



UMUZIWABANTU LOCAL MUNICIPALITY
BID No. UMUZ/05/2026
DISPOSAL OF MUNICIPAL OWNED PROPERTIES

SUBMIT DOCUMENT TO:

**The Main Office, 10 Murchison Street, Umuziwabantu Local
Municipality, Harding, 4680**

TENDERER:

NAME OF BIDDER: _____

ERF NUMBER: _____

TOTAL OFFER:

TOTAL IN WORDS:

CLOSING DATE FOR THE SUBMISSION OF BIDS:

**Date: 18 June 2026 AT 12H00 AT THE OFFICES OF UMUZIWABANTU LOCAL
MUNICIPALITY, 10 MURCHISON STREET, HARDING, 4680**

**Document Cost: R500.00 (non-refundable if you purchase a hardcopy from Umuziwabantu)
or tender document can be downloaded from E-tenders and uMuziwabantu websites at
www.etenders.gov.za and www.umuziwabantu.gov.za**

PUBLIC BID NOTICE

DISPOSAL OF MUNICIPAL OWNED PROPERTIES

Interested parties, persons or companies are hereby invited to submit Bid Proposals for the sale of the Municipal Land parcels. The Municipality has considered legislative provisions on the Municipal Finance Management Act, 2003 (Act No.56 of 2003) and the Municipal Administration of Immovable Property Policy – June 2025.

However, in terms of section 151(3) of the Constitution and section 4(1)(a) of the Systems Act, the Umuziwabantu Local Municipality (the Municipality) has the right to govern, on its own initiative, the local government affairs of its community, subject to national and provincial legislation.

The municipality has executive and legislative authority in respect of, and has the right to administer the matters referred to in sections 156(1) and 229 of the Constitution, sections 8(1) and 11(1) of the Systems Act and section 83(1) of the Structures Act.

In terms of section 156(5) of the Constitution and section 8(2) of the Systems Act, the municipality has the right to do anything reasonably necessary for, or incidental to, the effective performance of its functions and the exercise of its powers, whilst in terms of section 4(2)(a) of the Systems Act, the Council, within the Municipality's financial and administrative capacity and having regard to practical.

A non-refundable bid document fee of **R500** per bid document is payable in cash at the Municipality's cashiers. The bid document must be physically collected from the Municipality during normal working hours (08h00 to 15h30) from **18th of May 2026 to 25th May 2026**

Umuziwabantu Local Municipality is not bound to accept the highest bid and it reserves the right to accept whole or part of any bid or not to consider any bid not suitably endorsed or to reject any or the entire bid without stating the reasons thereof.

EVALUATION CRITERIA:

Bidders will be evaluated based on the following criteria:

NO'S	ITEMS
1.	South African citizen (certified I.D. Book) – Bidder must be a South African Citizen.
2	Preference will be given to first time home owners within Harding CBD Area – to ensure fairness and equal distribution of land for residential and small business activities.
3.	Preference will be gives youth and young adults (-60yrs) – to ensure economic empowerment, innovation, fresh perspectives and spatial grow of urban and peri-urban areas.
4.	Proof of purchase of the document from the Municipality (receipt, which shows on the bid document).
5.	The Municipal and Government employees are allowed to bid – all people will be given equal opportunity to purchase the sites.
6.	Affordability – proof of income for individual (payslip and bank statement) and the company (active registration and bank statement) to indicate financial capacity before purchasing the site.
7.	Only one bid per site, per family - Husband and wife cannot bid separately, unless married out community of property. Proof of ANC contract to be provided. Persons in the same family to be disqualified.
8.	Offer to purchase - Municipality is not bound to accept the highest bid and it reserves the right to accept whole or part of any bid or not to consider any bid not suitably endorsed or to reject any or the entire bid without stating the reasons thereof.
9.	Previous successful bidders – Bidders who had previous purchased a site from Umuziwabantu Municipality under the same initiative or any other housing project will be disqualified.
10.	No Proxies – You cannot stand for or bid on behalf of any other person or company. If you do and it is later discovered, you will be disqualified and all

	monies paid, will be forfeited to Umuziwabantu Municipality.
11.	Proof of residence – Bidder must reside in Umuziwabantu municipality.

- ❖ Any acts of fraud or misrepresentation will render the bid, whether successful or not disqualified, and / or sale agreement concluded cancelled, without any notice to the bidder.
- ❖ Incomplete bid documents will not be accepted
- ❖ Late submission of documents will not be accepted
- ❖ Successful bidders will be notified and expected to sign a sale and purchase agreement.

Bid enquiries are to be addressed to: Mr L Ndawonde (SCM) at telephone number 039 433 3565, Mr N Mthembu (Technical) 039 433 3535/ nmthembu@umuziwabantu.gov.za.

Closing Date

Bid documents in a sealed envelopes clearly indicating the **Bid No. UMUZ/05/2026 and Bid Name**, must be deposited in the tender box of UMuziwabantu Local Municipality, located at 10 Murchison Street, UMuziwabantu, 4680 Tender box, not later than **12h:00 Date: 18/06/2026**.

Telegraphic, telex, telephone, electronic, facsimile and late tenders will not be accepted. Tenders may only be submitted on the bid documentation provided by the municipality.

MR T.P. CELE
MUNICIPAL MANAGER

1. INTRODUCTION

The purpose of the Terms of Reference is to provide an abridged summary of this Municipal initiative to sale the land. This project is a strategic move aimed at fostering economic growth, promoting entrepreneurship, and empowerment to the community. By providing access to land, the Municipality is creating opportunities for small entrepreneurs to turn their ideas into reality, stimulate local economic development, and contribute to the overall well-being of the people we serve.

The details of the subject land parcels are as follows: Harding Town, Portions of Erf 10 000 within the Urban Edge, Surveyed and Registered Land Parcels (Erf), under cadastre layout plan of Mazakhele Township and all properties are owned by the Municipality.

We proposed to develop the land spatially, according to the urban framework plan of the Municipality, into residential and commercial. This development will not only enhance the aesthetic appeal of the Mazakhele Township but also contribute to the local economy and increase the municipality's revenue through rates and taxes.

Interested potential purchasers may attend a site meeting/ inspection (optional).

The proposal and any other supporting documentation must be handed in at the Municipal Offices in Umuziwabantu by no later than 12H00 on the day of closing of proposal calls. Receipts will need to be obtained from the municipal offices and must accompany the written proposal submitted to the municipality. No proposals will be opened without proof of receipt.

Sealed bids and other supporting documents must be deposited in the Tender box located at the Reception area, 10 Murchison Street, Umuziwabantu by no later than 12h00 on the date of closing of bids calls.

2. PROJECT BACKGROUND

The Municipality initiated a process of investigating land ownership within the Urban Edged of the Harding Town. The mandate was to conduct Land Audit in order to facilitate land use management, and indentify development interventions for the purpose of eradicating poverty and stimulating the local economy of the town. In order for this process to happen, proper land use management needed to occur which requires that the municipality should take a precise administration of land.

The Municipal GIS tool was ideal for carrying out land audits as most of the datasets are spatial in nature. It is currently used now for the verification of land ownership, and also allows for the combination of various datasets that do not necessarily have logical relations to each other, using location as the common denominator. The property that

differentiates GIS from other information systems is their ability to analyze spatial data to assist the Municipality.

Harding CBD Area is the primary node within the municipality boundary, and it services approximately 120, 000 people with the inclusion of some people from neighboring towns Bizana and Mzimkhulu. Its functional role as the primary location of economic goods and services, social and government services, and social and community facilities must be enhanced. The town will need to be transformed into an orderly and regulated urban node offering an attractive environment for people to live, work and play. A set of strategies specifically addressing the interventions required, and the outcomes sought are contained in the primary nodal strategy. Landownership in Harding CBD is comprised of the Privately Owned Land and Municipality owned. The town is predominantly occupied by privately owned land which is mainly individual erven for residential houses and commercial thereof.

3. THE BENEFITS OF LAND DISPOSAL PROJECT

Revenue Generation: selling the land will generate a significant amount of revenue for the Municipality, which can be used to fund infrastructure projects, improves public services, and enhance the overall quality of life for residents.

Economic Growth: Development of the land will lead to economic growth, create jobs, and stimulate local businesses.

Increased Property Values: Development will increase surrounding property values, leading to higher property rates and taxes for the Municipality.

Job Creation: Construction and development activities will create temporary and permanent job opportunities for locals.

Improved Land Use: The land will be put to productive use, aligning with the Municipality's land use plans and development objectives.

Promoting Urban Development: Selling land will help address urban development challenges, such as housing shortages, poor performance of small businesses and urban sprawl.

Encouraging Mixed-Use Development: The Municipality will encourage mixed-use development, promoting integrated and sustainable urban planning.

TENDER PROCEDURE AND EVALUATION CRITERION

The Municipal land sales are governed by the Municipal Systems Act, Municipal Policies, and other regulations. The Municipality need to ensure compliance with these laws and consider consulting where necessary.

Detailed Land Audit, Land Valuation, and GIS Mapping: Use of a GIS tool to map and locate the subject properties. Get the land appraised to determine its market value. Consider factors like size, current land use, zoning, demand and also ownership.

Identify Potential Land Parcels to Sale: Ensure you identify who might be interested in the land, such as developers, investors, community of Harding in general or previously disadvantage community.

Prepare the Land for Sale: Ensure the land is accessible, and necessary documents are in order such as title deeds, zoning permits, development rights.

Marketing Strategy for Land Disposal: To use an existing database for land application. Use online listings, social media, and local newspapers to reach potential buyers.

Proper Engagement with the Community: However, land is a sensitive asset the community must be informed about a fair and open process for land disposal. Also inform local stakeholders about the sale and address any concerns that might arise.

Request Bids or Tenders: A supply chain management method to be followed. Invite interested buyers to submit offers or bids. A precise SCM process to followed in order to get potential buyers and also for the benefits of the Municipality to meet its objectives.

Finalize the Sale: Complete all necessary documents, payments and transfer the land to new owners.

PLANNING AND DEVELOPMENT CONDITIONS OF THE SITES

Successful bidders will be expected to utilize the Planning and Development office for any development proposal on the subject sites, after completion and signed agreements/offer to purchase by the Municipality and purchaser, with the inclusion of a complete property transfer at the deeds office.

However, the development of these sites would require the submission of building plans to the Municipality before any development precept can take place.

The purchaser shall provide their own building plans for any proposed development to the Municipality for approval.

The purchasers must ensure that Town Planning conditions are followed that may be applied to any development proposal:

- ❖ To confirm zoning of the site and land regulations,
- ❖ Your site or development should comply with the Municipal by-laws and policies,
- ❖ Adherence to national building regulations when contracting any physical or permanent structure on the site,
- ❖ Obtaining necessary documents, permits and approvals from relevant stakeholders,
- ❖ If the purchase is uncertain with the condition of the soil on site, be advise to look at environment impact assessment and obtain the approval,

DESCRIPTION OF SITES

List of sites for disposal with Reserved Price as Market Value.....?

