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UMZIMVUBU
— LOCAL MUNICIPALITY —

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BID NUMBER: ULM/LAND DISPOSAL/2022-2023/01

TERMS OF REFERENCE FOR DISPOSAL OF RESIDENTIAL AND CHURCH SITES IN EMAXASIBENI EXTENTION OF EXTENTION 3

Issued and prepared by: -
Umzimvubu Local Municipality
813 Main Street
KwaBhaca
5090
Municipal Manager: - Mr. GPT Nota
Contact person: - Mr. L. Matshoba

Name of Tenderer

Amount

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UMZIMVUBU
LOCAL MUNICIPALITY

BID NOTICE
DISPOSAL OF RESIDENTIAL SITES IN EMAXASIBENI EXTENTION OF EXTENTION 3
BID NUMBER: ULM/01LANDDISPOSAL/2022-2023

Proposals are hereby invited from interested parties for the above-mentioned project.

MANDATORY DOCUMENTS TO BE SUBMITTED, FAILURE TO DO SO WILL RESULT IN THE PROPOSAL BEING DEMEED TO BE NON-RESPONSIVE.

Umzimvubu Local Municipality Supply Chain Management and land disposal policies will apply. Certified identity documents, billing clearance certificate or statement of municipal account, **No faxed, e-mailed and late proposals will be accepted. Certification of documents must be within a period of 90 days.** Umzimvubu Local Municipality reserves the right not to appoint and value for money will be the key determinant of appointment. All proposals must be deposited in the tender box situated at new Umzimvubu Local Municipality Offices at Dabula Street, Sophia Park, Kwa-Bhaca. Eastern Cape. 5090 (30°54'30.8"S 28°58'53.4"E) reception area not later than 12h00 noon on **23 January 2023**, where they will be opened in public. All proposals must be clearly marked "Name of the project and Reference number indicated above. A compulsory briefing session will be held at Mount Frere offices on the 23 November 2022 at 11H00.

Terms of reference will be made available at municipal offices and e-tender portal at no fee.

Enquiries: All technical enquiries may be directed to Mr. L. Matshoba and SCM enquiries to SCM Mr. T. Mbukushe 0392558555 email matshoba.lusapho@umzimvubu.gov.za and mbukushe.themba@umzimvubu.gov.za

EVALUATION CRITERIA.

The evaluation of the functionality will be evaluated individually by members of bid evaluation committee in accordance with the below functionality criteria and values. The bids that fail to achieve minimum of (70) points for functionality will be disqualified.

Description	How Points will be Split	Points allocation
1.Financial Capacity	Letter confirming funding and funding source Bidder must a certified bank rating certificate with bank letter head and stamp	70
2. Methodology	Motivational report: • Indication of the commencement of construction • Indication of the financial offer	30
Total		100

Other enquiries regarding this Bid may be directed to the office of the Municipal Manager:

Attention: Mr G.P.T Nota

813 Main Street or P/Bag X9020

MT FRERE

5090

GPT NOTA
MUNICIPAL MANAGER

1. DESCRIPTION OF WORK

1.1 Project description

Bid proposals are hereby invited from interested parties in the above-mentioned project for Umzimvubu Local Municipality. The project entails disposal of sites for the development of residential houses, business, and church in EmaXesibeni (Mount Ayliff) extension of extension 3. In line with the Municipality's mandate to facilitate housing development and improve service delivery to its area of jurisdiction, it invites prospective buyers to take this opportunity to participate in the stimulation of the development in the town and region.

1.2 Scope of Project

In terms of the Umzimvubu Local Municipality's (SDF) Mount Ayliff is seen as the urban core and administrative node of the municipality. The overall idea of proposing residential, business and church sites to ensure an integrated sustainable urban development that seeks to improve the living standards of our communities, while at the same time providing the necessary needs/services of the middle class like proper housing development.

This proposal promotes residential housing that is in close proximity to resident's work, commercial services, and other services at large. Furthermore, focuses on making high quality of life and making small towns to be better places to live in. The properties are highly accessible.

