



BA-PHALABORWA MUNICIPALITY

NOTICE OF DISPOSAL OF MUNICIPAL SITES

Notice is hereby given in terms of section 79(18) (b) of the Local Government Ordinance, 1939 (Ordinance 17 of 1939) as amended and section 14 of the Local Government Municipal Finance Management Act 56 of 2003 that Ba-Phalaborwa Local Municipality intends to dispose even as listed below the table under the following conditions:

1. All sites will be sold in as First Come First Serve basis.
2. In case the prospective buyer registered as number one fails to pay within the period of two working days after the 30 days of the advert, consideration will be given to Prospective buyer number two or number three.
3. All sites will be sold in cash
4. The Municipality should deem the Market Value as a cost
5. The Municipality should add fifteen (15 %) percentage on the cost in order to make profit.
6. Prospective buyer should cover the cost of transfer by paying a minimum of R3 000 so that Municipality can assist with the bulk transfer.
7. All disposed sites must be developed within Two years (2) and failure to do the property will revert back to Council without compensation.
8. Prospective buyers cannot sell the sites undeveloped within Two years, unless the financial position or status of the buyer drastically change due to job loss and such proof be MUST submitted to the Municipality.
9. Prospective buyers must open Municipal Service Accounts after the transfer of properties and such services must be paid.
10. Any additional cost that might arise as a result of purchasing the site will be borne by the Applicant.

Any development that will be done must comply with the Ba-Phalaborwa Land Use Management Scheme 2009 and the National Building Regulations and Building Standards Act No.103 of 1977.

A plan showing the area concerned and the market value of the sites may be inspected at Ba-Phalaborwa Planning and Development Offices at Namakgale Flea Market (Along the R71 Road) between 7am to 4pm Monday to Friday.

Interested persons must submit their applications for sites after inspect; the site plan and applications must have reference to a specific site being applied for. Applications must be submitted 30 days after the advertisement.

Any representations or objections to the intended disposal must be made in writing, specifying which site the objection relates to, and addressed to the Municipal Manager (Moakamela MI) within 30 days of publication of this notice number 20/20 on this address: The Municipal Manager, Ba-Phalaborwa Local Municipality, Private Bag X01020, Phalaborwa, 1390

No.	ERF NO	LOCATION	SIZE	CURRENT ZONING	INTENDED ZONING	SELLING PRICE
1	ERF 3464	NAMAKGALE-B	18695 SQM	PARK	BUSINESS	R129 950
2	3412	NAMAKGALE-B	929 SQM	RESIDENTIAL	RESIDENTIAL	R60 950
3	ERF 12-	GRAVELLOTTE	1165 SQM	MUNICIPAL	BUSINESS	R210 450
4	ERF 99	GRAVELLOTTE	2556 SQM	PARK	BUSINESS	R118 450
5	PORTION 2 OF 4500	PHALABORWA EXTENTION 5	5008 SQM	INDUSTRIAL	INDUSTRIAL	R290 950
6	ERF 329	PHALABORWA	2439 SQM	BUSINESS-OLD BEER HALL	BUSINESS	R1 268 450
7	ERF 1738	LULEKANI	3343 SQM	RESIDENTIAL	BUSINESS	R95 450
8	ERF 1737	LULEKANI	12431 SQM	RESIDENTIAL	BUSINESS	R210 450
9	ERF 1659	LULEKANI	2431 SQM	RESIDENTIAL	RESIDENTIAL	R72 450
10	STAND 2125 & 2126	LULEKANI	887 & 1118 SQM	RESIDENTIAL	RESIDENTIAL	R72 450
11	PORTION 15 OF 4500	PHALABORWA EXT.05	5317 SQM	INDUSTRIAL	INDUSTRIAL	R313 950
12	PORTION 16 OF 4500	PHALABORWA EXT.05	5317 SQM	INDUSTRIAL	INDUSTRIAL	R313 950
13	PORTION 17 OF 4500	PHALABORWA EXT.05	5317 SQM	INDUSTRIAL	INDUSTRIAL	R313 950

ImMoakamela

MOAKAMELA MI

MUNICIPAL MANAGER

NOTICE NUMBER 20/20