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**City of Joburg Property Company (SOC) Ltd
Department of Finance: Supply Chain Management Unit**

RFP 26/2021

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

No submission(s) transmitted by fax or other electronic means will be accepted

Closing date of submission: 28 January 2022 at 10h30 (Telkom Time)– no bid received after the closing date and time will be accepted or considered.

Opening of submissions: 10h30 (Telkom Time) – Bids will be opened in public in the designated boardrooms at the City of Joburg Property Company (SOC) Ltd, 3rd Floor, Forum I, Braampark Office Park, 33 Hoofd Street, Braamfontein.

Non-compulsory virtual briefing session: 25 November 2021 at 10h00

Document availability: 12 November 2021 from 12:00pm.

REQUEST FOR PROPOSALS FOR THE DEVELOPMENT SALE AND/OR LONG TERM LEASE OF PORTION 159 OF THE FARM DIEPKLOOF 319IQ (SOWETO GATEWAY)

NAME OF BIDDER

DOCUMENTS TO BE SUBMITTED: 1 ORIGINAL HARD COPY AND 1 SOFT COPY ON USB

Submissions under sealed cover must be addressed to City of Joburg Property Company (SOC) Ltd endorsed with bid number and description, and placed in the tender box no later than the date and time indicated below. City of Joburg Property Company (SOC) Ltd does not take any responsibility for any bids deposited into an incorrect box.

THIS DOCUMENT CONSISTS OF 78 PAGES, IT IS THE RESPONSIBILITY OF THE TENDERER/BIDDER TO SEE THAT ALL PAGES ARE INCLUDED IN THE DOCUMENT



REQUEST FOR PROPOSALS FOR THE DEVELOPMENT SALE AND/OR LONG TERM LEASE ON PORTION 159 OF THE FARM DIEPKLOOF 319IQ (SOWETO GATEWAY)

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Title Deed

Zoning Certificate

Windeed Report

Surveyor General Plan

Geotechnical Study

Heritage Study

Environmental Screening Report

Civil Engineering Assessment

Market Study

Traffic Scoping Report

Land Survey layout

Services Report

Property Plan

Draft Basic Assessment Report

Town Planning Report

1. INTRODUCTION



1.1 The Landowner and its Agent

1.1.1 City of Johannesburg (CoJ)

Metro Centre, Civic Boulevard, Braamfontein

In 2000, Johannesburg was restructured to become a single metropolitan authority and elections were held for an executive mayor and unified local government. Again the local municipal boundaries were expanded, this time to include Modderfontein and Midrand. Since then, the City has enjoyed a financial turnaround, with the creation of a credible and stable operating environment. This stability, strong centralised co-ordination and oversight has allowed the City to play a crucial role in building the economy, and implementing policies and structures to support economic growth and poverty alleviation.

1.1.2 The City of Joburg Property Company (SOC) Ltd (JPC)

Reg. No. 2000/017147/07

The City of Joburg Property Company SOC Ltd (JPC) was established in 2000 as a private company and is wholly owned by the City of Johannesburg (CoJ). It was converted into a State-Owned Company after the implementation of the Companies Act of South Africa, 2008 (Act No. 71 of 2008). Consequently, JPC must comply with the legislative framework and reporting requirements applicable to any company in South Africa. This includes, but is not limited to, the Companies Act. The company is also subject to the Municipal Finance Management Act, 2003 (Act No. 56 of 2003) (MFMA).

The core functions of JPC are as follows;

- **Asset Management**
- **Property Development**
- **Facilities Management**
- **Property Management**
- **Outdoor Advertising**

TENDER ADVERT**JPC MBD 1****REQUEST FOR PROPOSALS FOR THE DEVELOPMENT SALE AND/OR LONG TERM LEASE OF PORTION 159 OF THE FARM DIEPKLOOF 319 IQ (SOWETO GATEWAY)**

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 26/2021	Request for proposals for the development sale and/ or lease of Portion 159 of the farm Diepkloof 319IQ	30.5 Ha
Virtual Non – compulsory briefing session	The virtual non-compulsory briefing session will be held on 25 November 2021 at 10 am Link to the non-compulsory briefing session: Click here to join the meeting	
Document Availability	12 November 2021 from 12:00 pm	
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.	
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 (Level1, Level 2 or 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 it is an unacceptable bid and as such will not be evaluated for Stage 1 and Stage 2.</p>	
Closing Date	28 January 2022 at 10h30 (Telkom Time), CoJ reserves the right to extend the closing date at its sole discretion.	
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 COR 20.1 ○ 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 	

REQUEST FOR PROPOSALS FOR THE DEVELOPMENT SALE AND/OR LONG TERM LEASE ON PORTION 159 OF THE FARM DIEPKLOOF 319IQ (SOWETO GATEWAY)

	<p>of all JV/Consortium partners</p> <ul style="list-style-type: none"> • 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 Lease agreement / Affidavit stating why an up to date municipal account cannot be submitted • 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, 3 rd Floor, Forum I, 33 Hoofd Street, Braam Park Office Park, Braamfontein.
Evaluation	<p>Functionality, Price and BBBEE using the 90/10 preference point system, 90 for financial offer and 10 for B-BBBEE status level of contributor</p> $Ps = 90 \left(1 + \frac{Pt - Pmax}{Pmax} \right)$
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.

