

RFP 26/2021

SOWETO GATEWAY – NON-COMPULSORY VIRTUAL BRIEFING SESSION

DATE: 25 NOVEMBER 2021 TIME: 10AM

ANSWERS TO QUESTIONS RAISED:

- 1. This went out previously about a year ago, why did it not proceed at that time, why did we have to put it out again, were there development challenges?**

Covid was a challenge so the validity period of 120 days had expired before we were ready to award the tender, as we were not operating in terms of the new norm. We are better prepared to deal with Covid now, hence today's session being a virtual briefing session.

- 2. What is the involvement of the professional team, are they involved in the way forward or are they excluded from participating or, were their appointments terminated?**

The professional team is not prohibited from participating in the bid or with the development teams responding to the bids. We assess the bidder.

- 3. Regarding the stakeholder's, community and business forums, would there be a community liaison person from JPC to assist the developer with any challenges that may arise when the development takes off?**

In the RFP document, the Evaluation Criteria allocates points to a Stakeholder Consultant / Social Facilitator who will enhance the bidder's team to deal with issues relating to stakeholder consultation. The successful developer will need to appoint a Community Liaison Officer as well. From the City's side, there is support for the project from our political leaders, the Accounting Officer of the City and councillors. In addition, JPC has engaged with a number of the City's Departments in order to move the project forward.

- 4. Is there any possibility of access from the N1 to the site?**

Not sure. This will need to be determined in collaboration with SANRAL as the N1 is a national road.

- 5. There is no mention of a wetland on site, but it looks like the site may have a challenge of a canal or channel going through the site that may affect the development of the site.**

There are no wetlands on site- none identified.

- 6. What is the maximum density permitted with regards to the residential component as this would affect the services, what rights have been applied for?**

Refer to the Town Planning Report made available on the link as it covers the rights applied for per erf, in detail.

- 7. What is the date of possession of the site, the development has a lease and a sale component. Do you transfer the lease and sales portions together or separately, taking onto account that the services to be installed before the development starts. Will sections ready to be developed handed over earlier so that the developer can proceed with some portions ahead of time.**

We award to one developer. The developer is expected to have all the skills on board both for the housing as well as the commercial component. We evaluate the bid according to the strengths of the developer in terms of a mixed-use development.

8. Township establishment process – what are the timelines?

Township Application submission was made on 10 July 2019 to Planning.

The application was circulated to all Departments and Entities for comments. The Town Planner is dealing with the comments currently. Due to the backlog created by Covid, it could take another 6 -12 months to obtain approval of the township establishment application and another 12 months to reach proclamation. Services will then need to be upgraded and installed before development can commence.

9. What is the program for the bid being concluded ?

The tender closes on 28 January 2022. The validity period for the tender is 180 days.

The JPC offices will close from 23 December 2021 to 3 January 2022. Queries and responses to queries will be open up until 25 January 2022.

All enquiries must be in writing and sent to tenders@jhbproperty.co.za.

Depending on the number of bids received, bids will be evaluated then adjudicated, and a report will be sent to Probity. On completion of Probity, the report is submitted to the Executive Adjudication Committee for award. This is followed by contract negotiation with the preferred bidder, which takes about 2-3 months. Our expectation is to award within this financial year, which is 30 June 2022.

10. SCM Policy for Land

See attached link.

