



a world class African city

City of Joburg Property Company SOC Ltd.

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2017

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LOCAL AUTHORITY NOTICE

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

NOTICE IN TERMS OF REGULATION 37 OF THE LOCAL GOVERNMENT MUNICIPAL SUPPLY CHAIN MANAGEMENT REGULATIONS, 2005 PROMULGATED IN TERMS OF THE MUNICIPAL FINANCE MANAGEMENT ACT, 2003

THIS NOTICE IS PUBLISHED IN TERMS OF SECTION 21 OF THE MUNICIPAL SYSTEMS ACT 32 OF 2000; IN RESPECT OF AN UNSOLICITED BID FOR THE PURPOSES OF:

The permanent road closure, pedestrianisation, encroachment, maintenance and management of a portion of Davies Road between Rockey Road to Doornfontein Train Station.

On 7 October 2021, the City of Johannesburg Metropolitan resolved that the unsolicited bid received from AFHCO (Pty) Ltd, be complied with in accordance with the provisions of Regulation 37 of the Supply Chain management Policy Regulations of 2005 read with Section 113 of the MFMA.

The Municipality is considering the unsolicited bid for the following reasons:

- The Bidder's intention is to develop a Transit-Oriented Development by leveraging on the various transport modes in the vicinity, Doornfontein Train Station being the anchor and Noord Street Taxi Rank, Doornfontein Taxi Rank and the Germiston Taxi Ranks being the feeder transits terminals. The Train Station access-egress is from Davies Street where the Bidder currently manages affordable rental apartments. The transit-oriented development is known as End Street Precinct.
- The Portion of Davies Street leading from Rockey Street to the Doornfontein Station measuring $\pm 3000\text{m}^2$ in extent, is going to be the focus of the precinct with its planned Pedestrianization. The proposed concept from the Bidder is part of creating a safe, clean and well managed transit-oriented precinct which will be to the benefit of all users and non-exclusive to the Bidder. It will be open to the greater public for their use.
- The Doornfontein Train Station poses a challenge to commuters as it is congested and not user-friendly to physically challenged commuters. To address congestion and accommodate access by physically challenged commuters the Bidder intends to widen the stairs and also requested Council for approval to encroach onto the portion of Davies Street. The redevelopment includes demolishing the staircase and redeveloping it.
- Traffic studies indicate that Davies Road carries very low traffic volumes and may be closed and instead of it being used by vehicles, it be used solely by pedestrians.
- Through this transaction the Bidder will be able to create ± 25 job opportunities.



Non-Executive Directors: Enos Sithole (Chairperson)
Bettycourt Teffo | Dali Mpofu | Ellen Rakodi | Fulufhelo Ratshikhophu | Londiwe Mthembu | Mxolisi Zondo | Ntalo Mabundza | Ntombikayise Tini | Sabelo Mtolo | Tshepang Thatelo

Executive Directors: Helen Botes (Chief Executive Officer)
Sipho Mzobe (Acting Chief Financial Officer)

Company Secretary: Gontse Dlamini
City of Joburg Property Company SOC Ltd.
Registration Number: 2000/017147/07



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- The proposed development by the Bidder contributes to the Inner City's Transformation Roadmap and corresponds with the vision of making the Inner City a place of opportunity, offering high quality sustainable service supporting vibrant economic activity and a welcoming place for residents.

This service intended to be offered by the Bidder is demonstrably a unique and innovative concept.

The Bidder is the sole provider of the service and these are the reasons for not going through the normal bidding process.

Any member of the public or any other potential supplier who wishes to submit their written comments, is invited to do so within 30 days of this Notice at the following places:

- The City of Joburg Property Company SOC Ltd offices on the 3rd floor, Forum I, Braampark, 33 Hoofd Street, Braamfontein, Johannesburg.
- Johannesburg City Library, Albertina Sisulu Rd &, Pixley Ka Isaka Seme St, Johannesburg
- The City of Johannesburg's head office, 23 Loveday street, Braamfontein
- The City of Johannesburg's Region F Offices, 96 Marlborough Rd, Springfield
- The City of Joburg Property Company Website www.jhbproperty.co.za

Any person who wishes to lodge an objection as to why the Municipality must not consider the unsolicited bid or why the Municipality must subject the Bid to a competitive bidding process may lodge such objection or claim in writing with the Chief Executive Officer, City of Joburg Property Company (SOC) Ltd, no later than 30 days from the date of this publication.

Any person who cannot write may come to offices of the City of Joburg Property Company where a staff member will assist that person to transcribe that person's comments and representations.

Details of the COJ's resolution in terms of Section 14(2) of the Municipal Finance Management Act 56 of 2003, a locality plan and road diagram of the proposed bid may be inspected between 08:00 to 16:00 (Monday to Friday) at the City of Joburg Property Company SOC Ltd, 3rd Floor Forum I Building, Braampark Office Park, 33 Hoofd Street, Braamfontein, Johannesburg.

HELEN BOTES
Chief Executive Officer
CITY OF JOBURG PROPERTY
COMPANY SOC LTD
P. O. Box 31565
BRAAMFONTEIN
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