



THABAZIMBI LOCAL MUNICIPALITY

TERMS AND CONDITIONS FOR SALE OF STANDS

List of available Stand(s) in Regorogile Proper

Erf No.	Portion No	Area M ²	Recommended price	Category	Zoning
115	1	418	R 27 170.00	Vacant	Residential 1
115	2	418	R 27 170.00	Vacant	Residential 1
115	3	418	R 27 170.00	Vacant	Residential 1
115	4	418	R 27 170.00	Vacant	Residential 1
115	5	330	R 21 450.00	Vacant	Residential 1
115	6	324	R 21 060.00	Vacant	Residential 1
115	7	377	R 24 505.00	Vacant	Residential 1
115	8	342	R 22 230.00	Vacant	Residential 1
115	9	346	R 22 490.00	Vacant	Residential 1
115	10	300	R 19 500.00	Vacant	Residential 1
115	11	484	R 31 460.00	Vacant	Residential 1
115	12	484	R 31 460.00	Vacant	Residential 1
115	13	300	R 19 500.00	Vacant	Residential 1
115	14	300	R 19 500.00	Vacant	Residential 1
115	15	484	R 31 460.00	Vacant	Residential 1
115	16	484	R 31 460.00	Vacant	Residential 1
115	17	300	R 19 500.00	Vacant	Residential 1
121	1	328	R 21 320.00	Vacant	Residential 1
121	2	300	R 19 500.00	Vacant	Residential 1
121	3	300	R 19 500.00	Vacant	Residential 1
121	4	300	R 19 500.00	Vacant	Residential 1
121	5	407	R 26 455.00	Vacant	Residential 1
121	6	335	R 21 775.00	Vacant	Residential 1
121	7	300	R 19 500.00	Vacant	Residential 1
121	8	300	R 19 500.00	Vacant	Residential 1
121	9	328	R 21 320.00	Vacant	Residential 1
121	10	325	R 21 125.00	Vacant	Residential 1
121	11	298	R 19 370.00	Vacant	Residential 1
121	12	298	R 19 370.00	Vacant	Residential 1
121	13	333	R 21 645.00	Vacant	Residential 1
121	14	411	R 26 715.00	Vacant	Residential 1
121	15	298	R 19 370.00	Vacant	Residential 1

121	16	298	R	19 370.00	Vacant	Residential 1
121	17	325	R	21 125.00	Vacant	Residential 1
129	1	312	R	20 280.00	Vacant	Residential 1
129	2	408	R	26 520.00	Vacant	Residential 1
129	3	300	R	19 500.00	Vacant	Residential 1
129	4	300	R	19 500.00	Vacant	Residential 1
129	5	300	R	19 500.00	Vacant	Residential 1
129	6	300	R	19 500.00	Vacant	Residential 1
129	7	327	R	21 255.00	Vacant	Residential 1
129	8	327	R	21 255.00	Vacant	Residential 1
129	9	300	R	19 500.00	Vacant	Residential 1
129	10	300	R	19 500.00	Vacant	Residential 1
129	11	300	R	19 500.00	Vacant	Residential 1
129	12	309	R	20 085.00	Vacant	Residential 1
4213	1	328	R	21 320.00	Vacant	Residential 1
4213	2	333	R	21 645.00	Vacant	Residential 1
4213	3	333	R	21 645.00	Vacant	Residential 1
4213	4	333	R	21 645.00	Vacant	Residential 1
4213	5	333	R	21 645.00	Vacant	Residential 1
4213	6	333	R	21 645.00	Vacant	Residential 1
4213	7	333	R	21 645.00	Vacant	Residential 1
4213	8	328	R	21 320.00	Vacant	Residential 1
4213	9	328	R	21 320.00	Vacant	Residential 1
4213	10	333	R	21 645.00	Vacant	Residential 1
4213	11	333	R	21 645.00	Vacant	Residential 1
4213	12	333	R	21 645.00	Vacant	Residential 1
4213	13	333	R	21 645.00	Vacant	Residential 1
4213	14	333	R	21 645.00	Vacant	Residential 1
4213	15	333	R	21 645.00	Vacant	Residential 1
4213	16	328	R	21 320.00	Vacant	Residential 1
4213	17	375	R	24 375.00	Vacant	Residential 1
4213	18	363	R	23 595.00	Vacant	Residential 1
4213	19	376	R	24 440.00	Vacant	Residential 1
4213	20	312	R	20 280.00	Vacant	Residential 1
4213	21	313	R	20 345.00	Vacant	Residential 1
4213	22	316	R	20 540.00	Vacant	Residential 1
4213	23	374	R	24 310.00	Vacant	Residential 1
4213	24	316	R	20 540.00	Vacant	Residential 1
4213	25	313	R	20 345.00	Vacant	Residential 1
4213	26	312	R	20 280.00	Vacant	Residential 1
4213	27	349	R	22 685.00	Vacant	Residential 1
4213	28	365	R	23 725.00	Vacant	Residential 1
4214	1	316	R	20 540.00	Vacant	Residential 1
4214	2	343	R	22 295.00	Vacant	Residential 1
4214	3	327	R	21 255.00	Vacant	Residential 1
4214	4	319	R	20 735.00	Vacant	Residential 1
4214	5	399	R	25 935.00	Vacant	Residential 1
4214	6	319	R	20 735.00	Vacant	Residential 1
4214	7	327	R	21 255.00	Vacant	Residential 1

