



## **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 acting Municipal Manager (Dr.KKL PILUSA) within 30 days of publication of this notice number 4/22 on**

this address: The Municipal Manager, Ba-Phalaborwa Local Municipality, Private Bag X01020, Phalaborwa, 1390.

ERF NO	LOCATION	SIZE	CURRENT ZONING	INTENDED ZONING	OWNERSHIP ACCORDING TO DEEDS	SELLING PRICE
Erf 18	Gravelotte	3704	Business 1	Business 1	BA-PHALABORWA LOCAL MUNICIPALITY	R150 000
Erf 94	Gravelotte	1765	Residential 1	Business 1	RAAD OP PLAASLIKE BESTUURSAANGELEENTHE DE	R 70 000
Erf 83	Gravelotte	992	Business 1	Business 1	BA-PHALABORWA LOCAL MUNICIPALITY	R 40 000
ERF 897	Lulekani	816	Residential 1	Residential 1	BA-PHALABORWA LOCAL MUNICIPALITY	R 370 000
ERF 2840	Phalaborwa Ext 8	1403	Residential 1	Business 1	BA-PHALABORWA LOCAL MUNICIPALITY	R 490 000
Portion of 3515	Namakgale B	1.9ha	Public Open Space	Residential 3	BA-PHALABORWA LOCAL MUNICIPALITY	R457 700
Street Adjacent Erf 1502	Lulekani B	7716 SQM 6579	Open Space	Subdivide for Business	No data found for this search criteria	130 000
Total <b>R1 989 700</b>						



ACTING MUNICIPAL MANAGER

Dr. KKL PILUSA

NOTICE NO.4/22