



P O BOX 20, HERMANUS, 7200

OPEN INVITATION FOR THE VALUATION OF MUNICIPAL LAND ADJACENT TO THE KLEINMOND HARBOUR

QUOTATION NO SC 713/2009

The Overstrand Municipality is desirous of effecting certain improvements to the Kleinmond harbour and its environments to, inter alia, improve the safety thereof and render it more user-friendly for the community of Kleinmond. In particular, land that could be set aside for community enterprise will be identified and opportunities for the enhancement of the historical and cultural life of the community will be created. In order to acquire the funds to finance this project, the Municipality is willing to sell certain developable land adjacent to the existing harbour precinct in order to create development opportunities that will enhance the precinct.

In terms of an agreement with a developer, Wharfside Developments (Kleinmond) (Pty) Ltd, which is the owner of land adjacent to the land owned by the Municipality, the Municipality is obliged to appoint two valuers who will prepare independent valuations of the property. Prospective valuers will be selected to be part of a panel of at least four valuers (or more) from which the two preferred valuers will be chosen after a process as has been determined in the abovementioned Agreement.

Prospective valuers are requested to make a full submission on their ability to conduct the valuation and methodology to be employed. Prospective valuers will have to demonstrate experience in valuating unutilised Municipal land with the potential for mixed use residential and commercial development. (The unutilized land consists of an area of approximately 50 000m², and is currently zoned Public Road and Public Open Space). See attached plan.

Valuers who are registered in terms of the Property Valuers Profession Act, No. 47 of 2000, are hereby invited to submit their quotation.

Documents, in English, are obtainable from Mr Louw between 08:00 and 15:30 at Hangklip-Kleinmond Administration, Kleinmond upon payment of a non refundable tender participation fee of R400.00 (four hundred rand). Bank guaranteed cheques to be made payable to "Overstrand Municipality"

Alternatively the documents can be downloaded free of charge from our website: www.overstrand.gov.za.

Sealed quotations clearly marked on the envelope: "QUOTATION NO SC 713/2009: VALUATION OF MUNICIPAL LAND ADJACENT TO KLEINMOND HARBOUR" must be deposited in Tender Box Number 1 at the offices of Overstrand Municipality, Magnolia Avenue, Hermanus.

The closing time and date for quotations is **12h00 on Friday, 28 AUGUST 2009.**

Quotations will be opened in public in the Committee Room, Hermanus Administration immediately after closing time.

Quotations must be valid for 12 weeks after the closing date.

Only parties who submit valid quotations shall be considered to form part of the panel mentioned above and from which the two preferred valuers will be chosen.

The Overstrand Municipality does not bind itself to accept the lowest or any quotation and reserves the right to accept any quotation, as it may deem expedient. Quotations are subject to the Preferential Procurement Regulations of 2001 and the Supply Chain Management Policy of the Overstrand Municipality.

Queries can be directed by e-mail to Mr. Briand Louw at blouw@overstrand.co.za or telephonically at 028-271 8473 or cell 082 857 9077.

**Manager:Townplanning and Property Administration
Overstrand Administration**



Posbus 20, Hermanus, 7200

OPE UITNODIGING VIR DIE WAARDASIE VAN SEKERE MUNISIPALE GROND AANGRENSEND AAN DIE KLEINMOND HAWE

KWOTASIE NR. SC713/2009

Die Overstrand Munisipaliteit is van voorneme om sekere verbeterings aan te bring by die Kleinmond Hawe en die omgewing om, onder andere, die veiligheid te verbeter en dit meer gebruikers-vriendelik te maak vir die gemeenskap van Kleinmond. In besonder, kan grond geïdentifiseer word vir gemeenskapsdoeleindes en geleenthede vir die bevordering van die historiese en kulturele lewe van die gemeenskap kan geskep word. Ten einde fondse te bekom om die projek te finansier is die Munisipaliteit gewillig om sekere ontwikkelbare gedeeltes grond aangrensend aan die bestaande hawe gebied te verkoop om ontwikkelingsmoontlikhede te skep wat die gebied sal verbeter.

In terme van 'n ooreenkoms met 'n ontwikkelaar, Wharfside Developments (Kleinmond) (Pty) Ltd, die eienaar van grond aangrensend aan die Munisipale grond, is die Munisipaliteit verplig om twee waardeerders aan te stel wat betrokke sal wees daarby om onafhanklike waardasies vir die grond voor te berei. Voornemende waardeerders sal geselekteer word om deel te wees van 'n paneel van ten minste 4 waardeerders (of meer) waaruit twee voorkeur waardeerders gekies sal word soos bepaal word deur die bogenoemde ooreenkoms.

Voornemende waardeerders moet 'n volledige voorlegging doen aangaande hul vermoë om die waardasie te doen en die metodes wat hul sal gebruik. Voornemende waardeerders moet ondervinding in waardasies op onbenutte Munisipale grond met 'n potensieel vir 'n mengsel van residensiële en kommersiële gebruike kan demonstreer. (Die onbenutte grond bestaan uit 'n area van ongeveer 50 000m² en is huidiglik as Publieke Pad en Publieke Oop Ruimte gesoneer). Sien aangehegte plan.

Waardeerders wat in terme van die Eiendomsvalueerders Professie Wet, No 47 van 2000, geregistreer is, word hiermee uitgenooi om te kwoteer.

Dokumente, in Engels, is verkrygbaar by Mnr Briand Louw, Hangklip-Kleinmond Administrasie, Kleinmond tussen 8h00 en 15h30 by betaling van 'n nie terugbetaalbare tender deelname fooi van R400.00 (vier honderd rand). Bank gewaarborgde tjeks betaalbaar aan Overstrand Munisipaliteit.

Dokumente is ook gratis beskikbaar op web-werf: www.overstrand.gov.za.

Kwotasies moet in 'n geseëde koevert, duidelik gemerk met: "KWOTASIE NR. SC 713/2009: WAARDERING VAN MUNISIPALE GROND AANGRENSEND KLEINMOND HAWE", in Tenderkasnommer 1, by die kantore van die Overstrand Munisipaliteit, Magnoliaaan, Hermanus, geplaas word.

Die sluitingsdatum en tyd vir kwotasies is Vrydag, 28 Augustus 2009 om 12h00.

Kwotasies sal direk na die sluitingstyd in die openbaar oopgemaak word in die Komiteekamer, Hermanus Administrasie.

Kwotasies moet geldig wees vir 12 weke na die sluitingsdatum.

Slegs partye wat geldige kwotasies ingedien het, sal oorweeg word om deel te vorm van die bo-vermelde paneel en waarvan twee verkose waardeerders gekies sal word.

Die Munisipaliteit Overstrand is nie verplig om die laagste of enige kwotasie wat ingedien word te aanvaar nie. Kwotasies is onderworpe aan die Standaard Tender Voorwaardes, Voorkeur Verkrygings Regulasies van 2001 en die Voorkeur Verkrygingsbeleid van Overstrand Munisipaliteit.

Navrae kan gerig word aan Briand Louw per e-pos blouw@overstrand.co.za of telefonies by 028-271 8473 of sel 082 857 9077.

**Bestuurder: Stadsbeplanning en Eiendomsadministrasie
Overstrand Administrasie**