

OCC2/20/2026: VALUATION REPORT ON THE DISPOSAL OF PORTION OF PORTION 980 OF THE FARM LOSKOP 12 KS FOR DEVELOPMENT OF A SHOPPING MALL.

PURPOSE

To update council on the valuation reports from three independent professional valuers to determine the market value for the disposal of Portion of Portion 980 of the farm Loskop 12 KS for Development of a shopping mall and seek authorisation proceed with the disposal of the land.

LEGISLATIVE BACKGROUND

- The Constitution of South Africa 108 of 1996
- The Municipal Systems Act 32 of 2000
- Spatial Planning and Land Use Management Act, 16 of 2013
- Municipal Finance management Act, No 56 of 2003

BACKGROUND

The Ephraim Mogale Local Municipality had previously identified a need for development of a Shopping Mall. In 2017 the Council of Ephraim Mogale Local Municipality had resolved for Disposal of Portion 529 Loskop Noord 12 JS and Kleinkipput for purposes of the Development of a Shopping Mall in its Council resolution OC1/06/2017. The resolution further resolved that “the pieces of land be rezoned to accommodate the impending and intended development”, that “ the Municipal Manager to instruct a suitably qualifying and experienced attorney firm from the municipality’s panel of attorneys to serve as a transactional advisor throughout the entire process and that “the technical support from town planning be included to finalize the item by presenting the land alienation policy in the next special EXCO sitting for full compliance before ordinary council sitting”.

The town planning division in pursuit of implementing the resolution started with investigation of the land parcels. The investigation established that The Portion 529 Loskop Noord 12 JS which is adjacent to Portion 980 of the farm Loskop 12KS is within the marble hall town and is measuring 1.8 ha and the farm kleinkipput 11 JS could not be found through the deeds search. In terms of the guidelines for development of secondary activity nodes, shopping centres and suburban retail facilities in the municipal area, the required shopping centre should be a regional shopping centre at the intersection of national roads N11 and R573 commonly known as Moloto Road. The regional shopping centre range between 50 000sqm to 100 000sqm floor area, which should serve the larger Marble Hall area and surrounding up to 180 000

The Twin City Trading2 proposed land area of 269 369sqm (26.9 Ha) for the development of a shopping mall. In their bid submission. The Twin City Trading2 proposed land area of 269 369sqm (26.9 Ha) for the development of a shopping mall going above the estimated 20ha by approximately 7Ha.

The municipality embarked on the process of appointing three independent valuers to assist the municipality in determining the market value of Portion 980 Farm Loskop 12 JS. The report from the valuers provides the following outcomes:

Description	Techni Development Strategies	Plano Development Consulting	Akanani Development Planners
Valuation of portion 980 Farm Loskop Noord 12 JS	R 3 900 000	R10 236 000	R 3 800 000

FINANCIAL IMPLICATIONS

Revenue of about R 3 900 000 will be generated through the disposal of the portion of portion 980 of the farm Loskop.

ATTACHMENTS

- Valuation Reports from three independent professional property valuers.

RECOMMENDATIONS

THAT

1. The Council notes the valuation reports from three independent property valuers for market value for the disposal of Portion of Portion 980 of the farm Loskop 12 KS for Development of a shopping mall and authorisation for administration to proceed with disposal of the land.
2. The Council considers and authorises the disposal of the proposed land area of 269 369sqm (26.9 Ha) to conditionally appointed Twin City Trading2.
3. The Council authorizes the public participation process for disposal of portion 980 of the farm Loskop to Twin City Trading for development of a Regional Mall inviting comments from the community and relevant government bodies.
4. The council approve R 3 900 000 as comparable fair market value for the property.
5. The Municipal Manager implements the decision accordingly.