



MUNICIPAL NOTICE NO: 25/17/04-2026
DISPOSAL OF SITES

Notice is hereby given in terms of Section 79(18) of the Local Government Ordinance 17 of 1939 as amended read with Section 21 of the Local Government: Municipal Systems Act 32 of 2000, as amended and Section 14(2) the Municipal Finance Management Act No. 56 of 2003, that the Mkhondo Local Municipality intends selling sites in Amsterdam Extension 5 (1000 sites), Piet Retief Extension 6 (67 sites), Kempville Extension 2 (500 sites) and other Business and Church related sites.

The abovementioned sale is subject to, inter alia, the following conditions:-

1. All natural person / individuals residing within the jurisdiction of Mkhondo Local Municipality are invited to apply for sites by filling in an application form which will be available from **Wednesday 21 April 2026** at the Properties Division, Finance Buildings, office no 11, Corner Mark and De Wet Street, eMkhondo and which application form must be returned in person to the above address or by post to:- P O Box 23, Piet Retief, 2380 on or before 16:00 on **Friday 15 May 2026** clearly written "**Application for Sites**". No faxed or e-mailed application forms will be accepted;
2. The municipality will screen all applications received for compliance with the following requirements before the date of sale:-
 - 10.1 The applicants must be a natural persons / individuals and **21 years** of age or older on the date of sale;
 - 10.2 Juristic persons can only apply for non-residential sites
 - 10.3 The applicant must be a South African Citizen;
 - 10.4 The applicant or its directors or board members (in case of a juristic person) must not be owing municipal rates and taxes at the time of the sale;
 - 10.5 Applicants must be residents of Mkhondo Local Municipality for a period of more than 24 months at the date of sale.

- 10.6 Applicants who are part of the “People With Disability” groups will be prioritized.
- 11 All qualifying persons will be invited to purchase the available sites;
- 12 Successful applicants will be offered an opportunity to sign an “offer-to-purchase” prepared by the municipality on the date of sale;
- 13 Sites will be sold at a market related price plus costs for installing minimum basic services.
- 14 All amounts must be paid in full within 30 days from the date of sale.
- 15 Only one site may be sold per person with the understanding that married couples may only purchase one site;
- 16 Site may not be re-sold for a period of sixty (60) months from the date of sale unless the Municipality’s prior written permission is obtained, which may only be granted under exceptional circumstances;
- 17 The purchaser must build a property with a value not less than **R250 000.00 (two hundred and fifty thousand rands)** within the period of twenty-four 24 months from the date of sale unless the extension of time has been granted by the Municipality.
- 18 Applicants must submit, together with the application form,
 - 18.1 Certified ID copy (if natural person)
 - 18.2 A confirmation letter from their Ward Councillor confirming their residence status,
 - 18.3 Three 03 months salary advises (if natural persons),
 - 18.4 Copy of marriage certificate (if applicable)
 - 18.5 Registration documents (for juristic persons), and
 - 18.6 Three (03) months bank statements (for juristic persons).
- 19 All juristic persons must be compliant with SARS regulations at the time of sale
- 20 An account for the rendering of the municipal services shall only be opened in the name of the purchaser and shall remain in his/her name for a period of five years unless the permission for the sale of the property has been granted by the Municipality.

- 21 Council shall have the first option to re-purchase the property at the original selling price with or without improvements if the purchaser is unable to comply with the 24 months development period or wishes to sell the property within 60 months.
- 22 Sites will be sold only to applicants who have submitted the application forms and the necessary attachments.
- 23 Previously disadvantaged persons will be prioritized as follows:
 - 15.1 community members who don't have immovable property at all;
 - 15.2 community members who are public servants;
- 24 The purchaser will, over and above the purchase price, be responsible for the costs of transfer to be determined by the municipality;
- 25 Transfer shall be passed by the Seller's Attorneys within **180** days after signing the Deed of Sale. Purchasers will sign transfer documents within 180 days after the signing of the Deed of Sale failing which the transaction will be automatically cancelled;

Full particulars of the proposed sale (with a list containing details of the available properties together with a price list) will be available for viewing at after the closing date.

M.J MKHONZA
MUNICIPAL MANAGER