



MARULENG MUNICIPALITY

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MOPANI DISTRICT MUNICIPALITY

DEPARTMENT OF SPATIAL PLANNING AND ECONOMIC DEVELOPMENT

REQUEST FOR EXPRESSION OF INTEREST

FOR

LAND OWNERS TO DISPOSE THEIR LAND

IN FAVOUR OF MARULENG MUNICIPALITY FOR HUMAN SETTLEMENT WITHIN

HOEDSPRUIT TOWN

The Maruleng Municipality is soliciting Expression of Interests from all property owners who own a land parcel within a 5km radius of Hoedspruit Town to avail their land for Human Settlement development.

This is a municipal effort to realise the, development principles and norms and standards of the Spatial Planning and Land Use Management Act which promote the development of integrated human settlements.

All interested property owners are invited to submit proposal to the municipality with regards to the disposal of their land.

The municipality seeks to develop a residential township, which will assist in providing affordable housing options and the eradication of exiting informal settlements.

The proposal should include the following:

- Site should be within a 5km radius of Hoedspruit Town.
- Site should be able to accommodate 500 to 1000 sites for Human Settlement Development.
- Copy of the Title Deed
- Power of Attorney (if property owned / offered by third party)
- Zoning and Current Use of the property
- Offer Price (should also reflect price per hectare)



1. EXPECTED OUTCOMES AND DELIVERABLES

Location of land

Land must be easily accessible via public transport, close to work and economic opportunities, be serviceable with infrastructure in a manner that is financially viable, should be within a 5km radius of Hoedspruit Town.

Characteristics

Land must be physically suitable for development, i.e. not too steep, not located within 1:100 – year flood lines or wetland or environmental sensitive areas, or on land with geotechnical flaws. .

Size

The parcel of land must be large enough to accommodate sufficient number of stands (500 – 1000) with a minimum stand size of 250 m²

Compliance with policies

Land must be located in an area indicated for settlement purposes in terms of the municipal Spatial Development Framework and IDP and must also be suited to human settlement in terms of the effectives and sustainable provisions of services and facilities.

Land audit

Prospective sellers must be willing to subject their properties to a property-specific land audit to verify, amongst others, location, ownership, the extent in terms of development conditions and overall alignment to the development criteria listed herein.

Land Claims Investigation

Investigate if there are land claims on the property. This will be done through the office of Land Claims Commission.

Servitudes

Determine all registered and unregistered servitudes for roads, power lines, and pipes. Establish if these can be cancelled or have to be upheld. There should be no servitudes registered over the property that will adversely affect development

Surrounding Development

Undertake a study of the surrounding land use and developments e.g. (refuse dumps, quarries, effluent treatment plants, industrial development) and assess potential impact on the proposed residential development.

Valuation of Property

An independent valuer will be assigned to determine the Market Value of the property.

Other rights

Determine all other rights registered against the property such as access, restrictive title conditions or any other condition imposed by another organ of state, establish if they can be cancelled or upheld. Identify servitudes that needs to be registered.

Title deed analysis

Obtain title deed for the property and analyse it in terms of proposed human settlement development, verify area of property and assess the potential developable area.

The interested property owners must submit their Expression of Interest (EOI) by sending their proposals to the municipality.

Please note that the closing date is October5, 2020

For enquires contact Mr Gabriel Mailula on 015 793 2409 or 082 822 1322