



NOTICE NO. 40/2024/25

SITES DISPOSAL

Notice is hereby given in accordance with Section 14(1) to (5) of the MFMA Act No. 56 of 2003 that Walter Sisulu Local Municipal Council has approved in a Council Meeting held on the 8th October 2024 that the following sites be disposed through an outright sale:

Town	Erf No.	Extent	Zoning	Minimum Selling Price
Burgersdorp in Eureka	2173	633m ²	Residential Zone I	R28 500. 00
	2174	525m ²	Residential Zone I	R24 200. 00
	2177	525m ²	Residential Zone I	R24 200. 00
	2178	525m ²	Residential Zone I	R24 200. 00
	2179	525m ²	Residential Zone I	R24 200. 00
	2180	525m ²	Residential Zone I	R24 200. 00
	2181	525m ²	Residential Zone I	R24 200. 00
	2182	525m ²	Residential Zone I	R24 200. 00
	2183	525m ²	Residential Zone I	R24 200. 00
	2184	525m ²	Residential Zone I	R24 200. 00
	2185	525m ²	Residential Zone I	R24 200. 00
	2186	525m ²	Residential Zone I	R24 200. 00
	2187	525m ²	Residential Zone I	R24 200. 00
	2188	525m ²	Residential Zone I	R24 200. 00
	2189	525m ²	Residential Zone I	R24 200. 00
	2190	525m ²	Residential Zone I	R24 200. 00
2191	511m ²	Residential Zone I	R23 500. 00	
2192	538m ²	Residential Zone I	R24 700. 00	
2193	553m ²	Residential Zone I	R25 400. 00	
2194	525m ²	Residential Zone I	R24 200. 00	
James Calata	43	892m ²	Residential Zone III	R45 000. 00
Maletswai	289	2027m ²	Institutional Zone	R710 000. 00
Venterstad	540	694m ²	Residential Zone	R30 500. 00
	541	694m ²	Residential Zone	R30 500. 00

The following conditions shall apply to the sale of the properties:

- The properties are sold "voetstoots", absolutely as it stands, any difference as to quantity, quality, description or otherwise notwithstanding, and without any warranties whether express or implied.
- The buyers will need to pay the relevant Water and Sanitation Charges at the applicable Billing Office, including Water Meter
- The buyers will need to pay the relevant Electricity Connection Charges at the applicable Billing Office
- The buyers will need to submit layout and building plans to WSLM and JGDM before commencing construction.
- The successful bidder shall appoint, at their own cost, a Conveyancer to effect the transfer, registration and other related legal transactions
- Walter Sisulu Residents who do not own residential property are encouraged to apply.
- The full purchase price shall be paid by the successful bidder within 30 days (thirty) days after the signing of the Deed of Sale by both parties.
- The transfer of the properties into the name of the successful bidder shall be initiated and concluded within 3 (three) months after the purchase price has been paid in full.

- Development to be in line with the zoning of the site and the Walter Sisulu Land Use Management Scheme
- The sites will be sold to the highest bidder after considering the submission of mandatory documents.
- No bulk purchase will be allowed to allow a maximum of one stand per person
- Only a bidder proposing development other than residential use can buy 2 sites adjacent to each other with intentions to consolidate and rezone
- Anyone found to be fronting will be penalized and the sale will be cancelled
- Bidders must gather as much information about the properties before bidding

Optional viewing of the sites will be open as follows:

Area	Meeting Point	Date	Time
Burgersdorp in Eureka	Burgersdorp Town Hall then proceed to the sites	18 February 2025	10:00
Maletswai	Maletswai Town Hall then proceed to the sites	19 February 2025	10:00
James Calata	Municipal Officers then proceed to the site	19 February 2025	12:00
Venterstad	Municipal Offices then proceed to the sites	20 February 2025	11:00

Bid related queries must be emailed to masonwabe.tikana@wslm.gov.za or tsepiso.ntwanambi@gmail.com.

Mandatory Documents to be submitted by all bidders:

1. Valid certified copy of ID
2. Proof of Residence
3. Proof of availability of funds (bank statement or bank letter confirming availability of funds)
4. Signed application letter with a price proposal
5. A bidder intending to buy 2 adjacent sites with intentions to propose rezoning and development, must **submit a detailed plan / business proposal** on how the land will be utilized and an indication of the type of development
6. A bidder intending to bid for the institutional zoned site must **submit a detailed plan** on how the land will be utilized and an indication of the type of development
7. Good standing with regards to municipal accounts will be an added advantage

Bids must be put in a sealed envelope reflecting the **erf number and town**. At the back of the envelope, bidders are advised to write the **name and address of the bidder**. The bids must be deposited before **16:00 on the 7 March 2025** in the tender box situated at **No. 1 Jan Greyling Street, BURGERSDORP, 9744**. Faxed bids and emailed bids will not be accepted.



KHAYA GASHI
MUNICIPAL MANAGER

05/02/2025
DATE