedrag / Amount
Gedeelte van erf 7688 vir parkering Portion of erf 7688 for parking	Voortrekker	574m ²	

PLAASLIKE EKONOMIESE ONTWIKKELING/ LOCAL ECONOMIC DEVELOPMENT**ZOLANI**

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

CHURCH/ KERK**ROBERTSON**

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

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.

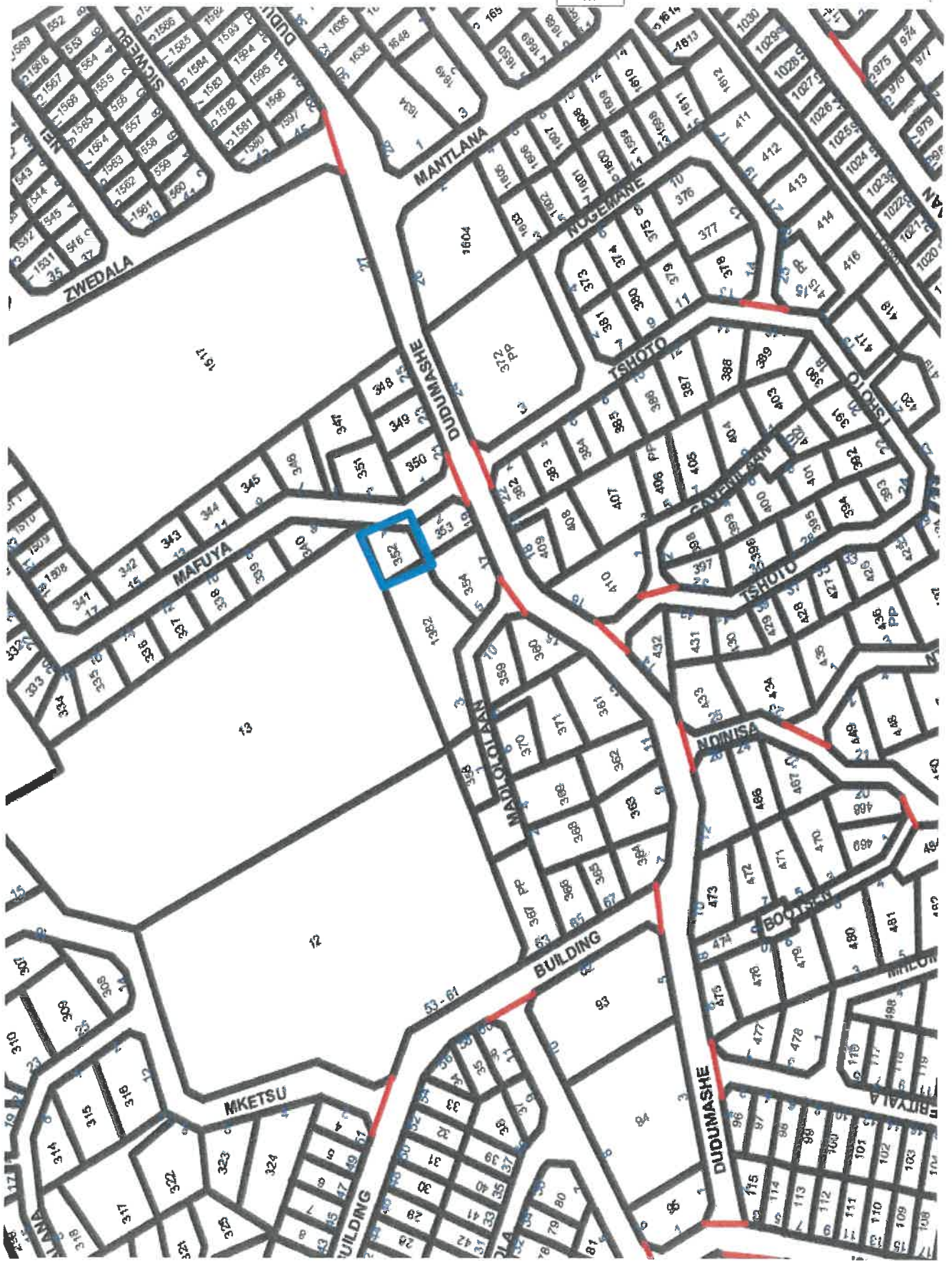
Locality of supplier	Points
Within the boundaries of the municipality	10
Outside of the boundaries of the municipality	0











SKETSPLAN
ONDERVERDELING VAN

RESTANT GED 71
GORÉE No. 158

LANGEBOEG MUN.
DISTR. : MONTAGU

NOTES / NOTAS
1.