**Contact Details
Supply Chain
Management
Department
Tel: (010) 219-9000
Fax: (010) 219-9400**

Helen Botes Chief Executive Officer
City of Joburg Property Company SOC Ltd
1st Floor, Forum 1 Building, Braam Park
Office Park, 33 Hoofd Street,
Braamfontein Johannesburg

INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE (CITY OF JOHANNESBURG)					
BID NUMBER:	RFP 26/2021	CLOSING DATE	28 January 2022	CLOSING TIME:	10H30 (Telkom Time)
DESCRIPTION	REQUEST FOR PROPOSALS FOR THE DEVELOPMENT SALE AND/OR LEASE OF PORTION 159 OF THE FARM DIEPKLOOF 319 IQ (SOWETO GATEWAY)				
THE SUCCESSFUL BIDDER WILL BE REQUIRED TO ENTER INTO A DEVELOPMENT SALE AND/OR LONG TERM LEASE AGREEMENT WITH THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY					

BID RESPONSE DOCUMENTS MUST BE DEPOSITED IN THE BID BOX SITUATED AT 33 HOOFD STREET, FORUM 1, BLOCK A, 3RD FLOOR, BRAAM PARK, BRAAMFONTEIN, JOHANNESBURG. ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS – (NOT TO BE RE-TYPED OR AMENDED)

SUPPLIER INFORMATION					
NAME OF BIDDER					
POSTAL ADDRESS					
STREET ADDRESS					
TELEPHONE NUMBER	CODE		NUMBER		
CELLPHONE NUMBER					
FACSIMILE NUMBER	CODE		NUMBER		
E-MAIL ADDRESS					
VAT REGISTRATION NUMBER					
TAX COMPLIANCE STATUS	TCS PIN:		OR	CSD No:	
B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE [TICK APPLICABLE BOX]	<input type="checkbox"/> Yes <input type="checkbox"/> No		B-BBEE STATUS LEVEL SWORN AFFIDAVIT		<input type="checkbox"/> Yes <input type="checkbox"/> No
[A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE/ SWORN AFFIDAVIT (FOR EMES & QSEs) MUST BE SUBMITTED IN ORDER TO QUALIFY FOR PREFERENCE POINTS FOR B-BBEE]					
SIGNATURE OF BIDDER		DATE		
CAPACITY UNDER WHICH THIS BID IS SIGNED					
BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO:					
Municipality/Municipal Entity: City of Joburg Property Company (SOC) LTD Enquiries Tel: 010 219 9000 Email: tenders@jhbproperty.co.za					

TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:	
1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.	
1.2. ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED–OR DOWNLOADED ONLINE (NOT TO BE RE-TYPED)	
1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 2017, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.	
2. TAX COMPLIANCE REQUIREMENTS	
2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.	
2.2 BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VIEW THE TAXPAYER'S PROFILE AND TAX STATUS.	
2.3 VALID TAX COMPLIANT VERIFICATION PIN NUMBER ISSUED BY SARS.	
2.4 FOREIGN SUPPLIERS MUST COMPLETE THE PRE-AWARD QUESTIONNAIRE IN PART 3 BELOW.	
2.5 BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.	
2.6 IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED, EACH PARTY MUST SUBMIT A SEPARATE TCS PIN / CSD NUMBER.	
2.7 WHERE NO TCS IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.	
3. QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS	
3.1. IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? YES <input type="checkbox"/> NO <input type="checkbox"/>	<input type="checkbox"/>
3.2. DOES THE ENTITY HAVE A BRANCH IN THE RSA? YES <input type="checkbox"/> NO <input type="checkbox"/>	<input type="checkbox"/>
3.3. DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA? YES <input type="checkbox"/> NO <input type="checkbox"/>	<input type="checkbox"/>
3.4. DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA? YES <input type="checkbox"/> NO <input type="checkbox"/>	<input type="checkbox"/>
3.5. IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? YES <input type="checkbox"/> NO <input type="checkbox"/>	<input type="checkbox"/>
IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 ABOVE.	

NB: FAILURE TO PROVIDE ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID. NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE.

SIGNATURE OF BIDDER:

CAPACITY UNDER WHICH THIS BID IS SIGNED:

DATE:

PRICING SCHEDULE: FINANCIAL OFFER (JPC MBD 3)

1. This offer is made for the property in accordance with the Property Information stated in MBD 13 and in accordance with the bid specifications in JPC MBD 12.