Erf Number	Location/Area	Extent (m²)	Current zoning	Reserved Price
2664	Mzakhele Phase 3	310	Mixed use residential	R28, 000
2710	Mzakhele Phase 3	310	Mixed use residential	R28, 000
2716	Mzakhele Phase 3	376	Mixed use residential	R32, 000
2488	Mzakhele Phase 3	460	Mixed use residential	R39, 000
2487	Mzakhele Phase 3	365	Mixed use residential	R31, 000
2486	Mzakhele Phase 3	360	Mixed use residential	R31, 000
2485	Mzakhele Phase 3	410	Mixed use residential	R35, 000
2568	Mzakhele Phase 3	337	Mixed use residential	R30, 000
2573	Mzakhele Phase 3	442	Mixed use residential	R38, 000
2735	Mzakhele Phase 3	494	Mixed use residential	R42, 000
2739	Mzakhele Phase 3	432	Mixed use residential	R37, 000
3110	Mzakhele Phase 3	320	Mixed use residential	R29, 000
2756	Mzakhele Phase 3	315	Mixed use residential	R28, 000

Erf Number	Location/Area	Extent (m²)	Current zoning	Reserved Price
2869	Mazakhele Phase 3	373	Mixed use residential	R32, 000
2773	Mazakhele Phase 3	310	Mixed use residential	R28, 000
2897	Mazakhele Phase 3	348	Mixed use residential	R31, 000
3463	Mazakhele Phase 3	316	Mixed use residential	R28, 000
3553	Mazakhele Phase 3	376	Mixed use residential	R32, 000
3337	Mazakhele Phase 3	263	Mixed use residential	R24, 000
3315	Mazakhele Phase 3	360	Mixed use residential	R31, 000
3316	Mazakhele Phase 3	344	Mixed use residential	R31, 000
3317	Mazakhele Phase 3	362	Mixed use residential	R31, 000
3319	Mazakhele Phase 3	888	Mixed use residential	R178, 000
2106	Mazakhele Phase 2	1420	Low impact mixed use	R213, 000

DELIVERABLES

- ❖ Successful bidders will be expected to comply with terms set out by the municipality in the agreement.
- ❖ Signing of the sale agreement.
- ❖ To choose from the designs and drawings provided by the municipality or provide their own building plans to obtain an approval from the municipality.

Alterations or Withdrawal of Bids

Bidders may alter or withdraw bids by written notification prior to the deadline for submission of bids. No bid may be altered after this deadline.

Ownership of Bids

The Contracting Authority retains ownership in all bid received (this excludes intellectual property for all but the successful bidder) under this tendering procedure. Consequently, bidders have no right to have their bids returned to them.

Evaluation of financial offers

The Financial Offers which do not have all the required documents will not be considered.

Documentary evidence required from the successful Bidder

The successful bidder will be informed in writing that its bid has been accepted (notification of award). Before the signing of any agreements/contracts with a successful bidder, a successful bidder may be requested to provide additional information as deemed necessary by the Contracting Authority.

This evidence or these documents must carry a date, which cannot be more than 180 days in relation to the deadline for the submission of the bidder. In addition, a sworn statement shall be furnished stating that the situations described in these documents have not changed since then.

If the successful bidder fails to provide these documents or is found to have provided false information, the award will be considered null and void. In such a case, the Contracting Authority may award the bid to another bidder or cancel the bid procedure.

Cancellation of the Bids procedure

In the event of cancellation of the bid procedure, bidders will be notified of the cancellation by the Contracting Authority. If the bid procedure is cancelled before the envelopes of any bid has been opened, the unopened and sealed envelopes will be returned to the bidders.

Cancellation may occur when:

- The bid procedure has been unsuccessful, i.e., no qualitatively or financially worthwhile bid has been received or there is no response at all;
- The economic or technical data of the project have been fundamentally altered;
- Exceptional circumstances or force majeure render normal performance Of the contract impossible;
- There have been irregularities in the procedure, in particular where these have prevented fair competition.

In no event shall the Contracting Authority be liable for any damages whatsoever including, without limitation, damages for loss of profits, in any way connected with the cancellation of a bid even if the Contracting Authority has been advised of the possibility of damages.

The publication of a procurement notice does not commit to the Contracting Authority to implement the programme or project announced.

TERMS AND CONDITIONS

- The purchaser is expected to pay 14% as a deposit of purchase price within 14 days, upon signing the sale agreement.
- The purchaser is expected to pay the full amount of the property within **12 Months** of signing the sale agreement.
- The purchaser shall be required to develop the property within a period of **24 months** from the date of transfer of the property into the purchaser's name.
- Should the purchaser fail to abide by the terms and conditions set out for the purchase, it will lead to cancellation of the agreement and 14% deposit shall be held as administration and disbursement fees and will not be refunded to the purchaser.

INFORMATION AND QUERIES

All submitted proposal/bids may be addressed for the attention of the Municipal Manager.

Submissions must be hand delivered to the Municipal Offices in Umuziwabantu and deposited in the tender box situated in the reception area at 10 Murchison Street, Harding.

Due date for the submission of proposal/bids is at 12H00 on the **DATE: 18 June 2026**

NO LATE SUBMISSIONS WILL BE CONSIDERED.

TECHNICAL QUERIES & SCM RELATED QUERIES

Bid enquiries are to be addressed to: Mr L Ndawonde (SCM) at telephone number 039 433 3565 / Indawonde@umuziwabantu.gov.za, Mr N Mthembu (Technical) 039 433 3535/ nmthembu@umuziwabantu.gov.za.

OFFER TO PURCHASE

BETWEEN

UMUZIWABANTU MUNICIPALITY

(the Seller)

AND

Name and Surname:

I.D. No:

(the Purchaser)

Physical Address:

.....

.....

Postal Address:

.....

.....

Cell No:

Tel No:

Email:

Alternative No:

Name of Spouse (if married):

ID No of Spouse:

Cell No of Spouse:

Tell No. of Spouse:

1. PROPERTY

The Seller sells to the Purchaser who purchases:

ERF.....

2. PURCHASING OFFER:

The full purchase price is **R**.....**00** (in words:.....) and shall be paid to the Attorneys.

3. RISK

The risk in respect of the property shall pass to the Purchasers on the date of transfer of the property to the Purchasers.

4. OCCUPATION

Occupation of the property shall be given by the Seller and shall be taken by Purchasers on registration.

5. VOETSTOOTS SALE

The property is sold in its present condition, *voetstoots*, and the Sellers shall not be liable for any defect in the property or any improvements or movables sold with the property. The parties record that:

5.1 the Purchaser are presumed to be acquainted with the property, its servitudes and conditions of title, extent and locality and all assets sold with it;

5.2 the Sellers shall not be liable for any shortfall in extent which may appear on re-survey of the property and, equally, the sellers shall not be paid for any surplus.

6. TRANSFER

The transfer shall be attended by the Sellers' Attorney's and be registered as soon as possible.

7. RATES

7.1 The Purchaser shall be liable for the rates, taxes and other charges in respect of the property from the date of transfer of the property to the Purchaser.

7.2 The Purchaser shall, on receipt of their account, pay to the Conveyancers attending to the transfer, their estimate of the Purchasers' share of rates, taxes and other charges payable in order to obtain a rates clearance certificate from the local authority to permit transfer, and this amount may then be paid by the Conveyancer to the local authority for this purpose.

7.3 On transfer of the property to the Purchaser, the final amount payable by the Purchaser shall be calculated and any difference between this sum and the estimate shall be adjusted between the Sellers and Purchaser.

8. COSTS

The Purchaser shall be liable for, and shall on receipt of their account pay to the Conveyancers attending to the transfer.

8.1 the legal costs of and incidental to the transfer of the property to the Purchasers;

8.2 transfer duty

9. AGENT'S COMMISSION

The parties agree that they were not introduced by an estate agent and therefore commission is not applicable to this Agreement of Sale.

10. ALTERATIONS TO PROPERTY

The purchaser shall not make any alterations to the property before transfer of the property to the Purchaser, without the prior written consent of the Sellers.

11. BREACH

11.1 If either party breaches any term of this sale and remains in default for 7 days after receiving written notice to remedy that breach (no notice is necessary for the to pay a cash deposit or delivery guarantees), the other party shall be entitled to sue for:

11.1.1 specific performance; and/or

11.1.2 cancellation of this agreement, and such damages as may have been suffered.

11.2 If the Sellers cancel this agreement in terms of the preceding sub-clause, all amounts paid by the Purchasers to the Sellers or to third parties under this agreement shall be retained pending assessment of the amount of damages whether by order of court or by agreement. Upon cancellation, the Purchasers shall immediately vacate the property.

11.3 The parties' remedies under this clause do not exclude any other legal remedies.

12. MISCELLANEOUS MATTERS

12.1 addresses and notices

12.1.1 For the purposes of this agreement, including the giving of notices and the serving of legal process, the parties choose *domicilium citandi et excutandi* ("**domicilium**") as follows:

The Sellers : Umuziwabantu Local Municipality

Address : 10 Murchison Street

: Harding

: 4680

Contact No : 039 433 3500/ 3540

The Purchasers :

Address :

:

:

:

Contact No :

12.1.2 Any party may at any time change that party's *domicilium* by notice in writing, providing that the new *domicilium* is in the Republic of South Africa and consists of, or includes, a physical address at which process can be served.

12.1.3 Any notice given in connection with this agreement shall be delivered by hand or be sent by prepaid register post to the *domicilium* chosen by the party concerned

12.1.4 A notice given as set out above shall be deemed to have been duly given, if delivered, on the date of delivery or if it sent by post, 14 days after posting.

12.2 Entire Contract

This agreement constitutes the entire contract between the parties with regard to the matter dealt with in this agreement and no representations, terms, conditions or warranties not contained in this agreement shall be binding on the parties.

12.3 Variation and Cancellation

No agreement varying, adding to, deleting from or cancelling this agreement shall be effective unless reduced to writing and signed by or on behalf of the parties.

12.4 Indulgences

No indulgences granted by a party shall constitute a waiver of any of that party's rights under this agreement

13. COOLING OFF PERIOD

The Purchasers are entitled to revoke this offer/cancel the agreement within 5 days of his/her/its/their signature as contemplated in Section 29 A of the Alienation of Land Act No. 68 of 1981.

Signed by the Seller at on
.....

