LEKWA LOCAL MUNICIPALITY

Cnr Dr Beyers Naude & Mbonani Mayisela Streets
P.O. Box 66
STANDERTON
2430

MORGENZON OFFICE
464 Steyn Street
P.O. Box 9
MORGENZON
2315

SAKHILE OFFICES
Cnr Hlongwane & Palmer Streets

LEKWA LOCAL
MUNICIPALITY

Tel: 017 712 9600
Fax: 017 712 6808

Tel: 017 793 3002
Fax: 017 793 3206

mail: admin@lekwalm.gov.za

All correspondences to be addressed to the Municipal Manager

PUBLIC NOTICE NO.:

INVITATION TO SUBMIT PROPOSALS FOR THE LEASING OF IDENTIFIED MUNICIPAL LAND AND PROPERTIES.

Lekwa Local Municipality invites qualifying individuals, businesses and organisations to submit proposals for the leasing and utilisation of the following municipal land and properties:

No.	Property description	Location	Current Zoning	Extent	Reserved use
1	Erf 193,194,195 Standerton	Cnr Dr Nelson Mandela and Vry Street	Public Open Space	1,56Ha	Truck Stop
2	Remainder of extent of Portion 2 of the Farm Grootverlangen 409 IS	Vry Street	Agriculture	3.24Ha	Auction Yard
3	Portion 145 of Erf 1016 Standerton – Shanty's Cafe	Marais Street	Public Open Space	855m²	Business – No sale or consumption of alcohol
4	Portion 2 (Re) of the Farm Grootverlangen 409 IS – Walter Kinnear Centre	Buiten Street	Agriculture	2 044m²	Business
5	Portion 2 (Re) of the Farm Grootverlangen 409 IS – Squash Court and Driving Range	Buiten Street	Agriculture	5.34Ha	Sports and Recreational Activities

The invitation is issued in accordance with the **Local Government: Municipal Finance Management Act 56 of 2003**, the **Municipal Asset Transfer Regulations, 2008**, the **Local Government: Municipal Systems Act 32 of 2000**, the **Spatial Planning and Land Use**

Government: **Municipal Systems Act 32 of 2000**, the **Spatial Planning and Land Use Management Act 16 of 2013**, the applicable municipal Spatial Planning and Land Use Management By-law, the **Lekwa Land Use Scheme, 2020**, the Municipality's **Local Economic Development Strategy**, and the **Policy on Land Alienation and Leasing of Immovable Property, 2023**, particularly clauses 5, 6.2, 13, 14 and 16.

1. **MINIMUM ELIGIBILITY AND SUBMISSION REQUIREMENTS**

1.1 Applicants must submit a completed, signed application for the identified property, together with:

- **Identity and authority:** ID (individual) or registration documents, directors/members, beneficial owners and written authority for the signatory (entity, cooperative or consortium).
- **Compliance:** SARS Tax Compliance Status PIN where applicable, recent municipal account or approved payment arrangement.
- **A site-specific business and development:** intended use, layout, costed refurbishment or removable works, required approvals, security and maintenance plan. For property 4, include a condition assessment and restaurant refurbishment plan.
- **Financial capacity:** development budget, funding evidence, cash-flow forecast, proposed rental and lease term with a reason for the requested term.
- **Inclusive growth and ability:** proposed jobs, skills training and local small-business opportunities, plus relevant experience or the named team and partners who will deliver the project.

2. **Conditions of lease**

2.1. Rental will be market-related, based on the completed independent valuation and the Municipality's approved policy. Applicants are not required to bid a rental amount.

2.2. The property will be leased as is, subject to a joint inspection and signed handover condition report. Property 4 is a vandalised community hall intended for refurbishment as an upscale restaurant.

2.3. From handover, the lessee pays for refurbishment, repairs, maintenance, security, cleaning, upkeep, services, utilities and approved connections or upgrades. A municipal services account must be opened or transferred into the lessee's name where applicable. Improvements do not create an automatic right to compensation.

2.4. The lessee obtains and pays for all required land use, building, environmental, fire, health, trading and other approvals, licences and permits. No unlawful use, public occupation or trading may begin before the required approvals. Existing buildings may be refurbished with written consent and approved plans where required. No new permanent structures are permitted under the current leasing policy.

2.5. To prevent prolonged vacancy, the lessee must, from the date of handover:

2.5.1. Take possession for site management and secure the property within 30 calendar days;

2.5.2. apply for required approvals and begin lawful, authorised site works within 90 calendar days; and complete approved works and begin regular operation of the approved use within 12 months.

2.6. The Municipal Manager or duly authorised official may grant a written extension of up to six months on good cause shown. The lessee must apply before the relevant deadline and provide evidence of progress and the cause of delay. No extension is automatic.

2.7. The lessee may not keep the property vacant for speculation, sublet, cede or assign the lease, or permit a third party to use it without prior written municipal consent. No sale or consumption of alcohol is permitted on property 3.

2.8. Failure to meet the milestones, operate the approved use, or maintain and secure the property is a material breach. After written notice allowing at least 20 business days to remedy the breach, or any longer period required by law or the lease, the Municipality may cancel the lease by further written notice and recover possession through lawful process.