2. Unless stated otherwise all prices excludes VAT.

3. THE FINANCIAL OFFER (lease and sales portions)

3.1 The following erven are for lease: Erven 1, 2, 3, 12, 13, 14

3.2 The following erven are for sale: Erven 4, 5, 6, 7, 9, 10, 11

3.3 PTN 8 – is public open space.

Fixed monthly rental offer on properties identified for lease	Rand Total
Erf 1 Erf 2 Erf 3 Erf 12 Erf 13 Erf 14	R
TOTAL	R
Purchase Offer (residential portions)	Rand Total
Erf 4 Erf 5 Erf 6 Erf 7 Erf 9 Erf 10 Erf 11	R
TOTAL	R

4. NON-REFUNDABLE JPC FEE

In addition to the above offer, the preferred bidder shall pay to JPC a non-refundable JPC Facilitation Fee equal in value to 1.5% (one and half percent) of the total proposed development cost (excluding the land value), for facilitating the project and/or transaction.

Non-refundable JPC Facilitation Fee equal to 1.5 %	R
--	---

of total development cost, payable to JPC as per agreed milestones to determined between developer and JPC (Refer to MDB17 for makeup of Development Cost).	
---	--

5. DEVELOPMENT COST

TOTAL: (Both leased and sales)	R
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6. FINANCIAL OFFER

<ul style="list-style-type: none"> NPV of rental over 50 years Purchase price (once off) JPC Facilitation Fee (once off) 	R R R
TOTAL	R

7. TOTAL FINANCIAL OFFER i.e Development Cost plus Financial Offer

<ul style="list-style-type: none"> Development cost Financial offer 	R R
TOTAL	R

NB: NPV to be calculated at an annual escalation of 5.2%.

For comparison NPV rental offers will be calculated using a 10% discounted rate.

The lease period is 50 years.

Bidders must attach a spread sheet showing the NPV calculations for the entire 50 year period.

An error in calculation may result in your bid becoming non-responsive.

8. PAYMENT FOR RATES, TAXES, AND SERVICES

In addition to the above amount, the lessee will be required to pay all municipal charges including rates and taxes levied on the property. The rates and taxes will be levied by JPC on behalf of the COJ in accordance with approved tariffs and will become payable from the date the lessee takes possession of the site.

MBD 4: DECLARATION OF INTEREST

1. No bid will be accepted from persons in the service of the state¹.
2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favouritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state, it is required that the bidder or their authorised representative declare their position in relation to the evaluating/adjudicating authority.
3. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

No.	Information	Please provide detail	
3.1	Full name of bidder or his or her representative		
3.2	Identity number		
3.3	Position occupied in the company (director, trustee, shareholder ²)		
3.4	Company registration number		
3.5	Tax reference number		
3.6	VAT registration number		
Note	<i>(The names of all directors / trustees / shareholders members, their individual identity numbers and state employee numbers must be indicated in paragraph 4 below.)</i>		
3.7	Are you presently in the service of the state?	Yes	No
	If yes, please furnish particulars :		
3.7.1	Name of director		

No.	Information	Please provide detail	
3.7.2	Service of state organization		
3.8	Have you been in the service of the state for the past twelve months? If yes, please furnish particulars :	Yes	No
3.8.1	Name of director		
3.8.2	Service of state organization		
3.9	Do you have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid? If yes, please furnish particulars :	Yes	No
3.9.1	Name of person in the service of state		
3.9.2	Relationship		
3.10	Are you, aware of any relationship (family, friend, other) between any other bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid? If yes, please furnish particulars :	Yes	No
3.10.1	Name of person in the service of state		
3.10.2	Relationship		
3.11	<i>Are any of the company's directors, trustees, managers, principle shareholders or stakeholders in service of the state?</i> If yes, please furnish particulars :	Yes	No
3.11.1	Name of director		
3.11.2	Service of state organization		

No.	Information	Please provide detail	
3.12	Is any spouse, child or parent of the company's director trustees, managers, principle shareholders or stakeholders in service of the state? If yes, please furnish particulars:	Yes	No
3.12.1	Name of director		
3.12.2	Name of relative		
3.12.3	Relationship		
3.13	Do you or any of the directors, trustees, managers, principle shareholders, or stakeholders of this company have any interest in any other related companies or business whether or not they are bidding for this contract? If yes, please furnish particulars:	Yes	No
3.13.1	Name of director		
3.13.2	Related company		
Note:	<p>SCM Regulations:</p> <p>"In the service of the state" means to be –</p> <ul style="list-style-type: none"> (a) a member of – <ul style="list-style-type: none"> (i) any municipal council; (ii) any provincial legislature; or (iii) the national Assembly or the national Council of provinces; (b) a member of the board of directors of any municipal entity; (c) an official of any municipality or municipal entity; (d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999); (e) a member of the accounting authority of any national or provincial public entity; or (f) an employee of Parliament or a provincial legislature. <p>"2 Shareholder" means a person who owns shares in the company and is actively involved in the management of the company or business and exercises control over the company.</p>		

4. Full details of directors / trustees / members / shareholders

Full Name	Identity Number	State Employee Number

5. I, the undersigned certify that the information furnished on this declaration form is correct.

I accept that the state may act against me should this declaration prove to be false.	
NAME OF REPRESENTATIVE	AUTHORIZED SIGNATURE (UNDERSIGNED)
DATE	CAPACITY

MBD 5: DECLARATION FOR PROCUREMENT ABOVE R10 MILLION (ALL APPLICABLE TAXES INCLUDED)

For all procurement expected to exceed R10 million (all applicable taxes included), bidders must complete the following questionnaire:

- 1 Are you by law required to prepare annual financial statements for auditing? **YES / NO**
- 1.1 If yes, submit audited annual financial statements for the past three years or since the date of establishment if established during the past three years.
-
-
2. Do you have any outstanding undisputed commitments for municipal services towards any municipality for more than three months or any other service provider in respect of which payment is overdue for more than 30 days?

