

# REQUEST FOR PROPOSALS (RFPs) FOR THE LONG TERM LEASE AND DEVELOPMENT OF PROPERTIES MENTIONED BELOW:

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 Long Term Lease and Development of the properties stated hereunder:

BID NUMBERS	TENDER DESCRIPTIONS	CURRENT ZONING	PROPOSED ZONING	PROPOSED USAGE
RFP 93/2019	Request for proposals for the long term lease and development of Erven 903, 905 Orange Grove	Residential 1	Residential 4	Affordable student accommodation.
RFP 94/2019	Request for proposals for the long term lease and development of Erven 929, 931 Orange Grove	Residential 1	Residential 4	Affordable student accommodation.
RFP 95/2019	Request for proposals for the long term lease and development of Erven 935, 937 Orange Grove	Residential 1	Residential 4	Affordable student accommodation.
RFP 96/2019	Request for proposals for the long term lease and development of Erven 938, 940, 941 Orange Grove	Residential 1	Business 1	Affordable student accommodation.
RFP 97/2019	Request for proposals for the long term lease and development of Erven 1168, 1169 Orange Grove	Residential 1	Business 1	Affordable student accommodation.
RFP 98/2019	Request for proposals for the long term lease and development of Erven 1656,1658,1660 Orange Grove	Residential 1	Residential 4	Affordable student accommodation.
RFP 99/2019	Request for proposals for the long term lease and development of Erf 737 Yeoville	Residential 4		Mixed Use Development for mixed income residential.
RFP 100/2019	Request for proposals for the long term lease and development of Erf 776 Turffontein	Residential 4		Mixed Use Development for mixed income residential.
RFP 101/2019	Request for proposals for the long term lease and development Erf 527 Yeoville and Remainder and portion 1 of Erf 528 Yeoville	Residential 4		Mixed Use Development for mixed income residential.
RFP 102/2019	Request for proposals for the long term lease and development Portion 1 and 2 of Erf 89 Fairview and Erf 87 Fairview	Residential 4		Mixed Use Development for mixed income residential.
<b>Non-compulsory Briefing session</b>	The first non-compulsory briefing session will be held on <b>22 November 2019</b> from 10 am to 12 pm. The second non-compulsory briefing session will be held on <b>10 January 2020</b> from 10 am to 12 pm. The third non-compulsory briefing session will be held on <b>17 January 2020</b> from 10 am to 12 pm. Venue for all non-compulsory briefing sessions will be at Old Council Chambers, Ground Floor, CoJ offices, 158 Loveday Street, Braamfontein, Johannesburg.			
<b>Document Availability</b>	04 November 2019 from 12:00 pm			
<b>Document Cost</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>Closing Date</b>	Friday 07 February 2020 at 10h30 (Telkom Time)			
<b>Prequalifying criteria for Preferential Procurement</b>	<p>Prequalification criteria will be used to advance designated groups on the basis of</p> <ul style="list-style-type: none"> <li>Minimum B-BBEE Status (Level 1, Level 2 and Level 3), and/or an EME or QSE,</li> <li>Subcontracting a minimum of 30% of the construction costs to an EME or QSE which is at least 51% owned by black people</li> </ul> <p><b>NB: Bids that fail to meet the pre-qualifying criteria above will be deemed non-responsive and as such will not be evaluated for Stage 1 and Stage 2.</b></p>			
<b>Disqualifying Criteria</b>	<ul style="list-style-type: none"> <li>Non-signature and non-commissioning (full details of the commissioner) 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>Regulation 21 of the Municipal Supply Chain Management Regulations, 2005, states that if the value of the transaction is expected to exceed 10 million (VAT included), bidders are required to furnish the following; <ul style="list-style-type: none"> <li>If the bidder is required by law to prepare annual financial statements for auditing, bidders are required to submit their audited financial statements; <ul style="list-style-type: none"> <li>a) For the past three years; or</li> <li>b) Since their establishment if established during the past three years.</li> </ul> </li> </ul> </li> </ul> <p>This is required to establish liquidity and financial resources of the bidder to execute the project as indicated in the bid documents and proposals.</p> <ul style="list-style-type: none"> <li>In the event the bidder is tendering as a Joint Venture/Consortium, all members of the JV/Consortium must submit audited financial documents if required by law to prepare, for all members of the JV/ Consortium.</li> </ul> <p><b>NB: Failure to comply with the above will result in the bid not being evaluated for Stage 1 and Stage 2.</b></p>			
	<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 for all the properties of the directors.</li> <li>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/Affidavit stating why an up to date municipal account cannot be submitted for all the properties of the directors.</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 for all the properties of the directors.</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 Venture B-BBEE Certificate.</li> <li>Completion and signature of all bid documents.</li> <li>Central Supplier Data Base (CSD) registration</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>	<p><b>Functionality, Rental Offer and B-BBEE Level of contributor using 80/20 or 90/10</b></p> <p>80/ 90 for rental value and 20/10 for B-BBEE status level of contributor</p> $Ps = 80(1 - \frac{pt - p \max}{p \max}) \quad Ps = 90(1 - \frac{pt - p \max}{p \max})$			
<b>Enquiries</b>	<a href="mailto:icpr@jhbproperty.co.za">icpr@jhbproperty.co.za</a>			

## Please note the following conditions of submission:

- No late proposals will be considered. It is recommended that bids be submitted the day prior to the closing date as JPC will not approve any request for condonation of late submissions due to any unforeseeable reason resulting in such late submissions.
- City of Joburg Property Company (SOC) Ltd reserves the right not to accept any proposals/accept part of the proposals, or to withdraw the call for proposals
- The City of Joburg Property Company (SOC) Ltd and or City of Johannesburg Metropolitan Municipality reserves the right not to award more than 2 tenders to the same bidder.
- The applications for rezoning and/or consolidation of the subject properties has been submitted and the award of the projects will only be made subject to approval by the Council.
- All above mentioned properties are illegally occupied
- Bidders are required to provide Temporary Alternative Accommodation and costs thereof.
- Only proposals that are in-line with proposed usage will be considered.
- For student accommodation tenders, bidders that do not provide at least 50% or more of the development at a rental rate of less than R3 500.00 of the student accommodation floor area will be deemed non-responsive
- For residential units tenders, bidders that do not provide at least 30% inclusive units at a rate of R900 rental (excluding services) catering to income group of R1500-R3500 per month will be deemed non-responsive

City of Joburg Property Company SOC Ltd

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