The sites are within the Umzimvubu Local Municipality's area of jurisdiction. Umzimvubu Local municipality is situated in the Southeast of the Republic of South Africa, Northeast of the Eastern Cape Province, and East of the Alfred Nzo District Municipality. Umzimvubu is bounded by Grater Kokstad Municipality (KwaZulu natal), Matatiele Local Municipality, Ntabankulu Local Municipality and Mhlontlo local municipality.

2. BACKGROUND

All the sites are not affected by flooding and are currently vacant. Surrounding land uses around the area are earmarked for development including middle to high income residential building which are well maintained, Place of instruction, commercial buildings, municipal buildings, South Africa Police Services, and other land uses.

The development of the sites will contribute towards creating a better living environment for the Umzimvubu Residents and those who work within the Umzimvubu area. Furthermore, it will support and encourage the concept of creating a quality urban fabric in which people can live, work, and get opportunities in a short travelling distance. The envisaged developments are expected to contribute to the aesthetic improvement of the area, as well as the reduction of crime and violence by occupying these pieces of land that currently lies vacant as well as preventing urban sprawling and illegal invasion of the municipal land.

3. MUNICIPAL DEVELOPMENT OBJECTIVES RELEVANT TO THE ENVISAGED DEVELOPMENTS

The envisaged development should contribute to achievement of the following objectives:

- Establishing mixed and diverse land uses within the surrounding area.
- Contribute to the growth and development of the Umzimvubu Municipality.
- Promote accessibility of communities to goods and services.
- Improve the aesthetics of the surrounding area.

- Ensure clustering of various activities at strategic locations which are in line with the principles of sustainable human settlements (i.e., work, shopping, live, play and pray).

4.1 Area

The subject sites are located to the east of Umzimvubu local municipality, South of Mount Ayliff CBD.



4.2 Property descriptions

The subject properties are described as follows: -

ERF NO	ZONING	EXTENT	VALUATION	LAT	LONG
3115	Residential III	790	23 700	-30,813380	29,371280
3116	Residential III	691	20 730	-30,813526	29,371400
3117	Residential III	691	20 730	-30,813688	29,371481
3118	Residential III	871	26 130	-30,813861	29,371552
3119	Residential III	870	26 100	-30,814077	29,371676
3120	Residential III	868	26 040	-30,814289	29,371777
3121	Residential III	867	26 010	-30,814465	29,371889
3122	Residential III	865	25 950	-30,814681	29,371990
3123	Residential III	864	25 920	-30,814911	29,372076
3124	Residential III	863	25 890	-30,815085	29,372187
3125	Residential III	861	25 830	-30,815312	29,372303
3126	Residential III	842	25 260	-30,815486	29,372385
3114	Residential III	742	22 260	-30,812629	29,372557
3105	Residential III	842	25 260	-30,813231	29,372618
3106	Residential III	714	21 420	-30,813309	29,372365
3107	Residential III	768	23 040	-30,813400	29,372141
3108	Residential III	773	23 190	-30,813463	29,371913
3109	Residential III	714	21 420	-30,813241	29,371781
3110	Residential III	614	18 420	-30,813149	29,371967
3111	Residential III	615	18 450	-30,813079	29,372148
3112	Residential III	612	18 360	-30,813020	29,372330
3113	Residential III	927	27 810	-30,812940	29,372562
3094	Residential III	540	16 200	-30,815384	29,372860
3095	Residential III	510	15 300	-30,815223	29,372796
3096	Residential III	550	16 500	-30,815035	29,372710
3097	Residential III	611	18 330	-30,814857	29,372651

