



**REQUEST FOR PROPOSAL (RFP) PPP COMMERCIALIZATION OF FTLM TRADING FACILITIES**

**ENQ No: RFP/01/2023**

## INTRODUCTION

This RFP is to request potential investors to submit proposals on trading facilities that the Municipality is intending on commercializing in Burgersfort Town and Apel area.

### 1. BACKGROUND

The **Fetakgomo Tubatse Local Municipality (FTLM)/ LIM476** is one of the four local municipalities within the Sekhukhune district, Limpopo province. In line with municipalities IDP Strategic Plan, the municipality intends to form a public private partnership (PPP) that offers the selected private party the rights to commercialize the trading facilities and stimulate economic opportunity.

The municipality invites investor / operators to submit their proposal, enter into a lease agreement with the municipality OR buy or outright purchase of the trading facilities. The trading facilities property descriptions are as follows; -

<b>Trading Facilities</b>	<b>Physical description</b>	<b>Geographic coordinates</b>
Burgersfort	Dirk Winterbach Road	-24.671080, 30.327719 -24.673773, 30.328919
Praktiseer	Erf 2902 Tubatse – A Ext 1	-24.581807, 30.323831
Apel	Remainder of the farm Hoeraroep 515 KS	-24.419780, 29.790283

The municipality has been identified as a provincial growth point by the Limpopo provincial government, the municipality is primarily a mining town which consists of various land uses such as business, social facilities, government offices, bus and taxi rank amenities.

Bestowed as the Platinum City, Burgersfort's expected growth in the short to medium-term is exponential. The industrial and mining business within FTLM have complemented to its growth. The towns of Apel, Burgersfort and Steelpoort are seen as major trading towns in Limpopo. They serve broader communities where retail shops, accommodation facilities cater for much of the local employment within the area servicing workers within the mining sector settled in the area. Business and commercial activities should be promoted and strengthened in congruency with the FTLM Spatial Development Framework 2020.

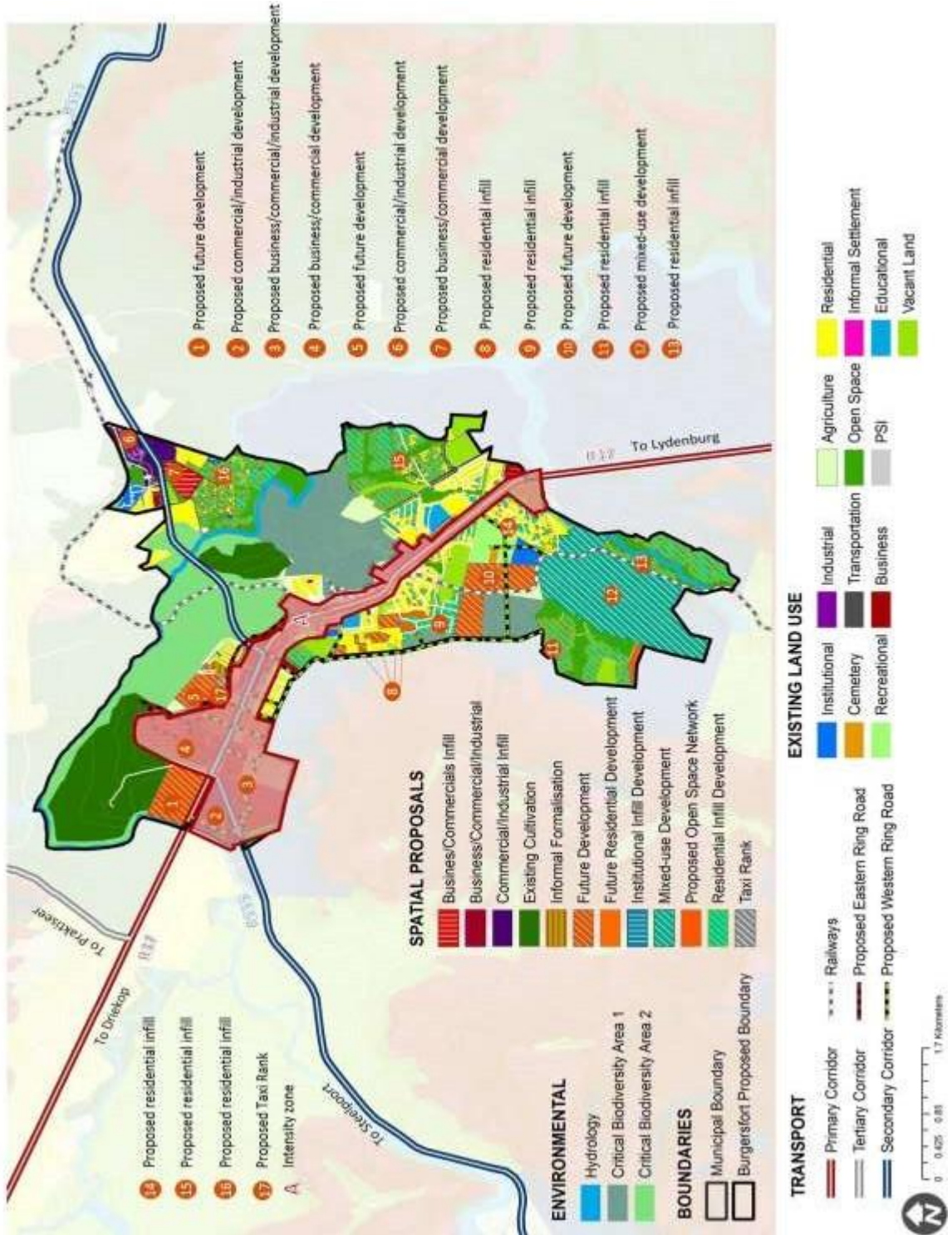
The two corridors that connect Burgersfort are namely R37 connecting Burgersfort to Lydenburg including the R555 Burgersfort to Steelpoort. These two network spines are extremely important as they encourage commercial infill development within the network spines.

