

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

City of Joburg Property Company (SOC) Ltd (Reg. No 2000/017147/07) ("JPC") acting as an agent of City of Johannesburg Metropolitan Municipality ("COJ"), hereby invites interested persons to submit proposals for the development and long term lease or development and sale of properties stated hereunder.

BID NUMBERS	TENDER DESCRIPTIONS	PROPOSED USAGE
RFP 82/2019	REQUEST FOR PROPOSALS FOR THE DEVELOPMENT AND LONG TERM LEASE OF ERVEN 346, 347, 348, 353,354,355 AND 356 JOHANNESBURG (OLD RISSIK STREET POST OFFICE BUILDING)	DEVELOPMENT AND LEASE
RFP 83/2019	REISSUE-REQUEST FOR PROPOSALS FOR THE DEVELOPMENT AND LONG TERM LEASE OF PORTION 4 OF ERF 1226 FAIRLANDS	MIXED USE DEVELOPMENT
RFP 85/2019	REISSUE-REQUEST FOR PROPOSALS FOR THE DEVELOPMENT AND LONG TERM LEASE OF ERF 11900 ORLANDO WEST	FILLING STATION WITH ANCILLARY SUPPORTING USES
RFP 90/2019	REISSUE-REQUEST FOR PROPOSALS FOR THE DEVELOPMENT AND SALE OF ERVEN 198 AND 199 SUIDEROORD	MIXED USE DEVELOPMENT
RFP 91/2019	REISSUE-REQUEST FOR PROPOSALS FOR THE DEVELOPMENT AND LEASE OF PORTION 255 OF THE FARM DOORNFONTEIN 92IR	FILLING STATION WITH ANCILLARY SUPPORTING USES
Non-compulsory Briefing session	A non-compulsory briefing session will be held on <b>05 December 2019</b> from 10:30. The venue for the briefing session is 1st Floor, Forum II, Imbizo boardroom, 33 Hoofd Street, Braamfontein, Johannesburg	
Document Availability	20 November 2019 from 10h00 am	
Document Cost	Document Cost: R300.00 for the filling stations, R500.00 for RFP 83/2019 and R1000.00 for RFP 82/2019 (non-refundable if you purchase a hardcopy from JPC offices) or tender document can be downloaded from E-tenders 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. <a href="http://www.jhbproperty.co.za">www.jhbproperty.co.za</a> or <a href="http://www.etenders.gov.za">www.etenders.gov.za</a>	
Closing Date	31 January 2020 at 10h30 am (Telkom Time)	
Prequalifying criteria for Preferential Procurement	<p>The Pre-qualification criteria will be used to advance certain designated groups. Bidders will therefore be prequalified on the following basis:</p> <p>The bidding entity must be an EME or QSE; OR</p> <p>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> <p><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></p>	
Disqualifying Criteria	<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>Close Corporations are required to submit annual financial statements for the past 3 (three) years or since establishment.</li> <li>Any offer below the reserved price will not be considered, with the exception of RFP 82/2019</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>	
Compliance Criteria before award	<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 (03) months and not over three (03) 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 (03) months and not over three (03) 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 for all the properties of the directors.</li> <li>Up to date Municipal Account not older than three (03) months and not over three (03) 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 B-BBEE certificate</li> <li>Central Supplier Data Base registration.</li> <li>Completion and signature of all bid documents.</li> <li>Company resolution</li> </ul>	
Address	City of Joburg Property Company SOC LTD, 1st Floor, Forum II Building, Braam Park Office Park, 33 Hoofd Street, Braamfontein, Johannesburg.	
Evaluation	<ul style="list-style-type: none"> <li>80/20</li> <li>80 for rental/ Financial offer and 20 for B-BBBEE status level of contributor</li> </ul> <p><math>P_s = 80(1 - \frac{p_t - p_{max}}{p_{max}})</math></p>	
Enquiries	<a href="http://tenders@jhbproperty.co.za">tenders@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.
- 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.

City of Joburg Property Company SOC Ltd

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