Signature of the Seller:

Name:

Designation:

As witness:

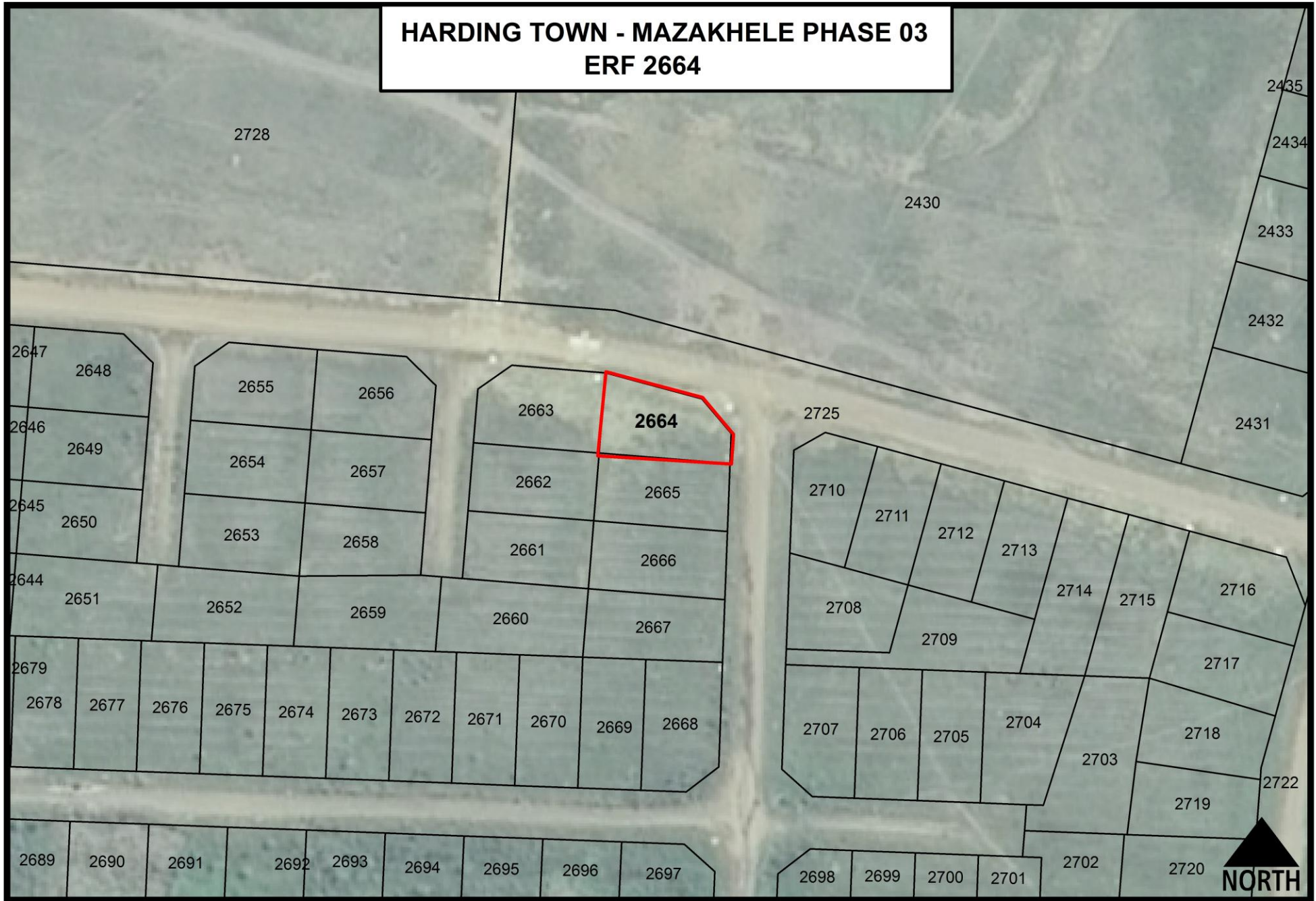
Signed by the Purchasers at.....on
.....

Signature of the Purchasers:

As witness:

