



Physical Address: No. 01 Seller Street | Nqanqarhu | 5480

Postal Address: P.O. Box 1 | Nqanqarhu | 5480

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ELUNDINI LOCAL MUNICIPALITY
VACANT RESIDENTIAL SITES FOR SALE

BID NO: 10/2020/2021

The Elundini Local Municipality invites prospective bidders for the buying of vacant land in the **Nqanqarhu, Ugie and Mount Fletcher** area for residential purposes as per council resolution number **CON/244/20** and **CON/254/20**. We have **54 sites for sale** and we are currently selling all stands off site (On the map layout).

The price for the available sites ranges as listed below:

1. **Nqanqarhu:** from **R78 000** for **456 m²** of vacant land to **R120 000** for **706 m²** of vacant land.
2. **Ugie:** from **R148 000** for **925 m²** of vacant land to **R330 000** for **2061 m²** of vacant land.
3. **Mount Fletcher:** from **R51 000** for **316 m²** of vacant land to **R183 000** for **1144 m²** of vacant land.

The municipality has an obligation to a process that is fair, equitable, transparent and competitive in consistence with the MFMA section 14(2) and Municipal Supply chain Policy.

The following are the specifics to be considered by the prospective bidder:

- The sites are sold "Voetstoots", in the condition they currently stands.
- The stands are all zoned residential and are strictly for residential purposes.
- The successful bidder will be responsible for the registration and transfer which will be done through the panel of appointed municipal conveyancers.
- The successful buyer will be provided with first five (5) years from the date of registration to build their home.
- Purchaser undertakes not to alienate the property within the first five (5) years of transfer of property title.
- To increase local participation, we are allowing a maximum of one stand per person to avoid bulk buying. Anyone found to be fronting will be penalised and the sale will be cancelled.
- Residents **who do not own residential property** within the area jurisdiction of Elundini are particularly encouraged to apply.
- Due to the current Corona Virus Pandemic we are selling stands directly from the plan.

CONDITIONS OF THE BID

1. Bids must be put in a sealed envelope reflecting the reference number of the bid. At the back of an envelope please write bidders name and address. The bid must be deposited in the tender box situated in 1 Seller Street, Nqanqarhu, Finance Department, Cashier Reception area before 12h00 on the **10 June 2021**. For Bid related queries please email to at hlubikazi@elundini.gov.za.
2. No late submissions will be considered.
3. Faxed bids and emailed bids will not be accepted.
4. Bidders must gather as much information about the property before bidding.
5. Information relating to the properties will be available on the website under "**Tenders**" (Plan and price list of properties)

If you are aware of any instances of fraud or corruption in the municipality, report anonymously to:
Freecall: 0800 117844 | SMS 32840 | Email: elundini@tip-offs.com | Freepost: KZN138 Umhlanga Rocks 4320
All correspondence must be addressed to the Municipal Manager

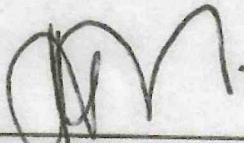
MANDATORY DOCUMENTS

- i. Bidders must attach a certified copy of your ID, (2) proof of residence, (3) contact details.
- ii. Proof of income or funding in a form of bank statement (3 Months) or bank guarantee to provide the funds sought for the purchase.
- iii. Completed 'Annexure A'

CRITERIA FOR SELECTION OF PREFERRED BIDDER

- a) Either a bidder offer the base price or offer the highest price for the purpose of competitiveness. Bidders must attach a certified copy of ID, (2) proof of residence, (3) contact details, (4) Proof of income or funding in a form of bank statement or bank guarantee to provide the funds sought for the purchase.
- b) The bids will be opened and announced public on the date of closing.
- c) All entries will be recorded in a register, the name and the amount of each bidder for each specific plot.
- d) Thereafter, the bids will be evaluated and adjudicated to ascertain the preferred highest bidder.
- e) After this process names of the highest bidders will be published on our website and those who won will be informed in writing.
- f) Successful bidders are expected to pay total cash amount of the site or 35% of the costs within 5 business days of receipt of appointment letter. With a 12 months window to be given, the successful bidder must settle the outstanding balance.
- g) Failure to pay the minimum 35% shall lead to disqualification of the bidder and the site will be allocated to the second preferred bidder.
- h) Payment will be deposited into the municipal account and once proof of payment has been received, we will either email or call you in to complete the process.

NOTE: Particulars of the vacant sites will lay for inspection during normal office hours at the Town Planning office, Elundini Municipality, 1 Seller Street, Nqanqarhu. Please note that should you be unable to visit the municipality, enquiries can be directed via email on Propertysales@elundini.gov.za alternatively you can call on (045) 932 8214/8160 for further clarity.



KHAYALETU GASHI
MUNICIPAL MANAGER