Who should respond:

All potential investors with an interest in the trading facilities currently owned by the Fetakgomo Tubatse Local Municipality.

**RFP Submission procedure**

in responding to the RFP, municipality is expecting full proposal to be email to [smmkabela@ftlm.gov.za](mailto:smmkabela@ftlm.gov.za)



The Fetakgomo Tubatse Local Municipality aims to commercialize the aforesaid properties. The properties are being made available in accordance with the Property Information Section of which proposed development controls are subject to council approval.

The aforesaid properties will be made available by means of a long-term lease agreement in accordance with Fetakgomo Tubatse local municipality standard agreement or outright purchase option. The following terms will be included in the lease contract:

- 1.1** The properties shall be leased out to the lessee for a maximum period of thirty years only as per FTLM Land Disposal policy of 2017. Upon expiry or termination of the Development and lease agreement, possession of the property will revert to the municipality without any compensation
- 1.2** That a development programme and or schedule must be provided to demonstrate when the development is expected to commence and the anticipated completion date; a development will be granted a maximum of 2 years (24 months) for construction to commence unless Land Use Rights must be obtained for which an allowance of further 2 years (24 months) of signature of agreement is given. Consideration will be made on reasonable explanation and request for extension by the developer of which such consent and permission shall not be unreasonable withheld.
- 1.3** All existing services shall be always protected by the lessee during construction of any kind and should any services of FTLM be affected detrimentally or need to be upgraded, relocated and/or repaired because of this application, such services shall be upgraded, relocated and or repaired at the expense of the lessee and to the standards and satisfaction of the municipality (FTLM).
- 1.4** That if a separate electrical connection (metering point) is required, an application must be lodged at the relevant in which case a quota charge has to be paid.
- 1.5** Access to the property and the disposal of stormwater shall be to the satisfaction of FTLM Infrastructure and Roads Department
- 1.6** The municipality is not liable for any defects, latent or patent, in or on the property. The size of the property is not guaranteed.
- 1.7** The lessee will be responsible for the removal of illegal structures/occupants that may have occupied the land.
- 1.8** In demonstrating ability and capacity to deliver and manage the proposed development, a

submission of the following documentation must accompany the proposal; -

- Proposals must demonstrate workable business model and should demonstrate compliance with Fetakgomo Tubatse Spatial Development 2020.
- Site Development Plans in respect of buildings to be erected on the property will be considered by the municipality. The actual building of improvements on the property is prohibited until such building plans and site development have been approved.
- The approval of the site development plans must be obtained within 24 months, unless reasonable explanation and request for extension is provided by the developer of which such consent and permission shall not be unreasonable withheld
- Should the successful bidder's proposal include land use rights over and above the allowable proposed land uses, costs of acquiring consents and/ or lodging a rezoning application for additional land uses will be for the bidders account, where necessary all land ennoblement requirements will be handled in terms of the appropriate provision of the Fetakgomo Tubatse Land Use Management By-Law,
- The successful investors will be responsible to obtain all statutory approvals (Environmental, Water Use License, Site Development Plan/s, building Plan/s, etc.) which are required for the development of the property – The development shall be subject to all related legislation and municipal by-laws.

Closing date 29 May 2023

Time: 12h00

Email: [smmkabela@ftlm.gov.za](mailto:smmkabela@ftlm.gov.za)

NB : The proposal should be strictly emailed.