

**Please note: Do not remove the front page of this document. Keep in order as purchased.**

**City of Joburg Property Company (SOC) Ltd  
Department of Finance: Supply Chain Management Unit**

**RFP 103 /2019**

**Note: Document Cost: R500.00 (non-refundable if you purchase a hardcopy from JPC offices) or tender document can be downloaded from E-tenders, COJ and the JPC websites at no cost . Bidders can obtain the tender documents at no cost if they purchased them when the tenders were issued previously. [www.jhbproperty.co.za](http://www.jhbproperty.co.za), [www.etenders.gov.za](http://www.etenders.gov.za) and [www.joburg.org.za](http://www.joburg.org.za)**

**No submission(s) transmitted by fax or other electronic means will be accepted**

**Closing date of submission: 21 February 2020 at 10:h30 (Telkom Time) – no bid received after the closing date and time will be accepted or considered.**

**Opening of submissions: 10h30 (Telkom Time) – Bids will be opened in public in the designated boardrooms at the City of Joburg Property Company (SOC) Ltd, 1<sup>st</sup> Floor, Forum II, Braampark Office Park, 33 Hoofd Street, Braamfontein.**

**Non- compulsory briefing session : 20 January 2020 at 10h00 at the designated boardrooms at the City of Joburg Property Company (SOC) Ltd , 1<sup>st</sup> Floor, Forum II, Braampark, 33 Hoofd Street**

**Document availability : 10 December 2019 at 10H00 am**

**REQUEST FOR PROPOSALS (RFP) FOR THE DEVELOPMENT AND LEASE OF PORTION 246 AND 247 OF THE FARM BRAAMFONTEIN 53 IR.**

**DOCUMENTS TO BE SUBMITTED: 1 ORIGINAL AND 3 COPIES**

**THIS DOCUMENT CONSISTS OF 55 PAGES, IT IS THE RESPONSIBILITY OF THE TENDERER/BIDDER TO SEE THAT ALL PAGES ARE INCLUDED IN THE DOCUMENT**

**Submissions under sealed cover must be addressed to City of Joburg Property Company (SOC) Ltd endorsed with bid number and description, and placed in the tender box no later than the date and time indicated below. City of Joburg Property Company (SOC) Ltd does not take any responsibility for any bids deposited into an incorrect box.**



## CONTENTS

<b>SECTION 1</b>	<b>PAGE</b>
1. Introduction	3
2. Tender Advert (MBD 1)	4
3. Invitation to Bid (MBD 2)	7
4. Pricing Schedule: Financial Offer (JPC MDB 3)	9
5. Declaration of Interest (MBD 4)	10
6. Declaration for Procurement above R10 Million (MDB 5)	13
7. Preference Points Claim Form in terms of the Preferential Procurement Regulations 2017 (MBD 6)	15
8. Bid Submission (JPC MBD 7)	20
9. Declaration with Regard to Past Supply Chain Practices (MBD 8)	22
10. Independent Bid Determination (MBD 9)	24
11. Conditions of Submission (MBD 10)	26
12. Evaluation Criteria (MBD 11)	31
13. Bid Specifications (MBD 12)	36
14. Property Information (MBD 13)	38
15. Registration Documents (MBD 14)	42
16. Authority to Submit Bid (MBD 15)	43
17. Payment of Municipal Account (MBD 16)	44
18. Development Proposal (MBD 17)	45
19. Public / Social Benefit (MBD 18)	47
20. Proposed Empowerment Plan (MBD 19)	48
21. Bidders Experience (MBD 20)	53
22. Access to Funding (MBD 21)	55

### **Annexures**

Annexure A- Zoning Certificate

Annexure B – Contour Survey

Annexure C – Floodline Study

Annexure D- Geotech Report

Annexure E- Environmental Screening Part 1 &2

Annexure F- Wetland Delineation Report

Annexure G – Service Report

Annexure H – Impact Study



## **1. INTRODUCTION**

### **1.1 The Landowner and its Agent**

#### **1.1.1 City of Johannesburg (CoJ)**

Metro Centre, Civic Boulevard, Braamfontein

In 2000, Johannesburg was restructured to become a single metropolitan authority and elections were held for an executive mayor and unified local government. Again the local municipal boundaries were expanded, this time to include Modderfontein and Midrand. Since then, the City has enjoyed a financial turnaround, with the creation of a credible and stable operating environment. This stability, strong centralised co-ordination and oversight has allowed the City to play a crucial role in building the economy, and implementing policies and structures to support economic growth and poverty alleviation.

#### **1.1.2 The City of Joburg Property Company (SOC) Ltd (JPC)**

Reg. No. 2000/017147/07

The City of Joburg Property Company SOC Ltd (JPC) was established in 2000 as a private company and is wholly owned by the City of Johannesburg (CoJ). It was converted into a State-Owned Company after the implementation of the Companies Act of South Africa, 2008 (Act No. 71 of 2008). Consequently, JPC must comply with the legislative framework and reporting requirements applicable to any company in South Africa. This includes, but is not limited to, the Companies Act. The company is also subject to the Municipal Finance Management Act, 2003 (Act No. 56 of 2003) (MFMA).

The core functions of JPC are as follows;

- **Asset Management**
- **Property Development**
- **Facilities Management**
- **Property Management**
- **Outdoor Advertising**

**Request for Proposals (RFP): Development and Lease of Portion 246 and 247 of the Farm Braamfontein 53-IR.**

The City of Joburg Property Company (SOC) Ltd (“JPC”) (Reg. No 2000/017147/07) as an agent of City of Johannesburg Metropolitan Municipality (“CoJ”), hereby invites interested persons to submit proposals for the development of the property stated hereunder:

<b>BID NUMBERS</b>	<b>TENDER DESCRIPTIONS</b>	<b>SITE SIZE</b>
<b>RFP 103 /2019</b>	Request for Proposals (RFP): Development and Lease of Portion 246 and 247 of the Farm Braamfontein 53-IR.	78,295 m <sup>2</sup>
<b>Non – compulsory Briefing sessions</b>	The non-compulsory briefing session will be held on <b>20 January 2020</b> from 10h30 at City of Joburg Property Company (SOC) Ltd which is located at 33 Hoofd Street, Braampark, Forum II, 1 <sup>st</sup> Floor, Braamfontein.	
<b>Document Availability</b>	<b>10 December 2019 at 10:00am</b>	
<b>Document Cost</b>	<b>Document Cost: R500.00 (non-refundable if you purchase a hardcopy from JPC offices) or tender document can be downloaded from E-tenders, COJ and the JPC websites at no cost <a href="http://www.jhbproperty.co.za">www.jhbproperty.co.za</a> , <a href="http://www.etenders.gov.za">www.etenders.gov.za</a> and <a href="http://www.joburg.org.za">www.joburg.org.za</a>.</b>	
<b>Closing Date</b>	<b>21st February 2020 at 10h30am (Telkom Time),</b> CoJ reserves the right to extend the closing date at its sole discretion.	
<b>Pre- Qualifying criteria</b>	Pre-qualification criteria will be used to advance certain designated groups. Bidders will therefore be prequalified on the following basis:  The bidding entity must be an EME or QSE OR  The bidding entity must sub-contract a minimum of 30% to an EME or QSE which is at least 51% owned by black people  <b>NB: A bid that fails to meet any pre-qualification criteria stipulated above is an unacceptable bid and as such will not be evaluated for Stage 1 and Stage 2.</b>	
<b>Disqualifying Criteria</b>	<ul style="list-style-type: none"> <li>• Non-signature and non-commissioning of the declaration of the bidder’s past Supply Chain Practices in MBD 8 and the Bid Submission in JPC’s MBD 7</li> <li>• If the bidder is required by law to prepare annual financial statements for auditing, and the value of the bids exceeds R10 million (including VAT), copies of the audited annual financial statements for the past 3 (three) years or since establishment, if the bidder was established in the past 3 (three) years must be submitted as per Regulation 21 Municipal Supply Chain Management Regulations, 2005 or letter from the Auditor or Accountant.</li> <li>• In the event the bidder is tendering as a Joint Venture/Consortium, all members of the JV/Consortium must submit all required documentation including annual financial statements and a JV/Consortium agreement.</li> </ul> <p><b>• <u>NB: Failure to comply with the above will result in the bid not being evaluated for Stage 1 and Stage 2.</u></b></p>	

