



MODIMOLLE MOOKGOPHONG LOCAL MUNICIPALITY

RFP 81/8/2026

DISPOSAL OF MUNICIPAL OWNED PROPERTIES

(ERVEN 5686 AND 5929 EXT 7 PHAGAMENG)

SUBMIT DOCUMENT TO:

**The Modimolle Main Office, Civic Centre OR Tambo Square, Harry Gwala Street,
Modimolle Mookgophong Local Municipality, Modimolle, 0510**

NAME OF BIDDER/ TENDERER :

ERF NUMBER: _____

TOTAL OFFER:

TOTAL IN WORDS:

CLOSING DATE FOR THE SUBMISSION OF RFP:

Date: Wednesday, 30 September 2026 @ 11H00am.

Attachment of a Proposal Document (obtained from the Municipal website or collected at Supply Chain Office, Records and Property Division at the Old Clinic in Modimolle Town Office) www.mmlm.gov.za

PUBLIC BID NOTICE

DISPOSAL OF MUNICIPAL OWNED PROPERTIES

Interested parties, persons or companies are hereby invited to submit Bid (Proposals) for the sale of the Municipal Land parcels. The Municipality has considered legislative provisions on the Municipal Finance Management Act, 2003 (Act No.56 of 2003) read with the Acquisition and Disposal of Immovable Property Policy.

However, in terms of section 151(3) of the Constitution and section 4(1)(a) of the Systems Act, the Modimolle Mookgophong Local Municipality (the Municipality) has the right to govern, on its own initiative, the local government affairs of its community, subject to national and provincial legislation.

The municipality has executive and legislative authority in respect of, and has the right to administer the matters referred to in sections 156(1) and 229 of the Constitution, sections 8(1) and 11(1) of the Systems Act and section 83(1) of the Structures Act.

In terms of section 156(5) of the Constitution and section 8(2) of the Systems Act, the municipality has the right to do anything reasonably necessary for, or incidental to, the effective performance of its functions and the exercise of its powers, whilst in terms of section 4(2) (a) of the Systems Act, the Council, within the Municipality's financial and administrative capacity and having regard to practical.

The bid document (hard copy) must be physically collected from the Supply Chain Office, Records and Property Division at the Old Clinic in Modimolle-Mookgophong Local Municipal Offices during normal working hours (08h00 to 15h30) from 07 September to 30 September 2026. The bid document may be downloaded at no cost (free) from the municipal website www.mmlm.gov.za

Modimolle Mookgophong Local Municipality is not bound to accept the highest bid and it reserves the right to accept whole or part of any bid or not to consider any bid not suitably endorsed or to reject any or the entire bid without stating the reasons thereof.

EVALUATION CRITERIA:

Bidders will be evaluated based on the following criteria:

NO	ITEMS
1.	South African citizen (certified I.D. Book) – Bidder must be a South African Citizen.
2	Preference will be given to business, churches, non-government organization – to ensure fairness and equal distribution of land for business, non-profit organization, social welfare organization and private person's activities and institutional zoned properties.
3.	Preference will be given to the above categories in two above – to ensure economic empowerment, innovation, fresh perspectives and spatial grow of urban and peri-urban areas.
4.	Proof of purchase of the document from the Municipality (receipt, which shows the bid document number if hard copy is purchased).
5.	The Municipal and Government employees are allowed to bid – all people will be given equal opportunity to purchase the sites.
6.	Affordability – active bank statement may be required and company registration documents to indicate financial capacity. Payment will be required in cash or by electronic transfer of the total bid amount.
7.	Only one bid per site is allowed , A bidder is not allowed to bid for both stands.
8.	Offer to purchase - Municipality is not bound to accept the highest bid and it reserves the right to accept whole or part of any bid or not to consider any bid not suitably endorsed or to reject any or the entire bid without stating the reasons thereof.
9.	No Proxies – You cannot stand for or bid on behalf of any other person or company. If you do and it is later discovered, you will be disqualified and all monies paid, will be forfeited to Modimolle Mookgophong Local Municipality.
10.	Proof of residence – Bidders must reside in Modimolle Mookgophong Local Municipality and other categories listed on two (2) above must have their business office within the municipal area.

- † Any acts of fraud or misrepresentation will render the bid, whether successful or not disqualified, and / or sale agreement concluded cancelled, without any notice to the bidder.
- † Incomplete bid documents will not be accepted
- † Late submission of documents will not be accepted
- † Successful bidders will be notified and expected to sign a sale and purchase agreement.

Bid enquiries are to be addressed to: Ms T Mohale (SCM) at telephone number 014 718 2022 Mohalet@modimolle.gov.za.

Closing Date

Bid documents in a sealed envelopes clearly indicating the **RFP 81/8/2026 and RFP**

Name: Disposal of Municipal Owned Properties must be deposited in the tender box of **Modimolle Mookgophong Local Municipality, located at Harry Gwala Street, Modimolle, 0510 Tender box, not later than 11:00**

Closing Date: 30 September 2026.