Skaal 1: 1 250

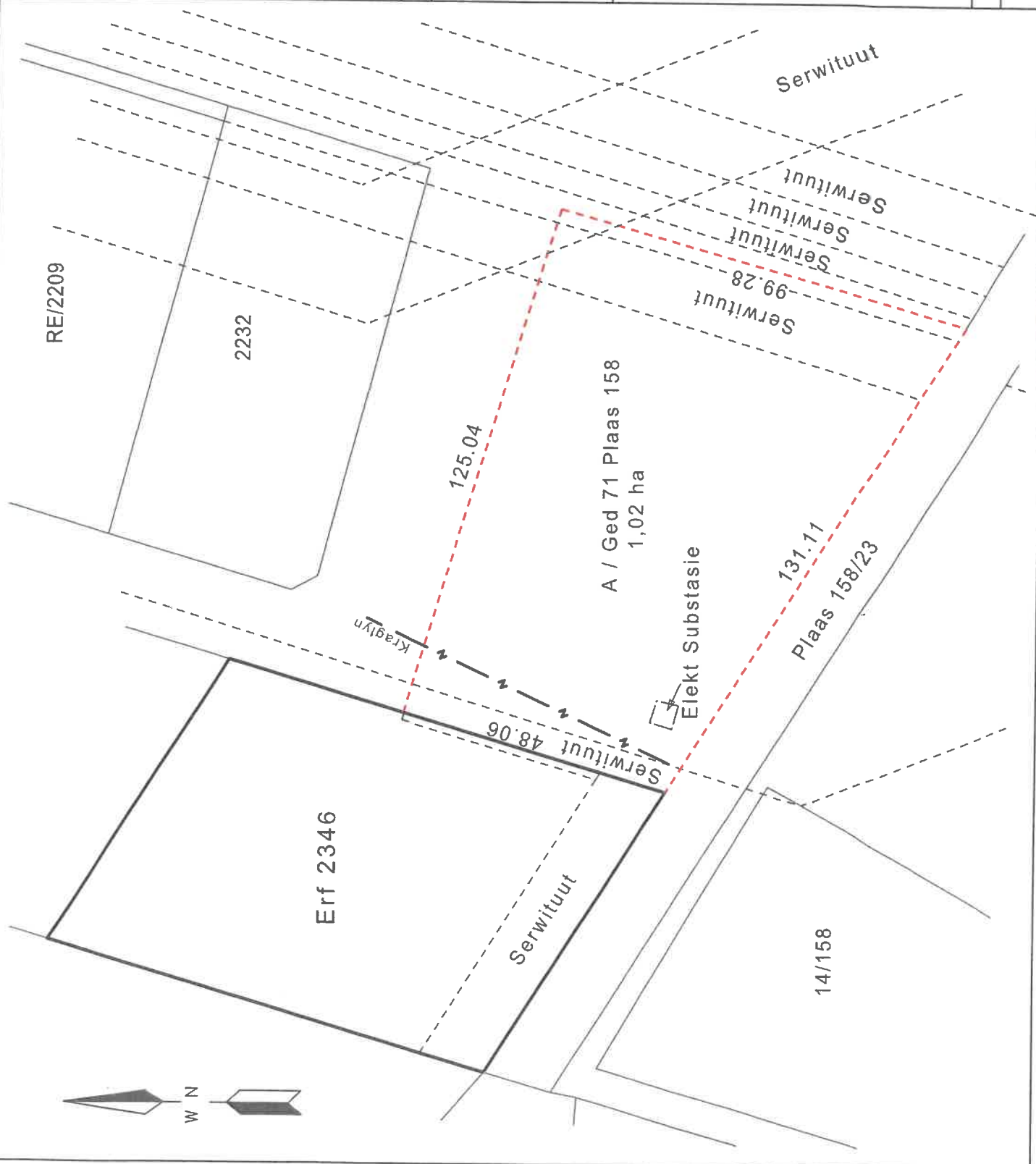
ARNOLD THERON

Professional Land Surveyor
Professionele Landmeter

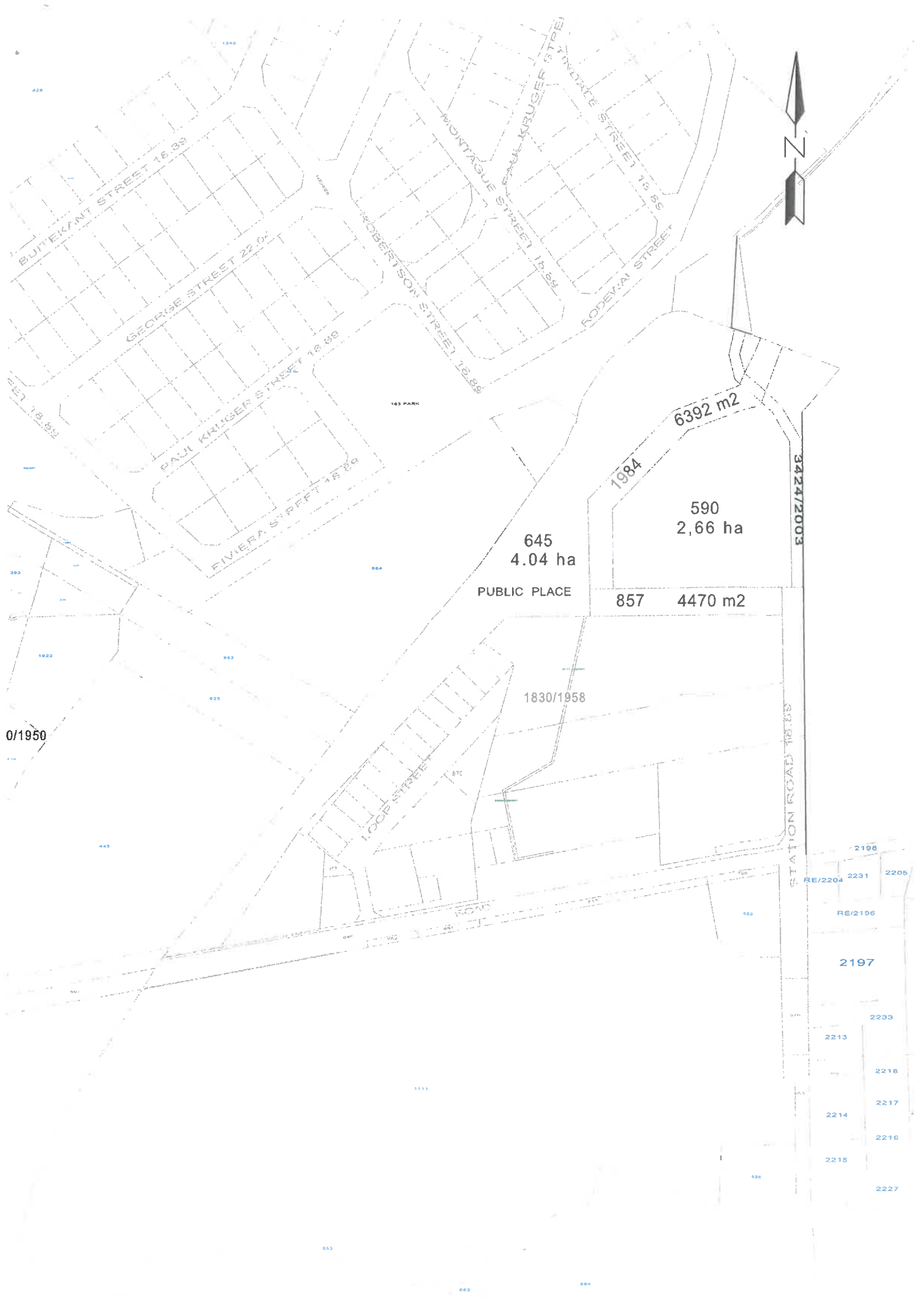


VERWYSINGS NR. 7720

DATUM: SEPT 2022





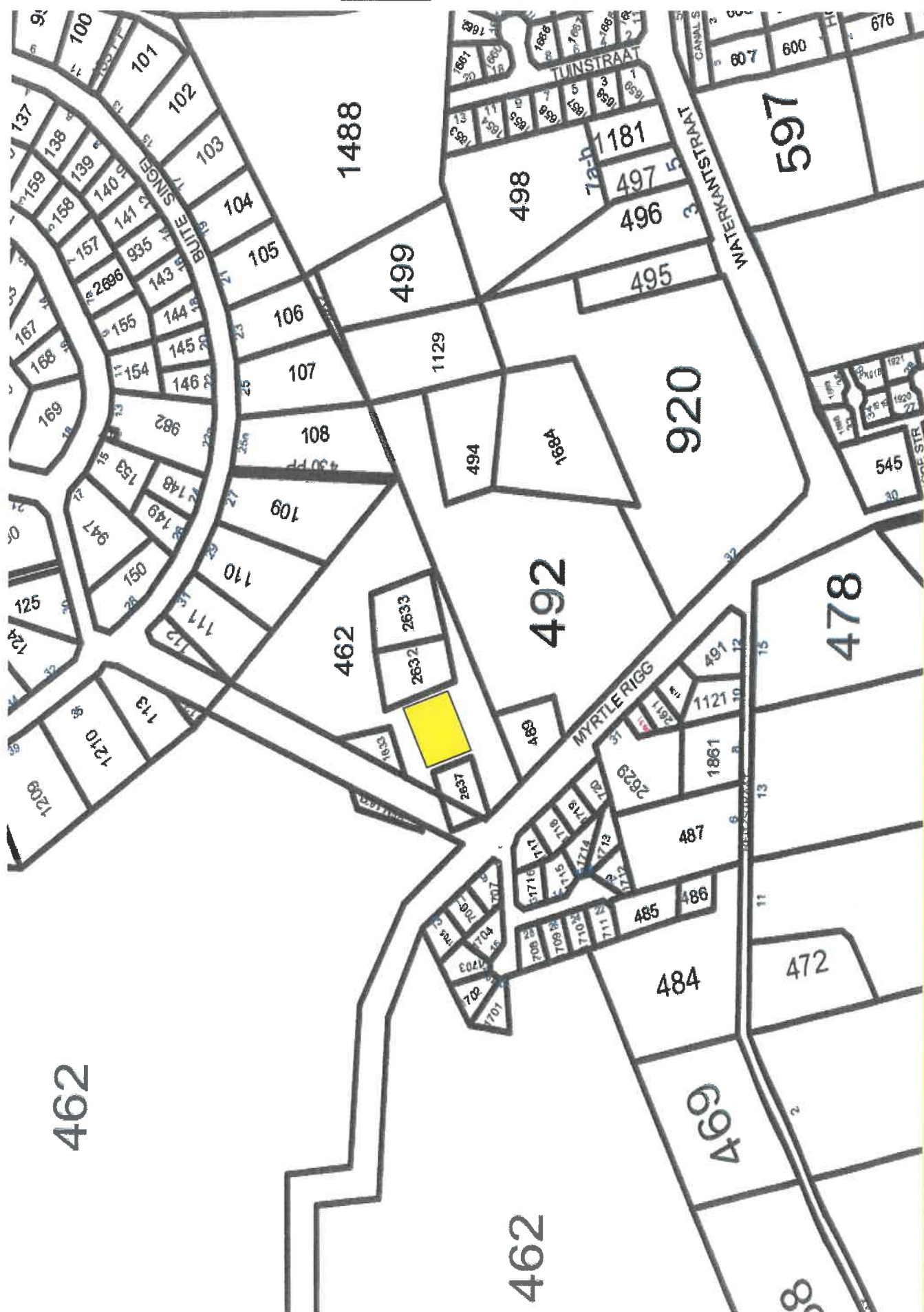


0/1950

3424/2003

3424/2003

- 2196
- RE/2204