3098	Residential III	601	18 030	-30,814604	29,372825
3099	Residential III	656	19 680	-30,814379	29,372894
3100	Residential III	656	19 680	-30,814191	29,372808
3101	Residential III	615	18 450	-30,813985	29,372781
3102	Residential III	631	18 930	-30,813815	29,372791
3103	Residential III	620	18 600	-30,813609	29,372763
3104	Residential III	646	19 380	-30,813416	29,372683
3130	Residential III	757	22 710	-30,814562	29,372486
3129	Residential III	800	24 000	-30,814355	29,372402
3131	Residential III	704	21 120	-30,814139	29,372227
3128	Residential III	603	18 090	-30,814064	29,372410
3132	Residential III	653	19 590	-30,813882	29,372079
3133	Residential III	613	18 390	-30,813815	29,372242
3127	Residential III	626	18 780	-30,813748	29,372399
3134	Residential III	724	21 720	-30,815913	29,372455
3135	Residential III	723	21 690	-30,816143	29,372555
3141	Residential III	704	21 120	-30,816003	29,372215
3136	Residential III	704	21 120	-30,816261	29,372365
3140	Residential III	704	21 120	-30,816074	29,371998
3137	Residential III	704	21 120	-30,816332	29,372135
3139	Residential III	724	21 720	-30,816161	29,371781
3138	Residential III	724	21 720	-30,816387	29,371931
3142	Church	3133	93 990	-30,816484	29,371395
3143	Business	4781	143 430	-30,816664	29,370783
3144	Residential III	603	18 090	-30,817085	29,370312
3148	Residential III	795	23 850	-30,817514	29,369739
3147	Residential III	1005	30 150	-30,817279	29,369566
3145	Residential III	748	22 440	-30,817048	29,369765
3146	Residential III	759	22 770	-30,817227	29,369881
3165	Residential III	522	15 660	-30,816573	29,369593
3166	Residential III	514	15 420	-30,816674	29,369373
3167	Residential III	514	15 420	-30,816749	29,369155
3168	Residential III	545	16 350	-30,816826	29,368941
3164	Residential III	733	21 990	-30,816421	29,369456
3161	Residential III	830	24 900	-30,816552	29,369156
3160	Residential III	762	22 860	-30,816676	29,368825
3159	Residential III	696	20 880	-30,816499	29,368681
3162	Residential III	717	21 510	-30,816359	29,369073
3163	Residential III	732	21 960	-30,816236	29,369371
3158	Residential III	637	19 110	-30,816626	29,368458
3170	Residential III	621	18 630	-30,816057	29,368938
3172	Residential III	634	19 020	-30,815768	29,368763
3188	Residential III	830	24 900	-30,816124	29,368487
3187	Residential III	738	22 140	-30,815955	29,368352
3186	Residential III	731	21 930	-30,815756	29,368239
3189	Residential III	502	15 060	-30,815853	29,368012
3185	Residential III	725	21 750	-30,815583	29,368154
3190	Residential III	620	18 600	-30,815684	29,367900
3184	Residential III	673	20 190	-30,815408	29,368076
3191	Residential III	667	20 010	-30,815511	29,367787
3157	Residential III	630	18 900	-30,816480	29,368278
3156	Residential III	650	19 500	-30,816363	29,368117
3155	Residential III	650	19 500	-30,816236	29,367983
3154	Residential III	650	19 500	-30,816124	29,367819

3153	Residential III	650	19 500	-30,816009	29,367661
3151	Residential III	684	20 520	-30,815702	29,367412
3150	Residential III	693	20 790	-30,815801	29,367227
3149	Residential III	650	19 500	-30,815828	29,366985
3194	Residential III	806	24 180	-30,815403	29,367209
3196	Residential III	681	20 430	-30,815531	29,366904
3197	Residential III	607	18 210	-30,815650	29,366670
3193	Residential III	753	22 590	-30,815200	29,367111
3195	Residential III	819	24 570	-30,815305	29,366813
3200	Residential III	723	21 690	-30,815439	29,366561
3199	Residential III	800	24 000	-30,815333	29,366151
3201	Residential III	525	15 750	-30,815214	29,366463
3202	Residential III	525	15 750	-30,815158	29,366638
3203	Residential III	525	15 750	-30,815071	29,366855
3192	Residential III	537	16 110	-30,814986	29,367057
3179	Residential III	487	14 610	-30,815115	29,367568
3178	Residential III	532	15 960	-30,815245	29,367649
3177	Residential III	648	19 440	-30,815097	29,367811
3176	Residential III	648	19 440	-30,815043	29,367997
3174	Residential III	695	20 850	-30,815159	29,368435
3182	Residential III	683	20 490	-30,815035	29,368802
3173	Residential III	681	20 430	-30,815320	29,368474
3183	Residential III	700	21 000	-30,815183	29,368829
3169	Residential III	832	24 960	-30,815900	29,369218
3169	Residential III	832	24 960	-30,815900	29,369218
3171	Residential III	633	18 990	-30,815914	29,368852
3152	Residential III	627	18 810	-30,815929	29,367461

4.3 Land Ownership

The properties are registered in the name of Umzimvubu Local Municipality and are owned by the municipality.