<b>Compliance Criteria before award</b>	<ul style="list-style-type: none"> <li>• Tax Clearance Certificate, valid on the closing date of the bid, or exemption to pay taxes as issued by the South African Revenue Services (SARS) or Valid Tax Compliant Verification PIN number issued by SARS.</li> <li>• Proof of registration of the Bidder as follows: <ul style="list-style-type: none"> <li>○ Natural persons- certified copy of ID document/ passport</li> <li>○ Partnership- copy of Partnership Agreement plus IDs of all partners</li> <li>○ Company- current CM29</li> <li>○ Close Corporation- current copy of CK1 and/or CK2C</li> <li>○ Trust- letter of appointment from the Master of the High Court of SA and deed of trust</li> <li>○ Proof of registration of NPO or NGO (Copy of Provincial Registration Certificate etc)</li> </ul> </li> <li>• Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the individual for all his/her properties/ Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up to date municipal account cannot be submitted.</li> <li>• Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Entity for all its properties / Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up to date municipal account cannot be submitted</li> <li>• Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Director (s) or Member (s) for all their properties / Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up to date municipal account cannot be submitted</li> <li>• In the event the bidder is tendering as a Joint Venture/Consortium, all members of the JV/Consortium must submit all required documentation, a JV/Consortium agreement and a Joint B-BBEE certificate</li> <li>• Completed and signed bid documents excluding commissioning of MBD 8 and JPC MBD 7 which is compulsory</li> <li>• Company resolution</li> <li>• Central Supplier Database (CSD) registration</li> <li>• Company resolution</li> </ul>
<b>Address</b>	City of Joburg Property Company SOC LTD, 1st Floor, Forum II Building, Braam Park Office Park, 33 Hoofd Street, Braamfontein, Johannesburg.
<b>Evaluation</b>	<ul style="list-style-type: none"> <li>• 80/20 or 90/10</li> <li>• 80/ 20 for financial offer and 90/10 for B-BBEE status level of contributor</li> </ul> $P_s = 80 \left( 1 - \frac{P_{max} - P_t}{P_{max}} \right) \quad \text{or} \quad P_s = 90 \left( 1 - \frac{P_{max} - P_t}{P_{max}} \right)$
<b>Enquiries</b>	<a href="mailto:tenders@jhbproperty.co.za">tenders@jhbproperty.co.za</a>

**Please note the following conditions of submission:**

- No late proposals will be considered
- The City of Joburg Property Company (SOC) Ltd and or City of Johannesburg Metropolitan Municipality reserves the right not to accept any proposals or to withdraw the call for proposals or award some of the properties herein listed.

**Contact Details  
Supply Chain  
Management  
Department  
Tel: (010) 219-9000  
Fax: (010) 219-9400**

Helen Botes  
Chief Executive Officer  
City of Joburg Property Company SOC Ltd  
1<sup>st</sup> Floor, Forum II Building, Braam Park  
Office Park, 33 Hoofd Street,  
Braamfontein Johannesburg

**MBD 2  
INVITATION TO BID**

<b>YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE (CITY OF JOHANNESBURG)</b>					
BID NUMBER:	<b>RFP 103/ 2019</b>	CLOSING DATE	<b>21 February 2020</b>	CLOSING TIME:	<b>10H30 (Telkom Time)</b>
DESCRIPTION	<b>Request for Proposals (RFP): Development and Lease of Portion 246 and 247 of the Farm Braamfontein 53-IR.</b>				
<b>THE SUCCESSFUL BIDDER WILL BE REQUIRED TO ENTER INTO A DEVELOPMENT SALE AGREEMENT WITH THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY</b>					

BID RESPONSE DOCUMENTS MUST BE DEPOSITED IN THE BID BOX SITUATED AT 33 HOOFD STREET, FORUM 2, FLOOR 1, BRAAM PARK, BRAAMFONTEIN, JOHANNESBURG. ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS – ( NOT TO BE RE-TYPED OR AMENDED)

<b>SUPPLIER INFORMATION</b>					
NAME OF BIDDER					
POSTAL ADDRESS					
STREET ADDRESS					
TELEPHONE NUMBER	CODE		NUMBER		
CELLPHONE NUMBER					
FACSIMILE NUMBER	CODE		NUMBER		
E-MAIL ADDRESS					
VAT REGISTRATION NUMBER					
TAX COMPLIANCE STATUS	TCS PIN:		OR	CSD No:	
B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE [TICK APPLICABLE BOX]	<input type="checkbox"/> Yes <input type="checkbox"/> No		B-BBEE STATUS LEVEL SWORN AFFIDAVIT	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>[A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE/ SWORN AFFIDAVIT (FOR EMES &amp; QSEs) MUST BE SUBMITTED IN ORDER TO QUALIFY FOR PREFERENCE POINTS FOR B-BBEE]</b>					
SIGNATURE OF BIDDER	.....		DATE		
CAPACITY UNDER WHICH THIS BID IS SIGNED					
<b>BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO:</b>					
<b>Municipality/Municipal Entity:....City of Joburg Property Company (SOC) LTD</b> <b>Contact Person: Supply Chain Management</b> <b>Tel: 010 219 9000</b> <b>Email: tenders@jhbproperty.co.za</b>					

**TERMS AND CONDITIONS FOR BIDDING**

<b>1. BID SUBMISSION:</b>	
1.1.	BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
1.2.	<b>ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED—OR DOWNLOADED ONLINE (NOT TO BE RE-TYPED)</b>
1.3.	THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 2017, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.
<b>2. TAX COMPLIANCE REQUIREMENTS</b>	
2.1	BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.
2.2	BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VIEW THE TAXPAYER'S PROFILE AND TAX STATUS.
2.3	APPLICATION FOR THE TAX COMPLIANCE STATUS (TCS) CERTIFICATE OR PIN MAY ALSO BE MADE VIA E-FILING. IN ORDER TO USE THIS PROVISION, TAXPAYERS WILL NEED TO REGISTER WITH SARS AS E-FILERS THROUGH THE WEBSITE WWW.SARS.GOV.ZA.
2.4	FOREIGN SUPPLIERS MUST COMPLETE THE PRE-AWARD QUESTIONNAIRE IN PART 3 BELOW.
2.5	BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.
2.6	IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED, EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE / PIN / CSD NUMBER.
2.7	WHERE NO TCS IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.
<b>3. QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS</b>	
3.1.	IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? <input type="checkbox"/> YES <input type="checkbox"/> NO
3.2.	DOES THE ENTITY HAVE A BRANCH IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO
3.3.	DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO
3.4.	DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO
3.5.	IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 ABOVE.</b>	

**NB: FAILURE TO PROVIDE ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID. NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE.**

SIGNATURE OF BIDDER: .....

CAPACITY UNDER WHICH THIS BID IS SIGNED: .....

DATE: .....



1. This offer is made for the property in accordance with the Property Information stated in MBD 13 and in accordance with the bid specifications in JPC MBD 12.
2. Unless stated otherwise all prices exclude VAT

**2.1. RESERVED RENTAL PRICE PER MONTH**

The reserved rental amount for this property is R113,750.00 (One Hundred and Thirteen Thousand, Seven Hundred and Fifty Rands Only **per month** ).

**3. THE FINANCIAL OFFER**

Fixed Rental per month	R
Escalation Rate %	

Non-refundable JPC Fee equal to 1.5 % of total development cost, payable to JPC within 14 days from the date of signature of the Development and Agreement (Refer to MDB17 for makeup of Development Cost)	R
--	---

**4. NON-REFUNDABLE JPC FEE**

In addition to the above offer, the preferred bidder, the preferred bidder shall pay to JPC a non-refundable JPC Fee equal in value to 1.5% (one and half percent) of the total proposed development cost (excluding the land value), for facilitating the project and/or transaction will be due on signature of the agreement and payable on agreed milestone.

**5. TOTAL FINANCIAL OFFER**

<b>RENTAL OFFER + JPC FEE</b>	<b>R</b>
-------------------------------	----------

**6. PAYMENT FOR RATES, TAXES AND SERVICES**

In addition to the above amounts the lessee will be required to pay all municipal charges including rates and taxes levied on the property. The rates and taxes will be levied by JPC on behalf of the COJ in accordance with approved tariffs and will become payable from the date the lessee takes possession of the site.

**7. POSSESSION OF THE SITE**

The lessee will take possession of the site on the date of signature of the Development and Lease Agreement by the parties.

**MBD 4: DECLARATION OF INTEREST**

- 1. No bid will be accepted from persons in the service of the state<sup>1</sup>.
- 2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favouritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state, it is required that the bidder or their authorised representative declare their position in relation to the evaluating/adjudicating authority.
- 3 In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.**

3.1 Full Name of bidder or his or her representative:.....

3.2 Identity Number: .....

3.3 Position occupied in the Company (director, trustee, shareholder<sup>2</sup>):.....

3.4 Company Registration Number: .....

3.5 Tax Reference Number:.....

3.6 VAT Registration Number: .....

3.7 **The names of all directors / trustees / shareholders members**, their individual identity numbers and state employee numbers must be indicated below.

**Please note this is a requirement for all directors, trustees or shareholders whether or not the employee of the State, to provide and fill the form in point 4 below.**

3.8 Are you presently in the service of the state? **YES / NO**

3.8.1 If yes, furnish particulars. ....  
.....

<sup>1</sup>MSCM Regulations: “in the service of the state” means to be –

- (a) a member of –
  - (i) any municipal council;
  - (ii) any provincial legislature; or
  - (iii) the national Assembly or the national Council of provinces;
- (b) a member of the board of directors of any municipal entity;
- (c) an official of any municipality or municipal entity;
- (d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
- (e) a member of the accounting authority of any national or provincial public entity; or
- (f) an employee of Parliament or a provincial legislature.

<sup>2</sup> Shareholder” means a person who owns shares in the company and is actively involved in the management of the company or business and exercises control over the company.

3.9 Have you been in the service of the state for the past twelve months? ..... **YES / NO**

3.9.1 If yes, furnish particulars.....

.....

3.10 Do you have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid? ..... **YES / NO**

3.10.1 If yes, furnish particulars.

.....  
.....

3.11 Are you, aware of any relationship (family, friend, other) between any other bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid? ..... **YES / NO**

3.11.1 If yes, furnish particulars

.....  
.....