- 2231
- 2205
- RE/2196
- 2197
- 2233
- 2213
- 2218
- 2217
- 2214
- 2216
- 2215
- 2227



SKETCH PLAN - PROPOSED SUBDIVISION OF ERF 462 BONNIEVALE
SCALE 1:500



ERF 462

ERF 1633

ERF 2633

ERF 2632

ERF 492

2102m²

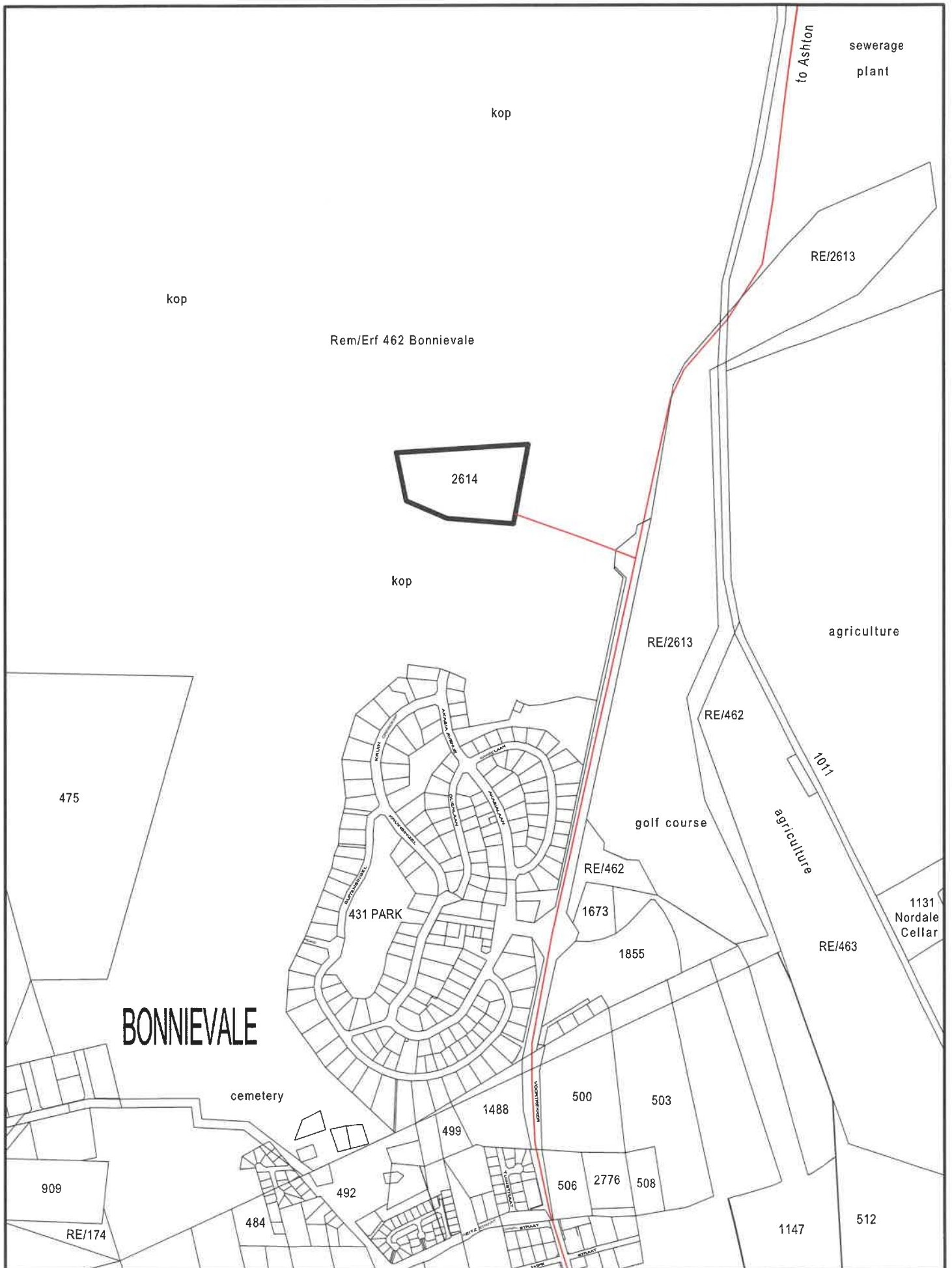
BUILDING

ERF 462

ERF 2637

ERF 462