YES / NO

- 2.1 If no, this serves to certify that the bidder has no undisputed commitments for municipal services towards any municipality for more than three months or other service provider in respect of which payment is overdue for more than 30 days.
- 2.2 If yes, provide particulars.
-
-
-
-
- 3 Has any contract been awarded to you by an organ of state during the past five years, including particulars of any material non-compliance or dispute concerning the execution of such contract?

YES / NO

- 3.1 If yes, furnish particulars

.....
.....

4. Will any portion of goods or services be sourced from outside the Republic, and, if so, what portion and whether any portion of payment from the municipality / municipal entity is expected to be transferred out of the Republic?

***YES / NO**

4.1 If yes, furnish particulars

.....
.....

CERTIFICATION

I, THE UNDERSIGNED (NAME)

CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM IS CORRECT.

I ACCEPT THAT THE STATE MAY ACT AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature Date

.....
Position Name of Bidder

MBD 6

PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2017

This preference form must form part of all bids invited. It contains general information and serves as a claim form for preference points for Broad-Based Black Economic Empowerment (B-BBEE) Status Level of Contribution

NB: BEFORE COMPLETING THIS FORM, BIDDERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF B-BBEE, AS PRESCRIBED IN THE PREFERENTIAL PROCUREMENT REGULATIONS, 2017.

1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to this bid:

- the 90/10 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and

1.2

- a) The value of this bid could not be determined, therefore the highest acceptable tender will be used to determine the applicable preference point system; or
- b) The 90/10 preference point system will be applicable to this tender.

1.3 Points for this bid shall be awarded for:

- (a) Financial Offer; and
- (b) B-BBEE Status Level of Contributor.

1.4 The maximum points for this bid are allocated as follows:

	POINTS
FINANCIAL OFFER	90
B-BBEE STATUS LEVEL OF CONTRIBUTOR	10
TOTAL POINTS FOR FINANCIAL OFFER AND B-BBEE MUST NOT EXCEED	100

1.5 Failure on the part of a bidder to submit proof of B-BBEE Status level of contributor together with the bid, will be interpreted to mean that preference points for B-BBEE status level of contribution are not claimed.

1.6 The purchaser reserves the right to require of a bidder, either before a bid is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the purchaser.

2. DEFINITIONS

- (a) **“B-BBEE”** means broad-based black economic empowerment as defined in section 1 of the Broad-Based Black Economic Empowerment Act;
- (b) **“B-BBEE status level of contributor”** means the B-BBEE status of an entity in terms of a code of good practice on black economic empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act;
- (c) **“bid”** means a written offer in a prescribed or stipulated form in response to an invitation by an organ of state for the provision of goods or services, through price quotations, advertised competitive bidding processes or proposals;
- (d) **“Broad-Based Black Economic Empowerment Act”** means the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003);
- (e) **“EME”** means an Exempted Micro Enterprise in terms of a code of good practice on black economic empowerment issued in terms of section 9 (1) of the Broad-Based Black Economic Empowerment Act;
- (f) **“functionality”** means the ability of a tenderer to provide goods or services in accordance with specifications as set out in the tender documents.
- (g) **“prices”** includes all applicable taxes less all unconditional discounts;
- (h) **“proof of B-BBEE status level of contributor”** means:
 - 1) B-BBEE Status level certificate issued by an authorized body or person;
 - 2) A sworn affidavit as prescribed by the B-BBEE Codes of Good Practice;
 - 3) Any other requirement prescribed in terms of the B-BBEE Act;
- (i) **“QSE”** means a qualifying small business enterprise in terms of a code of good practice on black economic empowerment issued in terms of section 9 (1) of the Broad-Based Black Economic Empowerment Act;
- (j) **“rand value”** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;

3. POINTS AWARDED FOR FINANCIAL OFFER

3.1 THE 90/10 PREFERENCE POINT SYSTEMS

A maximum of 90 points is allocated for financial offer on the following basis:

90/10

90 for purchase offer and 10 for B-BBEE status level of contributor

$$Ps = 90 \left(1 + \frac{Pt - Pmax}{Pmax} \right)$$

Where

Ps = Points scored for price of tender under consideration;

Pt = Price of tender under consideration; and

Pmax = Price of highest acceptable tender.