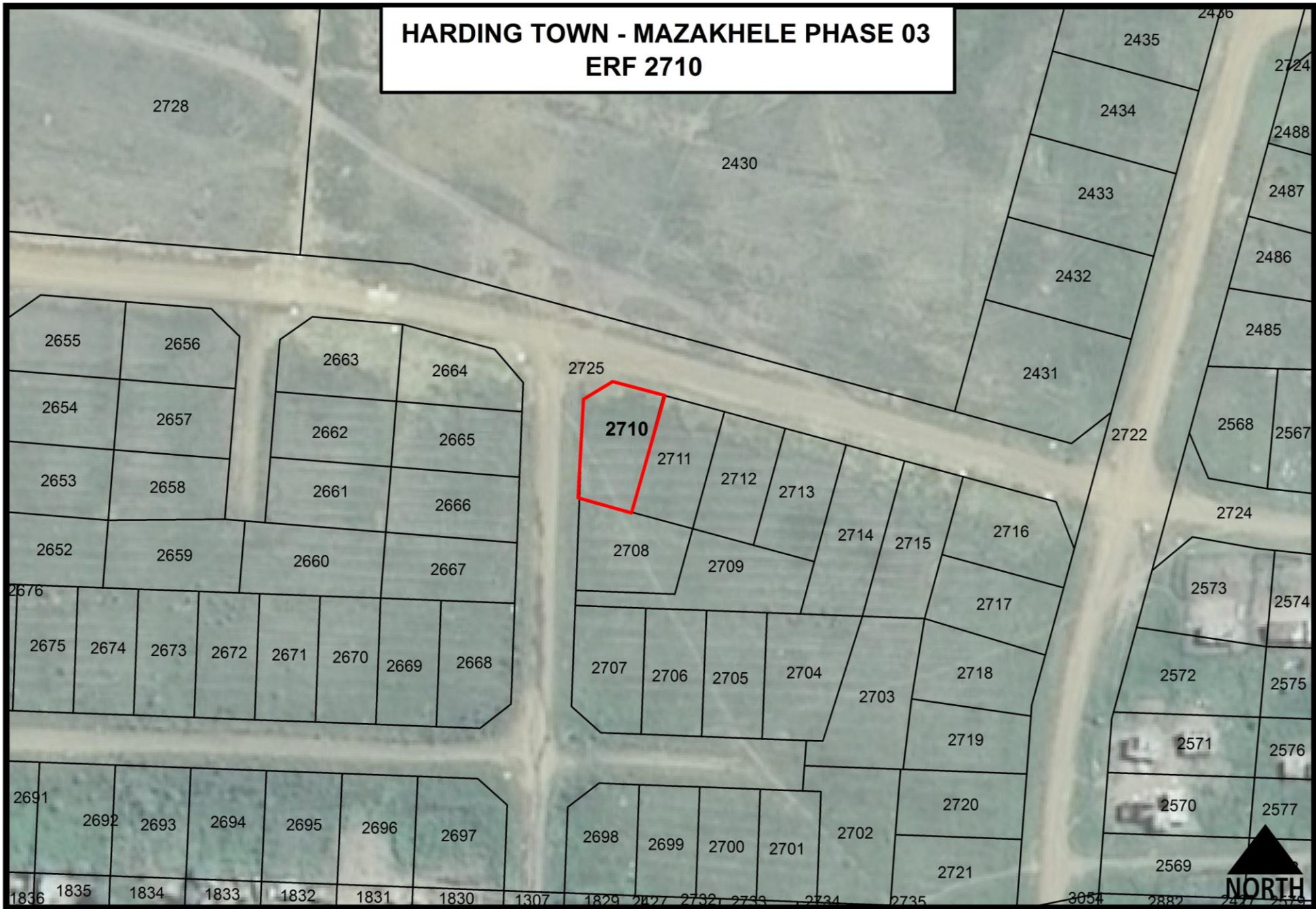
ERF 2664 HARDING TOWN – MAZAKHELE PHASE 03

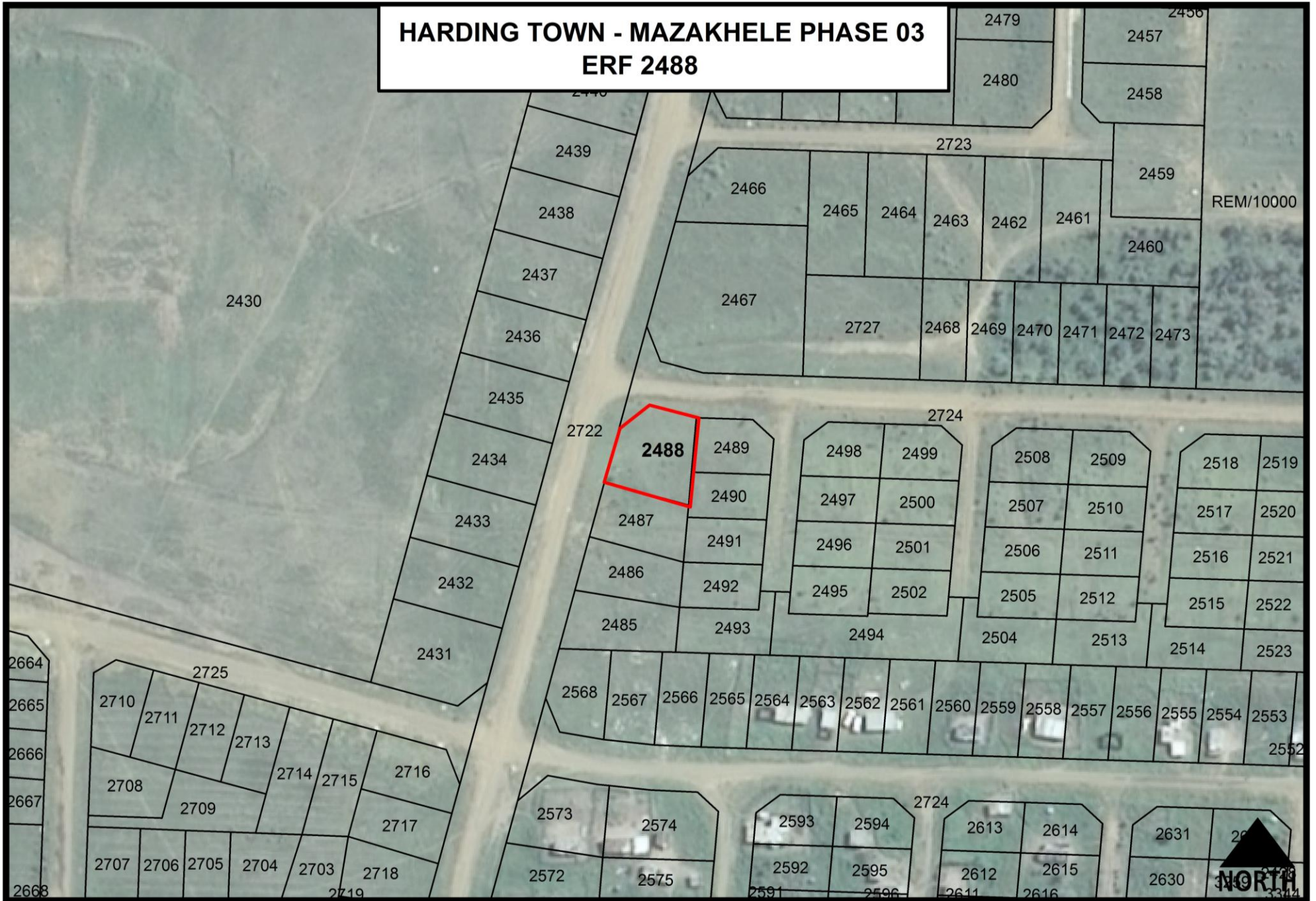
HARDING TOWN - MAZAKHELE PHASE 03
ERF 2664



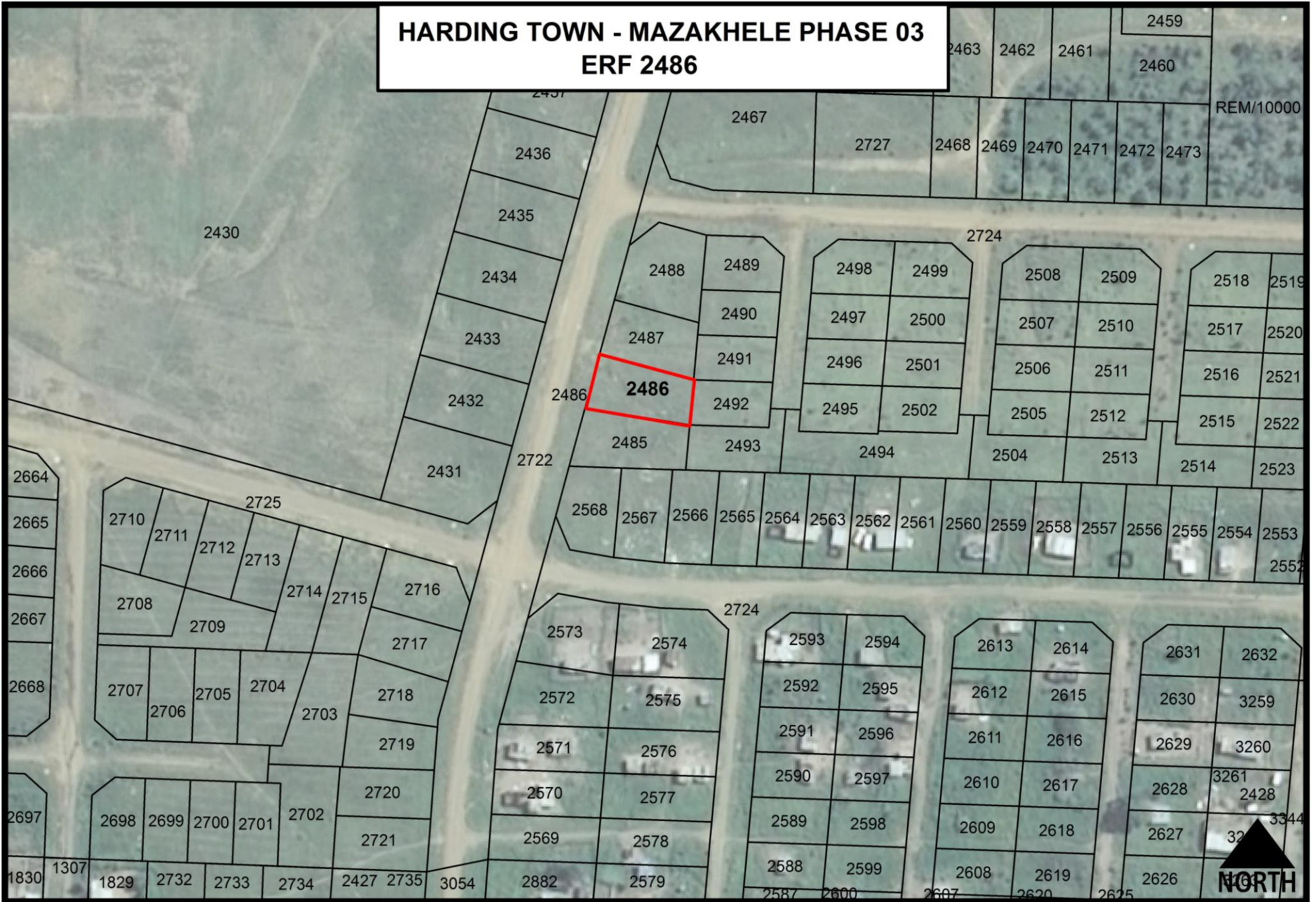
ERF 2710 HARDING TOWN – MAZAKHELE PHASE 03

HARDING TOWN - MAZAKHELE PHASE 03
ERF 2710

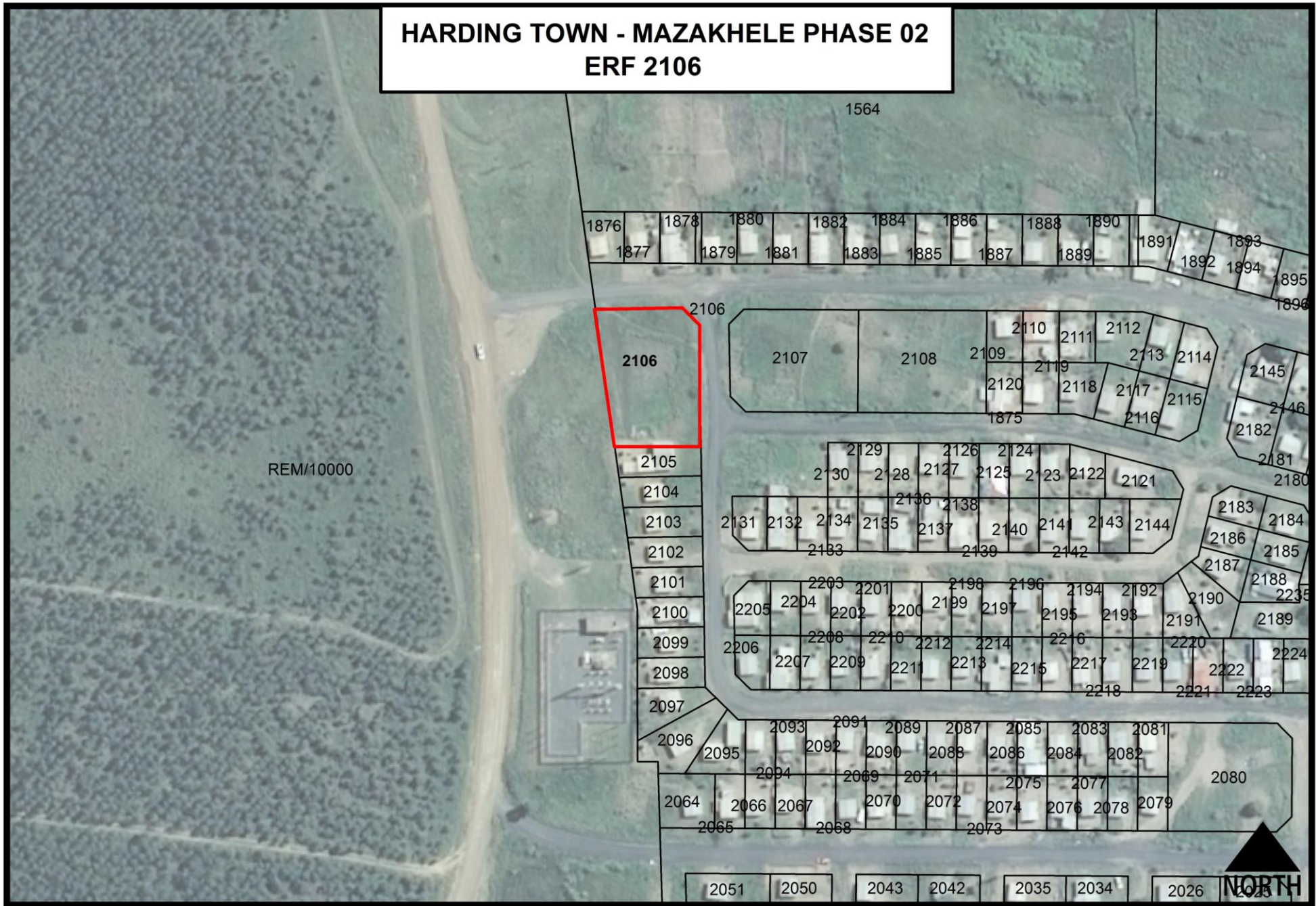