4214	8	343	R	22 295.00	Vacant	Residential 1
4214	9	319	R	20 735.00	Vacant	Residential 1
4214	10	307	R	19 955.00	Vacant	Residential 1
4214	11	302	R	19 630.00	Vacant	Residential 1
4214	12	328	R	21 320.00	Vacant	Residential 1
4214	13	326	R	21 190.00	Vacant	Residential 1
4214	14	326	R	21 190.00	Vacant	Residential 1
4214	15	326	R	21 190.00	Vacant	Residential 1
4214	16	326	R	21 190.00	Vacant	Residential 1
4214	17	326	R	21 190.00	Vacant	Residential 1
4214	18	326	R	21 190.00	Vacant	Residential 1
4214	19	326	R	21 190.00	Vacant	Residential 1
4214	20	330	R	21 450.00	Vacant	Residential 1
4214	21	288	R	18 720.00	Vacant	Residential 1
4214	22	392	R	25 480.00	Vacant	Residential 1
4214	23	326	R	21 190.00	Vacant	Residential 1
4214	24	328	R	21 320.00	Vacant	Residential 1
4214	25	289	R	18 785.00	Vacant	Residential 1
4214	26	328	R	21 320.00	Vacant	Residential 1
4214	27	326	R	21 190.00	Vacant	Residential 1
4214	28	326	R	21 190.00	Vacant	Residential 1
4214	29	326	R	21 190.00	Vacant	Residential 1
4214	30	326	R	21 190.00	Vacant	Residential 1
4214	31	326	R	21 190.00	Vacant	Residential 1
4214	32	326	R	21 190.00	Vacant	Residential 1
4214	33	326	R	21 190.00	Vacant	Residential 1
4214	34	326	R	21 190.00	Vacant	Residential 1
4214	35	326	R	21 190.00	Vacant	Residential 1
4214	36	328	R	21 320.00	Vacant	Residential 1

List of available Stand(s) in Leeupoort

Erf No.	Portion No	Area M ²	Recommended price	Category	Zoning
1437	0	700	R R220 000.00	Vacant	Residential 1

NB: The prices above exclude VAT and transfers cost

The above sale is subject to, inter alia, the following terms and conditions:

1. That all natural persons/individuals are invited to apply for stands by means of an application form which is available from 28 April 2022 at the Department of Planning and Economic Development, Town Planning Office, Municipal Building, 07 Rietbok Street, Thabazimbi and which application form has to be submitted in person on or before 12:00 on 13 May 2022.
2. The application will be considered in order of preference subject to the following categories as well as the criteria as stipulated in the application forms:
 - a. Persons who have never owned/ acquired any immovable residential property before.
 - b. Persons who do not own any immovable residential property at the time of submitting the application
 - c. Persons who have not received a government housing subsidy or RDP house
 - d. Persons who are South-African citizens/Permanent residents and residing in the municipal jurisdiction of Thabazimbi.
3. The aforementioned categories of prospective applicants are invited to purchase the available stands on a first come first served basis in order of preference mentioned above
4. The following conditions apply:
 - a. That the erven be sold on a first come first served basis to persons who have submitted application;
 - b. That only a single erf be sold per individual natural person with the understanding that couples married in community of property may only purchase a single stand;
 - c. That a 50% deposit be paid on the date of sale and the remaining balance is payable within a period of six months from the date of purchase;
 - d. That the erf may not be sold for a period of 36 months from the date of sale unless it has been developed and prior written permission having been obtained from the local authority.
 - e. The property shall be fully developed in accordance with approved building plans within 24 months from the date of sale unless an extension of time has been granted by the Municipality.
 - f. An account for rendering of municipal services shall only be opened in the name of the purchaser and shall remain in his or her name for a period of three years unless permission for the sale of the property has been granted.
 - g. That the Municipality be granted an option to re-purchase the property at the original purchase price with or without improvements if the purchaser is unable to comply with 24 months development period or wishes to sell the property within 36 months.
 - h. Transfer shall be passed by the Seller's Attorneys within six (6) months after signing the Deed of Sale. All costs shall be borne by the purchaser on demand of the transferring attorneys. Purchasers to sign transfer documents within six (6) months after signing the Deed of Sale failing which the transaction will be automatically cancelled.



**L.P. MAKAYA
ACTING MUNICIPAL MANAGER**

**07/04/2022
DATE**