FORREST STREET



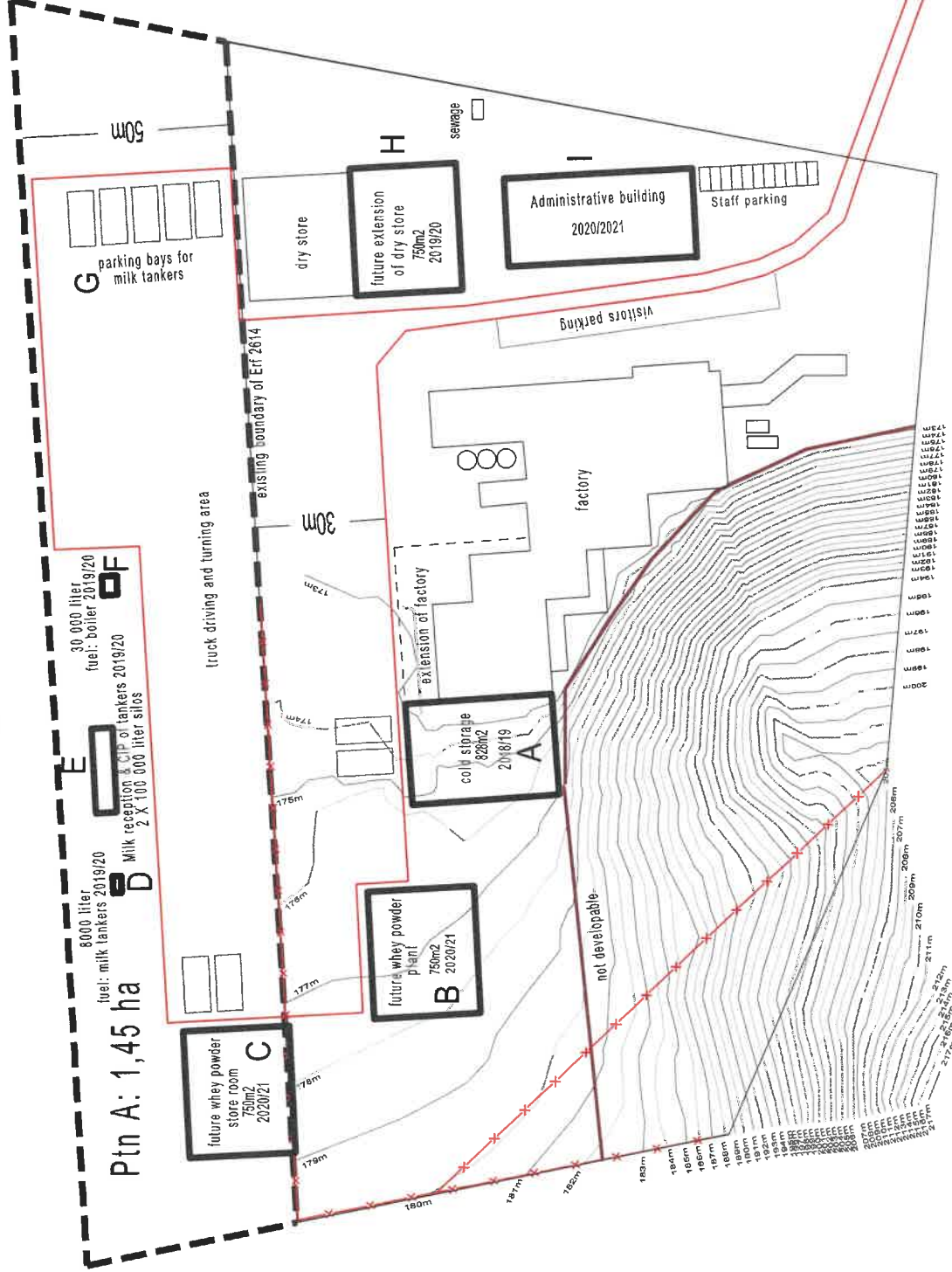
LOCATION PLAN: ERF 2614 BONNIEVALE



UMSIZA
PLANNING
Town and Regional Planner

SCALE 1:10000

RE/462



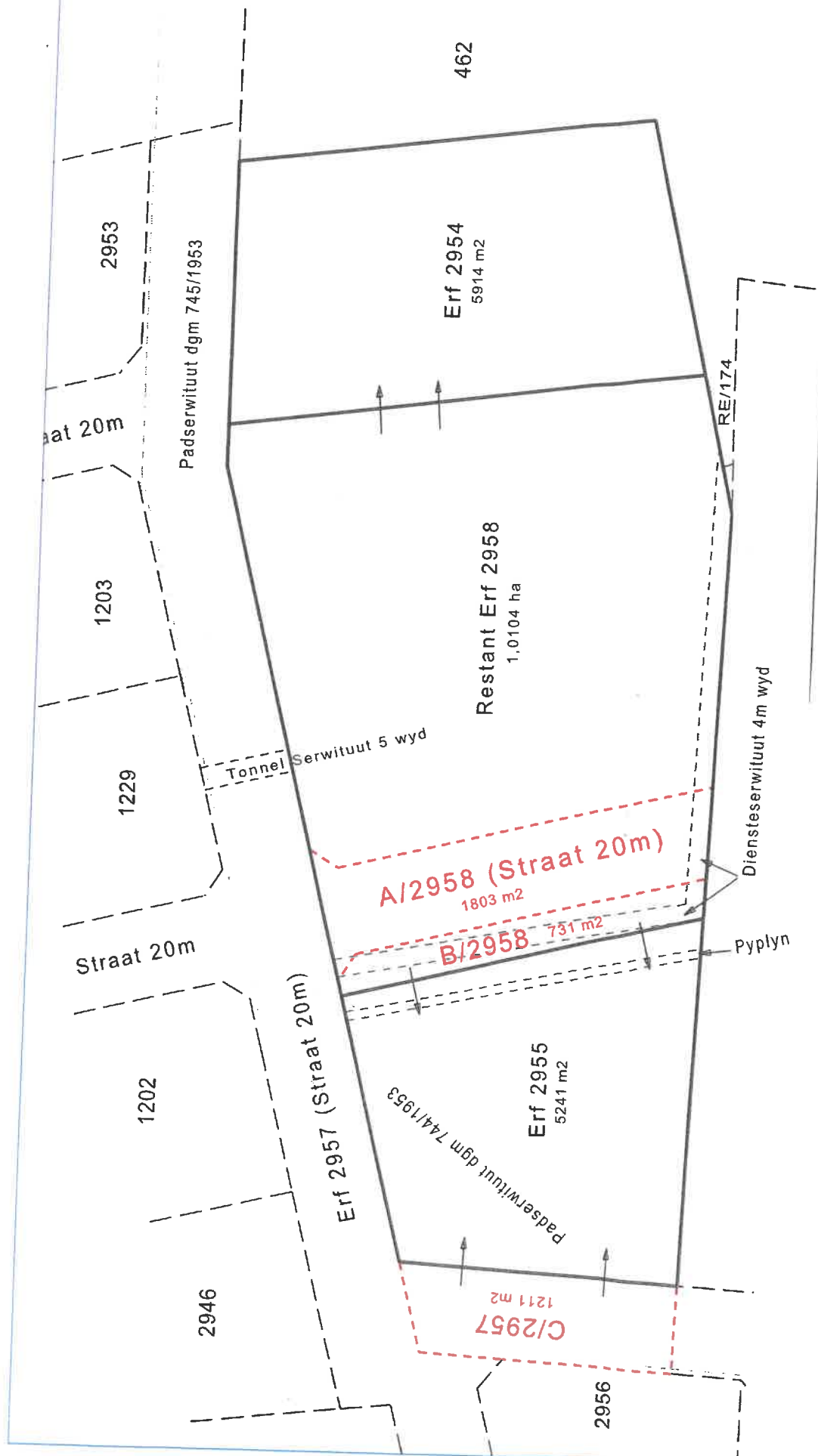
RE/462

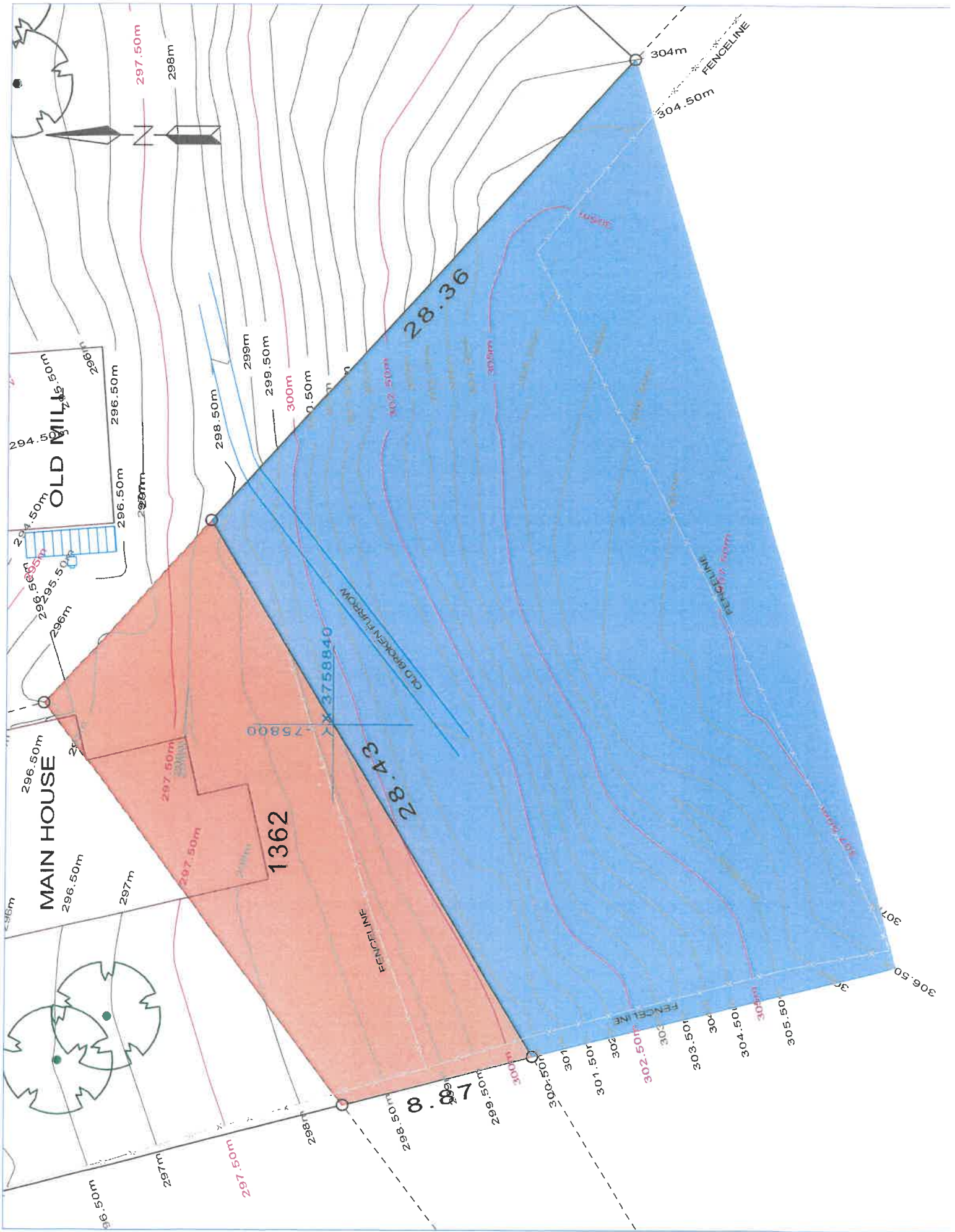
RE/462



SCALE 1:1500

SITE PLAN: ERF 2614 BONNIEVALE & PROPOSED EXTENSION