4.4 Availability of Services

4.4.1 Water and Sewer

The sites are within a developed area and the services are available at proximity.

4.4.2 Roads and Storm water

There are existing roads which lead to the area where the sites are, and the municipality will provide the internal roads

4.4.3 Electricity

The sites are within a developed area, there is currently a power line running through the area.

NB: There are no services on all the sites.

4. EXISTING LAND USE

All sites to be developed are currently vacant.

5. ZONING

The subject sites are zoned Residential Zone III, Business Zone I and Institutional Zone, In terms of the Umzimvubu wall to wall Town Planning Scheme. **Primary uses:** For **Residential Zone III** (Dwelling-House, Traditional Dwelling), **Business Zone I** (Business Premises, Supermarket, Bottle Store, Place of Entertainment, Parking Garage, Town Houses, Flats, Boarding House, Residential

Rooms, Hotel and Off-Sales, 3-5 Room Bed & Breakfast, Guest House, Funeral Parlour, Place of Worship, Place of Assembly, Utility Service, Institution, Dwelling House, Clinic, Restaurant, Nursery, Warehouse, Shop, Offices, Bank) **and Institutional Zone II** (Place of Worship, Parsonage, Place of Assembly, Day Care Centre, Utility Services).

6. ENVISAGED DEVELOPMENT PROPOSALS

The envisaged developments should and are expected to conform to the zoning of the subject site in terms of the applicable town planning Scheme.

7. CONFORMITY OF DEVELOPMENT PROPOSALS

The envisaged development proposals must conform to the conditions as set out by the Department of Infrastructure and Planning, Supply Chain Policy and Council Policy.

8. REQUIREMENTS TO BE COMPLIED WITH BY THE BIDDERS

- The interested buyers are required to submit a detailed motivation report/proposal and intended use of the property.
- After the successful buyers will sign a Sale Agreement with the municipality.

9. CONDITIONS THAT WILL BE APPLICABLE TO THE SUCCESSFUL DEVELOPER

- No development should commence without the approval of the Building Plan by the Municipality
- Development shall take place strictly in accordance with the development plan as approved by the Council and any addition to or amendments or changes of such plan shall not take place without the written permission of Council first being obtained.
- The omission of any use shown on the approved development plan during the actual development of the property shall not be permitted without the approval of Council first being obtained.
- Payment of 10% (TEN PER CENT) of the agreed purchase price of the Property is required and payable within 10 (TEN) days of date of request in writing thereof by the Municipality. The successful bidder shall furnish the Municipality, within 14 (FOURTEEN) days after being requested in writing thereto, with a bank or other acceptable guarantee, for the payment of the balance of the purchase price payable on the date of registration of the transfer of the Property in the Deeds Office.
- The buyers, will be given 3 years to develop the desired development, failing which the municipality may terminate the agreement.
- The Municipality does not bind itself to accept the highest or any tender and reserves the right to accept any or none of the tenders submitted, as it may deem expedient. Furthermore, the Municipality reserves the right to award the tender to any bidder of the Municipality's choice to ensure a fair and equitable distribution of the Municipality's property.

10. EVALUATION CRITERIA

The evaluation of the functionality will be evaluated individually by members of bid evaluation committee in accordance with the below functionality criteria and values. Proposals that fail to achieve minimum of (60) points for functionality will be disqualified.

Description	How Points will be Split		Points allocation	Points scored
1.Financial Capacity	Letter confirming funding and funding source: - Bidders must submit a certified bank rating certificate under a bank letter head.	30	70	
	Bank certified letter, source of funds such as Bank statement or confirmation of commitment to fund purchase.	40		
2. Methodology	Motivational report:		30	
	• Indication of the commencement of construction within twelve months of award.	20		
	• Indication of the commencement of construction within six months of award.	10		
Total			100	