3.12 Are any of the company's directors, trustees, managers, principle shareholders or stakeholders in service of the state? ..... **YES / NO**

3.12.1 If yes, furnish particulars.

.....  
.....

3.13 Are any spouse, child or parent of the company's directors trustees, managers, principle shareholders or stakeholders in service of the state? ..... **YES / NO**

3.13.1 If yes, furnish particulars.

.....  
.....

3.14 Do you or any of the directors, trustees, managers, principle shareholders, or stakeholders of this company have any interest in any other related companies or business whether or not they are bidding for this contract. ..... **YES / NO**

3.14.1 If yes, furnish particulars:

.....  
.....

4. Full details of directors / trustees / members / shareholders.

<b>Full Name</b>	<b>Identity Number</b>	<b>State Employee Number</b>

.....  
**Signature**

.....  
**Date**

.....  
**Capacity**

.....  
**Name of Bidder**

**MBD 5: DECLARATION FOR PROCUREMENT ABOVE R10 MILLION (ALL APPLICABLE TAXES INCLUDED)**

For all procurement expected to exceed R10 million (all applicable taxes included), bidders must complete the following questionnaire:

1 Are you by law required to prepare annual financial statements for auditing? **YES / NO**

1.1 If yes, submit audited annual financial statements for the past three years or since the date of establishment if established during the past three years.

.....  
.....

2 Do you have any outstanding undisputed commitments for municipal services towards any municipality for more than three months or any other service provider in respect of which payment is overdue for more than 30 days? **YES / NO**

2.1 If no, this serves to certify that the bidder has no undisputed commitments for municipal services towards any municipality for more than three months or other service provider in respect of which payment is overdue for more than 30 days.

2.2 If yes, provide particulars.

.....  
.....  
.....  
.....

3 Has any contract been awarded to you by an organ of state during the past five years, including particulars of any material non-compliance or dispute concerning the execution of such contract? **YES / NO**

3.1 If yes, furnish particulars

.....  
.....

4. Will any portion of goods or services be sourced from outside the Republic, and, if so, what portion and whether any portion of payment from the municipality / municipal entity is expected to be transferred out of the Republic?

**\*YES / NO**

- 4.1 If yes, furnish particulars

.....  
.....

**CERTIFICATION**

**I, THE UNDERSIGNED (NAME) .....**

**CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM IS CORRECT.**

**I ACCEPT THAT THE STATE MAY ACT AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.**

.....  
Signature

.....  
Date

.....  
Position

.....  
Name of Bidder

**MBD 6.**

**PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2017**

This preference form must form part of all bids invited. It contains general information and serves as a claim form for preference points for Broad-Based Black Economic Empowerment (B-BBEE) Status Level of Contribution

**NB: BEFORE COMPLETING THIS FORM, BIDDERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF B-BBEE, AS PRESCRIBED IN THE PREFERENTIAL PROCUREMENT REGULATIONS, 2017.**

---

**1. GENERAL CONDITIONS**

1.1 The following preference point systems are applicable to this bid:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and

1.2

- a) The value of this bid could not be determined, therefore the highest acceptable tender will be used to determine the applicable preference point system; or
- b) Either the 80/20 preference point system will be applicable to this tender.

1.3 Points for this bid shall be awarded for:

- (a) Financial Offer; and
- (b) B-BBEE Status Level of Contributor.

1.4 The maximum points for this bid are allocated as follows:

	<b>POINTS</b>	<b>POINTS</b>
<b>FINANCIAL OFFER</b>	80	90
<b>B-BBEE STATUS LEVEL OF CONTRIBUTOR</b>	20	10
<b>TOTAL POINTS FOR FINANCIAL OFFER AND B-BBEE MUST NOT EXCEED</b>	<b>100</b>	<b>100</b>

1.5 Failure on the part of a bidder to submit proof of B-BBEE Status level of contributor together with the bid, will be interpreted to mean that preference points for B-BBEE status level of contribution are not claimed.

1.6 The purchaser reserves the right to require of a bidder, either before a bid is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the purchaser.

## 2. DEFINITIONS

- (a) “**B-BBEE**” means broad-based black economic empowerment as defined in section 1 of the Broad-Based Black Economic Empowerment Act;
- (b) “**B-BBEE status level of contributor**” means the B-BBEE status of an entity in terms of a code of good practice on black economic empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act;
- (c) “**bid**” means a written offer in a prescribed or stipulated form in response to an invitation by an organ of state for the provision of goods or services, through price quotations, advertised competitive bidding processes or proposals;
- (d) “**Broad-Based Black Economic Empowerment Act**” means the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003);
- (e) “**EME**” means an Exempted Micro Enterprise in terms of a code of good practice on black economic empowerment issued in terms of section 9 (1) of the Broad-Based Black Economic Empowerment Act;
- (f) “**functionality**” means the ability of a tenderer to provide goods or services in accordance with specifications as set out in the tender documents.
- (g) “**prices**” includes all applicable taxes less all unconditional discounts;
- (h) “**proof of B-BBEE status level of contributor**” means:
  - 1) B-BBEE Status level certificate issued by an authorized body or person;
  - 2) A sworn affidavit as prescribed by the B-BBEE Codes of Good Practice;
  - 3) Any other requirement prescribed in terms of the B-BBEE Act;
- (i) “**QSE**” means a qualifying small business enterprise in terms of a code of good practice on black economic empowerment issued in terms of section 9 (1) of the Broad-Based Black Economic Empowerment Act;
- (j) “**rand value**” means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;

## 3. POINTS AWARDED FOR FINANCIAL OFFER

### 1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 points is allocated for financial offer on the following basis:

- **80/20 or 90/10**

80/ 90 for purchase offer and 20/10 for B-BBBEE status level of contributor

$$P_s = 80 \left( 1 - \frac{P_{max} - P_t}{P_{max}} \right) \quad \text{or} \quad P_s = 90 \left( 1 - \frac{P_{max} - P_t}{P_{max}} \right)$$



Where

Ps = Points scored for financial offer of bid under consideration

Pt = Financial Offer of bid under consideration

Pmax = Financial Offer of highest acceptable bid

**4. POINTS AWARDED FOR B-BBEE STATUS LEVEL OF CONTRIBUTOR**

4.1 In terms of Regulation 6 (2) and 7 (2) of the Preferential Procurement Regulations, preference points must be awarded to a bidder for attaining the B-BBEE status level of contribution in accordance with the table below:

Price	80	90
B-BBEE Status Level of Contribution	Number of Points 20	Number of Points 10
1	20	10
2	18	9
3	14	6
4	12	5
5	8	4
6	6	3
7	4	2
8	2	1
Non –Contributor	0	0
Maximum	20	10
<b>Total</b>	<b>100</b>	<b>100</b>

**5. BID DECLARATION**

5.1 Bidders who claim points in respect of B-BBEE Status Level of Contribution must complete the following:

**6. B-BBEE STATUS LEVEL OF CONTRIBUTOR CLAIMED IN TERMS OF PARAGRAPHS 1.4 AND 4.1**

6.1 B-BBEE Status Level of Contributor: . = .....(maximum of 10 or 20 points)  
(Points claimed in respect of paragraph 7.1 must be in accordance with the table reflected in paragraph 4.1 and must be substantiated by relevant proof of B-BBEE status level of contributor.

**7. SUB-CONTRACTING**

7.1 Will any portion of the contract be sub-contracted?  
**(Tick applicable box)**

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

7.1.1 If yes, indicate:

- i) What percentage of the contract will be subcontracted.....%
- ii) The name of the sub-contractor.....
- iii) The B-BBEE status level of the sub-contractor.....
- iv) Whether the sub-contractor is an EME or QSE

**(Tick applicable box)**

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

- v) Specify, by ticking the appropriate box, if subcontracting with an enterprise in terms of Preferential Procurement Regulations,2017:

Designated Group: An EME or QSE which is at least 51% owned by:	EME	QSE
	√	√
<b>Black people ( As defined by the Act B-BBEE Number 46 of 2013 and any amended)</b>		

**8. DECLARATION WITH REGARD TO COMPANY/FIRM**

8.1 Name of company/firm:.....

8.2 VAT registration number:.....

8.3 Company registration number:.....

**8.4 TYPE OF COMPANY/ FIRM**

- Partnership/Joint Venture / Consortium
- One person business/sole propriety
- Close corporation
- Company
- (Pty) Limited

[TICK APPLICABLE BOX]

**8.5 DESCRIBE PRINCIPAL BUSINESS ACTIVITIES**

.....

.....

.....

.....

**8.6 COMPANY CLASSIFICATION**

- Manufacturer
- Supplier
- Professional service provider
- Other service providers, e.g. transporter, etc.

[TICK APPLICABLE BOX]

**8.7 MUNICIPAL INFORMATION**

**Municipality where business is situated:** .....

**Registered Account Number:** .....

**Stand Number:**.....

8.8 Total number of years the company/firm has been in business:.....

8.9 I/we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the B-BBEE status level of contributor indicated in paragraphs 1.4 and 6.1 of the foregoing certificate, qualifies the company/ firm for the preference(s) shown and I / we acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 6.1, the contractor may be required to furnish documentary proof to the satisfaction of the purchaser that the claims are correct;
- iv) If the B-BBEE status level of contributor has been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the purchaser may, in addition to any other remedy it may have –
  - (a) disqualify the person from the bidding process;
  - (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
  - (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
  - (d) recommend that the bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted by the National Treasury from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
  - (e) forward the matter for criminal prosecution.

