1.2 SITE B:
LOCATION: Various Erven (unregistered portions of Remainder Erf 41962), Blue Downs, Fairdale

REF.	PROPERTY DESCRIPTION	EXTENT	% OF MARKET VALUE	FINANCIAL OFFER/PURCHASE PRICE		
				TOTAL (Excl VAT) R	ADD VAT (15%) R	TOTAL (Incl VAT) R
SITE B	Various Erven (unregistered portions of Remainder Erf 41962), Blue Downs, Fairdale	3.0764 Hectare				
Total Offer To Purchase						

SITE B: Financial Offer to Purchase excl. Vat: (in words)

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1.2.1 Guidelines for Price Offer Submission:

1.2.1.1 The price offer for the property pertaining to this tender should be based on a GAP Housing proposal for the property.

1.2.1.2 State the prices in Rand unless instructed otherwise in the Conditions of Tender.

1.2.1.3 The tenderer must submit price offers as per the Price Schedule. **Where no value is indicated in the price offer, or if anything other than a value or a nil value (for example, a zero, a dash or the word “included” or abbreviations thereof) is entered against the price offer, it will also be regarded as a nil value having been entered against the price offer, i.e. that there is no price being offered. The Tenderer may be requested to clarify nil price offers; and the CCT may also perform a risk analysis with regard to the reasonableness of such price offer.**

1.2.1.4 Contract price adjustment will be applicable as provided for in Schedule F1 and related to 1.2.1.8 and 1.2.1.9 below.

1.2.1.5 Development proposals are expected to deliver a minimum of 164 GAP Housing units for the property.

1.2.1.6 The land disposal mechanisms and the basis for calculating the price is governed by Section 14 of the MFMA, which makes provision for the transfer of a capital asset for less than its fair market value, where the community would be better served**.** Offers below the market value will be considered on proposals that have met the minimum functionality score as prescribed in this tender and provided the offer is motivated by a comprehensive financial feasibility, with Site B valued at R26 575 000.00 (excl.VAT).

1.2.1.8 The price offers are to be demonstrated in real value as well as in terms of percentage of the market value.

1.2.1.9 The price offer of the winning tenderers shall be subject to an escalation of 5% per annum commencing 6 months from date of closure of tender until date of registration.

1.2.1.10 Should transfer not occur within 36 months from date of tender valuation, the City will reassess the market value to determine growth in value of the properties, which growth rate will be applied to the offer.

NITIALS OF CCT OFFICIALS		
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