



Your reference:

Our reference: 5/12/9

SALE OF STANDS

1. Notice is hereby given in terms of Section 79 (18) of the Local Government Ordinance 17 of 1939 as amended read together with Section 21 of the Municipal Systems Act 32 of 2000, as amended and Section 14 (2) of the Municipal Finance Management Act 56 of 2003, that the Steve Tshwete Local Municipality intends to sell residential stands through a raffle (draw) system to the following areas:
 - 1.1. Dennesig North - 598 stands
 - 1.2. Hendrina - 74 stands
 - 1.3. Rockdale - 38 stands
 - 1.4. Aerorand West - 1 stand
 - 1.5. Middelburg Ext 18 - 1 stand
2. A list containing the description of the subject properties together with a pricelist can be viewed during office hours from 08 April 2024 at the following venues:
 - 2.1. Piet Tlou Community Hall (Doornkop)
 - 2.2. Eastdene Community Hall (Middelburg)
 - 2.3. Nasaret Community Hall (Middelburg)
 - 2.4. Eric Jiyane Hall (Mhluzi)
 - 2.5. Adelaide Tambo Hall (Mhluzi Ext 7)
 - 2.6. Cosmos Community Hall (Hendrina)
3. The above sale is subject to, inter alia, the following conditions:

That the stands be sold to the Community at the market value to the first time property buyers subject to the following conditions:

 - 3.1. That 60% of the stands should be reserved (ring fenced) for previously disadvantaged Communities (Blacks, Coloured, Indians).
 - 3.2. That preference be given to the residents within Steve Tshwete Local Municipality for the last 36 months.
 - 3.3. That the applicants are South African citizens.



- 3.4 That the purchaser shall not sell the property to a third party within a period of five (5) years from the date of registration, unless the property has been first offered to the seller on the same price that the purchaser has bought the property subject to the budget being provided for in the applicable financial year that the property is sold to the Municipality.
- 3.5 That the remainder of the stands be sold to previous/current property owners at the market value.
- 3.6 That payment of transfer costs to be paid directly together with the purchase price on the day of sale and be transferred appointed by conveyancers during the transfer process.
- 3.7 That 50% discount be applicable only to 196 stands in Dennesig North on the following criteria.
 - 3.7.1 That the Gross income for purchase and/or joint gross income should not exceed R600 000 per annum.
 - 3.7.2 That only stands below 500m² should be allocated for the 50% discount.
 - 3.7.3 That the 50% discount be applicable to first time buyers only.
- 4 That the residential stands be alienated to the Community of Steve Tshwete Municipality through a raffle (draw) system provided that they meet the following criteria:
 - 4.1 Be a natural person
 - 4.2 Be 18 years or above on the date of sale of the stand; and
 - 4.3 That the stands be sold for cash (only)
 - 4.4 That the property shall only be used for residential purposes.
 - 4.5 That only a single erf be sold per individual natural person with the understanding that couples married in and out community of property may only purchase a single erf.

The date of issuing of forms will be from **Monday 08 April 2024**, during working hours - 08:00 – 16:00 at the following venues: **Piet Tlou Community Hall** (Doornkop), **Eastdene Community Hall** (Middelburg), **Nasaret Community Hall** (Middelburg), **Eric Jiyane Hall** (Mhluzi), **Adelaide Tambo Hall** (Mhluzi Ext 7) and **Cosmos Community Hall** (Hendrina).

CLOSING DATE FOR SUBMISSION OF FORMS IS ON OR BEFORE 12 APRIL 2024.

Yours sincerely

MUNICIPAL MANAGER
S.M. MNGUNI
26 March 2024