McGregor

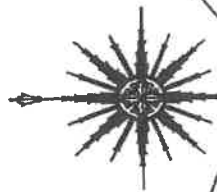


McGregor





McGregor



MONTAGU

Grond en gebou Langs erf 4337 vir
moontlike verhuuring

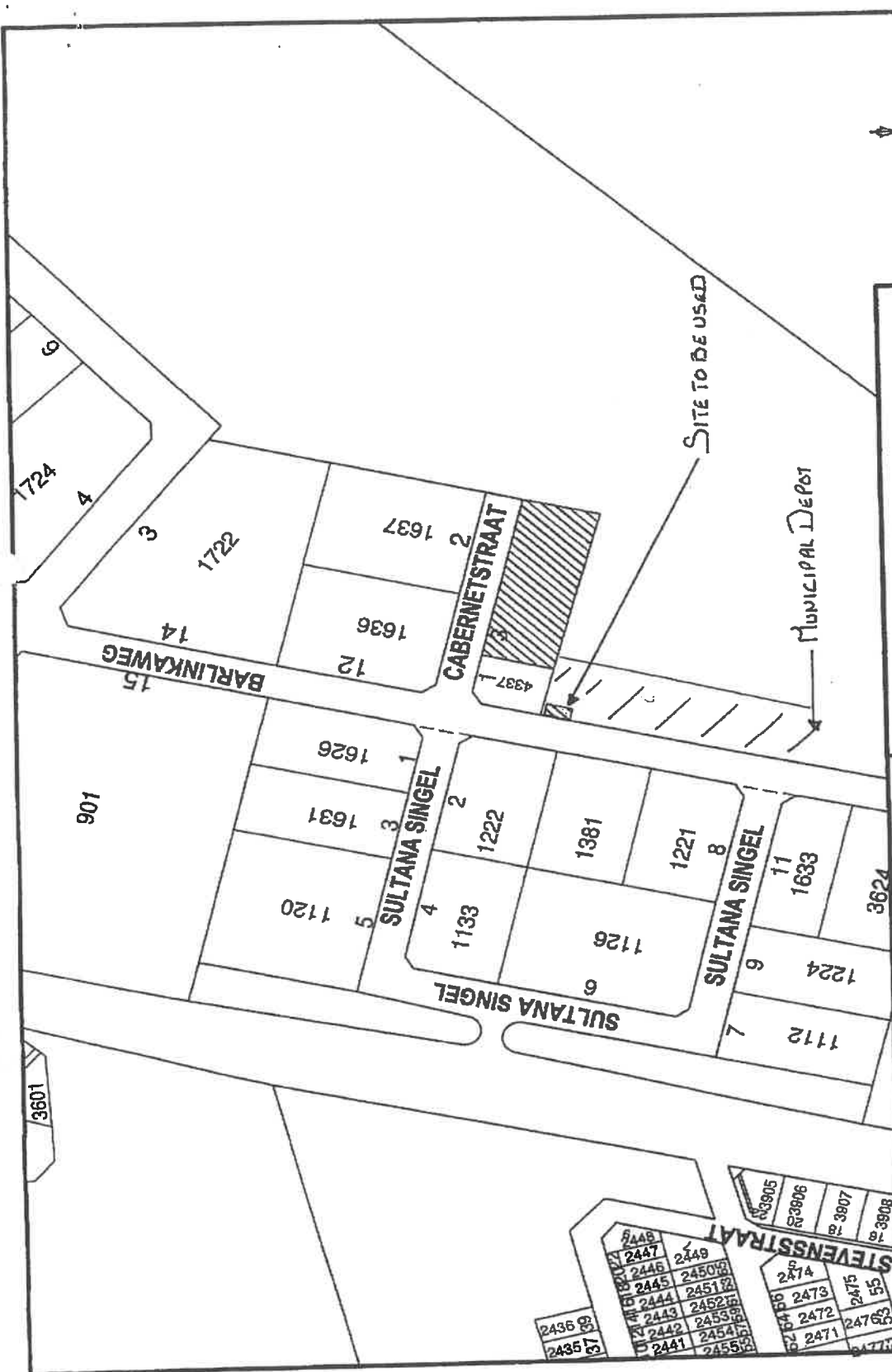
TEKENING/DRAWING No.	SEAL	1 : 2500
Drukwerk / Mont	SCALE	
erf 4337	DATUM	Junie 2008
	DATE	

