



**REQUEST FOR EXPRESSION OF INTEREST FOR  
LANDOWNERS TO DISPOSE OF THEIR LAND IN FAVOUR OF BREEDE VALLEY MUNICIPALITY  
FOR HUMAN SETTLEMENT WITHIN RAWSONVILLE TOWN**

The Breede Valley Municipality is soliciting Expression of Interests from all property owners who own a land parcel within a 5km radius of Rawsonville to avail their land for Human Settlement development.

This is a municipal effort to realise the development principles and norms and standards of the Spatial Planning and Land Use Management Act which promote the development of integrated human settlements.

All interested property owners are invited to submit proposals to the municipality with regards to the disposal of their land.

The municipality seeks to develop a residential township, which will assist in providing government subsidized housing options and the eradication of exiting informal settlements.

The proposal should include the following:

- Site should be within a 5km radius of the Rawsonville Town.
- Site should have an estimated yield of 500 to 1000 sites for Human Settlement Development or an extent of six (6) to ten (10) hectares
- Copy of the Title Deed
- Power of Attorney (if property owned / offered by third party)
- Zoning and Current use of the property
- Offer Price (should also reflect price per hectare)

**EXPECTED OUTCOMES AND DELIVERABLES**

**Location of land**

Land must be easily accessible via public transport, close to work and economic opportunities, be serviceable with infrastructure in a manner that is financially viable, and should be within a 5km radius of Rawsonville Town.

**Characteristics**

Land must be physically suitable for development, i.e. not too steep, not located within 1:100 – year flood lines or wetland or environmental sensitive areas, or on land with geotechnical flaws.



### **Size**

The parcel of land must be large enough to accommodate enough erven (500 - 1000) with a minimum stand size of 130m<sup>2</sup>.

### **Compliance with policies**

Land must be in an area indicated for settlement purposes in terms of the Municipal Spatial Development Framework and IDP and must also be suited to human settlement in terms of the effectiveness and sustainable provisions of services and facilities.

### **Land audit**

Prospective sellers must be willing to subject their properties to a property-specific land audit to verify, amongst others, location, ownership, the extent in terms of development conditions and overall alignment to the development criteria listed herein.

### **Land Claims Investigation**

Investigation will be done whether there are land claims on the property. This will be done through the office of Land Claims Commission.

### **Servitudes**

Determine all registered and unregistered servitudes for roads, power lines, and pipes. Establish if these can be cancelled or must be upheld. There should be no servitudes registered over the property that will adversely affect development.

### **Surrounding development**

Undertake a study of the surrounding land use and developments e.g. (refuse dumps, quarries, effluent treatment plants, industrial development) and assess potential impact on the proposed residential development.

### **Valuation of property**

An independent valuer will be assigned to determine the market value of the property.

### **Other rights**

Determine all other rights registered against the property such as access, restrictive title conditions or any other condition imposed by another organ of state, establish if they can be cancelled or upheld. Identify servitudes that need to be registered.

### **Title deed analysis**

Obtain title deed for the property and analyse it in terms of proposed human settlement development, verify area of property and assess the potential developable area.

The interested property owners must submit their Expression of Interest (EOI) by sending their proposals to the municipality to the following address: [tabner@bvm.gov.za](mailto:tabner@bvm.gov.za)

**Please note that the closing date is 15 November 2024.**