4. POINTS AWARDED FOR B-BBEE STATUS LEVEL OF CONTRIBUTOR

- 4.1 In terms of Regulation 6 (2) and 7 (2) of the Preferential Procurement Regulations, preference points must be awarded to a bidder for attaining the B-BBEE status level of contribution in accordance with the table below:

B-BBEE Status Level of Contribution	Number of points 10
1	10
2	9
3	6
4	5
5	4
6	3
7	2
8	1
Non – Contributor	0
Total Maximum Pts	10

5. BID DECLARATION

- 5.1 Bidders who claim points in respect of B-BBEE Status Level of Contribution must complete the following:

6. B-BBEE STATUS LEVEL OF CONTRIBUTOR CLAIMED IN TERMS OF PARAGRAPHS 1.4 AND 4.1

- 6.1 B-BBEE Status Level of Contributor: . =(maximum of 10 points)

(Points claimed in respect of paragraph 7.1 must be in accordance with the table reflected in paragraph 4.1 and must be substantiated by relevant proof of B-BBEE status level of contributor.

7. SUB-CONTRACTING

- 7.1 Will any portion of the contract be sub-contracted?

(*Tick applicable box*)

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

- 7.1.1 If yes, indicate:
- i) What percentage of the contract will be subcontracted.....%
 - ii) The name of the sub-contractor.....
 - iii) The B-BBEE status level of the sub-contractor.....
 - iv) Whether the sub-contractor is an EME or QSE

(Tick applicable box)

YES		NO	
-----	--	----	--

- v) Specify, by ticking the appropriate box, if subcontracting with an enterprise in terms of Preferential Procurement Regulations,2017:

Designated Group: An EME or QSE which is at last 51% owned by:	EME	QSE
	√	√
Black people (As defined by the Act B-BBEE Number 46 of 2013 and any amended)		

8. DECLARATION WITH REGARD TO COMPANY/FIRM

8.1 Name of company/firm:.....

8.2 VAT registration number:.....

8.3 Company registration number:.....

8.4 TYPE OF COMPANY/ FIRM

- ☐ Partnership/Joint Venture / Consortium
- ☐ One person business/sole propriety
- ☐ Close corporation
- ☐ Company
- ☐ (Pty) Limited

[TICK APPLICABLE BOX]

8.5 DESCRIBE PRINCIPAL BUSINESS ACTIVITIES

.....

.....

.....

.....

8.6 COMPANY CLASSIFICATION

- ☐ Manufacturer
- ☐ Supplier
- ☐ Professional service provider
- ☐ Other service providers, e.g. transporter, etc.

[TICK APPLICABLE BOX]

8.7 MUNICIPAL INFORMATION

Municipality where business is situated:

Registered Account Number:

Stand Number:.....

8.8 Total number of years the company/firm has been in business:.....

8.9 I/we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the B-BBEE status level of contributor indicated in paragraphs 1.4 and 6.1 of the foregoing certificate, qualifies the company/ firm for the preference(s) shown and I / we acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 6.1, the contractor may be required to furnish documentary proof to the satisfaction of the purchaser that the claims are correct;
- iv) If the B-BBEE status level of contributor has been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the purchaser may, in addition to any other remedy it may have –
 - (a) disqualify the person from the bidding process;
 - (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
 - (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
 - (d) recommend that the bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted by the National Treasury from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
 - (e) forward the matter for criminal prosecution.

WITNESSES

1.

2.

.....
SIGNATURE(S) OF BIDDERS(S)

DATE:

ADDRESS

.....

JPC MBD 7: BID SUBMISSION

BIDDERS INFORMATION

Name of Bidder			
ID /Passport/ Registration Number			
Nature of Bidder (tick one)	Natural Person/ Sole Proprietor		
	School/NGO/Trust		
	Company/ CC/ Partnership		
	Joint Venture (JV)		
Postal Address		Tel	
		Cell	
		Email	
		Fax	
BIDDER BANKING DETAILS			
Name of Bidder's Banker			
Contact details of Banker			

Please indicate how you became aware of the invitation to submit this Proposal			
The Star		JPC Web site	
Sowetan		On site notice	
COJ Website		E- Tenders	

I, the undersigned certify that the information furnished on this declaration form is correct

I accept that the state may act against me should this declaration prove to be false.	
NAME OF REPRESENTATIVE	AUTHORIZED SIGNATURE (UNDERSIGNED)
DATE	CAPACITY

MBD 8: DECLARATION OF BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES

- 1 This Municipal Bidding Document must form part of all bids invited.
- 2 It serves as a declaration to be used by municipalities and municipal entities in ensuring that when goods and services are being procured, all reasonable steps are taken to combat the abuse of the supply chain management system.
- 3 The bid of any bidder may be rejected if that bidder, or any of its directors have:
 - a. abused the municipality's / municipal entity's supply chain management system or committed any improper conduct in relation to such system;
 - b. been convicted for fraud or corruption during the past five years;
 - c. willfully neglected, reneged on or failed to comply with any government, municipal or other public sector contract during the past five years; or
 - d. been listed in the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004).
- 4 **In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.**

