
NOTICE NO. 08/2026/27

DISPOSAL OF STAND-ALONE PROPERTIES IN VENTERSTAD AND STEYNSBURG

Notice is hereby given in terms of Section 14 (1) to (5) of the Municipal Finance management Act (MFMA) Act No. 56 of 2003 that the Walter Sisulu Local Municipal Council resolved on the Council Meeting held on 8 October 2024 that the following sites be disposed through outright sale:

No.	Erf	Town	Size	Zoning	Municipal Valuation (GV JULY 2025)
1.	540	Venterstad	694 m ²	Residential Zone II	R30 000
2.	541	Venterstad	694 m ²	Residential Zone II	R30 000
3.	56	Steynsburg	694 m ²	Residential Zone II	R70 000
4.	63	Steynsburg	693 m ²	Residential Zone II	R70 000
5.	64	Steynsburg	692 m ²	Residential Zone II	R70 000
6.	65	Steynsburg	691 m ²	Residential Zone II	R70 000
7.	66	Steynsburg	693 m ²	Residential Zone II	R70 000
9.	81	Steynsburg	695 m ²	Residential Zone II	R70 000
10.	84	Steynsburg	692 m ²	Residential Zone II	R70 000
11.	85	Steynsburg	691 m ²	Residential Zone II	R70 000
12.	86	Steynsburg	689 m ²	Residential Zone II	R70 000
13.	70	Steynsburg	691 m ²	Residential Zone II	R70 000
14.	71	Steynsburg	689 m ²	Residential Zone II	R70 000

The following conditions shall apply to the sale of the properties:

- The properties are sold “voetstoots”, absolutely as it stands, any difference as to quantity, quality, description or otherwise notwithstanding, and without any warranties whether express or implied.
- The buyers will need to pay the relevant Water and Sanitation Charges at the applicable Billing Office, including Water Meter
- The buyers will need to pay the relevant Electricity Connection Charges at the applicable Billing Office
- The buyers will need to submit layout and building plans to WSLM and JGDM before commencing construction.

- The successful bidder shall appoint, at their own cost, a Conveyancer to effect the transfer, registration and other related legal transactions
- Walter Sisulu Residents who do not own residential property are encouraged to apply.
- The full purchase price shall be paid by the successful bidder within 30 days (thirty) days after the signing of the Deed of Sale by both parties.
- The transfer of the properties into the name of the successful bidder shall be initiated and concluded within 3 (three) months after the purchase price has been paid in full.
- Development to be in line with the zoning of the site and the Walter Sisulu Land Use Management Scheme
- The sites will be sold to the highest bidder after considering the submission of mandatory documents.
- No bulk purchase will be allowed to allow a maximum of one stand per person
- Only a bidder proposing development other than residential use can buy 2 sites adjacent to each other with intentions to consolidate and rezone
- Anyone found to be fronting will be penalized and the sale will be cancelled
- Bidders must gather as much information about the properties before bidding

Optional viewing of the sites will be open as follows:

Viewing dates	Properties advertised
04 August 2026	Venterstad Properties
05 August 2026	Steynsburg Properties

Bid related queries must be emailed to sisonke.ndamase@wslm.gov.za.

Mandatory Documents to be submitted by all bidders:

1. Valid certified copy of ID
2. Proof of Residence
3. Proof of availability of funds (bank statement or bank letter confirming availability of funds)
4. Signed application letter with a price proposal
5. A bidder intending to buy 2 adjacent sites with intentions to propose rezoning and development, must **submit a detailed plan / business proposal** on how the land will be utilized and an indication of the type of development
6. A bidder intending to bid for the institutional zoned site must **submit a detailed plan** on how the land will be utilized and an indication of the type of development
7. Good standing with regards to municipal accounts will be an added advantage

Bids must be put in a sealed envelope reflecting the **erf number and town**. At the back of the envelope, bidders are advised to write the **name and address of the bidder**. The bids must be deposited before **16:00 on the 31st August 2026** in the tender box situated at **No. 1 Jan Greyling Street, BURGERSDORP, 9744**. Faxed bids and emailed bids will not be accepted.

Yours in Property Management,

KHAYA GASHI
MUNICIPAL MANAGER