3. Assessment and award

Only submissions that pass the mandatory administrative compliance check will be evaluated. Those proposals will be scored on lawful site suitability, proven funding and delivery capacity, realistic investment, and measurable jobs, training and local small-business benefits. The amount of rental offered will not be an award criterion. The application pack will state the approved scoring weights and thresholds.

Selection remains subject to verification, statutory processes, the required decision and a signed lease. The Municipality may reject a proposal, withdraw a site or cancel the process in accordance with the published rules.

Applications will be assessed by the **Land Disposal Committee**, which will make recommendations through the applicable municipal approval processes. In accordance with approved policy, preference will be given to qualifying local residents and locally based businesses. Consideration will also be given to the proposed use, economic viability, local job creation and contribution to local economic development.

Application forms are available during office hours from the Land and Properties Office at Sakhile Municipal Office, Cnr 63 Hlongwane Road and Palmer Street, Sakhile, 2430.

Completed applications must be submitted in a sealed envelope marked **"LEASE PROPOSAL: [PROPERTY DESCRIPTION]"** and delivered to Sakhile Municipal Office.

Closing date: 20 November 2026
Closing time: 16:15

Late or incomplete applications may not be considered. The Municipality reserves the right not to accept any proposal or to withdraw this invitation.

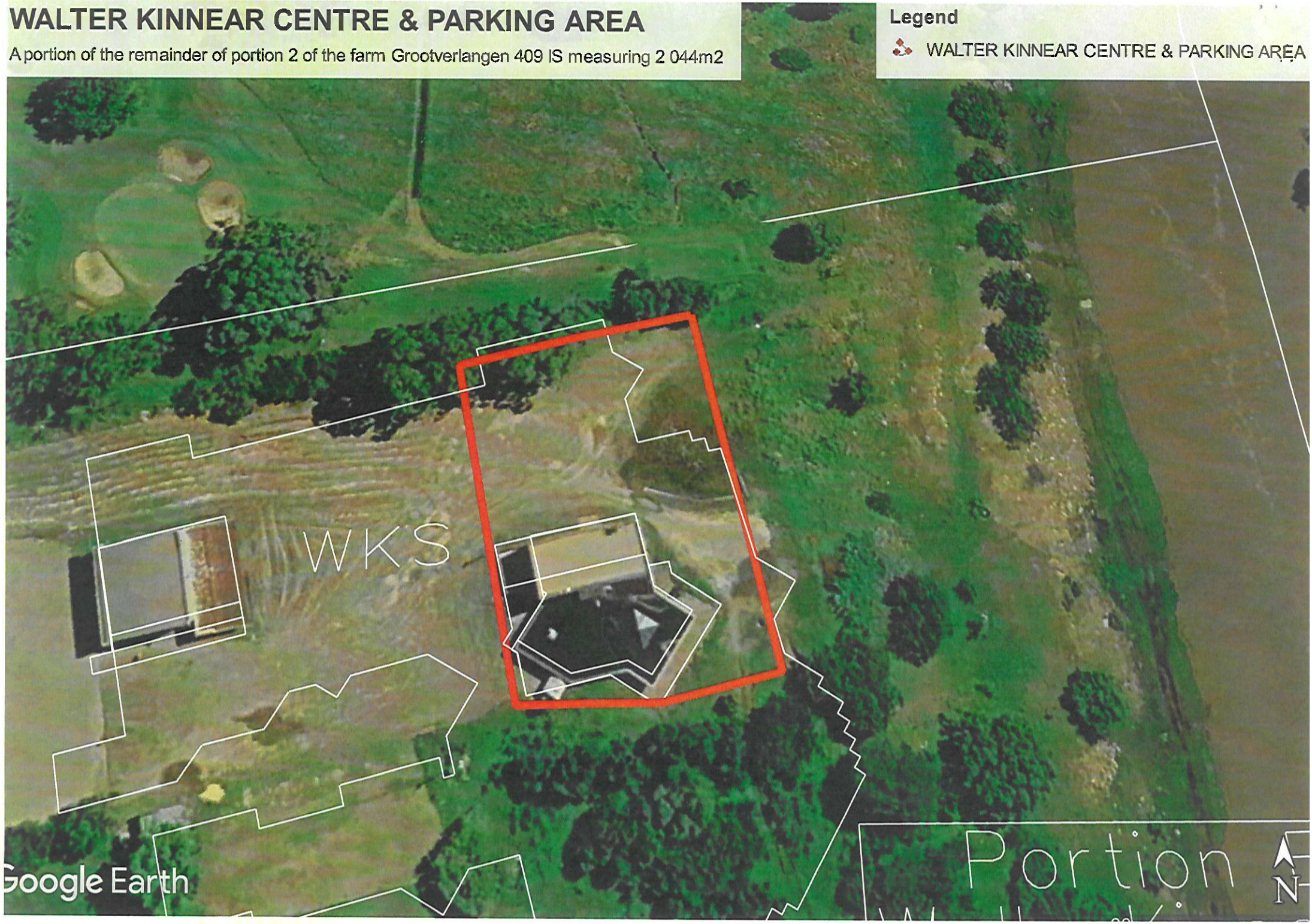
Enquiries: J Prinsloo, Manager Land and Properties II 079 894 8516 II jprinsloo@lekwalm.gov.za