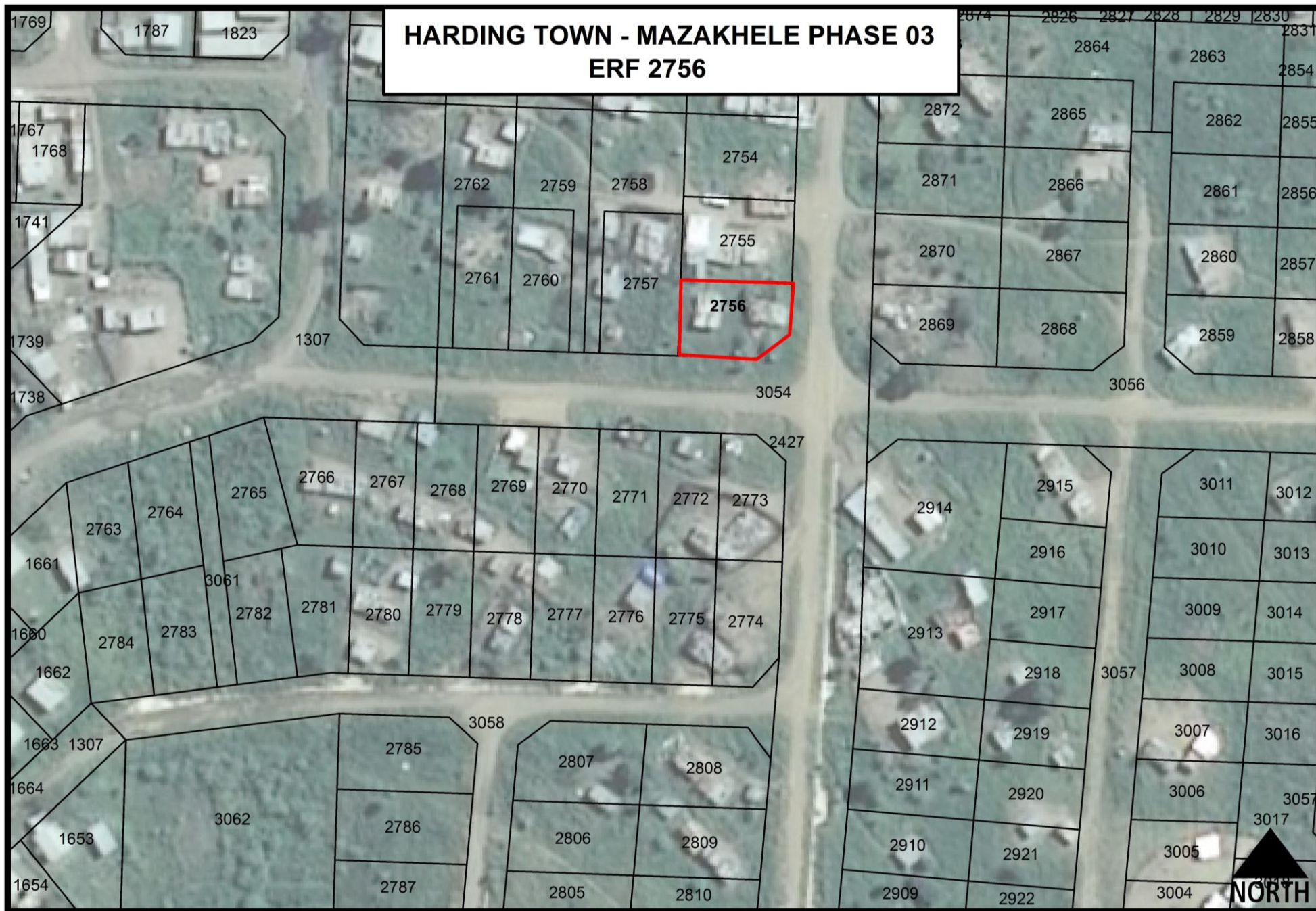
ERF 2486 HARDING TOWN – MAZAKHELE PHASE 03



HARDING TOWN - MAZAKHELE PHASE 02
ERF 2106



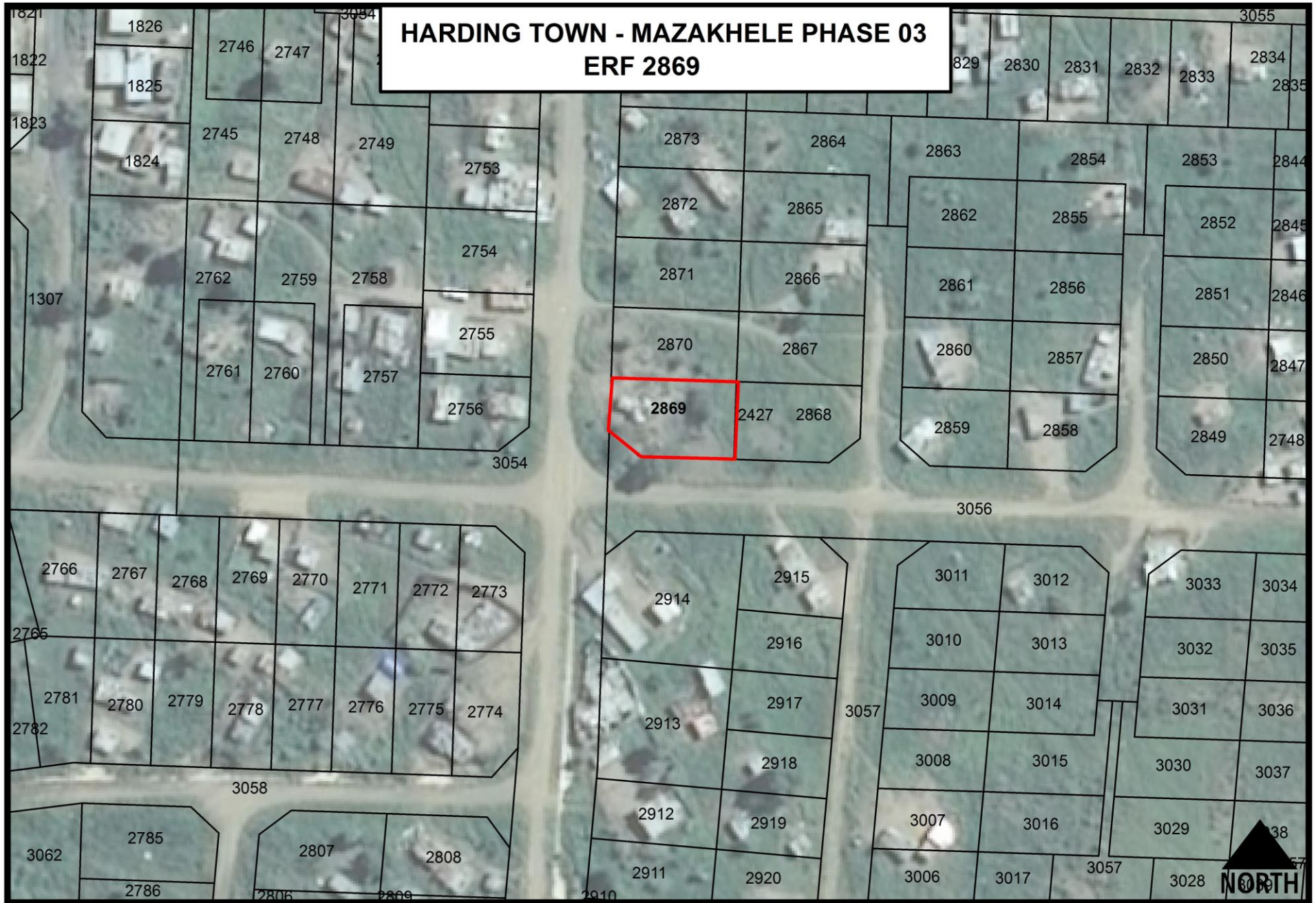
ERF 2756 HARDING TOWN – MAZAKHELE PHASE 03



ERF 2773 HARDING TOWN – MAZAKHELE PHASE 03

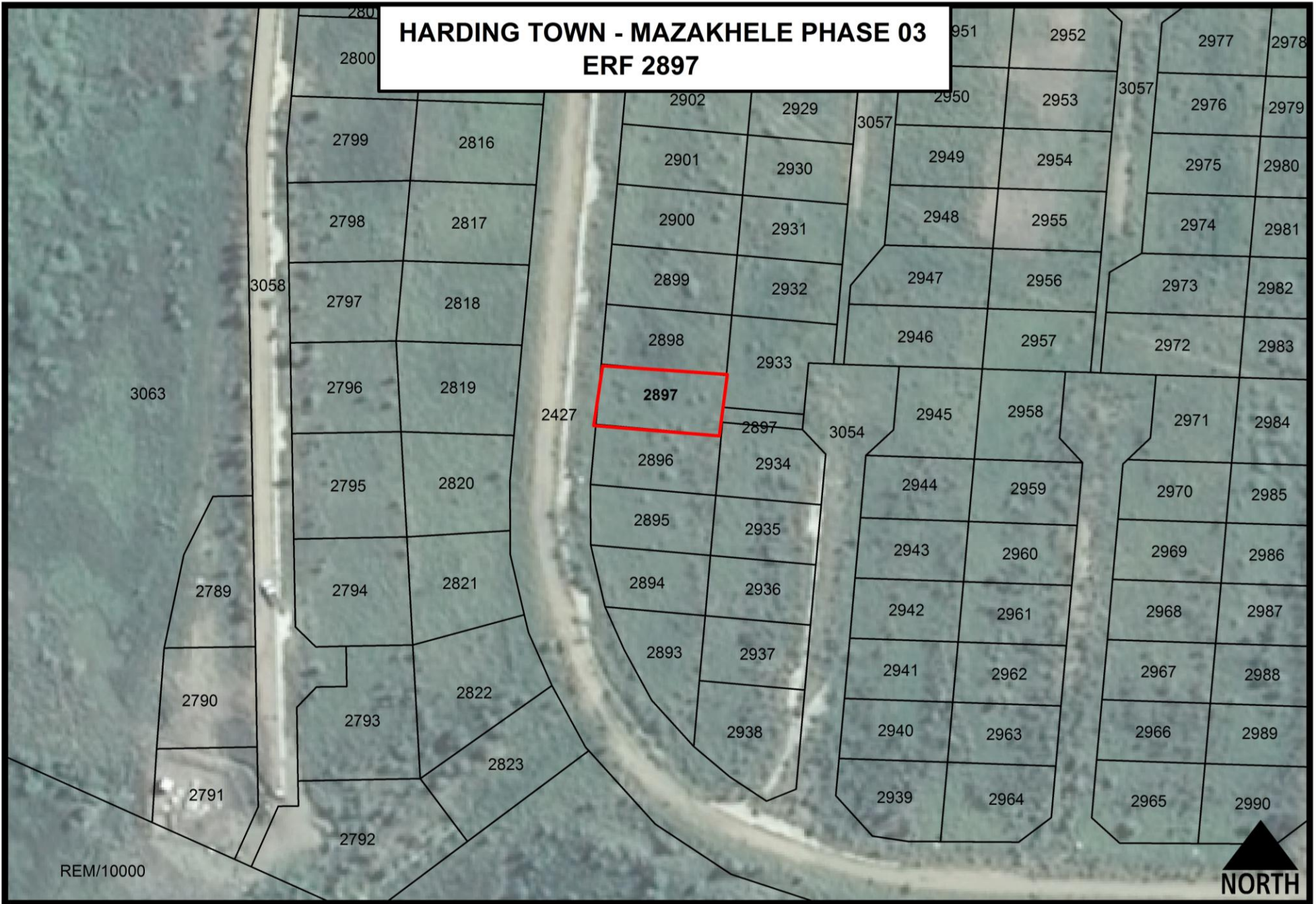


ERF 2869 HARDING TOWN – MAZAKHELE PHASE 03

