



THEMBELIHLE

*Incorporating the towns of Strydenburg and Hopetown
Northern Cape Province, Republic of South Africa*

LOCAL MUNICIPALITY
PLAASLIKE MUNISIPALITEIT
U-MASIPALA WASEKUHALENI

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Date: 04 September 2026

PUBLIC NOTICE: 72/2026

ACQUISITION OF PRIVATE IMMOVABLE PROPERTY FOR MUNICIPAL OFFICE USE

Thembelihle Local Municipality hereby invites interested owners of privately owned immovable properties within the municipal area to submit proposals for the sale of immovable property to the Municipality for purposes of municipal office accommodation and related administrative functions.

The Municipality intends to investigate and, subject to the applicable legislative, financial, supply chain management and governance requirements, acquire suitable privately owned immovable property that will address its identified office accommodation requirements.

1. PURPOSE OF THE NOTICE

The purpose of this notice is to identify suitable privately owned immovable properties that may be considered for acquisition by Thembelihle Local Municipality.

The Municipality is particularly interested in properties that are:

- situated in the town of Hopetown;
- within reasonable proximity to the existing municipal building;
- preferably adjacent to, or in close proximity to, the existing municipal offices;
- suitable for conversion, expansion or utilisation as municipal office accommodation;
- accessible to municipal employees, councillors, members of the public and other stakeholders;

- adequately serviced with municipal services and appropriate infrastructure;

The Municipality shall not be obliged to purchase any property submitted pursuant to this notice.

2. BACKGROUND AND NEED

The Municipality is assessing its current and future office accommodation requirements with a view to improving administrative efficiency, service delivery, utilisation of municipal resources and the working environment for municipal employees.

The acquisition of property in close proximity to the existing municipal building may, subject to the outcome of the Municipality's needs analysis, provide potential benefits including:

- enabling the Municipality to expand its office accommodation in a strategically appropriate location;
- reducing fragmentation of municipal administrative functions;
- improving coordination and accessibility between municipal departments;
- facilitating more efficient employee and administrative management;
- potentially reducing long-term accommodation costs; and
- providing an opportunity for the Municipality to consolidate its administrative facilities.

The Municipality will, however, undertake an appropriate needs analysis and feasibility assessment before any acquisition is considered or approved.

3. CONSTITUTIONAL AND SUPPLY CHAIN MANAGEMENT PRINCIPLES

The acquisition process shall be conducted in accordance with Section 217 of the Constitution of the Republic of South Africa, 1996, and the applicable legislative and municipal Supply Chain Management framework.

The Municipality will seek to ensure that the process is conducted in a manner that is:

- fair;
- equitable;
- transparent;
- competitive, where applicable; and
- cost-effective.

The Municipality will also take reasonable measures to ensure that the acquisition represents value for money and is undertaken in accordance with the principles of good governance, accountability and responsible utilisation of public funds.

4. PROPERTY REQUIREMENTS

Proposals should preferably relate to properties meeting the following requirements:

Requirement	Description
Location	Hopetown
Proximity	Preference may be given to properties adjacent to or within close proximity to the existing municipal building
Zoning	Suitable for municipal office/administrative use or capable of lawful rezoning/use approval
Accessibility	Easily accessible to employees, councillors and members of the public
Infrastructure	Adequate water, electricity, sanitation, telecommunications and other required services
Condition	Structurally sound and suitable for occupation or capable of reasonable adaptation
Size	

Ownership	Seller must have valid and transferable ownership/title to the property
Encumbrances	Details of all bonds, servitudes, leases, restrictions or other encumbrances must be disclosed
Compliance	Property must comply, or be capable of complying, with applicable planning, building and other statutory requirements

The Municipality reserves the right to consider other properties that do not strictly meet all the above requirements where such property is otherwise considered suitable and provides value for money.

5. PROPOSAL INFORMATION REQUIRED

Interested property owners are requested to submit a comprehensive proposal containing, at a minimum, the following:

5.1 Property details

- Full description of the property;
- Erf/stand number;
- Physical address;
- Extent/size of the property;
- Current zoning and permitted land use;
- Title deed information;
- Details of the registered owner;
- Description of existing buildings and improvements;
- Number and size of existing offices, if applicable;
- Parking facilities;
- Availability of municipal services;
- Photographs of the property and buildings;
- Site plan or locality plan; and
- Details of any servitudes, restrictions, leases, bonds or other encumbrances.

5.2 Financial information

The proposal must clearly indicate:

- proposed selling price;
- whether the price is inclusive or exclusive of VAT, where applicable;
- any additional costs payable by the Municipality;
- details of any existing mortgage bond or other financial encumbrance; and
- any other financial conditions attached to the proposed sale.

The proposed purchase price must be supported by appropriate market information and will be subject to the Municipality obtaining an independent valuation or other appropriate assessment of fair market value before any acquisition is concluded.

6. MARKET VALUE AND DUE DILIGENCE

The Municipality will not automatically accept the price proposed by any property owner.

Prior to any acquisition, the Municipality may undertake or commission:

- an independent valuation of the property;
- a market assessment/benchmarking exercise;
- a technical inspection;
- a structural assessment;
- a town planning and zoning assessment;
- a legal due diligence investigation;
- verification of ownership and title deed information;
- verification of municipal service accounts and rates and taxes;
- assessment of outstanding rates, taxes and other charges;
- environmental or other specialist assessments where necessary; and
- any other investigation considered necessary to protect the interests of the Municipality.
- Price negotiation

The Municipality reserves the right to reject a proposal where the proposed price is not considered to represent fair market value or value for money.