P Munzhelele, Land and Properties Management Officer II 079 902 7740 II pmunzhelele@lekwalm.gov.za and properties@lekwalm.gov.za

MS. T MTSHISELWA
ACTING MUNICIPAL MANAGER

WALTER KINNEAR CENTRE & PARKING AREA

A portion of the remainder of portion 2 of the farm Grootverlangen 409 IS measuring 2 044m2



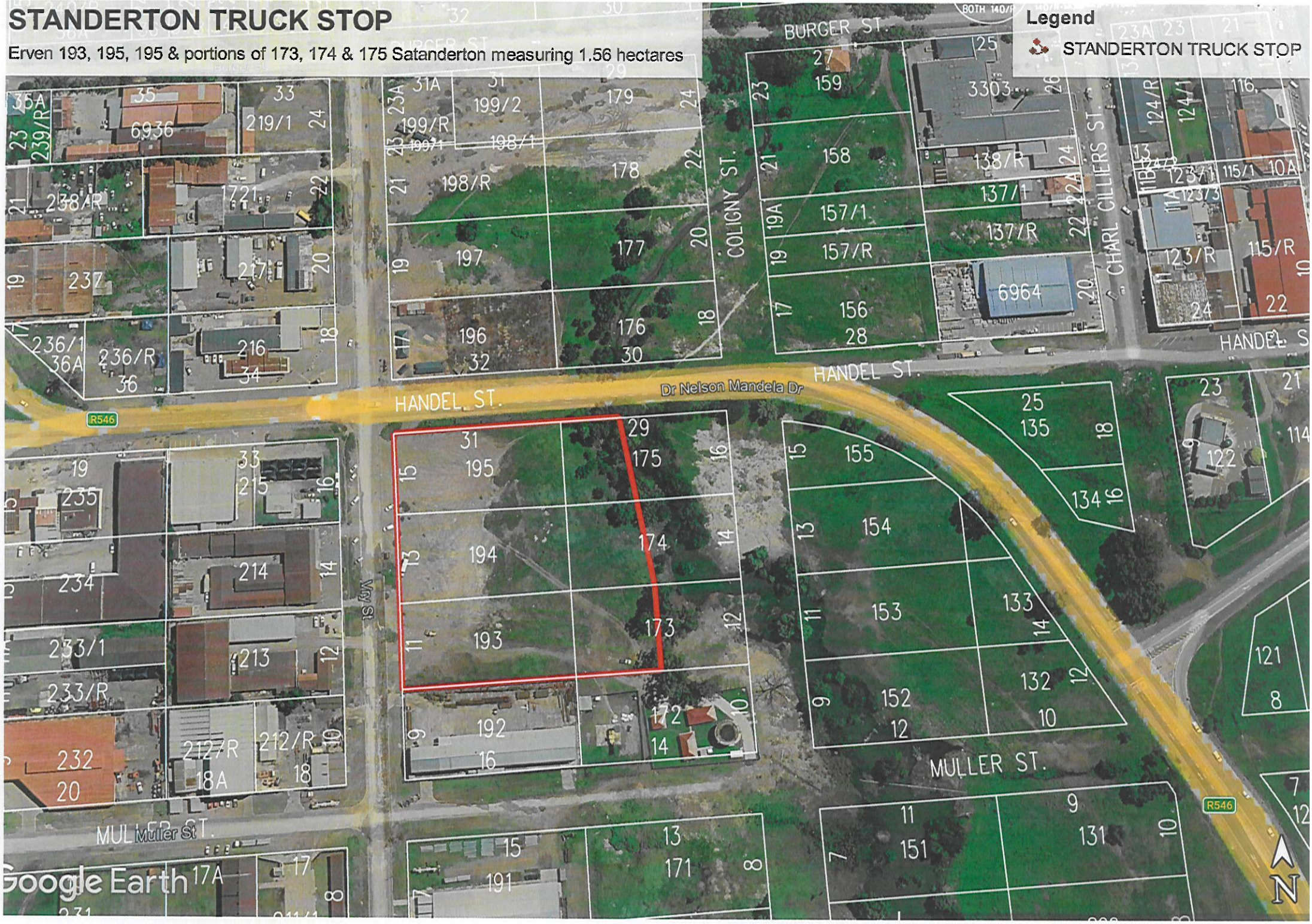
STANDERTON SQUASH COURT & GOLF DRIVING RANGE

A portion of the remainder of portion 2 of the farm Grootverlangen 409 IS measuring 5.34 hectares



STANDERTON TRUCK STOP

Erven 193, 195, 195 & portions of 173, 174 & 175 Satanderton measuring 1.56 hectares



SHANTY'S CAFE

A portion of portion 145 of erf 1016 Standerton measuring 855 m2



STANDERTON AUCTION YARD

A portion of the remainder of portion 2 of the farm Grootverlangen 409 IS, measuring 3.24 hectares