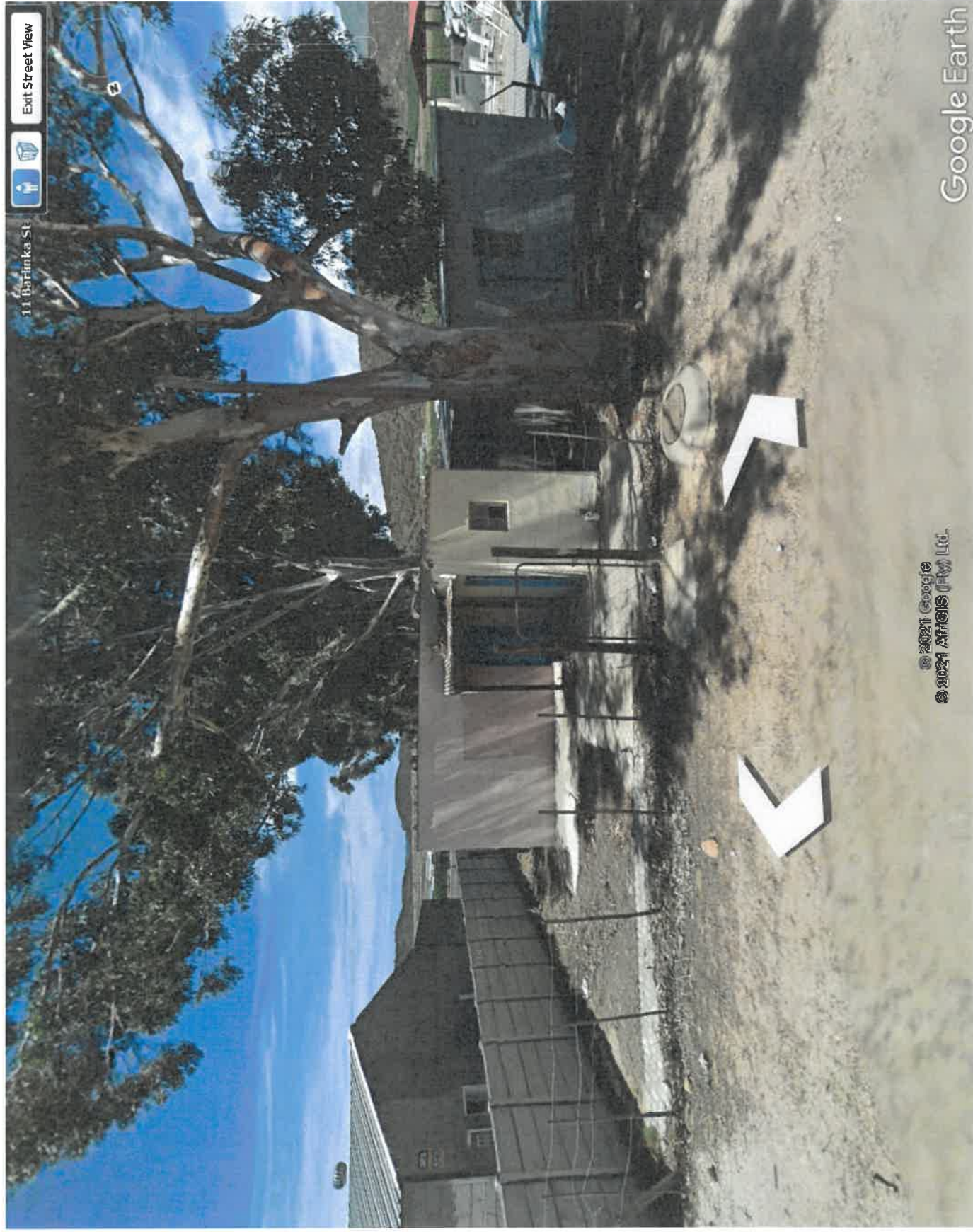
BREERIVIER WYNLAND
BREDE RIVER INELANDS

MUNISIPALITEIT - MUNICIPALITY - UMASIPALE

KANTOOR - MONTAGU - OFFICE

Hannelie Fölscher





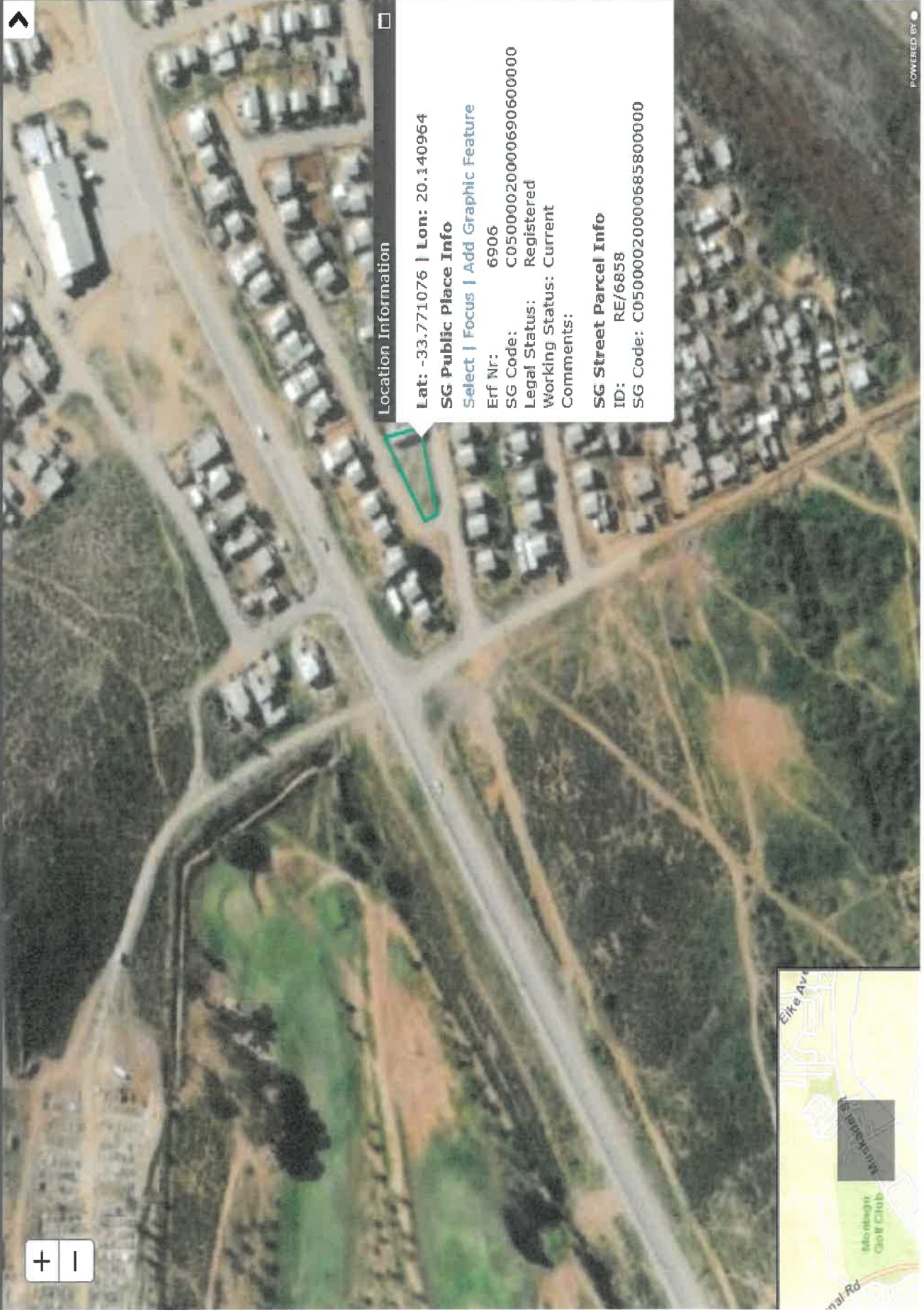


433





CapeFarmMapper ver 2.6.13