Item	Question	Yes	No
4.1	Is the bidder or any of its directors listed on the National Treasury's Database of Restricted Suppliers as companies or persons prohibited from doing business with the public sector? (Companies or persons who are listed on this database were informed in writing of this restriction by the accounting officer / authority of the institution that imposed the restriction after the <i>audi alteram partem</i> rule was applied). The Database of Restricted Suppliers now resides on the National Treasury's website www.treasury.gov.za and can be accessed by clicking on its link at the bottom of the home page	Yes	No
4.1.1	If so, furnish particulars:		
4.2	Is the bidder or any of its directors listed on the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No. 12 of 2004)? The Register for Tender Defaulters can be accessed on the National Treasury's website www.treasury.gov.za by clicking on its link at the bottom of the home page.	Yes	No
4.2.1	If so, furnish particulars:		

Item	Question	Yes	No
4.3	Was the bidder or any of its directors convicted by a court of law (including a court of law outside the Republic of South Africa) for fraud or corruption during the past five years?	Yes	No
4.3.1	If so, furnish particulars:		

I, the undersigned certify that the information furnished on this declaration form is correct.

I accept that the state may act against me should this declaration prove to be false.	
NAME OF REPRESENTATIVE	AUTHORIZED SIGNATURE (UNDERSIGNED)
DATE	CAPACITY

MBD 9: CERTIFICATE OF INDEPENDENT BID DETERMINATION

1. This municipal bidding document (MBD) must form part of all bids¹ invited.
2. Section 4(1)(b)(iii) of the Competition Act No. 89 of 1998, as amended, prohibits an agreement between, or concerted practice by, firms, or a decision by an association of firms, if it is between parties in a horizontal relationship and if it involves collusive bidding (or bid rigging).² Collusive bidding is a per se prohibition meaning that it cannot be justified under any grounds.
3. Municipal Supply Regulation 38(1) prescribes that a supply chain management policy must provide measures for the combating of abuse of the supply chain management system, and must enable the accounting officer, among others, to:
 - 3.1. take all reasonable steps to prevent such abuse;
 - 3.2. reject the bid of any bidder if that bidder or any of its directors has abused the supply chain management system of the municipality or municipal entity or has committed any improper conduct in relation to such system; and
 - 3.3. cancel a contract awarded to a person if the person committed any corrupt or fraudulent act during the bidding process or the execution of the contract.
4. This MBD serves as a certificate of declaration that would be used by institutions to ensure that, when bids are considered, reasonable steps are taken to prevent any form of bid rigging.
5. In order to give effect to the above, the attached Certificate of Bid Determination (MBD 9) must be completed and submitted with the bid:

¹ Includes price quotations, advertised competitive bids, limited bids and proposals.

² Bid rigging (or collusive bidding) occurs when businesses, that would otherwise be expected to compete, secretly conspire to raise prices or lower the quality of goods and / or services for purchasers who wish to acquire goods and / or services through a bidding process. Bid rigging is, therefore, an agreement between competitors not to compete.

I, the undersigned, in submitting the accompanying bid:

(Bid Number and Description)

in response to the invitation for the bid made by:

The City of Joburg Property Company (SOC) Ltd (Reg. No 2000/017147/07) ("JPC") as an agent of
City of Johannesburg Metropolitan Municipality ("COJ")

Do hereby make the following statements that I certify to be true and complete in every respect:

I certify, on behalf of: _____ that:
(Name of Bidder)

6. I have read and I understand the contents of this Certificate;
7. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect;
8. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder;
9. Each person whose signature appears on the accompanying bid has been authorized by the bidder to determine the terms of, and to sign, the bid, on behalf of the bidder;
10. For the purposes of this Certificate and the accompanying bid, I understand that the word "competitor" shall include any individual or organization, other than the bidder, whether or not affiliated with the bidder, who:
 - (a) has been requested to submit a bid in response to this bid invitation;
 - (b) could potentially submit a bid in response to this bid invitation, based on their qualifications, abilities or experience; and
 - (c) provides the same goods and services as the bidder and/or is in the same line of business as the bidder
11. The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However communication between partners in a joint venture or consortium³ will not be construed as collusive bidding.

12. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:

- (a) prices;
- (b) geographical area where product or service will be rendered (market allocation)
- (c) methods, factors or formulas used to calculate prices;
- (d) the intention or decision to submit or not to submit, a bid;
- (e) the submission of a bid which does not meet the specifications and conditions of the bid; or
- (f) bidding with the intention not to win the bid.

13. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this bid invitation relates.

14. The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

³ Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

15. I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

.....
Signature

.....
Date

.....
Position

.....
Name of Bidder

JPC MBD 10: STANDARD CONDITIONS OF SUBMISSION

The following conditions apply to all bids submitted:

- All bids must be submitted in compliance with the Bid Specifications specified in JPC MBD 12
- The property is made available in accordance with the information and stipulations contained in JPC MBD 13
- The bidder(s) will be deemed to be familiar with the state, real rights registered against the property, the zoning and locality of the property.

PRE-QUALIFICATION CRITERIA FOR PREFERENTIAL PROCUMENT

Pre-qualification criteria will be used to advance certain designated groups. Bidders will therefore be prequalified on the following basis:

- Minimum B-BBEE Status (Level 1, Level 2 or 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.