7. PROCUREMENT AND SCM PROCESS

The submission of a proposal in response to this notice does not constitute an award, offer or commitment by the Municipality to purchase the property.

Following receipt and assessment of proposals, the Municipality will determine the appropriate procurement and Supply Chain Management process to be followed in accordance with applicable legislation and its approved Supply Chain Management Policy.

Where more than one suitable property is available, the Municipality may utilise a formal competitive process to ensure that the market is appropriately tested and that the Municipality obtains the most advantageous outcome.

Where circumstances exist that may justify a deviation from the normal procurement process, such deviation will only be considered and processed in accordance with the applicable provisions of the Municipal Supply Chain Management Regulations, including Regulation 36, and the Municipality's approved Supply Chain Management Policy.

8. PREFERENCE FOR PROPERTY IN CLOSE PROXIMITY TO MUNICIPAL OFFICES

Although the Municipality is inviting proposals generally, particular consideration may be given to properties that are in close proximity to the existing municipal building where such location is demonstrated through the needs analysis to provide a strategic and operational benefit to the Municipality.

Such consideration shall not, on its own, constitute an automatic entitlement to appointment or acquisition.

The Municipality will still be required to establish that the acquisition is necessary, affordable, legally permissible and represents value for money.

9. AVAILABILITY OF FUNDING

Any acquisition will be subject to:

- the availability of sufficient funding;
- the acquisition being provided for in an approved municipal budget, where required;
- compliance with applicable financial management legislation;
- affordability and value-for-money considerations; and
- the necessary approvals by the competent municipal structures and/or officials.

No liability will arise against the Municipality merely because a property owner has submitted a proposal or because the Municipality has engaged with a property owner during the evaluation process.

10. ELIGIBILITY AND COMPLIANCE

The Municipality will conduct appropriate due diligence on all prospective sellers.

Prospective sellers must provide sufficient information to enable the Municipality to verify their legal status and eligibility to transact with the Municipality.

Where applicable, prospective sellers must provide or demonstrate:

- valid CSD registration;
- valid tax compliance status;
- applicable company/close corporation/sole proprietor registration documents;
- identity documents of the registered owner(s) or authorised representative(s), where appropriate;
- proof of ownership;
- authority to sell the property;
- resolution authorising the sale, where the owner is a juristic person;
- details of all directors/members/trustees, where applicable;

- confirmation that the seller is not prohibited or restricted from doing business with government; and
- any other documentation required by the Municipality.

Where a requirement is not legally applicable to a particular category of property owner or transaction, the Municipality may require alternative supporting documentation in accordance with the applicable legal and SCM framework.

11. EVALUATION CONSIDERATIONS

Proposals may be evaluated with reference to, inter alia:

- strategic location and proximity to the municipal offices;
- suitability of the property for municipal office accommodation;
- size and functionality of the property;
- condition and quality of existing improvements;
- availability and adequacy of municipal services;
- zoning and land-use compatibility;
- accessibility and parking;
- proposed purchase price;
- independent market value/valuation;
- anticipated refurbishment or adaptation costs;
- total cost of acquisition and occupation;
- long-term financial implications;
- legal status and transferability of the property;
- compliance with applicable legislative and SCM requirements;
- risks associated with the property; and
- overall value for money to the Municipality.

The Municipality may conduct comparative benchmarking between properties received and other comparable properties in the market.

12. INSPECTION OF PROPERTIES

The Municipality reserves the right to inspect any property submitted for consideration.

Property owners must make their properties reasonably available for inspection upon request.

An inspection does not constitute acceptance of the property or an indication that the property will be acquired.

13. RESERVATION OF RIGHTS

The Municipality reserves the right to:

- accept or reject any proposal;
- reject all proposals;
- request additional information or clarification;
- conduct further market research;
- negotiate with a prospective seller where legally permissible;
- conduct a competitive procurement process;
- consider alternative properties;
- withdraw or amend this notice;
- cancel the process at any stage prior to the conclusion of a binding agreement; and
- take any other action permitted by applicable legislation and the Municipality's SCM Policy.

The Municipality shall not be liable for any costs incurred by prospective sellers in preparing or submitting proposals.

14. SUBMISSION OF PROPOSALS

Completed proposals, clearly marked:

“PROPOSAL FOR THE ACQUISITION OF PRIVATE IMMOVABLE PROPERTY
FOR MUNICIPAL OFFICE USE – PUBLIC NOTICE 72/2026

must be submitted by no later than:

Closing Date: 05 OCTOBER 2026

Closing Time: 16:30

Submission Address: Church Street, Hopetown, 8750

Proposals may be submitted by [electronic submission / hand and Courier delivery],
as specified in the official notice.

Late submissions will not be considered.

15. ENQUIRIES

All enquiries relating to this notice must be directed to:

The Acting Chief Financial Officer

Mr L Khapha

Thembelihle Local Municipality

Tel: 082 257 6959

Email: [quotations@tlim.gov.za/](mailto:quotations@tlim.gov.za) manfs@tlim.gov.za

16. IMPORTANT NOTICE

This notice is intended to test the market and identify potentially suitable properties
for the Municipality's identified office accommodation needs.

Submission of a proposal does not create any right or expectation that the property
will be purchased. Any acquisition will remain subject to the completion of the
required needs analysis, affordability assessment, market valuation, due diligence,
Supply Chain Management process, availability of funding and approval by the duly
authorised municipal authority.

The Municipality is committed to ensuring that the acquisition of immovable property is undertaken in a manner that promotes fairness, transparency, accountability, competitiveness, equity and cost-effectiveness, while protecting the financial and operational interests of the Municipality.

ISSUED BY:

Ms K Gaborone

Municipal Manager