Telegraphic, telex, telephone, electronic, facsimile and late tenders will not be accepted. Tenders may only be submitted on the bid documentation provided by the municipality.

LC MALEMA

ACTING MUNICIPAL MANAGER

1. INTRODUCTION

The purpose of the Terms of Reference RFP Requirements is to provide an abridged summary of this Municipal initiative to the sale of the land. This project is a strategic move aimed at fostering economic growth, promoting entrepreneurship, and empowerment to the community. By providing access to land, the Municipality is creating opportunities for small entrepreneurs to turn their ideas into reality, stimulate local economic development, and contribute to the overall well-being of the people we serve.

The details of the subject land parcels are as follows: Erven 5686 and 5929 Extension 7, Phagameng, Modimolle, Surveyed and Registered Land Parcels (Erf), under cadastre layout plan of Phagameng Township, all properties are owned by the Municipality.

Interested potential purchasers may attend a site meeting/ inspection (optional).

The proposal and any other supporting documentation must be handed in at the Municipal Offices in Modimolle Mookgophong Local Municipality by no later than 11H00 on the day of closing of bid (proposal) calls. Receipts will need to be obtained from the municipal offices and must accompany the written bid (proposal) submitted to the municipality. No bid (proposals) will be opened without proof of receipt.

Sealed bids and other supporting documents must be deposited in the Tender box located at the Reception area, OR Tambo Square, Harry Gwala Street, Modimolle by no later than 11h00 on the date of closing of RFP.

2. PROJECT BACKGROUND

In order for this process to happen, proper land use management needed to occur which requires that the municipality should take a precise administration of land.

The Municipal GIS tool was ideal for carrying out land audits as most of the datasets are spatial in nature. It is currently used now for the verification of land ownership, and also allows for the combination of various datasets that do not necessarily have logical relations to each other, using location as the common denominator. The property that differentiates GIS from other information systems is their ability to analyze spatial data to assist the Municipality.

Landownership in Phagameng Township is comprised of the Privately Owned Land and Municipality owned. The town is predominantly occupied by privately owned land which

is mainly individual erven for residential houses, commercial, institutional, church, crèches and schools thereof.

3. THE BENEFITS OF LAND DISPOSAL PROJECT

Revenue Generation: selling the land will generate a significant amount of revenue for the Municipality, which can be used to fund infrastructure projects, improves public services, and enhance the overall quality of life for residents.

Economic Growth: Development of the land will lead to economic growth, create jobs, and stimulate local businesses.

Increased Property Values: Development will increase surrounding property values, leading to higher property rates and taxes for the Municipality.

Job Creation: Construction and development activities will create temporary and permanent job opportunities for locals.

Improved Land Use: The land will be put to productive use, aligning with the Municipality's land use plans and development objectives.

Promoting Urban Development: Selling land will help address urban development challenges, poor performance of small businesses and urban sprawl.

Encouraging Mixed-Use Development: The Municipality will encourage mixed-use development, promoting integrated and sustainable urban planning.

4. BID PROCEDURE AND EVALUATION CRITERIA

The Municipal land sales are governed by the Municipal Systems Act, Municipal Policies, and other regulations. The Municipality need to ensure compliance with these laws and consider consulting where necessary.

Detailed Land Audit, Land Valuation, and GIS Mapping: Use of a GIS tool to map and locate the subject properties. Get the land appraised to determine its market value. Consider factors like size, current land use, zoning, demand and also ownership.

Identify Potential Land Parcels to Sale: Ensure you identify who might be interested in the land, such as developers, investors, community of Phagameng in general or previously disadvantage community.

Prepare the Land for Sale: Ensure the land is accessible, and necessary documents are in order such as title deeds, zoning permits, development rights.

Marketing Strategy for Land Disposal: To use an existing database for land application. Use online listings, social media, and local newspapers to reach potential buyers.

Proper Engagement with the Community: However, land is a sensitive asset the community must be informed about a fair and open process for land disposal. Also inform local stakeholders about the sale and address any concerns that might arise.

Request Bids or Tenders: A supply chain management method to be followed. Invite interested buyers to submit offers or bids. A precise SCM process to be followed in order to get potential buyers and also for the benefits of the Municipality to meet its objectives.

Finalize the Sale: Complete all necessary documents, payments and transfer the land to new owners.

5. PLANNING AND DEVELOPMENT CONDITIONS OF THE SITES

Successful bidders will be expected to utilize the Planning and Development office for any development proposal on the subject sites, after completion and signed agreements/offer to purchase by the Municipality and purchaser, with the inclusion of a complete property transfer at the deeds office.

However, the development of these sites would require the submission of building plans to the Municipality before any development precept can take place.

The purchaser shall provide their own building plans for any proposed development to the Municipality for approval.