WITNESSES
1. ....
2. ....

.....
SIGNATURE(S) OF BIDDER(S)
DATE: .....
ADDRESS .....
.....

**BIDDERS INFORMATION**

Name of Bidder			
ID /Passport/ Registration Number			
Nature of Bidder (tick one)	Natural Person/ Sole Proprietor		
	School/NGO/Trust		
	Company/ CC/ Partnership		
	Joint Venture (JV)		
Postal Address		Tel	
		Cell	
		Email	
		Fax	
<b>BIDDER BANKING DETAILS</b>			
Name of Bidder's Banker			
Contact details of Banker			

<b>Please indicate how you became aware of the invitation to submit this Proposal</b>			
The Star		JPC Web site	
Sowetan		On site notice	
COJ Website		E- Tenders	

I,  
 .....  
 ..... ( "The Bidder").

in my capacity as  
 .....

hereby submit a proposal in the preceding document. I have read the Proposal Call Document in full and hereby submit the MBDs in accordance with the conditions stated in the document, and further declare under oath that the information contained in the MBDs is to the best of my knowledge true and correct. I further state as follows:

Signed and sworn at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ by  
the

Bidder (s) who has stated that:

- He/she knows and understands the contents hereof and that it is true and correct;
- He/she has no objection to taking the prescribed oath; and
- That he /she regards the prescribed oath as binding on his/her conscience
- That the provisions of the regulations contained in Government Notice R1258 of 21<sup>st</sup> July 1972 (as amended) have been complied with.

---

Bidder (s)

Signed before me

---

COMMISSIONER OF OATHS

## MBD 8: DECLARATION OF BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES

- 1 This Municipal Bidding Document must form part of all bids invited.
- 2 It serves as a declaration to be used by municipalities and municipal entities in ensuring that when goods and services are being procured, all reasonable steps are taken to combat the abuse of the supply chain management system.
- 3 The bid of any bidder may be rejected if that bidder, or any of its directors have:
  - a. abused the municipality's / municipal entity's supply chain management system or committed any improper conduct in relation to such system;
  - b. been convicted for fraud or corruption during the past five years;
  - c. willfully neglected, reneged on or failed to comply with any government, municipal or other public sector contract during the past five years; or
  - d. been listed in the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004).
- 4 **In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.**

Item	Question	Yes	No
4.1	Is the bidder or any of its directors listed on the National Treasury's database as a company or person prohibited from doing business with the public sector? <b>(Companies or persons who are listed on this database were informed in writing of this restriction by the National Treasury after the <i>audi alteram partem</i> rule was applied).</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.1.1	If so, furnish particulars:		
4.2	Is the bidder or any of its directors listed on the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004)? <b>(To access this Register enter the National Treasury's website, <a href="http://www.treasury.gov.za">www.treasury.gov.za</a>, click on the icon "Register for Tender Defaulters" or submit your written request for a hard copy of the Register to facsimile number (012) 3265445).</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.2.1	If so, furnish particulars:		
4.3	Was the bidder or any of its directors convicted by a court of law (including a court of law outside the Republic of South Africa) for fraud or corruption during the past five years?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

4.3.1	If so, furnish particulars:		
<b>Item</b>	<b>Question</b>	<b>Yes</b>	<b>No</b>
4.4	Does the bidder or any of its directors owe any municipal rates and taxes or municipal charges to the municipality / municipal entity, or to any other municipality / municipal entity, that is in arrears for more than three months?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.4.1	If so, furnish particulars:		
4.5	Was any contract between the bidder and the municipality / municipal entity or any other organ of state terminated during the past five years on account of failure to perform on or comply with the contract?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.7.1	If so, furnish particulars:		

Signed and sworn at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ by the

Bidder (s) who has stated that:

- He/she knows and understands the contents hereof and that it is true and correct;
- He/she has no objection to taking the prescribed oath; and
- That he /she regards the prescribed oath as binding on his/her conscience
- That the provisions of the regulations contained in Government Notice R1258 of 21<sup>st</sup> July 1972 (as amended) have been complied with.

---

Bidder (s)

Signed before me

---

COMMISSIONER OF OATHS

**MBD 9: CERTIFICATE OF INDEPENDENT BID DETERMINATION**

I, the undersigned, in submitting the accompanying bid:

---

(Bid Number and Description)

in response to the invitation for the bid made by:

The City of Joburg Property Company (SOC) Ltd (Reg. No 2000/017147/07) (“JPC”) as an agent of  
City of Johannesburg Metropolitan Municipality (“COJ”)

do hereby make the following statements that I certify to be true and complete in every respect:

I certify, on behalf of: \_\_\_\_\_ that:

(Name of Bidder)

11. I have read and I understand the contents of this Certificate;
12. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect;
13. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder;
14. Each person whose signature appears on the accompanying bid has been authorized by the bidder to determine the terms of, and to sign, the bid, on behalf of the bidder;
15. For the purposes of this Certificate and the accompanying bid, I understand that the word “competitor” shall include any individual or organization, other than the bidder, whether or not affiliated with the bidder, who:
  - (a) has been requested to submit a bid in response to this bid invitation;
  - (b) could potentially submit a bid in response to this bid invitation, based on their qualifications, abilities or experience; and
  - (c) provides the same goods and services as the bidder and/or is in the same line of business as the bidder
16. The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However communication between partners in a joint venture or consortium<sup>3</sup> will not be construed as collusive bidding.
17. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:



- (a) prices;
- (b) geographical area where product or service will be rendered (market allocation)
- (c) methods, factors or formulas used to calculate prices;
- (d) the intention or decision to submit or not to submit, a bid;
- (e) the submission of a bid which does not meet the specifications and conditions of the bid; or
- (f) bidding with the intention not to win the bid.

18. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this bid invitation relates.

19. The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

20. I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

.....  
Signature

.....  
Date

.....  
Position

.....  
Name of Bidder

<sup>3</sup> Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

## JPC MBD 10: STANDARD CONDITIONS OF SUBMISSION

The following conditions apply to all bids submitted:

- All bids must be submitted in compliance with the Bid Specifications specified in JPC MBD 12
- The property is made available in accordance with the information and stipulations contained in JPC MBD 13
- The bidder(s) will be deemed to be familiar with the state, real rights registered against the property, the zoning and locality of the property.

### **PRE-QUALIFYING CRITERIA**

- Pre-qualification criteria will be used to advance certain designated groups. Bidders will therefore be prequalified on the following basis:
- The bidding entity must be an EME or QSE  
OR
- The bidding entity must sub-contract a minimum of 30% to an EME or QSE which is at least 51% owned by black people

**NB:A bid that fails to meet any pre-qualification criteria stipulated above is an unacceptable bid and as such will not be evaluated for Stage 1 and Stage 2**

### **DISQUALIFICATION CRITERIA**

- Non-signature and non-commissioning of the declaration of the bidder's past Supply Chain Practices in MBD 8 and the Bid Submission in JPC's MBD 7
- If the bidder is required by law to prepare annual financial statements for auditing, and the value of the bids exceeds R10 million (including VAT), copies of the audited annual financial statements for the past 3 (three) years or since establishment, if the bidder was established in the past 3 (three) years must be submitted as per Regulation 21 Municipal Supply Chain Management Regulations, 2005 or letter from the Auditor or Accountant.
- In the event the bidder is tendering as a Joint Venture/Consortium, all members of the JV/Consortium must submit all required documentation including annual financial statements and a JV/Consortium agreement.
- **NB: Failure to comply with the above will result in the bid not being evaluated for Stage 1 and Stage 2.**

## **COMPLIANCE PRIOR TO AWARD**

- Tax Clearance Certificate, valid on the closing date of the bid, or exemption to pay taxes as issued by the South African Revenue Services (SARS) or Valid Tax Compliant Verification PIN number issued by SARS.
- Proof of registration of the Bidder as follows:
  - Natural persons- certified copy of ID document/ passport
  - Partnership- copy of Partnership Agreement plus IDs of all partners
  - Company- current CM29
  - Close Corporation- current copy of CK1 and/or CK2C
  - Trust- letter of appointment from the Master of the High Court of SA and deed of trust
  - Proof of registration of NPO or NGO (Copy of Provincial Registration Certificate etc)
- Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the individual for all his/her properties/ Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up to date municipal account cannot be submitted.
- Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Entity for all its properties / Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up to date municipal account cannot be submitted
- Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Director (s) or Member (s) for all their properties / Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up to date municipal account cannot be submitted
- In the event the bidder is tendering as a Joint Venture/Consortium, all members of the JV/Consortium must submit all required documentation, a JV/Consortium agreement and a Joint B-BBEE certificate
- Completed and signed bid documents excluding commissioning of MBD 8 and JPC MBD 7 which is compulsory
- Company resolution
- Central Supplier Database (CSD) registration
- Company resolution

## **SUBMISSION OF PROPOSALS**

- Bidder(s) are invited to submit their Proposals by completing the returnable Municipal Bidding Documents (MBDs) and JPCs' MBDs contained in this document.
- In this regard:
  - No other form of Proposal will be accepted. The MBDs must not be construed as an offer.
  - The Bidder(s) must submit one (1) original and two (2) copies of the of the completed Bid document.
  - All Proposal documentation received shall be deemed COJ property and shall not be

returned or thus requested back by any Bidder.

