

# BLOUBERG

LOCAL MUNICIPALITY



## **PUBLIC INVITATION TO EXPRESS INTEREST AND SUBMIT COMMERCIAL DEVELOPMENT PROPOSAL ON THE ERF 245 BOCHUM A EXT 2, SENWABARWANA.**

As per Council Resolution No. OC (10)2014/15 dated 31 July 2014 the Blouberg Local Municipality (hereafter the "BLM") herewith invites persons or entities (hereafter referred to as "potential developers") to express interest and submit a detailed written and motivated commercial development proposal for Erf 245 Bochum A extension 2, measuring **2, 3236** hectares in extent. The subject property has been developed and has been used as traffic testing facility. The development proposal must set out the type (including conceptual design), execution timeframes, viability and sustainability of such an envisaged commercial development. The development proposal may include any further detail which the potential developer believe is appropriate and necessary to enable the BLM to gain a proper understanding of the acceptability/suitability of such development proposal.

The base price for the land in question is R1 million and in addition to that the successful potential developer must construct a traffic station of more or similar size at an identified location in Eldorado.

The development proposal must be compiled and premised upon the express condition that the BLM will transfer the land in ownership to the successful potential developer, upon express conditions contained in a "Sale & Development Agreement" to be concluded between the BLM and the successful potential developer, safeguarding the due and punctual fulfilment of the development obligations of the potential developer and as such the development must be executed on a "no-cost to the BLM"-basis. The development proposal must, in addition, set out the full details, development experience and track record of the potential developer in order to allow for the BLM to gauge the development credentials of the proposed developer with regard to the ability of the developer to execute the development proposal submitted.

The BLM will, in its role discretion, evaluate all the development proposals received in response to this invitation. Subsequent to the evaluation of the development proposals, the BLM shall, if the BLM received development proposals which it deems acceptable/suitable, compile a shortlist of potential developers who shall be informed in writing of their advancement to the shortlist and such potential developers shall be required to make further detailed presentations to the BLM regarding the development proposal submitted. The BLM shall, subsequent to the receiving of these presentations, conditionally appoint a preferred potential developer to sign a written "**Sale & Development Agreement**" to obtain the land and then execute the proposed development thereon. In order to promote local economic development in general and local enterprise development, in particular, preference will be given to local developers/entities or developers/entities that have entered into joint venture agreements with local enterprises. For the purpose of this development, local refers to Blouberg Municipal area.

The BLM expressly reserves the right not to appoint any developer if none of the development proposals received by the BLM are deemed, in the sole discretion of the BLM, to be acceptable/suitable. Any and all proposed developer(s) therefore submit its/their development proposal(s) to the BLM on the express condition that there is no duty on the BLM to ultimately a preferred developer. The BLM also expressly reserves the right to reject all development proposals if none are deemed acceptable/suitable.

Also take note that this invitation and the submission of a development proposal by a potential developer is not, and do not constitute a tender or a competitive bidding or other formal procurement process in terms of the provisions of the Supply Chain Management Policy of the BLM.

Potential developers are invited to submit their proposals on or before **12H00, 15 November 2014** into the tender box located at the entrance of the municipal head offices situated at 2<sup>nd</sup> Building Senwabarwana-Mogwadi road, Senwabarwana Town,- Limpopo Province. The development proposal must be put in an envelope clearly marked **“Development Proposal on Erf 245 Bochum A Ext 2, Senwabarwana”**.

Enquiries about this call for expression of interest may be directed to **Mr Kgorane MJ- Director: Economic Development and Planning @ 015 505 7137 / 082 838 8716 / 084 941 0633**

Kgoale TMP

Municipal Manager