The purchasers must ensure that Town Planning conditions are followed that may be applied to any development proposal:

- † To confirm zoning of the site and land regulations,
- † Your site or development should comply with the Municipal by-laws and policies,
- † Adherence to national building regulations when contracting any physical or permanent structure on the site,
- † Obtaining necessary documents, permits and approvals from relevant stakeholders,
- † If the purchase is uncertain with the condition of the soil on site, be advised to look at environment impact assessment and obtain the approval.
- † Successful bidder must comply with zoning right which include conducting rezoning of the land.

6. DESCRIPTION OF SITES

Erf Number	Location/Area	Extent (m ²)	Current zoning
5929	Extension 7 Phagameng	1197m ²	Business
5868	Extension 7 Phagameng	1633m ²	Institutional

7. DELIVERABLES

- † Successful bidders will be expected to comply with terms set out by the municipality in the sale agreement.
- † Signing of the sale agreement.
- † To choose from the designs and drawings provided by the municipality or provide their own building plans to obtain an approval from the municipality.

Alterations or Withdrawal of Bids

Bidders may alter or withdraw bids by written notification prior to the deadline for submission of bids. No bid may be altered after this deadline.

Ownership of Bids

The Contracting Authority retains ownership in all bid received (this excludes intellectual property for all but the successful bidder) under this tendering procedure. Consequently, bidders have no right to have their bids returned to them.

Evaluation of financial offers

The Financial Offers which do not have all the required documents will not be considered.

Documentary evidence required from the successful Bidder

The successful bidder will be informed in writing that its bid has been accepted (notification of award). Before the signing of any agreements/contracts with a successful bidder, a successful bidder may be requested to provide additional information as deemed necessary by the Municipality.

If the successful bidder fails to provide these documents or is found to have provided false information, the award will be considered null and void. In such a case, the Municipality may award the bid to another bidder or cancel the bid procedure.

Cancellation of the RFP procedure

In the event of cancellation of the RFP procedure, bidders will be notified of the cancellation by the Municipality. If the bid procedure is cancelled before the envelopes of any bid has been opened, the unopened and sealed envelopes will be returned to the bidders.

Cancellation may occur when:

- The bid procedure has been unsuccessful, i.e., no qualitatively or financially worthwhile bid has been received or there is no response at all;
- The economic or technical data of the project have been fundamentally altered;
- Exceptional circumstances or force majeure render normal performance of the contract impossible;
- There have been irregularities in the procedure, in particular where these have prevented fair competition.

In no event shall the Municipality be liable for any damages whatsoever including, without limitation, damages for loss of profits, in any way connected with the cancellation of a bid even if the Municipality has been advised of the possibility of damages.

The publication of a procurement notice does not commit to the Municipality, to implement the programme or project announced.

8. TERMS AND CONDITIONS

- The purchaser is expected to pay full amount of the purchase price immediately, upon signing the sale agreement.
- The purchaser shall be required to develop the property within a period of **24 months** from the date of transfer of the property into the purchaser's name.
- The purchaser shall be required to transfer and register the property within six (6) months from date of purchase of the property.
- Should the purchaser fail to abide by the terms and conditions set out for the purchase, it will lead to cancellation of the agreement.

9. INFORMATION AND QUERIES

All submitted RFP may be addressed for the attention of the Municipal Manager.

RFP(s) may be submitted by private persons or juristic person(s) (Companies, Non-Governmental Organizations, Non-Profit Organization (NPO), Public Benefit Organization (PBO) etc.)

If the RFP(s) is submitted by a private person it must be accompanied by the following necessary document;

(i) Identity Documents (ID).

(ii) Proof of Bank Account.

(iii) SARS Income Number.

(iv) Municipal statement of account not more than 90 days. The Municipal account should not be owing or there must be a payment agreement entered with the Municipality.

If the Bid(s) is submitted by the juristic person(s) it must be accompanied by the following necessary documents;

(i) Company Registration Certificate.

(ii) Valid Tax Clearance Certificate.

(iii) Registration with Department of Social Development for NGO.

(iv) Registration with SARS as Public Benefit Organization (Section 30 Income Tax Act).

(v) Municipal Statement of Account not older than 90 days or Lease Agreement where the juristic person operate from.

(vi) Company Profile.

Submissions must be hand delivered to the Municipal Offices, Civic Centre, O.R Tambo Square, Harry Gwala Street, Modimolle, 0510 and deposited in the tender box situated in the reception area in the OR Tambo Square, Harry Gwala Street, Modimolle.

Due date for the submission of Proposal/Bids is at 11H00 on the **Date: 30 September 2026.**

LATE SUBMISSIONS WILL NOT BE CONSIDERED.

TECHNICAL QUERIES & SCM RELATED QUERIES

Bid enquiries are to be addressed to: Ms T Mohale (SCM) at telephone number 014 718 2022 Mohalet@modimolle.gov.za and Property Management enquiries to be addressed to Mr Xavier Mokhandla at 083 938 5471 or e-mail xavierm@modimolle.gov.za