- Proposals must be sealed, clearly marked with RFP name and number, and addressed to The Chief Executive Officer, City of Joburg Property Company (SOC) Ltd
- Bidder's return address must be clearly indicated at the back of the envelope.
- The fully completed document with annexures must be submitted before the closing date specified on the front cover, and be deposited in the tender box made available by the Client Services Centre of:

The City of Joburg Property Company (SOC) Ltd  
Forum II Building, Braampark, 1<sup>st</sup> Floor  
33 Hoofd Street, Braamfontein, Johannesburg

- **PROPOSALS WHICH ARE NOT SUBMITTED IN A PROPERLY SEALED AND MARKED ENVELOPE AND DEPOSITED IN THE BOX BEFORE THE CLOSING DATE, WILL NOT BE OPENED.**
- **PROPOSALS WHICH ARE NOT SUBMITTED IN THE CORRECT FORMAT WITH ANNEXURES ATTACHED, DULY COMPLETED, INITIALLED, COMMISSIONED AND SIGNED, WILL NOT BE CONSIDERED.**
- The information required in the MBDs must be provided accurately and honestly. All details provided by the Bidder(s) will be regarded as material representations, which the COJ and/or its agent the JPC base the evaluation of the Proposal on. Any misrepresentation will be treated as material and will result in the disqualification of the Proposal by the COJ and/or its agent the JPC. Bidders, who fail to provide such information to the satisfaction of the COJ and/or JPC, will be disqualified.

### **OPENING OF PROPOSALS**

- Proposals will be opened immediately after the closing time on the closing date at the offices of JPC at the mentioned address. The RFP number, property description and the name of each Bidder(s) will be announced and recorded in a register.
- Bidder's return address must be clearly stipulated or indicated on the back of the envelope.

### **EVALUATION OF PROPOSALS**

- JPC reserves the right to seek clarification or further information from Bidder(s) and to appoint professionals to advise and verify information on aspects of the Proposals submitted in a manner that the COJ or its agent deems appropriate.
- The preferred Bidder(s) may be required to make presentations to the JPC.
- The Bidder(s) shall be deemed to know and understand the content of the Proposal Call document and a submission of the MBDs will indicate the Bidder(s) unconditional acceptance of all the terms and conditions contained in the Proposal Call document.
- The Bidder(s) shall be deemed to have satisfied itself as to all of the conditions, procedures and performance and discharge of the obligations required in terms of the Proposal Call documents.

- The non-acceptance or variation of any of the conditions, or the inclusion of any other conditions in the Proposal Call document by the Bidder(s) will be treated as a qualified bid and will be disqualified.
- The Proposal(s) will be evaluated by the JPC. JPC may accept any Proposal in whole or in part and is not bound to accept any Proposal
- Proposal(s) will be evaluated using the evaluation criteria stated in JPC MBD 11
- The Proposal(s) will be adjudicated by the COJ's Executive Adjudication Committee and awarded in terms of the City's Supply Chain Management Policy for Land.
- The COJ and/or the JPC will not be held responsible or liable for any costs whatsoever and /or losses incurred or suffered by the Bidder(s) or any other party or parties for whatsoever reason as a result of the Proposal.
- Any Proposal in the name of a partnership or joint venture or consortium will, on acceptance, be deemed as joint and several agreements with all parties.
- All proposals shall remain valid for a period of **120 (one-hundred and twenty) days** after the closing date, provided that bidders may extend the validity of the proposal on request of COJ specifically in the event that a contract with the preferred bidder fails.

### **RESOLUTIONS OF DISPUTES**

- Persons or bidders who are aggrieved by decisions or actions taken in the implementation of Supply Chain Management system or in the awarding of the bid, may within 20 (twenty) days of the awarding of the bid, lodge a written complaint containing the details of the dispute arising to the Chief Executive Officer of JPC at the following address or telefax number:

1<sup>st</sup> Floor, Forum 2, Braampark, 33 Hoofd Street, Braamfontein, Johannesburg

Fax: (010) 219 9400

- The written complaint must contain the following information:
  - The bid reference number;
  - The section of the Policy, Regulations or Act that has been violated;
  - The details of the violation;
  - The City Department or Municipal Owned Entity involved;
  - Relief sought.
- The Chief Executive Officer may appoint an independent person, from outside or within the City or JPC, to investigate and propose a dispute resolution mechanism to address the complaint. The person so appointed will be someone who was not involved in the transaction in question.

## **PROHIBITIONS**

- The COJ and JPC will not, subject to such amendments to the Act and Regulations and any exemptions as the Minister may promulgate from time to time, award contracts to Bidder(s) who are owned directly or indirectly by the following categories of persons:-
- defined as an employee or public servant in the service of the state working for Local, Provincial and National Government; or
- defined as an employee in the service of a government owned entity including the municipal entities;  
if the employee mentioned above is actively or inactively a director, manager or principal shareholder of the service provider concerned (refer to GN44 in GG 28411 of 18 January 2006 for the exemption); is a member of the board of directors of a municipal entity within its area of jurisdiction (refer to GN44 in GG 28411 of 18 January 2006 for the exemption);
- who is an advisor or consultant contracted to the JPC for the purposes of assisting the JPC with defining of requirements, drafting of specifications or evaluation of the Proposals.
- The COJ and JPC will not award Proposals to any Bidder(s) owned directly or indirectly by politicians serving as councillors for any municipality.
- The COJ and JPC will not award Proposals to any Bidder(s) owned directly or indirectly by politicians serving in National Assembly, Provincial Legislatures and National Council of Provinces.
- Failure by the above mentioned persons to comply with the above shall lead to cancellation of the contract.

## **CONSIDERATION OF PROPOSALS FROM CLOSE FAMILY MEMBERS OF PERSONS IN THE SERVICE OF THE STATE**

- The COJ and JPC does not encourage awarding of contracts to close family members of employees in decision-making positions.
- The bidder must declare and state whether a spouse, child or parent of the bidder or of a director, manager or shareholder is in the service of the City of Johannesburg Municipality or has been in the service of the state in the previous twelve months.

## **GENERAL ENQUIRIES**

Only email enquiries will be accepted, such enquiries must be directed to [tenders@jhbproperty.co.za](mailto:tenders@jhbproperty.co.za)

## JPC MBD 11: EVALUATION CRITERIA

A two-stage evaluation will be applied to the evaluation of the bid as follows:

### Stage 1: Functionality Evaluation

Bids will be evaluated in order to establish whether they meet a minimum threshold score of 70 points out of 100 for functionality, based on the following criteria:

FUNCTIONAL CRITERIA	Points	Returnable documents to be used in evaluation
<b>1. CAPACITY AND EXPERIENCE OF BIDDER AND THE PROFESSIONAL TEAM</b>	<b>30</b>	Returnables to be attached under JPC MBD 20
<p><b>Capacity and Experience of the Bidder's professional team in delivering projects of a similar nature (15)</b></p> <ul style="list-style-type: none"> <li>• <b>Architect with green building design expertise = 3 points to be allocated as follows :</b> <ul style="list-style-type: none"> <li>- Submission of proof of registration with the relevant council = 1 point</li> <li>- Demonstrate successful completion of 5 or more green projects = 1 points ( Submission of 5 or more letters of reference will score you 1 full point)</li> </ul> </li> <li>- Architect with experience of more than 10 years = 1 point</li> <li>• <b>Civil and Structural Engineers, Electrical engineer = 4 points to be allocated as follows:</b> <ul style="list-style-type: none"> <li>- Proof of registration with the relevant professional council = 2 point (1 point for civil and structural and 1 point for electrical engineer)</li> <li>- Demonstrate successful completion of 10 or more projects = 2 points (1 point for the civil and structural engineer and 1 point for electrical engineer )</li> <li>-</li> </ul> </li> <li>• <b>Experienced Environmentalist = 3 points to be allocated as follows:</b> <ul style="list-style-type: none"> <li>- Proof of registration with the relevant council =1 point</li> <li>- Experience of 10 years or value of 200million = 2 point</li> </ul> </li> <li>• <b>Experience Quantity Surveyor = 2 points to be allocated as follows:</b> <ul style="list-style-type: none"> <li>- Proof of registration with the relevant council =1 point</li> <li>Experience of 5 years or above = 1 point</li> </ul> </li> <li>• <b>Experienced Urban designer = 2 points to be allocated as follows :</b> <ul style="list-style-type: none"> <li>- Demonstrate successful completion of 5 or more projects =1 point.(submission of 5 or more letters of reference will score you 1 full point)</li> <li>Urban Designer with experience of more than 10 years = 1 point</li> </ul> </li> <li>• <b>Stakeholder consultant/Social Facilitator = 3 points to be allocated as follows:</b> <ul style="list-style-type: none"> <li>- Completed project with cumulative value above R150million = 1</li> <li>- Having an experienced of 10 years or more = 2</li> </ul> </li> </ul>	<b>20</b>	CV's of the professional team and proof of registration with professional bodies where requested. The professional team must demonstrate its experience in projects of a similar nature by submitting testimonials/reference letters with traceable /contactable reference