Location Information

Lat: -33.771076 | Lon: 20.140964

SG Public Place Info

Select | Focus | Add Graphic Feature

Erf Nr: 6906

SG Code: C05000020000690600000

Legal Status: Registered

Working Status: Current

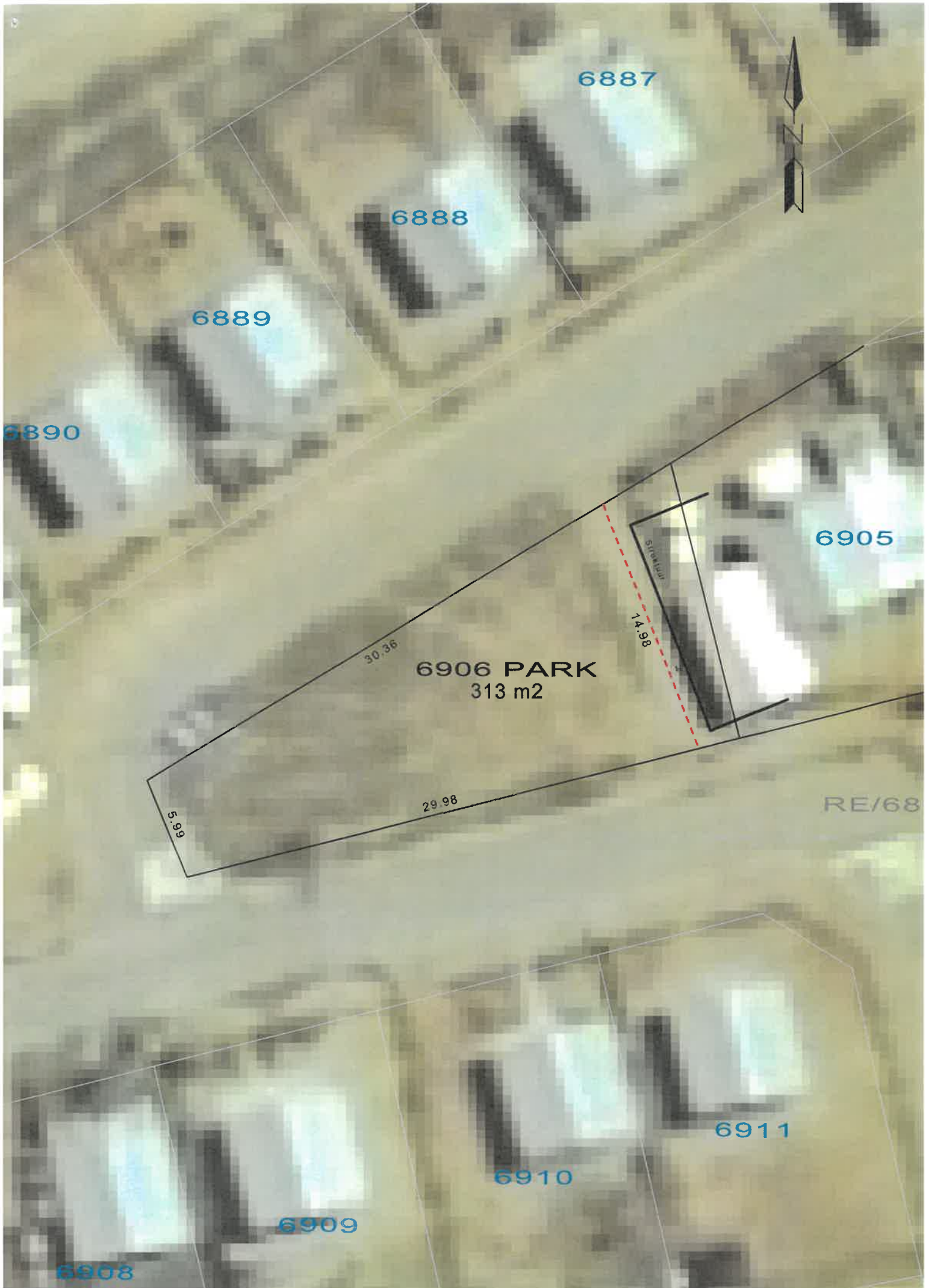
Comments:

