

REQUEST FOR PROPOSALS FOR THE DEVELOPMENT SALE AND/OR DEVELOPMENT LEASE OF VARIOUS COUNCIL- OWNED PROPERTIES.

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:

BID NUMBERS	TENDER DESCRIPTIONS	SITE SIZE
RFP 23/2022	Request for proposals for the Development and Long Term Lease of Portions 246 and 247 of the Farm Braamfontein 53-IR.	8.3 hectares
RFP 24/2022	Request for proposals for the development and sale of Erf 9975 Orlando West Township	6888 m ²
RFP 25/2022	Request for proposals for the development and long-term lease of Erf 24460 Diepkloof into a mixed-use development.	3,030m ²
RFP 26/2022	Request for proposals for the development and sale of Erven 198 and 199 Suideroord	3863m ² 4946m ²
RFP 27/2022	Request for proposals for the development and lease of Erf 11900 Orlando West Township into a filling station with ancillary supporting uses.	3 612m ²
RFP 28/2022	Reissue-Request for proposals for the development and lease of portion 255 of the Farm Doornfontein 92IR into a filling station with ancillary supporting uses.	1068m ²
RFP 29/2022: Erf 13	Request for proposals for the development of Erf 13 Orlando Ekhaya	9,300 m ²
RFP 30/2022: Erf 14	Request for proposals for the development of Erf 14 Orlando Ekhaya	9,152 m ²
RFP 31/2022: Erf 15	Request for proposals for the development of Erf 15 Orlando Ekhaya	13,396 m ²
RFP 32/2022: Erf 16	Request for proposals for the development of Erf 16 Orlando Ekhaya	26,220m ²
RFP 33/2022	Request for proposals for the development and sale of Erf 841 Kew.	3915m ²
Non – compulsory Briefing sessions	<p>1st non-compulsory briefing session will take place 09 September 2022, 2nd Non- compulsory briefing 30 September 2022 from 10h00am until 14H00 City of Joburg Property Company Offices, 3rd floor (entrance level), A - Block, Auditorium, Forum I, Braampark, Braamfontein. COVID 19 PROTOCOLS TO BE OBSERVED.</p> <ul style="list-style-type: none"> • RFP 23, RFP 24 and RFP 25: 10H00. • RFP 26, RFP 27, RFP 28 and RFP 33: 12H00 • RFP 29, RFP 30, RFP 31 and RFP 32: 14H00 	
Document Availability	29 August 2022	

Document	The tender document can be downloaded from E-tenders, COJ and the JPC websites at no cost www.jhbproperty.co.za, www.etenders.gov.za and www.joburg.org.za
Closing Date	28 October 2022 at 10h30 (Telkom Time), CoJ reserves the right to extend the closing date at its sole discretion.
Pre-qualification criteria for Preferential procurement	Pre-qualification criteria will be used to advance certain designated groups. Bidders will therefore be prequalified on the following basis: <ul style="list-style-type: none"> • Minimum B-BBEE Status (Level 1, Level 2 and Level 3), and • The bidding entity must sub-contract a minimum of 30% to an EME or QSE which is at least 51% owned by black people. <p>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.</p>
Disqualifying Criteria	NONE
Compliance Criteria before award	<ul style="list-style-type: none"> • Valid Tax Compliant Verification PIN number issued by SARS. • Proof of registration of the Bidder as follows: <ul style="list-style-type: none"> ○ Natural persons- certified copy of ID document/ passport ○ Partnership- copy of Partnership Agreement plus IDs of all partners ○ Company- current CM29/COR 20.1 ○ Close Corporation- current copy of CK1 and/or CK2C and/or COR20.1 ○ Trust- letter of appointment from the Master of the High Court of SA and deed of trust • JV/Consortium- JV/Consortium Agreement plus CIPC and/or ID documents of all JV/Consortium partners • Entity BBBEE Certificate or JV/Consortium Consolidated BBBEE Certificate • Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the individual / Proof that acknowledgements or arrangements have been made to settle arrears / Valid Lease agreement / 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 / Proof that acknowledgements or arrangements have been made to settle arrears Valid Lease agreement / 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) / Proof that acknowledgements or arrangements have been made to settle arrears /Valid

	<p>Lease agreement / Affidavit stating why an up to date municipal account cannot be submitted</p> <ul style="list-style-type: none"> • In the event the bidder is tendering as a Joint Venture/Consortium, all members of the JV/Consortium must submit all required documentation and a JV / Consortium agreement • Central Supplier Database (CSD) registration valid on tender closing date • Submission of public interest score (PIS) as per Companies Act Regulation 26(2). The public score calculation must be supported by the following: <ul style="list-style-type: none"> ○ Audited Annual Financial Statement indicating the latest three financial periods, OR ○ Latest unaudited annual financial statement used for the calculation of the PIS. • Bidding Entity resolution. • Signature of the following documents; <ul style="list-style-type: none"> ○ Declaration of interest in MBD 4 ○ Declaration of the Bidder's Past Supply Chain Practices in MBD 8, ○ Certificate of Independent Bid Determination in MBD 9, and ○ Bidders Information in JPC MBD 7
Address	City of Joburg Property Company SOC LTD, 3rd Floor, Forum I, 33 Hoofd Street, Braam Park Office Park, Braamfontein. Johannesburg.
Evaluation	<ul style="list-style-type: none"> • 80/20 or 90/10 <p>80/ 90 for financial offer and 20/10 for B-BBBEE status level of contributor</p> $P_s = 80 \left(1 - \frac{P_{max} - P_t}{P_{max}} \right) \qquad P_s = 90 \left(1 - \frac{P_{max} - P_t}{P_{max}} \right)$
Enquiries	tenders@jhbproperty.co.za

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.

Helen Botes
Chief Executive Officer
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1st Floor, Forum I Building, Braam Park
Office Park, 33 Hoofd Street,
Braamfontein Johannesburg

<p>Contact Details Supply Chain Management Department Tel: (010) 219-9000</p>
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