<p><b>Development Experience of the bidding entity in delivering projects of a similar nature (5)</b></p>	<p><b>5</b></p>	
<p>The bidder must demonstrate its experience in delivering large scale building projects. The value of the projects must be clearly stated. Scoring will be based on the total value of development projects successfully completed</p> <p><b>R250m and above = 5 points</b></p> <p><b>R200m – below R250m = 4 points</b></p> <p><b>R150m – below R200m = 3 points</b></p> <p><b>R100m – below R150m = 2 points</b></p> <p><b>Below R500m = 1 points</b></p>		<p><b>Bidder to complete JPC MBD 20 and provide any verifiable documents to demonstrate its experience.</b></p> <p>Letters of reference stating the project name, project value, completion year and contactable/ traceable reference must be attached.</p>
<p><b>Development Experience of the proposed professional team in delivering projects of a similar nature (5)</b></p>	<p><b>5</b></p>	
<p>The bidder must demonstrate its experience in delivering large scale building projects. The value of the projects must be clearly stated. Scoring will be based on the total value of development projects successfully completed</p> <p><b>R1billion and above = 5 points</b></p> <p><b>R800m – below R1 billion = 4 points</b></p> <p><b>R600m – below R800m = 3 points</b></p> <p><b>R400m – below R600m = 2 points</b></p> <p><b>Below R600m = 1 points</b></p>		<p><b>Bidder to complete JPC MBD 20 and provide any verifiable documents to demonstrate its experience. Letters of reference stating the project name, project value, completion year and contactable/ traceable reference must be attached..</b></p>
<p><b>DEVELOPMENT PROPOSAL</b></p>	<p><b>30</b></p>	
<p><b>Conformity of the Development Proposal to the vision for the property (15)</b></p> <p><b>Development Concept;</b></p> <ul style="list-style-type: none"> <li>• The extent to which the proposed uses promotes the active parcive of the public space.</li> <li>• Extent to which there are development support and promotes sports and recreation.</li> <li>• The extent to which environtmental issues are being defined are protected and enhanced.</li> <li>• The extent where development address the green building principles.</li> <li>• Extent to when the development respond to traffic challenge indetified in the preliminary traffic report.</li> </ul> <p><b>Approach and Methodolgy (10)</b></p> <p>Stakeholder engagement, strategy, Plan and Matrix Operations and Management plan post construction</p> <ul style="list-style-type: none"> <li>• Identification of project risk and mitigation measures to</li> </ul>		<p><b>DEVELOPMENT PROPOSAL - JPC MBD 17</b></p> <p>In addition to providing the information on MBD 17, the bidder must submit a development proposal that include all the information as outlined on this page</p>



addresss the risk.		
<b>2. EMPOWERMENT PLAN AND SOCIAL BENEFIT</b>	<b>20</b>	
<ul style="list-style-type: none"> <li>• Job Creation Plan (during and after construction) = <b>10 points</b></li> <li>• Enterprise Development (during and after construction) = <b>3 points</b></li> <li>• Training and Development Programmes (throughout the lifecycle of the project) = <b>3 points</b></li> <li>• Demonstrate how the development will benefit the local community and/or community based organisations = <b>3 points</b></li> <li>• Procurement of Material from Local Suppliers = <b>3 points</b></li> <li>• Partnership with Women Owned Companies = <b>3 points</b></li> </ul>		<p><b>PROPOSED EMPOWERMENT PLAN – JPC MBD 18 and 19</b></p> <p>The bidder is expected to provide a detailed empowerment plan which indicates how the targets outlined on MBD 19 will be achieved</p> <p><b>NB : Bidders who fail to submit a comprehensive empowerment plan will be scored accordingly</b></p>
<b>FINANCIAL CAPABILITY</b>	<b>20</b>	
<p>The bidder to demonstrate proof of availability of 100% of the funding required for the development. This must include writtent support from verifiable funding instutions.</p> <p>Letter of good standing from a financial institution.</p> <p>Proof of available funds (bank statements or financial statements of the bidder</p>		<p><b>JPC MBD 21</b></p> <p>Copy of bank statements showing availability of funds.</p> <p><b>Financial Statements</b></p> <p>Letter from registered funding institutions confirming funding for the project</p>
<b>DEVELOPMENT FEASIBILITY</b>	<b>10</b>	
<p>Development feasibility report with the ratios, cash flow analysis for the first 10 years= (up to 10 points)</p>		<p><b>JPC MBD17</b></p> <p>Development feasibility report supported by ratios and cash flow analysis for the first 10 years</p>
<b>TOTAL</b>	<b>100</b>	

**Bids which do not meet the minimum threshold of 70 points will not be considered further.**

**STAGE 2: EVALUATION FINANCIAL OFFER & B-BBEE STATUS LEVEL CONTRIBUTION**

- The bidder obtaining the highest number of points will be awarded the contract.
- Preference points shall be calculated after financial offers have been brought to a comparative basis.
- Points scored will be rounded off to 2 decimal places.
- In the event of equal points scored, the bid will be awarded to the bidder scoring the highest number of points for specified goals.
- A maximum of 80 or 90 points is allocated for financial offer on the following basis:

$$P_s = 80 \left( 1 - \frac{P_{max} - P_t}{P_{max}} \right) \quad \text{or} \quad P_s = 90 \left( 1 - \frac{P_{max} - P_t}{P_{max}} \right)$$

Where

$P_s$  = Points scored for Financial Offer of bid under consideration

$P_t$  = Financial Offer of bid under consideration

$P_{max}$  = Financial Offer of highest acceptable bid

- Only those bids that attain the minimum threshold score of 70 Points in Stage 1 will be evaluated in this stage. Bids will be evaluated as follows.

<b>EVALUATION CRITERIA</b>	<b>WEIGHT 80/20</b>	<b>WEIGHT 90/10</b>
<b>Broad Based Black Economic Empowerment</b>	<b>20 points</b>	<b>10 points</b>
<b>Financial Offer</b>	<b>80 points</b>	<b>90 points</b>
<b>Total</b>	<b>100 points</b>	<b>100 points</b>

- Points for Broad Based Black Economic Empowerment will be awarded as follows:

	<b>80</b>	<b>90</b>
<b>Price</b>		
<b>B-BBEE Status Level of Contribution</b>	<b>Number of Points 80/20</b>	<b>Number of points 90/10</b>
1	20	20
2	18	18
3	14	14
4	12	12
5	8	8
6	6	3
7	4	4
8	2	2
Non - Contributor	0	0
Maximum	20	10
<b>Total</b>	<b>100</b>	<b>100</b>





## 4.1 AERIAL MAP



## 4.2 BACKGROUND INFORMATION

The subject property is located in Parkhurst and is bounded by Victoria Road on the South, Rustenburg Road on the west and Parkhurst Road on the east. The site measure 78,295m<sup>2</sup>. The property has two structures on the southern section which are occupied by vagrants.

The above mentioned property is currently zoned as a public open space: any form of development on the site will have to be preceded by a park closure and rezoning.

## JPC MBD 13: PROPERTY INFORMATION

### 4.3 SITE INFORMATION

Property Description	The site is best described as Portion 246 and 247 of the Farm Braamfontein 53IR
Size (approximate)	PTN 246: 26304 m <sup>2</sup> PTN 247: 51991 m <sup>2</sup>
Zoning	The properties are zoned Public Open Space, defined in the Johannesburg Town Planning Scheme as the following : “Land zoned for use by the public as an open space, garden, playground, recreation ground or square”. Primary uses include: parks, public sports and recreational areas, open spaces, gardens, playgrounds and squares. Copy of zoning certificate attached as <b>Annexure A</b>
Possible Access	Access to the development shall be obtained from Rustenburg Road and Victory Road, subject to the relevant approvals
Servitudes	The property is currently transversed by services, depending on the final layout. The services will either have to be incorporated into the designs or relocated.
Structures and physical features	There are two existing structures which dilapidated and occupied by vagrants.
Slope (0.5m contour analysis)	Site located at elevations of 1555 and 1585 above mean sea level. Steep embankment on the south west corner of the site. Copy of contour survey on site plan attached as <b>Annexure B</b>
1:50 and 1:100 year flood line	The north eastern part of the site falls within a 1:50 and 1:100 year flood line. Copy of flood lines on site plans attached as <b>Annexure C</b>
Geotechnical conditions	A Geotechnical investigation has been completed on the property. A large amount of fill material that was encountered in the majority of the trial holes. The developer will have to do more intrusive tests in order to get a full assimilation of the extent of the fill material and the underlying soil strata. Copy of Geotech report attached as <b>Annexure D</b>
Environmental	An environmental screening report has identified a number of activities that might trigger a Basic Environmental Assessment. A Water Use License and permit for relocation of Fauna and Flora might be required. Copy of Fatal flaw report attached as <b>Annexure E</b>
Wetland Deliniation	There is a “man made” wetland onsite which developed as a result of a leaking water pipe. Copy of wetland report attached as <b>Annexure F</b>

Heritage	There are no know heritage issues on site
Services	A services report is attached as <b>Annexure G</b>
Access	Access should be obtained off Victory Road. The intersection of Victory Road and Barry Hetzog/Rustenburg Road and Sixth Road and Fourth Road are however under severe pressure with vehicles backing up over long distances during peak periods resulting in Victory Road/Sixth Road, Cruden and Greenfield Road being congested between fourth road and barry Hertzog Road. A new link is proposed between Victory Road and Rustenburg Road from where access should be obtained. Traffic report attached as <b>Annexure H</b>