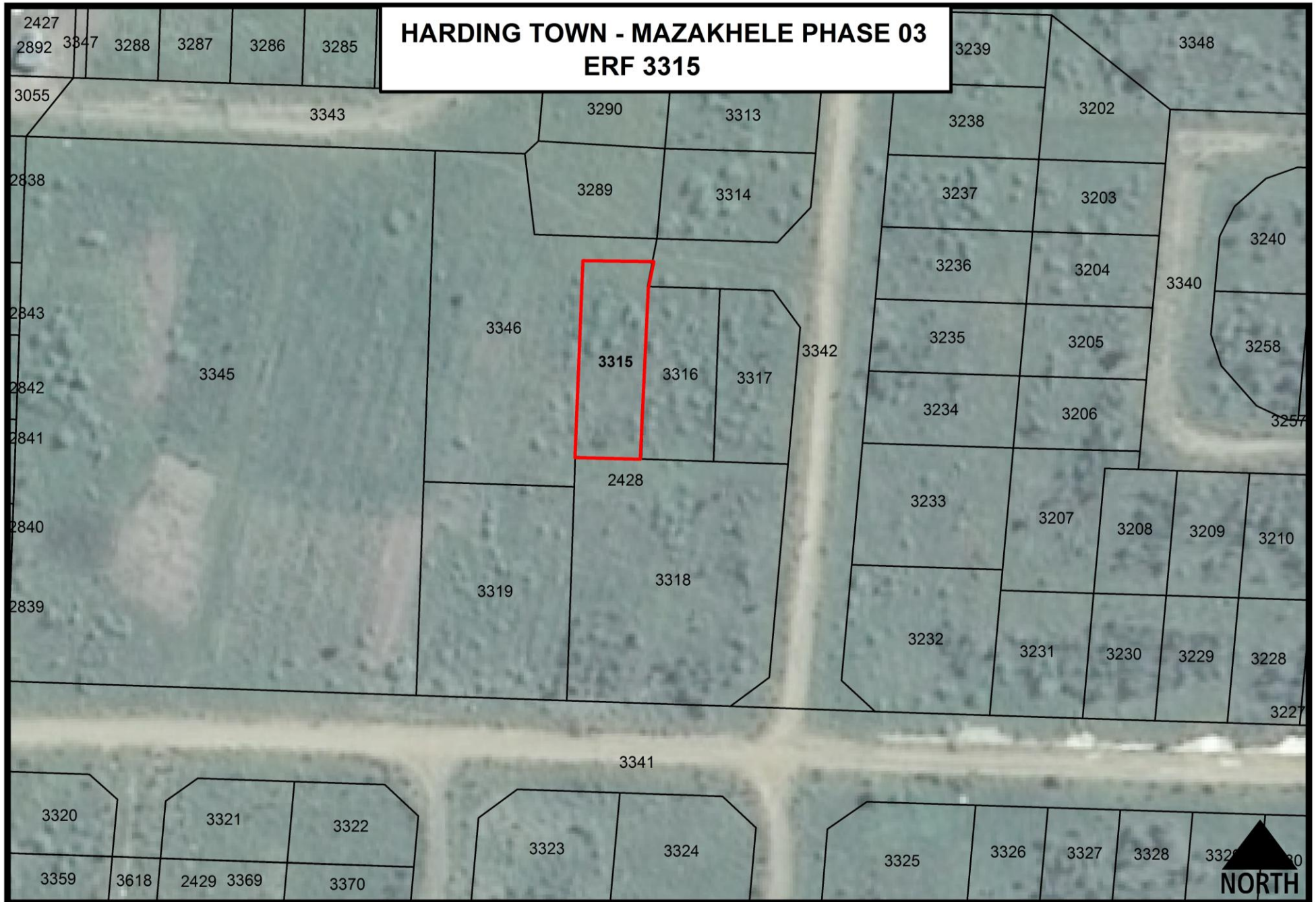


ERF 2897 HARDING TOWN – MAZAKHELE PHASE 03

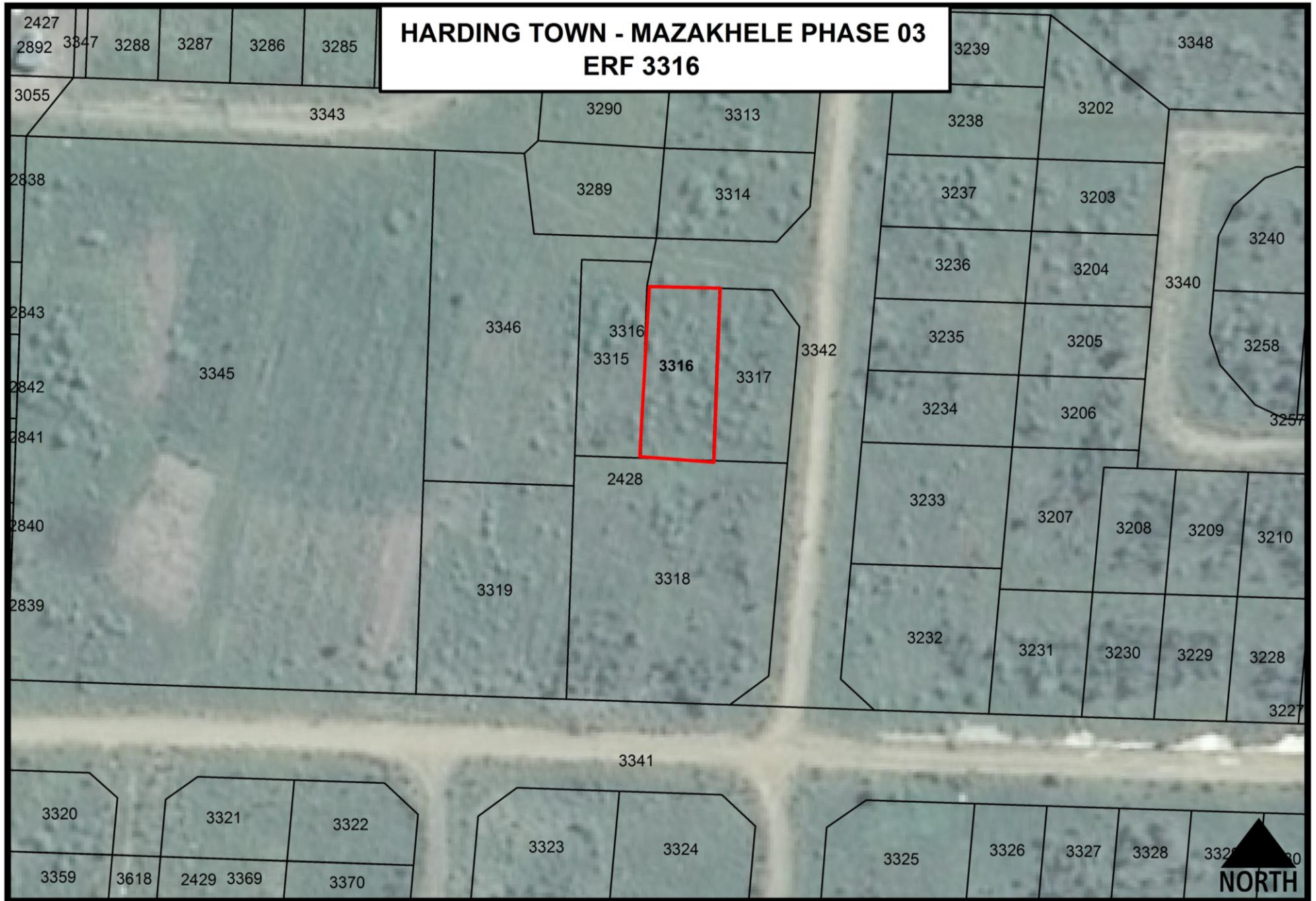
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ERF 2897



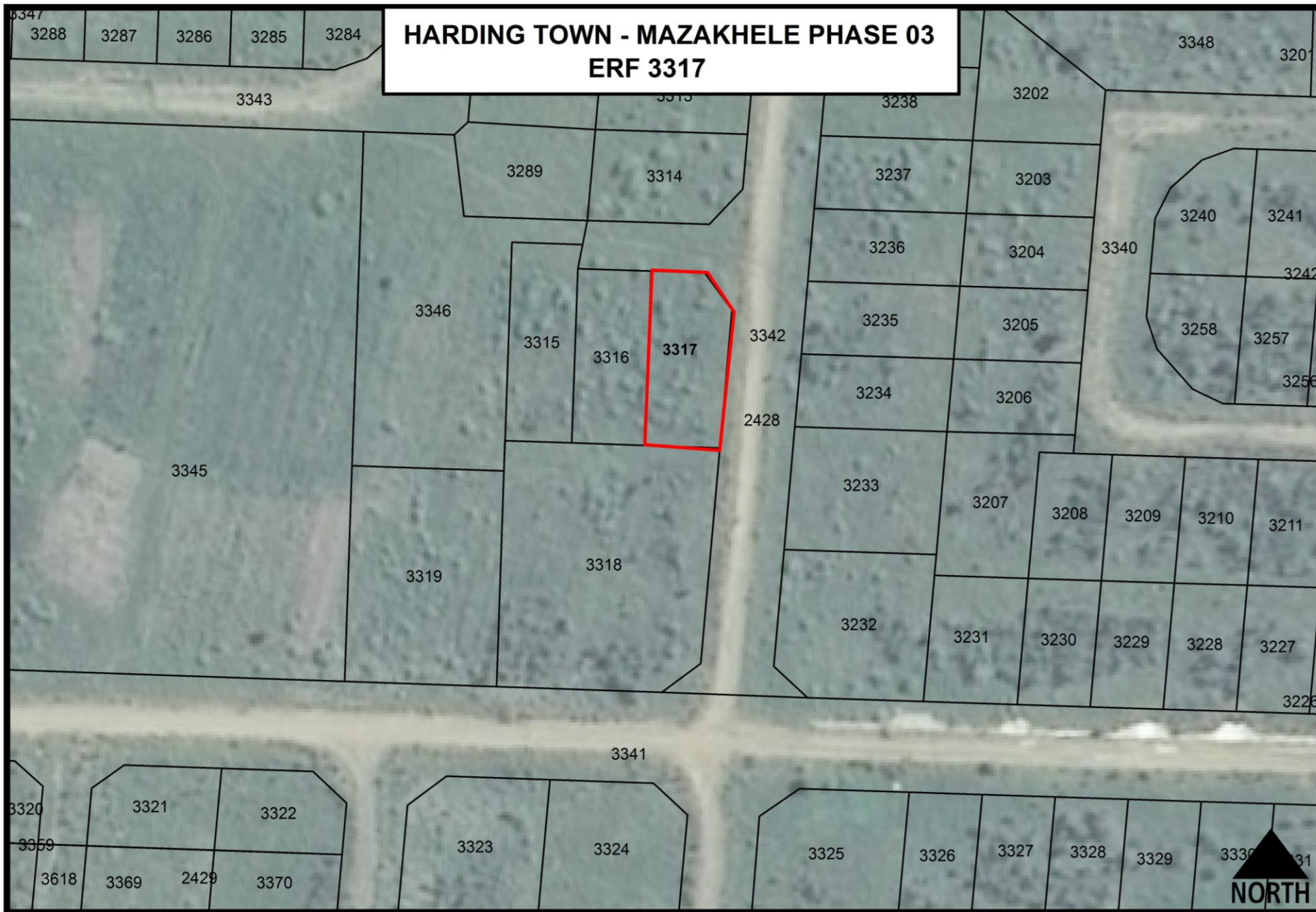
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ERF 3316 HARDING TOWN – MAZAKHELE PHASE 03