SG Street Parcel Info

ID: RE/6858

SG Code: C05000020000685800000





6887

6888

6889

6890

6905

6906 PARK
313 m2

RE/68

6911

6910

6909

6908

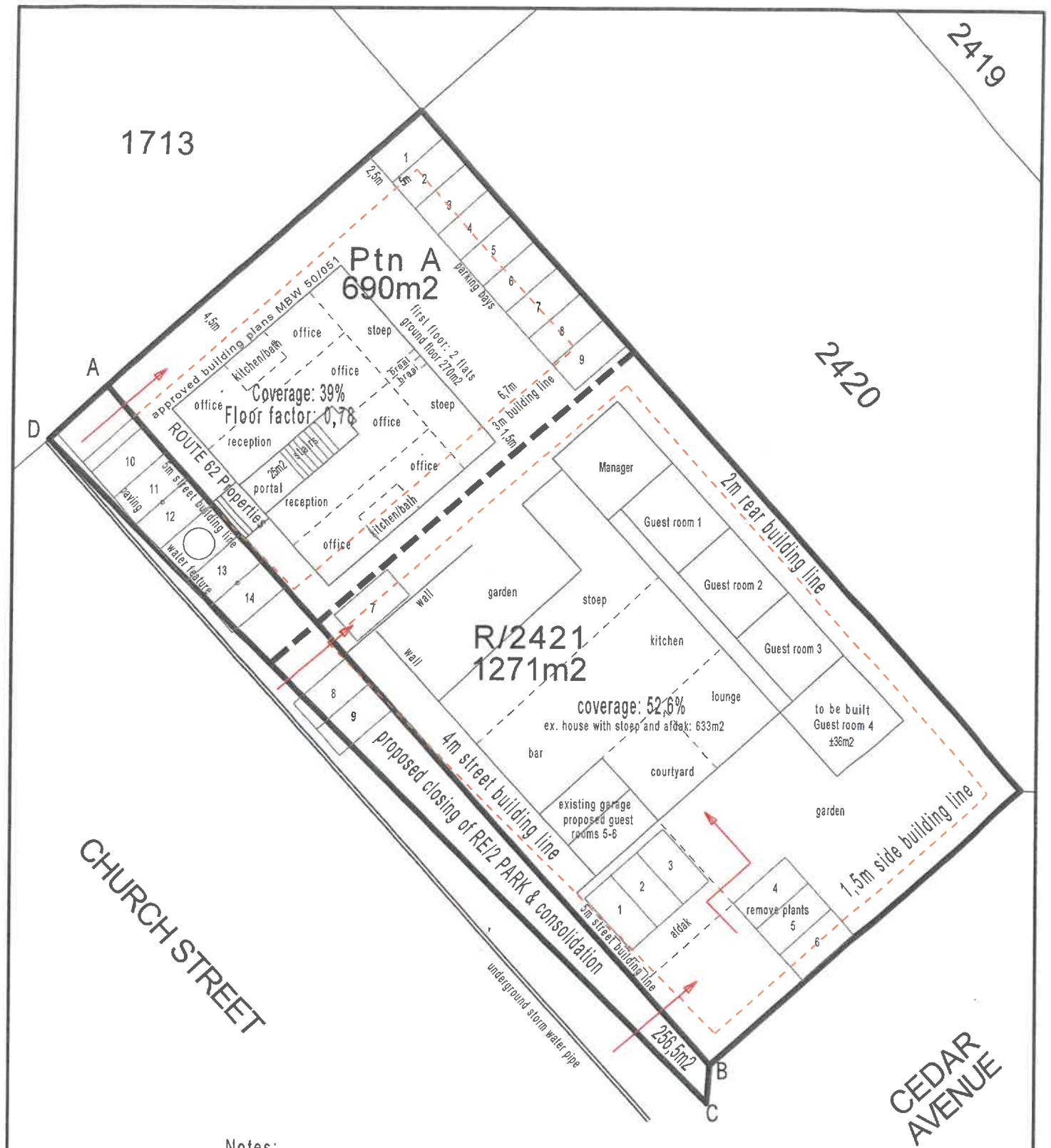
30.36

29.98

5.89

14.98
Structure





Notes:

1. Closure of public place Erf Re/2 (256,5m²): ABCD
2. Consolidation of ABCD with Erf 2421
3. Subdivision of consolidated Erf 2421 in R/2421 and Ptn A
4. Rezoning of Ptn A from SSRZI to BZIV (offices) with consent for 2 flats
5. Ptn A: Departure of side building line from 3m to 1,5m
6. Consent for guest house (6 guest bedrooms) on R/1271
7. Departure for 3 parking bays located partially in street reserve

PROPOSED CLOSING OF R/ERF 2 ROBERTSON (ABCD) TO BE SOLD TO PAULINE TRUST

UMSIZA
PLANNING
Town and Regional Planner

SCALE 1:375



Location Information

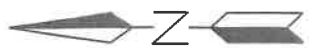
Lat: -33.813692 | Lon: 19.880645

SG Erf Info

Select | Focus | Add Graphic Feature

Erf Nr: RE/2
Area (SQM): 4242388.7
SG Code: C06500030000000200000
SG Region: ROBERTSON
Township: ROBERTSON
Legal Status: Registered
Working Status: Historical
SG Diagrams: [Click to download](#)





RE/1067

2286

2563m²

8284

2

MUHL & THERON

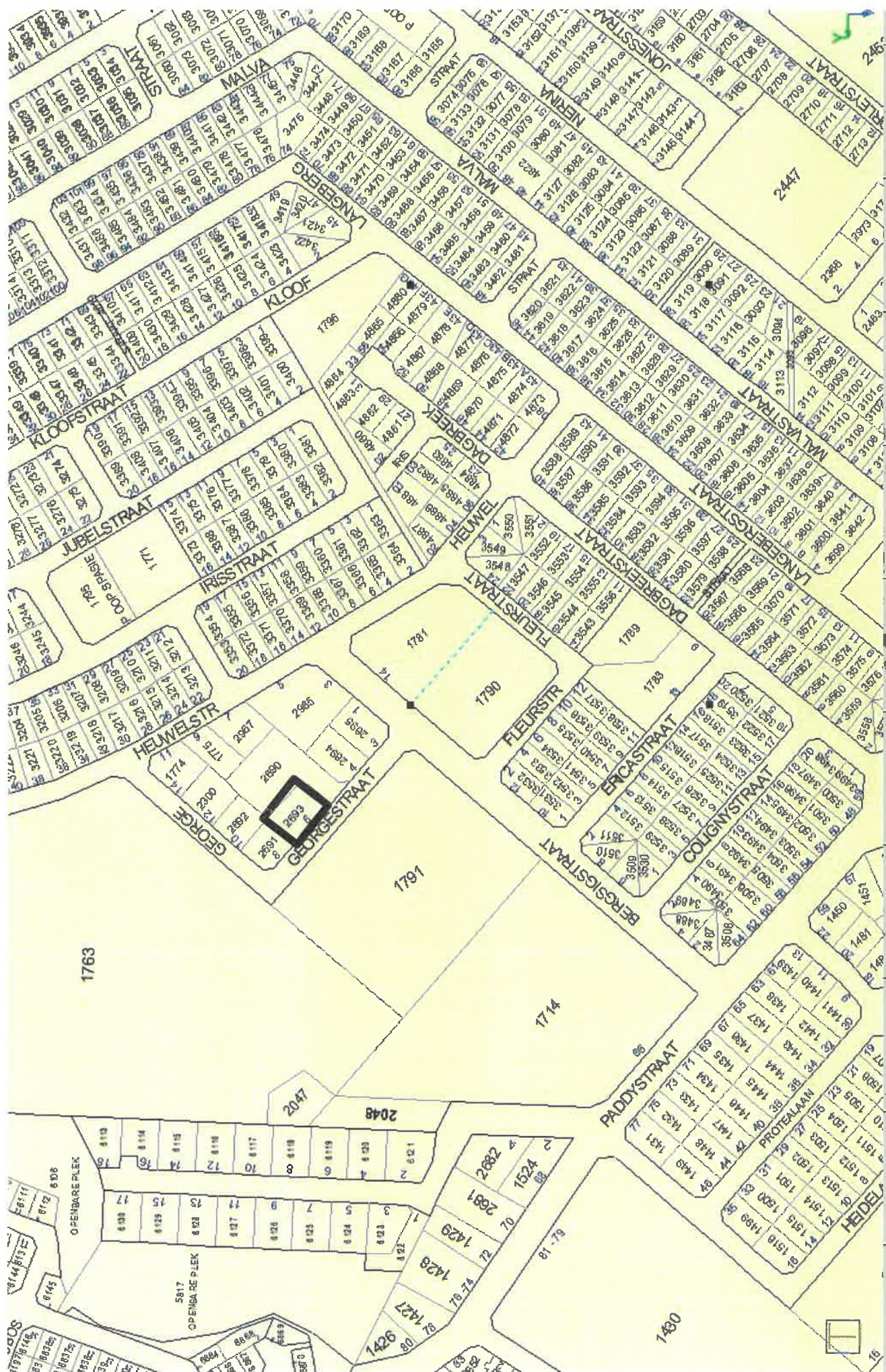
Professional
Land Surveyors
9 Voortrekker St. Robertson





Skaal 1:750 (A3)

TA Theron Landmeter Nov 2024





Robertson

This aerial map displays a residential neighborhood with various property lots outlined in white. A specific lot, located in the lower-left quadrant, is highlighted with a red outline. The lot is labeled with the number 4616. Surrounding lots are labeled with numbers such as 4658, 4984, 4983, 4655, 4618, 7688, 1749, 8163, 8247, 1060, 1395, 2597, 6910, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200. The map also includes a scale bar (0 to 0.09 km) and a north arrow.

三

Date created: January 23, 2023



Agriculture