## **Vision for the Property.**

1. Identification of Property: The Property referred to in this Proposal is defined as Portion 246 and 247 of the Farm Braamfontein 531R
2. Specifications for use and development of the Property (Vision for the Property): The property shall be developed with a recreational / sporting focus in line with the general provisions of a Private Open Space zoning and to a limited extent, such ancillary uses that are allowed through consent use application. Such uses may include Private Clubs, Special Buildings, Dwelling Units and Residential Buildings. Bidders are expected to familiarise themselves with the applicable Town Planning Scheme. Furthermore, the development proposal must take cognisance of the natural environment and propose measures as to how the rehabilitation and maintenance of the natural environment would be addressed in the development and operational phases of the project.
3. Property Tenure: The Property shall be made available by means of a long term lease agreement in accordance with JPC's standard agreement. The following terms of contract are non-negotiable:
  - 3.1. The Development and Lease period shall be for 50 years. Upon expiry or termination of the Development and Lease agreement, possession of the property will revert back to the City of Johannesburg without any compensation.
  - 3.2. On signature of the agreement the preferred bidder shall pay to JPC a non-refundable JPC Fee equal in value to 1.5% (one and half percent) of the total proposed development cost (excluding the land value), for facilitating the project and/or transaction up to the stage of signature of the agreement;
  - 3.3. If the development cost is above R 30 million;  
Bidders must subcontract a minimum of 30% of the value of the project to:
    - a) An EME or QSE;
    - b) An EME or QSE which is atleast 51% owned by black people;
    - c) An EME or QSE which is atleast 51% owned by black people who are youth;
    - d) An EME or QSE which is atleast 51% owned by black people who are women
    - e) An EME or QSE which is atleast 51% owned by black people with disabilities.
    - f) An EME or QSE which is atleast 51% owned by black people living in rural or undeveloped townships
    - g) A cooperative which is atleast 51% owned by black people
    - h) An EME or QSE which is atleast 51% owned by black people who are military veterans; or
    - i) More than one of the categories referred to in paragraph (a) to (h);
4. Bidders are expected to support the goals and objectives of the National Government's Expanded Public Works Program (EPWP). In this regard, the successful bidder will be required to keep the required records and provide regular reports to JPC as required by the EPWP. In addition hereto, bidders are expected to support the relevant enterprise development programmes of the City of Johannesburg.
5. The bidder is expected to submit a detailed empowerment plan demonstrating how the following will be achieved:
  - a) Job Creation Plan (during and after construction)
  - b) Enterprise Development (during and after construction)
  - c) Training and Development Programmes (throughout the lifecycle of the project)
  - d) Demonstrate how the development will benefit the local community and/or community based organisations
  - e) Procurement of Material from Local Suppliers
  - f) Partnership with Women Owned Companies
  - g) How the current low level employees will be incorporated



6. Local Area spending target must be in accordance with the Empowerment Plan MBD 18.
7. The successful bidder(s) will be responsible for and shall bear all costs related to the development of the property including bulk services.
8. The successful bidder will be responsible for the cancellation or relocation of all servitudes which may be registered over the property.
9. Bidders are required to demonstrate their ability and capacity to deliver and manage the proposed development.
10. Whilst the property is made available in accordance with the site information made available in MBD13, the said is by no means complete but a mere summary of preliminary studies conducted by JPC. The bidder is expected to conduct their own research as it might be required on time to time.
11. The successful bidder will be responsible to obtain all statutory approvals (Rezoning, Environmental, Water Use Licence, Site Development Plan, Building Plan, etc) which are required for the development of the property. JPC will only be responsible for the closure of the park.
12. The old clubhouse on the site is currently under illegal occupation. The successful bidder will be responsible for the relocation of the illegal occupants in terms of the relevant legislation.

The following documents must be attached

- *Natural persons, Sole proprietors and JVs – copy of ID document/passport*
- *Schools – copy of Provincial School registration certificate*
- *NGO – copy of Provincial registration certificate*
- *Society Club/ Association – copy of Constitution / founding document*
- *Partnership -copy of partnership agreement plus IDs of all partners*
- *Closed Corporation - Copy of CK1 and/or CK2 and members agreement*
- *Company – current CM29,*
- *Trust – letter of appointment from the Master of the High Court of SA and deed of trust*
- *Joint Venture / Consortiums– JV agreement plus ID documents/ company Registration document of all members of JV/ Consortiums*

## JPC MBD 15: AUTHORITY TO SUBMIT BID

***If bidder is a legal entity, a company resolution /Power of Attorney must be attached (these documents must authorise the named person to submit this application and to enter into agreements with the City of Johannesburg should the application be successful)***

Is a company resolution attached?	YES	NO
Is the bidder a natural person?	YES	NO
Is a certified ID copy attached?	YES	NO
Is a copy of the bidder's power of attorney attached?	YES	NO

**JPC MBD 16: PAYMENT OF MUNICIPAL ACCOUNT**

It is a requirement that bidding entity or individual provide proof that no undisputed rates and taxes are owed to the local authority in the form of one of the following:

	An Up-to date Municipal Account for all their properties	Proof that acknowledgements or arrangements have been made to settle arrears	Affidavit stating reasons for not submitting up to date municipal accounts	Copy of Lease agreement with affidavit (if leasing premises)
<b>INDICATE TYPE OF PROOF OF COMPLIANCE WHICH IS ATTACHED TO THE BID SUBMITTED.</b>				

It is a further requirement that proof that no undisputed rates and taxes are owed to the local authority for all directors of the bidding entity, in the form prescribed above.

<b>NAME OF DIRECTOR OF BIDDING ENTITY</b>	<b>INDICATE TYPE OF PROOF OF COMPLIANCE PER DIRECTOR WHICH IS ATTACHED TO THE BID SUBMITTED.</b>			
	An Up-to date Municipal Account	Proof that acknowledgements or arrangements have been made to settle arrears	Affidavit stating reasons for not submitting up to date municipal accounts	Copy of Lease agreement with affidavit (if leasing premises)

**1.1 Development Proposal:**

Bidders are required to submit a concise development proposal for the site. The development proposal must include a concept Site Development Plan, an Architectural concept of the proposed development, proposed tenancing, and the approach to the rehabilitation and preservation of the natural environment

The development proposal must contain the following:

<b>Concept Site Development Plan (Tenancing)</b>	<b>Total Floor area (m2)</b>
<b>TOTALS</b>	

**1.2 Proposed Development Summary**

<b>Use</b>	<b>Total Floor area (m2)</b>
<b>TOTALS</b>	

**1.3 Estimated development time frames**

Estimated time, in months, from date of signature of development agreement to date of start of construction.	Months
Estimated time, in months, from start of construction to completion of construction.	Months

#### 1.4 Include development Methodology Writeup

- The bidder must illustrate an understanding of delivering a development plan for the property, outline the various uses and how they will integrate with one another.

#### 1.5 Maintenance and Operational Plan

#### 1.6 Estimated Cost of Development

<b><i>A breakdown of all costs to be incurred by the bidder in the preparation of the site must be provided. The cost provided in this section will form a critical part of the evaluation of proposals and will be a contractual condition of the development agreement awarded.</i></b>		
<b>No.</b>	<b>Item Description</b>	<b>Estimated cost (Including vat)</b>
1	Civil and Electrical Services	R
2	Civil Works	R
3	Top Structure (Building) Costs	R
4	Professional Fees	R
5	Sundry Development Cost	R
6	External/Bulk Services Contributions	R
7	Orther	R
	<b>Total</b>	<b>R</b>

## JPC MBD 18: PUBLIC/SOCIAL BENEFIT PROPOSAL

It is a requirement that bidding entity or individual should demonstrate the following social benefits:

1. Demonstrate how the development will benefit disadvantaged communities, youth, women and people with disabilities	
2. Demonstrate how the development will benefit the local community and/or community based organisations	

**The City of Johannesburg (COJ)** is and will remain deliberate about transformation and its economic empowerment goals and is committed to empowerment agenda as an integral part to nation building.

The successful bidder will be required to champion the entrenchment of true economic transformation and empowerment in its spheres of influence. The successful bidder will be required to go beyond redressing historical imbalances and towards intrinsic true value that will result in active deliberate facilitation of sustainable and meaningful participation of Black people in the mainstream of the economy through its assets, investments and projects.

The bidder is required to commit to the achievement of the following specific targets by completing the table below. The commitments made in this MBD will be measured against the targets and used in the evaluation of the functional compliance evaluation.