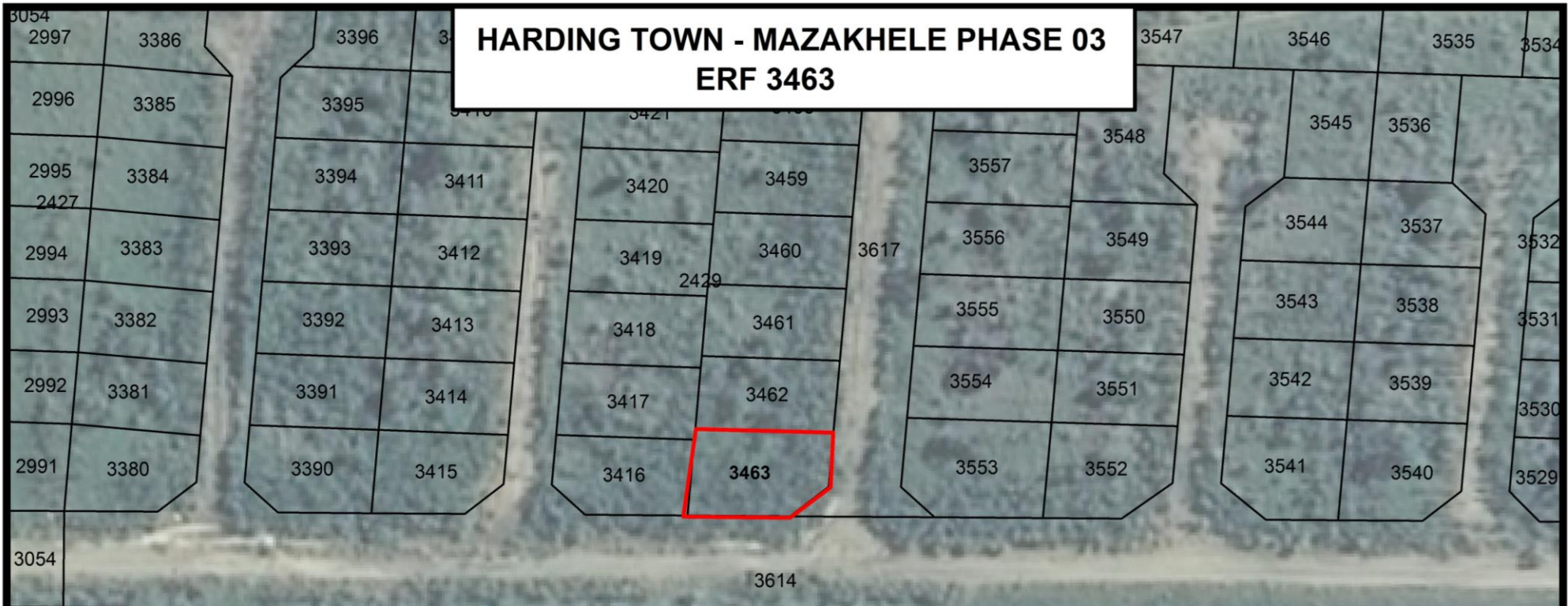


ERF 3317 HARDING TOWN – MAZAKHELE PHASE 03



ERF 3463 HARDING TOWN – MAZAKHELE 03

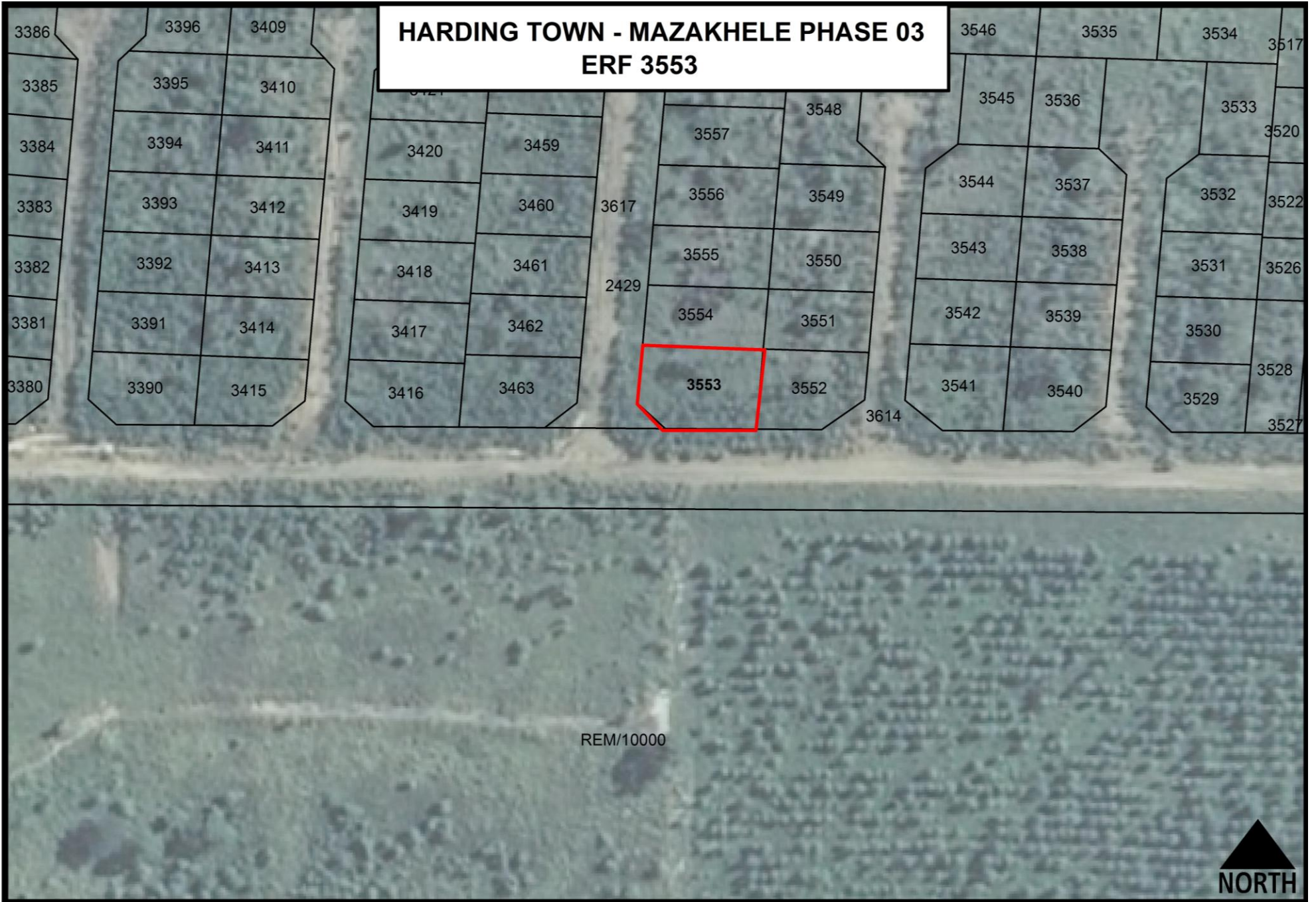
HARDING TOWN - MAZAKHELE PHASE 03
ERF 3463



