

TENDER SPECIFICATIONS

SCOPE OF TENDER

1. INTRODUCTION

- 1.1 The West Rand District Municipality (WRDM) has decided to dispose of the property known as 31 Aloe Street, Greenhills, Erf 440, Randfontein. The Municipality owns the land. Bidders are invited to tender for the property.
- 1.2 The objective of this tender is to enable the Bid Specification Committee to select the most appropriate submission in terms of both financial ability and preferential procurement requirements.
- 1.3 The document is self-explanatory and interested parties are encouraged to read through it carefully, so as to familiarise themselves with both the overall intent of Council, as well as with the procedures for the award.
- 1.4 The tender is subject to the conditions as set out in the tender documents and to the most recent Supply Chain Management Policy of the WRDM.

2. THE TENDER PROCESS

The process to be followed in this proposal shall be as follow:

- 2.1 The submission of a tender price as well as information regarding the source of funds and the financial offer made must be clearly set out in the bidder's submission as per the requirements set out in **Paragraph 4 – Submission Requirements and Evaluation**, of this document.
- 2.2 The submissions will be evaluated and adjudicated by duly constituted evaluation and adjudication committees.
- 2.3 The WRDM 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 to any bidder of the Municipality's choice to ensure a fair and equitable distribution of the Municipality's property to all people of the West Rand, and RSA in general.
- 2.4 The Municipality may wish to interview prospective organisations or individuals prior to awarding the tender to any bidder.

- 2.5 The decision of the Municipality will be final.
- 2.6 A Deed of Sale similar to the one attached will be entered into with the successful bidder as soon as possible after the tender has been awarded. Should the successful bidder fail or neglect to conclude the Deed of Sale with the Municipality within the time period specified by the Municipality in writing, the terms and conditions of this tender and the policies referred to and this agreement shall be binding on both parties and enforceable by them.
- 2.7 Payment of 10% (ten percent) of the agreed purchase price is required and payable within 7 (seven) business days from date of receipt of written notification of acceptance of the offer by the Municipality.
- 2.8 The transfer of the ownership of the property to the successful bidder will proceed after the Deed of Sale has been signed.

3. PROPERTY DESCRIPTION AND ZONING RIGHTS

Erf no. and size:	440 Greenhills Township, Registration division I.Q., the Province of Gauteng, measuring 1221 (One Thousand Two Hundred and Twenty One) Square meters, Held by Deed of Transfer No T67657/2000
	Specifications of the property are provided in par.5
Zoning status:	Residential 1

4. SUBMISSION REQUIREMENTS AND EVALUATION

- 4.1 Submissions are invited from all parties with the financial means to submit a proposal for the purchase of the property.
- 4.2 The submission and purchase price offered must be submitted in a sealed envelope and endorsed "**TENDER NO. XXX**". It must be deposited in **Tender Box** in the foyer of the Municipal Offices, cnr Sixth and Park Streets Randfontein, 1760, before **12:00 noon** on XX April 2021. Proposals which are not submitted in a sealed envelope or proposals received after closing time and date will not be considered.
- 4.3 **The bidders are required to purchase the tender document in order to be eligible to participate in the bidding process.** The tender document fee will be non-refundable to all bidders after the awarding process has been completed.
- 4.4 Tender offers will only be accepted if the bidder submits proof of payment of the tender document.
- 4.5 The submission of audited financial statements and/or a guarantee by a registered financial institution as proof of financial ability and resources to honour the bid is required.

5. SALE "VOETSTOOTS" AND SUBJECT TO CONDITIONS:

The property is sold as it stands, "voetstoots", and the Municipality shall not be responsible for any defects in the property either patent or latent. The property is moreover sold subject to all conditions and servitudes mentioned or referred to in the current and/or prior title deeds of the property and to all such other conditions and servitudes which may exist in regard thereto. The Municipality shall not be required to point out the boundary beacons of the property and shall not be liable for any deficiency in the extent of the property which may be revealed on any survey or re-survey, and shall not benefit by any excess.

6. ACCEPTANCE

The tender shall remain irrevocably open for acceptance by the Municipality for a period of 240 days calculated from the date of the closing of tenders.

7. VALUE OF THE PROPERTY

The municipal valuation of the property is R990 000 (Nine Hundred and Ninety Thousand Rand) based on the statement from Rand-West City Local Municipality dated 20 February 2021.

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Address: 31 Aloe Street

Suburb: Greenhills

Town: Randfontein

Province: Gauteng

Country: South Africa

Stand: 440 Greenhills

Stand size: 1221 SQM.

The dwelling consist of:

4 bedrooms, Kitchen, 2 Bathrooms, Dining room, Study room, Lounge, Entertainment area, Swimming pool, Jacuzzi, sauna, double garage, and guard hut, borehole.