The commitments made in this table will form part of the contractual obligations of the successful bidder

**EMPOWERMENT TARGETS**

<b>DESCRIPTION</b>	<b>TARGET</b>	<b>Bidders Commitment in numbers of persons</b>
<b>Job Creation &amp; Job intensive plan</b>		
Total number of jobs to be created in the project	Total jobs created	
Number of jobs created for unemployed black people in this project	60% of total jobs	
Number of job created for black people in this project	30 % of total jobs	
<b>Training &amp; Development programme</b>		
Number of black people Trained in some aspect of the project	60% of workforce	
Number of black youth Trained in some aspect of the project	50% of black people trained	
Number of black women Trained in some aspect of the project	40% of black people trained	
Number of black disabled people Trained in some aspect of the project	3% of black people trained	
<b>2.3 localisation</b>		
Rand value of spend to local SMMEs that have black ownership in line with the approved "Delivery Pipeline Management Matrix" (overleaf)	50% of project value	R
Full use of locally sourced or locally assembled material and/or products in line with the approved "Delivery Pipeline	70% of project value	
<b>2.4 Enterprise and supplier Development</b>		
Number of Local SMMEs to be supported in terms of the Enterprise and supplier development plan for this project, including Demonstration graduation of suppliers in this project		



## INTERPRETATIONS

<p><b>"Black-empowered enterprise"</b> where</p>	<p>means an enterprise that is 50,1% black-owned and there is substantial management control</p>
<p><b>"Black Designated Groups"</b></p>	<p>means:</p> <ul style="list-style-type: none"> <li>(a) unemployed black people not attending and not required by law to attend an educational institution and not awaiting admission to an educational institution;</li> <li>(b) Black people who are youth as defined in the National Youth Commission Act of 1996;</li> <li>(c) Black people who are persons with disabilities as defined in the Code of Good Practice on employment of people with disabilities issued under the Employment Equity Act;</li> <li>(d) Black people living in rural and under developed areas;</li> <li>(e) Black military veterans who qualifies to be called a military veteran in terms of the Military Veterans Act 18 of 2011;</li> </ul>
<p><b>'Black People'</b></p>	<p>Is a generic term which means African, Coloureds, Indians and Chinese</p> <ul style="list-style-type: none"> <li>(a) who are citizens of the Republic of South Africa by birth or decent; or</li> <li>(b) who became citizens of the Republic of south Africa by naturalisation -             <ul style="list-style-type: none"> <li>(i) before 27 April 1994;</li> <li>(ii) on or after 27 April 1994 and who would have been entitled to acquire citizenship by naturalisation prior to that date.</li> </ul> </li> </ul>
<p><b>"Localisation"</b> local matrix that depending on</p>	<p>locally produced can be defined using the approved</p> <p>Determines the meaning of locally produced/supplier</p> <p>Complexity of the work package and skill required.</p> <ul style="list-style-type: none"> <li>○ <b>Simple work package and no skills required</b>  Where simple work package and no skill required - the use of immediate communities is primary.</li> <li>○ <b>Simple work package and medium to low skill required</b>  Where simple work package and medium to low skill required - the use of COJ regional suppliers is primary.</li> <li>○ <b>Simple work package and medium to high skill</b>  Where simple work package and medium to high - the use of suppliers within the City of Joburg is encouraged and promoted.</li> <li>○ <b>Simple work package and Specialized skills</b></li> </ul>

Where simple work package and specialized skills - the use of suppliers in the Gauteng province is encouraged and promoted.

- **Mixed work package and no skills required**

Where mixed work package and no skill required - the use of COJ regional suppliers is primary.

- **Mixed work package and medium low skill required**

Where mixed work package and medium to low skill required - the use of suppliers within the City of Joburg is encouraged and promoted.

- **Mixed work package and medium high skill**

Where mixed work package and medium high - the use of suppliers in the Gauteng province is encouraged and promoted.

- **Mixed work package and Specialized skill**

Where mixed work package and specialized skill - the use of national vs International suppliers is primary.

- **Complex work package and no skill required**

Where complex work package and no skill required - the use of suppliers within the City of Joburg is encouraged and promoted.

- **Complex work package and medium low skill**

Where mixed work package and medium low skill - the use of suppliers in the Gauteng province is encouraged and promoted.

- **Complex work package and medium high skill**

Where mixed work package and medium high skill - the use of national vs International suppliers is encouraged and promoted.

- **Complex work package and Specialized skills required**

Where complex work package and specialized skill required - the use of nationally assembled products is encouraged and promoted.

<b>"Enterprise &amp; Supplier Development"</b>	Means monetary and Non-Monetary contribution carried out for the benefit of suppliers with the objectives of contribution to development, sustainability and financial and operation independence of the beneficiaries
<b>"Localisation"</b>	
<b>"Majority Black owned and Controlled Company"</b>	means a juristic person, having shareholding or similar members interest, in which black participants enjoy a right to Exercisable Voting Rights that is at least 51% of the total such rights measured using the Flow Through Principle; and means an enterprise that is 51% black-owned and where there is substantial management control
<b>"Partnership"</b> means:	means a juristic person, having shareholding or similar members interest, in which black participants enjoy a right to Exercisable Voting Rights that is at least 25% and an enterprise that is 25% black-owned and where there is substantial management control
<b>"Person with disability"</b>	means: <b>Black people who are persons with disabilities</b> as defined in the employment of people with disabilities issued under the Employment Equity Act;
<b>"SMME"</b>	Small Micro Medium Enterprises Entities with a turnover of less than R35 M
<b>"Unemployed Black people"</b>	means: (a) <b>unemployed black people</b> not attending and not required by law to attend an educational institution and not awaiting admission to an educational institution;
<b>"SMME"</b>	Small Micro Medium Enterprises Entities with a turnover of less than R10M
<b>"Wholly Black Owned"</b>	Means: 100% black ownership and at least 30% of the ownership must be women and/or designated groups.
<b>"Youth"</b>	means: <b>Black people who are youth</b> as defined in the National Youth Commission Act of 1996.
<b>"100% Black Owned"</b>	Means : 100% black ownership made up by any combination of black owners

# Delivery Pipeline Management Matrix

		SKILLS REQUIRED			
		UNSKILLED	SEMI-SKILLED	SKILLED	EXPERT
AVAILABILITY OF LOCAL SUPPLIERS	COMMON/MANY	Wholly Black Owned	100% Black owned	Majority Black owned and Controlled	Partnership with 25% Black owned and controlled
	LIMITED	100% Black owned	Majority Black owned and Controlled	Partnership with 25% Black owned and controlled	Enterprise & Supplier Development
	RARE/FEW	Majority Black owned and Controlled	Partnership with 25% Black owned and controlled	Enterprise & Supplier Development	Knowledge Transfer programme
INTERNATIONAL SUPPLIERS	INTERNATIONAL/ NON-LOCAL SUPPLIER	Partnership with 25% Black owned and controlled	Enterprise & Supplier Development	Knowledge Transfer programme	Knowledge Transfer programme

## Annexure B

		CIDB GRADE /SKILLS			
		CIDB 1-3 No Skill	CIDB 4-5 Medium Low	CIDB 6-7 Medium High	CIDB 8-9 Specialized Skills
LEVEL OF COMPLEXITY	Simple	Immediate Communities suppliers	Region Specific suppliers	City of Joburg suppliers	Gauteng suppliers
	Mixed	Region Specific suppliers	City of Joburg suppliers	Gauteng suppliers	National suppliers
	Complex	City of Joburg suppliers	Gauteng suppliers	National Suppliers	Locally Assembled products

**JPC MBD 20: EXPERIENCE AND CAPABILITIES OF BIDDER**

Experience of bidder, bidder’s principals and professional team to be stated below and supporting information to be supplied in tables below.

<b>Summary of Developer and Team</b>	
Value of Developments completed <b><u>by bidder, acting as “Developer”</u></b>	<b>R</b>
Value of Developments completed <b><u>by bidder’s principals, acting as developer / development manager.</u></b>  <i>NOTE: Any experience as “Developer” to be duplicated here</i>	<b>R</b>
Total combined value of FEEs earned to date by all key members of bidders proposed professional team.	<b>R</b>

<b>Details of development experience completed <u>by bidder, acting as developer OR by bidder’s principals, acting as developer / development manager but not under the name of the bidder.</u></b>				
(PLEASE EXPAND TABLE IF REQUIRED )				
NB: DO NOT ATTACH A SEPARATE TABLE				
Name of Development	Year completed	Value of Development	Bidder / Bidders’ Principals	Client & contact Numbers
Total value of developments				

**5.3.2.3. Details of fees earned by key members bidders proposed professional team**

(PLEASE EXPAND TABLE IF REQUIRED)

NB: DO NOT ATTACH A SEPARATE TABLE

<b>KEY DISCIPLINE</b>	<b>NAME OF TEAM MEMBER</b>	<b>TOTAL VALUE OF FEES EARNED TO DATE IN PREVIOUS PROJECTS.</b>
PROJECT MANAGEMENT		R
ACHITECTURE		R
URBAN DESIGNER		R
ENGINEERING		R
QUANITY SURVEY		R
OTHER (e.g. Town planner; environmentalist)		R
<b>TOTAL</b>		<b>R</b>

***It is assumed that 70% of the development cost will be financed via debt finance (development bond loan).***

***The bidder must however submit proof of the availability of finance to fund 30% of the development cost through equity funding***

***Please note that the following definitions will be used in assessing the proof of availability of finance:***

Proof of available funds (bank statements or financial statements of the bidder)

Provide funding model to incorporate how and where the funding will be sourced/raised and it must include collateral to be pledged against such funding if required.

Provide detailed financial feasibility of the proposed development including all financial ratios

Financial Viability

- Development Cost (Total Investment Value)
- Projected Income

Financial Ratios

- IRR (Internal Rate of Return)
- ROI (Return on Investment)
- NPV of projected income (Net Present Value)

Total Development Cost	R
Debt Finance	R
Equity Investments (if any)	R
Source of Debt Finance <ul style="list-style-type: none"> <li>• Letter confirming access to debt funding</li> </ul>	
Source of Equity Finance <ul style="list-style-type: none"> <li>• Written confirmation of equity funding</li> </ul> <p>(<u>Note</u>: this source may <u>not</u> be a bank loan).</p>	