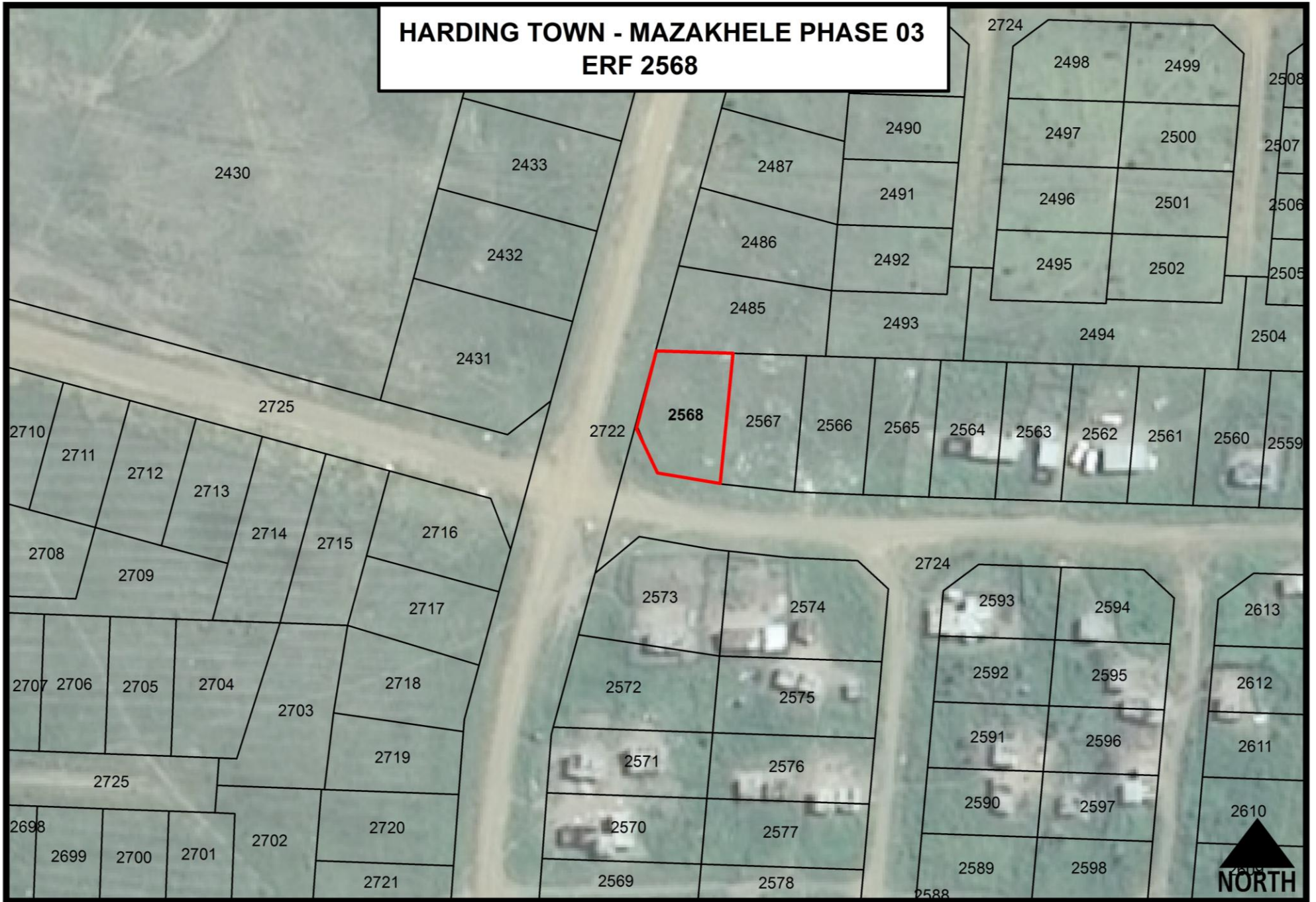
REM/10000



ERF 3553 HARDING TOWN – MAZAKHELE 03

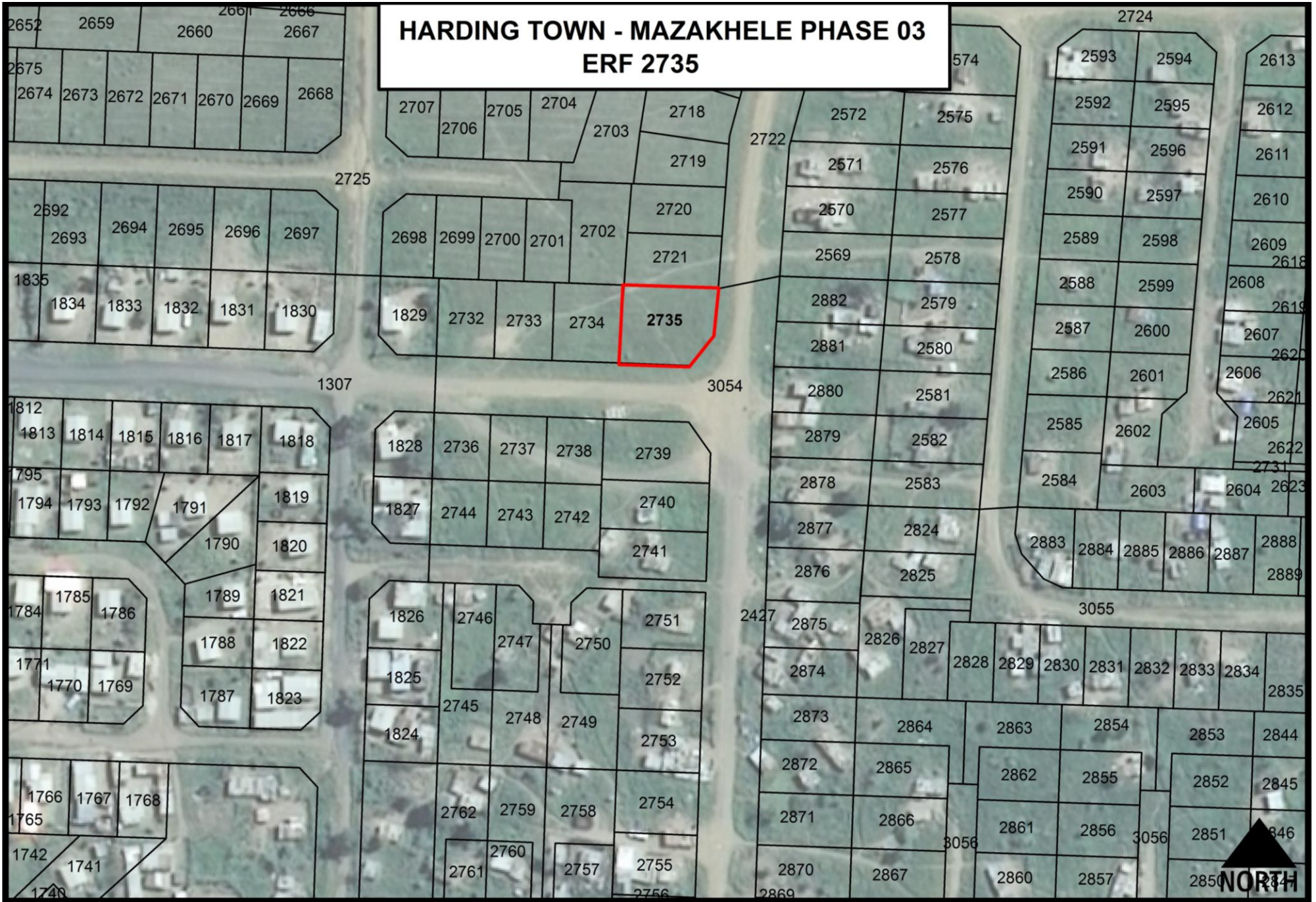


HARDING TOWN - MAZAKHELE PHASE 03
ERF 2568

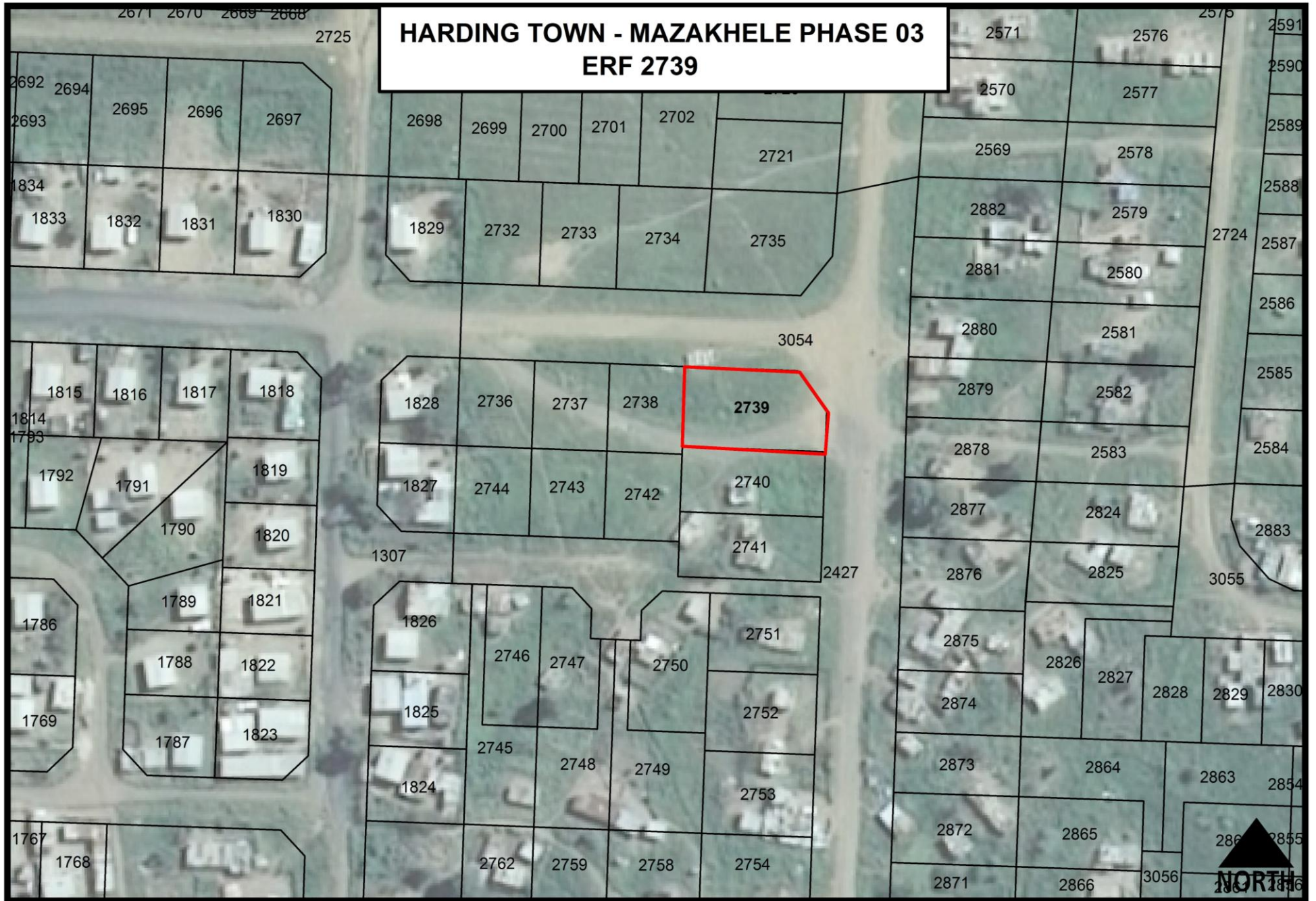


ERF 2735 HARDING TOWN – MAZAKHELE O3

HARDING TOWN - MAZAKHELE PHASE 03
ERF 2735

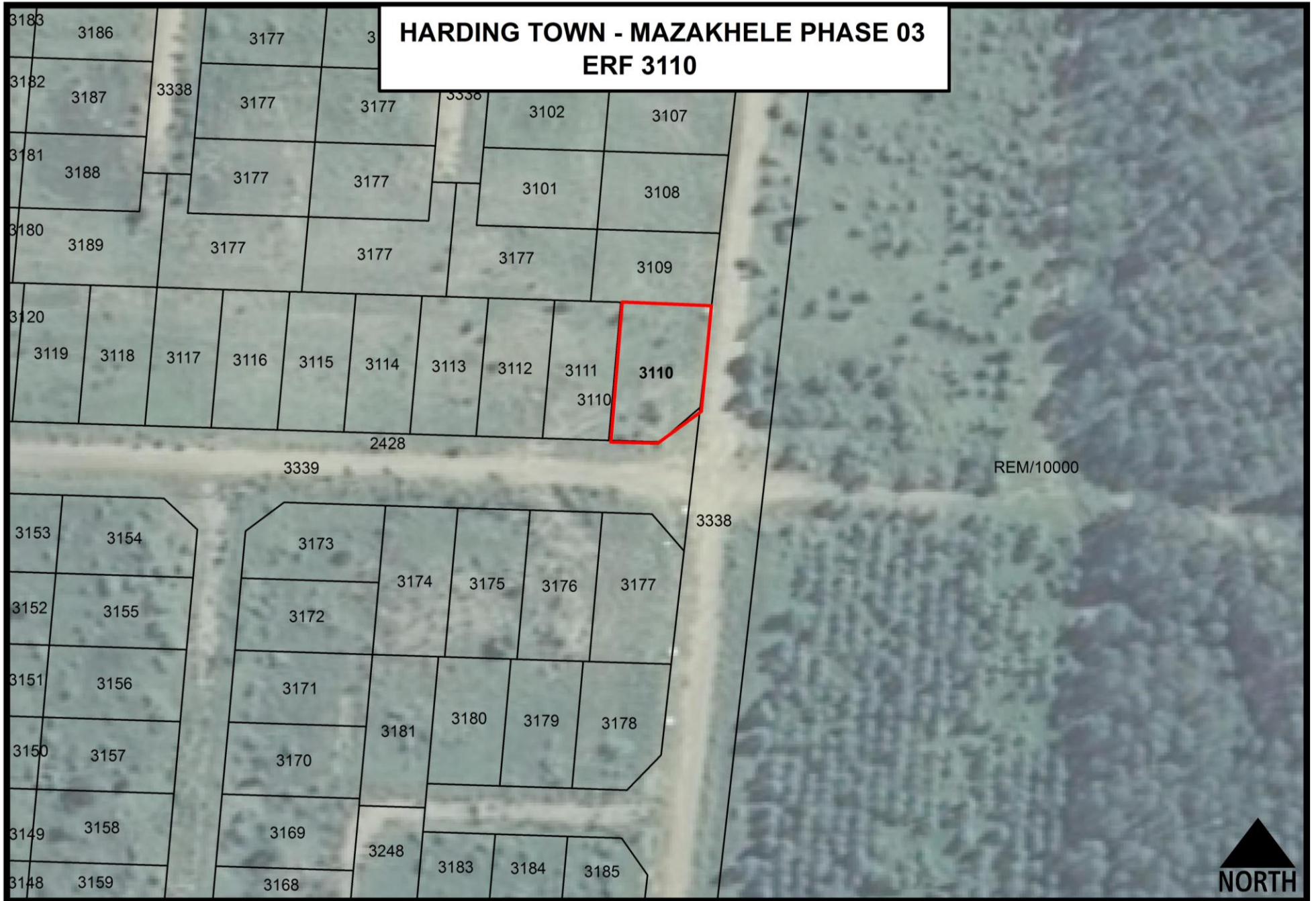


ERF 2739 HARDING TOWN – MAZAKHELE PHASE 03



ERF 3110 HARDING TOWN – MAZAKHELE PHASE 03

HARDING TOWN - MAZAKHELE PHASE 03
ERF 3110



Erf Number	Location/Area	Extent (m²)	Current zoning	Current land use	Previous land use
2664	Mazakhele Phase 3	310	Mixed use residential	Vacant	None
2710	Mazakhele Phase 3	310	Mixed use residential	Vacant	None
2716	Mazakhele Phase 3	376	Mixed use residential	Vacant	None
2488	Mazakhele Phase 3	460	Mixed use residential	Vacant	None
2487	Mazakhele Phase 3	365	Mixed use residential	Vacant	None
2486	Mazakhele Phase 3	360	Mixed use residential	Vacant	None
2485	Mazakhele Phase 3	410	Mixed use residential	Vacant	None
2568	Mazakhele Phase 3	337	Mixed use residential	Vacant	None
2573	Mazakhele Phase 3	442	Mixed use residential	Vacant	None
2735	Mazakhele Phase 3	494	Mixed use residential	Vacant	None
2739	Mazakhele Phase 3	432	Mixed use residential	Vacant	None
3110	Mazakhele Phase 3	320	Mixed use residential	Vacant	None
2756	Mazakhele Phase 3	315	Mixed use residential	Vacant	None
2869	Mazakhele Phase 3	373	Mixed use residential	Vacant	None
2773	Mazakhele Phase 3	310	Mixed use residential	Vacant	None
2897	Mazakhele Phase 3	348	Mixed use residential	Vacant	None

Erf Number	Location/Area	Extent (m ²)	Current zoning	Current land use	Previous land use
3463	Mazakhele Phase 3	316	Mixed use residential	Vacant	None
3553	Mazakhele Phase 3	376	Mixed use residential	Vacant	None
3337	Mazakhele Phase 3	263	Mixed use residential	Vacant	None
3315	Mazakhele Phase 3	360	Mixed use residential	Vacant	None
3316	Mazakhele Phase 3	344	Mixed use residential	Vacant	None
3317	Mazakhele Phase 3	362	Mixed use residential	Vacant	None
3319	Mazakhele Phase 3	888	Commercial/Core Mixed Use	Vacant	None
2106	Mazakhele Phase 2	1420	Low impact mixed use	Illegal church structure	Illegal church structure