

**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 Number  | TENDER DESCRIPTIONS   | PROPOSED USAGE   |
|-------------|---|--|
| RFP 22/2018 | Request for proposals for the long term lease and development of Erven 1905-1907 and 4734 Johannesburg                            | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 23/2018 | Request for proposals for the long term lease and development of Erf 2252 Johannesburg  | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 24/2018 | Request for proposals for the long term lease and development of Erven 1864 and 1865 Johannesburg                                 | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 25/2018 | Request for proposals for the long term lease and development of Erf 737 Yeoville   | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 26/2018 | Request for proposals for the long term lease and development of Erven 1633, 1637, 1638, 1639 and 1640 Turfontein.                | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 27/201  | Request for Request for proposals for the long term lease and development of Erf 776 Turfontein                                   | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 28/2018 | Request for proposals for the long term lease and development of Erf 527 Yeoville and Remainder and portion 1 of Erf 528 Yeoville | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 29/2018 | Request for proposals for the long term lease and development of Erven 326 and 327 Berea  | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 30/2018 | Request for proposals for the long term lease and development of Erven 171 – 178 Marshalltown                                     | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 31/2018 | Request for proposals for the long term lease and development of Remainder of Erf 5100 Johannesburg                               | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 32/2018 | Request for proposals for the long term lease and development of Erf 1015 City and Suburban                                       | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 33/2018 | Request for proposals for the long term lease and development of Erven 3807 and 3807 Johannesburg.                                | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 34/2018 | Request for proposals for the long term lease and development of Remainder and Portion 1 of Erf 2862 Jeppestown                   | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 35/2018 | Request for proposals for the long term lease and development of Erven 2146, 2147, 2148,2149 and 5075 Johannesburg                | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 36/2018 | Request for proposals for the long term lease and development of Erf 35 Salisbury Claims  | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 37/2018 | Request for proposals for the long term lease and development of Erven 637-639 and 652-654 Vrededorp                              | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 38/2018 | Request for proposals for the long term lease and development of Erven 39,51 and 54 Vrededorp                                     | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 39/2018 | Request for proposals for the long term lease and development of Erven 97, 98,113 and 114 Vrededorp                               | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 40/2018 | Request for proposals for the long term lease and development of Erven 132 and 148 Vrededorp                                      | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 41/2018 | Request for proposals for the long term lease and development of Erf 351 and 366 Vrededorp  | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 42/2018 | Request for proposals for the long term lease and development of Erven 381, 396-399 and 401 Vrededorp                             | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 43/2018 | Request for proposals for the long term lease and development of Erven 225 and 226 Vrededorp                                      | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 44/2018 | Request for proposals for the long term lease and development of Erven 235-240 Vrededorp  | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 45/2018 | Request for proposals for the long term lease and development of Erven 490 and 492 Vrededorp                                      | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 46/2018 | Request for proposals for the long term lease and development of Erven 495-501 and 516 Vrededorp                                  | Mixed Use Development with special emphasis on mixed rental residential. |

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| RFP 47/2018 | Request for proposals for the long term lease and development of Erven 3545,3546,3547,3548,3549,3550 and 3551 Johannesburg  | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 48/2018 | Request for proposals for the long term lease and development of the Remainder of Portion 260 of the Farm Dormfontein 92 IR | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 49/2018 | Request for proposals for the long term lease and development of Portion 1 and 2 of the Erf 89 Fairview and 87 Fairview     | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 50/2018 | Request for proposals for the long term lease and development of Erven 76,79 and 80 Wolhuter                                | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 51/2018 | Request for proposals for the long term lease and development of Erven 105, 106,109,110,111 and 112 Fairview                | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 52/2018 | Request for proposals for the long term lease and development of Erven 149,153,155,157,158 and 159 Fairview                 | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 53/2018 | Request for proposals for the long term lease and development of Erven 139,140,142,144 and 147 Fairview                     | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 54/2018 | Request for proposals for the long term lease and development of Erven 43,44,91 and 92 Yeoville                             | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 55/2018 | Request for proposals for the long term lease and development of Erf 383 Yeoville   | Mixed Use Development with special emphasis on mixed rental residential. |
| RFP 56/2018 | Request for proposals for the long term lease and development of Erf 658 Yeoville   | Mixed Use Development with special emphasis on mixed rental residential. |

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| <b>Non – Compulsory Briefing Session Dates</b>                                  | The first non-compulsory briefing session will be held on 02 August 2018 from 14h00-16h00. The second non-compulsory will be held on 14 September 2018 from 10h00 – 12h00. The third non-compulsory will be held on 19 October 2018 from 10h00 – 12h00 Venue for both non-compulsory briefing sessions will be at New Council Chambers, Ground Floor, CoJ offices, 158 Loveday Street, Braamfontein, Johannesburg   |
| <b>Document Availability Date</b>   | <b>25 July 2018</b> 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.<br>www.jhbproperty.co.za , www.etenders.gov.za and www.joburg.org.za  |
| <b>Closing Date</b>   | <b>30 November 2018</b> at 10:30 am (Telkom time)   |
| <b>Pre-qualifying criteria for Preferential Procurement</b>                     | Prequalification criteria will be used to advance designated groups. Bidders will therefore be prequalified on the following basis:<br>The bidding entity must be above 50% owned by black people; OR The bidding entity must sub-contract at least 30% of the construction costs to companies which are above 50% owned by black people.<br><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>   |
| <b>Disqualifying Criteria</b>   | 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 MBD 7<br>If the bidder is required by law to prepare annual financial statements for auditing, and the value of the bids exceeds R 10 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 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<br><b>NB: Failure to comply with the above will result in the bid not being evaluated for Stage 1 and Stage 2.</b>  |
| <b>Compliance Requirements before an award is made to the successful Bidder</b> | 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.<br>Proof of registration of the Entity as follows:<br><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> 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/Affidavit stating why an up to date municipal account cannot be submitted.<br>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.<br>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/Affidavit stating why an up to date municipal account cannot be submitted.<br>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<br>Completed and signed bid documents including MBD 1, 2, 3, 4, 5, 6, 7 and 9.<br>Completed and signed bid documents including JPC MBD 11, 12 13, 14, 15, 16, 17 and 18,19, 20,21 and 22<br>Central Supplier Database (CSD) registration. |
| <b>Evaluation</b>   | <b>80/20 or 90/10</b><br><b>80/ 90 for rental value and 20/10 for B-BBEE status level of contributor</b><br>$P_s = 80(1 - Pt - P_{max})$ $P_{max}$ or<br>$P_s = 90(1 - Pt - P_{max})$ $P_{max}$   |
| <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>Enquiries</b>  | icpr@jhbproperty.co.za  |

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.

**City of Joburg Property Company SOC Ltd**

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