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.

DISQUALIFICATION CRITERIA

None

COMPLIANCE PRIOR TO AWARD

- Valid Tax Compliant Verification PIN number issued by SARS.
- Proof of registration of the Bidder as follows:
 - 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 COR 20.1
 - 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 Lease agreement / Affidavit stating why an up to date municipal account cannot be submitted
- 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:
 - Audited Annual Financial Statement indicating the latest three financial periods, **OR**
 - Latest unaudited annual financial statement used for the calculation of the PIS.
- Company resolution.
- Signature of the following documents;
 - 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

SUBMISSION OF PROPOSALS

- Bidder(s) are invited to submit their Proposals by completing the returnable Municipal Bidding Documents (MBDs) and JPCs' MBDs contained in this document.
- In this regard:
 - No other form of Proposal will be accepted. The MBDs must not be construed as an offer.
 - The Bidder(s) must submit one (1) original hard copy and (1) soft copy on USB.
 - All Proposal documentation received shall be deemed COJ property and shall not be returned or thus requested back by any Bidder.
- Proposals must be sealed, clearly marked with RFP name and number, and addressed to The Chief Executive Officer, City of Joburg Property Company (SOC) Ltd
- Bidder's return address must be clearly indicated at the back of the envelope.
- The fully completed document with annexures must be submitted before the closing date specified on the front cover, and be deposited in the tender box made available by the Client Services Centre of:

The City of Joburg Property Company (SOC) Ltd
33 Hoofd Street, Forum 1 Block A, 3rd Floor, Braampark,
Braamfontein, Johannesburg

- **PROPOSALS WHICH ARE NOT SUBMITTED IN A PROPERLY SEALED AND MARKED ENVELOPE AND DEPOSITED IN THE BOX BEFORE THE CLOSING DATE AND TIME, WILL NOT BE OPENED.**

- The information required in the MBDs must be provided accurately and honestly. All details provided by the Bidder(s) will be regarded as material representations, which the COJ and/or its agent the JPC base the evaluation of the Proposal on. Any misrepresentation will be treated as material and will result in the disqualification of the Proposal by the COJ and/or its agent the JPC.

OPENING OF PROPOSALS

- All proposals are to be submitted at the JPC offices, on or before the closing date and time. After which as a precautionary measure (as a result of the Covid – 19 pandemic) the Opening Register will be uploaded on the JPC website.
- Bidder's return address must be clearly stipulated or indicated on the back of the envelope.

EVALUATION OF PROPOSALS

- JPC reserves the right at it's discretion to seek clarification or further information from Bidder(s) and to appoint professionals to advise and verify information on aspects of the Proposals submitted in a manner that the COJ or its agent deems appropriate.
- The preferred Bidder(s) may be required to make presentations to the JPC.
- The Bidder(s) shall be deemed to know and understand the content of this Proposal Call document and a submission of the bid will indicate the Bidder(s) unconditional acceptance of all the terms and conditions contained in the Proposal Call document.
- The Bidder(s) shall be deemed to have satisfied itself as to all of the conditions, procedures and performance and discharge of the obligations required in terms of the Proposal Call documents.
- The Proposal(s) will be evaluated by the JPC. JPC may accept any Proposal in whole or in part and is not bound to accept any Proposal
- Proposals will be evaluated using the evaluation criteria stated in JPC MBD 11
- The Proposal(s) will be adjudicated by the COJ's Executive Adjudication Committee and awarded in terms of the City's Supply Chain Management Policy for Land.
- The COJ and/or the JPC will not be held responsible or liable for any costs whatsoever and /or losses incurred or suffered by the Bidder(s) or any other party or parties for whatsoever reason as a result of the Proposal.
- Any Proposal in the name of a partnership or joint venture or consortium will, on acceptance, be deemed as joint and several agreements with all parties.
- All proposals shall remain valid for a period of **180 (one-hundred and eighty) days** after the closing date, provided that bidders may extend the validity of the proposal on request of COJ specifically in the event that a contract with the preferred bidder fails.

RESOLUTIONS OF DISPUTES

- Persons or bidders who are aggrieved by decisions or actions taken in the implementation of Supply Chain Management system or in the awarding of the bid, may within 20 (twenty) days of the awarding of the bid, lodge a written complaint containing the details of the dispute arising to the Chief Executive Officer of JPC at the following address or telefax number:

3rd Floor, Forum 1, Braampark, 33 Hoofd Street, Braamfontein, Johannesburg

Fax: (010) 219 9400

- The written complaint must contain the following information:
 - The bid reference number;
 - The section of the Policy, Regulations or Act that has been violated;
 - The details of the violation;
 - The City Department or Municipal Owned Entity involved;
 - Relief sought.
- The Chief Executive Officer may appoint an independent person, from outside or within the City or JPC, to investigate and propose a dispute resolution mechanism to address the complaint. The person so appointed will be someone who was not involved in the transaction in question.

