

# RATLOU LOCAL MUNICIPALITY



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Private Bag X 209  
Madibogo  
2772

## REQUEST FOR FORMAL WRITTEN PRICE QUOTATIONS

Prospective service providers are hereby requested to submit formal written price quotation as per attached specification.

DESCRIPTION	: VALUATION OF THE MUNICIPAL INVESTMENT PROPERTY
TENDER NO	: NW381/PAD21-06/2020/2021
DATE PUBLISHED	: 22 JUNE 2021
BRIEFING SESSION	: N/A
CLOSING DATE	: 28 JUNE 2021
TIME	: 11H00a.m
SUBMISSION ADDRESS	: RATLOU LOCAL MUNICIPAL OFFICES SETLAGOLE VILLAGE TENDER BOX (GENERALLY OPENED 24 HOURS AND 7 DAYS PER WEEK)

The following documents should be submitted with your quotation:

- Valid Tax Clearance Certificate/ Tax compliance status pin in line with tax reforms
- Proof of Business registration on Central Supplier Database
- Certified copy of BBBEE Certificate/ Original
- Recent statement as proof of payment of municipal services (rates, taxes, water, etc.) for both the company and all the directors of the company;
- Recognisable proof of company addresses or lease agreement whichever applies obtainable from your local municipality, tribal office or landlord.
- Proof of residence of all directors as they appear on the company registration certificate obtainable from your local municipality or tribal authority

**NB No copies of certified copies will be accepted.**

**All certified copies should not be more than three months from the date of the advertisement.**

The following conditions will apply:

- Price(s) quoted must be valid for a period of 45 days from date of your offer.
- Price(s) quoted must be inclusive of VAT (if registered).

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- Quotation should be submitted with **MBD 1, 4, 7.2, 8 and 9** obtainable from Office #12 at the Municipal Offices or from the municipal website.
- The price quotation is expected to be within a threshold of **R30 000** and **R200 000** including VAT
- **80/20 Preferential Points System will apply.**
- **Bids will be evaluated on Returnable documents, Functionality and Price and Preferential points Phases.**

All bids documents and supporting documents must be sealed and clearly marked with relevant bid number and tender description before the **CLOSING DATE: 28 June 2021 at 11:00 am** and should be deposited in the tender box of Ratlou Local Municipality at R509 Delareyville Road, Setlagole Village:

Please note that electronic/telegraphic tenders will not be accepted.

**N.B** Failure to comply with these conditions may invalidate your offer.

### **VALUATION OF INVESTMENT PROPERTY**

#### **VALUTION REPORT PORTION 0 OF THE FARM SETLAGOLI; FARM NO.677 REG. DIV. I.O NORTH WEST PROVINCE**

#### **PURPOSE OF VALUATION**

The purpose of valuation is to establish - **MARKET VALUES**" to update the values on the statement of financial position as at 30 June 2021. Valuation Methodologies to be considered to determine the Market Values should be based on the following:

1. Income cap at a sustainable income based on tenant profile (actual income and expenses)
2. Sustainability of the property based on its suitable use
3. Replacement value linked to zoning rights
4. Land Value excluding improvements (this must be based on SG Diagram and a valid zoning certificate)

The definition of 'Market Value' as laid down by the International Valuation Standards Committee is: "The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".

The purpose of valuation is to estimate – **REPLACEMENT COST**" in the actual cost to replace an item or structure at its pre-loss condition. This may not be the "Market Value" of the item, and it's typically distinguished from the "actual cash value" payment which includes a deduction for depreciation.

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## PROPERTY AND OWNERSHIP DESCRIPTION

THE SUBJECT PROPERTY IS DESCRIBED AS

### Portion 0 of the farm No. 677 IO

Situated in the Ratlou Local Municipality  
North West Province  
Deed Registration – Vryburg

## SIZE OF PROPERTY

Erf. No	Size/ Ha
Portion 0 of the farm No. 677 IO	4.1277

## SIZE OF BUILDING

5662.22 – Square Meter (General Building Area)

## FUNCTIONALITY

**Confirmation Letters of similar Work Conducted – (Confirmation letter should be in a letter head of your previous client)** **50**

9 Confirmation letter	50
7 – 8 Confirmation letter	30
5 – 6 confirmation letters	20
3 – 4 Confirmation letters	10
1 – 2 Confirmation letter	05
0 Confirmation letter	
00	

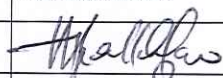
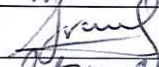

**Registration with the South Africa Council of Professional Valuer's** **50**

Registration with SACPV	50
No registration with SACPV	00



NB: Bidders who obtain less than 70% on functionality will be regarded as non-responsive and will not be evaluated further.

**MEMBERS OF THE SPECIFICATION COMMITTEE**

NAME & SURNAME	DESIGNATION	SIGNATURE
T. Matlhoko	Chairperson	
F. Lekoto	Member	
J. Matlhoko	Requesting Department	

Approved / Disapproved 

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
**TEBOGO CHANDA**  
**MUNICIPAL MANAGER**

Enquiries: Job Matlhoko  
082447 6119  
Email: [job@ratlou.gov.za](mailto:job@ratlou.gov.za)

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System WG 25° X			SG No
		Constants			+ 0.00	+2 900 000.00	3688/2014
A B	36.86	314 58 00	A	- 11 971.58	+ 7 271.39		Approved
B C	205.77	359 28 40	B	- 11 997.66	+ 7 297.44		<i>[Signature]</i>
C D	23.84	100 54 20	C	- 11 999.54	+ 7 503.20		for Surveyor-General
D E	56.12	20 52 50	D	- 11 976.13	+ 7 498.69		Date: 2014-08-13
E F	76.00	316 26 40	E	- 11 956.13	+ 7 551.12		
F G	49.92	46 00 50	F	- 12 008.50	+ 7 606.20		
G H	257.25	136 32 40	G	- 11 972.58	+ 7 640.87		
H J	24.67	182 13 50	H	- 11 795.64	+ 7 454.13		
J A	235.82	227 54 10	J	- 11 796.60	+ 7 429.48		
SETLAGOLE		104	Δ	- 11 102.64	+ 7 687.43		
THUTLANE		162	Δ	-15 492.40	+15 030.51		

**Description of Beacons:**  
A :Round Iron Corner Post  
H, J :16mm Round Iron Peg  
B,C,D,E,F,G :Corner Fence Post

Scale 1/4000

The figure A B C D E F G H J A represents 4,1277 Hectares of land, being ~~Portion 4 of the farm SETLAGOLE No. 644-10~~ the farm SETLAGOLE No. 677-10

Province of NORTH WEST

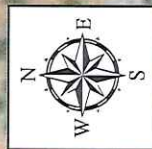
Surveyed in May and June 2014 by me *[Signature]*  
J.K. MUANDA (PLS 1165)  
Professional Land Surveyor

This diagram is annexed to No dated i.f.o. Registrar of Deeds	The original diagram is No. annexed to Deed of Transfer No	SG File No: 10-644 S.R. No: 1604/2014 Comp: 10-3 5794
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# Setlagole Commercial Hub

The Farm Setlagoli No 677 - IO  
4,127,7 ha



J.B.



Source: Esri, DigitalGlobe, GeoEye, Earthstar, and the GIS User Community