

MODIMOLLE LOCAL MUNICIPALITY

ALIENATION OF LAND

Notice is hereby given in terms of Section 14 and Section 113(2)(b) of the Local Government: Municipal Finance Management Act of 2003 (Act 56 of 2003) read with Clause 37(2) of Modimolle Local Municipal Supply Chain Management Policy, Section 21(a) of the Local Government: Municipal System Act of 2000 (Act 32 of 2000), and Municipal Asset Transfer Regulations (Regulation) 5, 6 and 7 that the Modimolle Local Municipality intends to dispose off the following properties mentioned hereunder by unsolicited bid:

- 1(i) Property Description : Portion of Portion 75 of the Farm Nylstroom Town and Townlands 419KR
- (ii) Use of Property : Erection of Head Offices
NTK Commercial Branch
Central Distribution Centre
Merchanization including a filing station
- (iii) To : NTK
- (iv) Size : 21.701ha
- (v) Valuation Cost : R2 800 000,00 (Two Million Eight Hundred Thousand Rand)
- 2(i) Property Description : Remainder Portion of Portion 1 of the Farm Nylstroom 419KR
- (ii) Use of Property : Development of light industrial warehouse
A Hotel
Commercial showrooms and offices
- (iii) To : API Property Group
- (iv) Size : 25 hectares
- (v) Valuation : R3 200 000,00 (Three Million Two Hundred Thousand Rand)

The above-mentioned properties are dispose not to the other competitors based on the following reasons:

Remainder Portion of Portion 1 of the farm Nylstroom Town and Townlands

- The land requested for purchase is an old dumping site, only portions thereof are stable enough to construct buildings on and has hitherto not attracted any interest for us to advertise it.
- An alienation notice was advertised in July 2008 of our intention to sell the area in order for other interests to be shown or objections to be raised. None was received.

With the above findings Council cannot sell the area to competitors, but in turn Nylstene in partnership with API Property Group has show a commitment to establish the area.

Potential benefits for municipality were it accepts.

Potential benefits for municipality were it accepts the unsolicited bid:

- There will be an infrastructural benefit within the Modimolle Local Municipality specially towards the eastern side of the town. The company intends to build to the following :
 - o A hotel
 - o Commercial showrooms and offices
 - o Development of light industrial warehouse
- There will an economical boost towards the Council in terms of revenue (rates and taxes). At present the camp system is not generating income.
- There will be an employment boost towards the residents of Modimolle. Many people will be employed during the building of the structures on the property and thereafter.

Portion of Portion 75 of the farm Nylstroom Town and Townlands 419KR

The above-mentioned area was earmarked for housing development, but it was later discovered from the Geotech report that the area will not be suitable for human habitation.

The land has a high water table and as a result of this it will be highly expensive to develop the land.

Advertisement of our intention to sell the land for other interest to be shown or objections to be raised was done in July 2008. None was received.

With the above findings Council cannot sell the area to other competitors, but to NTK who showed a commitment to develop the area.

Potential benefits for municipality why it accepts the unsolicited bids:

- There will be an infrastructural benefit within the Modimolle Local Municipality specially towards the eastern side of the town. The company intends to build to the following :
 - o Erection of Head Offices
 - o NTK Commercial Branch
 - o Central Distribution Centre
 - o Merchanization including filling station
- There will an economical boost towards the Council in terms of revenue (rates and taxes). At present the camp system is not generating income.
- There will be an employment boost towards the residents of Modimolle. Many people will be employed during the building of the structures on the property and thereafter.

Particulars of the proposed transactions are open for inspection at the offices of the Manager: Corporate Services for a period of 14 days after the publication of this notice.

Any person who wishes to object to the proposed transaction must lodge such objection in writing and motivate his/her reasoning within two weeks after the publication of this notice.

Civic Centre
 OR Tambo Square
 Harry Gwala Street
MODIMOLLE

K S LEKALA

(Notice 36/12/2008)