PROHIBITIONS

- The COJ and JPC will not, subject to such amendments to the Act and Regulations and any exemptions as the Minister may promulgate from time to time, award contracts to Bidder(s) who are owned directly or indirectly by the following categories of persons:-
- defined as an employee or public servant in the service of the state working for Local, Provincial and National Government; or
- defined as an employee in the service of a government owned entity including the municipal entities;
if the employee mentioned above is actively or inactively a director, manager or principal shareholder of the service provider concerned (refer to GN44 in GG 28411 of 18 January 2006 for the exemption); is a member of the board of directors of a municipal entity within its area of jurisdiction (refer to GN44 in GG 28411 of 18 January 2006 for the exemption);
- who is an advisor or consultant contracted to the JPC for the purposes of assisting the JPC with defining of requirements, drafting of specifications or evaluation of the Proposals.
- The COJ and JPC will not award Proposals to any Bidder(s) owned directly or indirectly by politicians serving as councillors for any municipality.
- The COJ and JPC will not award Proposals to any Bidder(s) owned directly or indirectly by politicians serving in National Assembly, Provincial Legislatures and National Council of Provinces.
- Failure by the above mentioned persons to comply with the above shall lead to cancellation of the contract.

CONSIDERATION OF PROPOSALS FROM CLOSE FAMILY MEMBERS OF PERSONS IN THE SERVICE OF THE STATE

- The COJ and JPC does not encourage awarding of contracts to close family members of employees in decision-making positions.
- The bidder must declare and state whether a spouse, child or parent of the bidder or of a director, manager or shareholder is in the service of the City of Johannesburg Municipality or has been in the service of the state in the previous twelve months.

GENERAL ENQUIRIES

Only email enquiries will be accepted, such enquiries must be directed to tenders@jhbproperty.co.za

JPC MBD 11: EVALUATION CRITERIA

A two-stage evaluation will be applied to the evaluation of the bid as follows:

Stage 1: Functionality Evaluation

Bids will be evaluated in order to establish whether they meet a minimum threshold score of 70 points out of 100 for functionality, based on the following criteria:

FUNCTIONAL CRITERIA	Points	Returnable documents to be used in evaluation
1. CAPACITY AND EXPERIENCE BIDDER AND PROFESSIONAL TEAM	30	Returnables to be attached under JPC MBD 20
<p>CAPACITY AND EXPERIENCE BIDDER AND PROFESSIONAL TEAM</p> <p>Capacity and experience of the Bidder's professional team in delivering projects of a similar nature: 20 points:</p> <ul style="list-style-type: none"> • Architect: 4 points: <ul style="list-style-type: none"> - Submission of proof of experience with large mixed-use projects (greater than R500m): <ul style="list-style-type: none"> 5 and more large mixed use projects = (3) 2 - 4 large mixed use projects = (2) Less than 2 large mixed use projects = (1) - Submission of proof of registration with the relevant council (1) • Civil, Structural and Electrical Engineers with green building design experience: 4 points <ul style="list-style-type: none"> - Proof of registration with the relevant professional councils <ul style="list-style-type: none"> Civil (1) Structural (1) Electrical (1) - Demonstrate successful completion of 8 or more green projects (1) • Project Manager: 4 points: <ul style="list-style-type: none"> - Proof of registration with relevant council (1) - Experience of 8 years and above: 		<p>CV's of the professional team with qualifications and proof of registration with professional bodies where requested.</p> <p>The professional team must demonstrate its experience in projects of a similar nature(multi-storey developments)by submitting testimonials/ signed and dated reference letters with traceable/ contactable references.</p>

FUNCTIONAL CRITERIA	Points	Returnable documents to be used in evaluation
<p>8 years and more = (3)</p> <p>7 - 4 years = (2)</p> <p>Less than 4 years = (1)</p> <ul style="list-style-type: none"> • Property Management: 2 points <ul style="list-style-type: none"> - Experience in Property Management, 3 years and above (1) - Experience in Urban Management, 3 years and above (1) • Quantity Surveyor: 2 points <ul style="list-style-type: none"> - Proof of registration with the relevant council (1) - Experience of 8 years and above (1) • Urban Designer: 1 points <ul style="list-style-type: none"> - Urban designer with experience of more than 10 years (1) • Stakeholder Consultant (Social Facilitation) (2) <ul style="list-style-type: none"> - Experience in Stakeholder Consulting 3 years and above (1) - Demonstrate experience with stakeholder mapping, community mobilisation/awareness campaigns (1) • Landscape Architect: (1) <ul style="list-style-type: none"> - Experience of 3 projects over R200m (1) 		
<p>Development Experience of the bidding entity in delivering projects of a similar nature (5)</p> <p>The bidder must demonstrate its experience in delivering property projects. The value of the projects must be clearly stated. Scoring will be based on the total value of development.</p> <p>R1 bn and above = 5 points R800m - R700m = 4points R699m - R600m = 3 points R599m - R500M = 2 points Below R500m = 1 point</p>		<p>Bidder to complete JPC MBD 20 and provide any verifiable documents to demonstrate its experience. Letters of reference stating the project name, project value, completion year and contactable and traceable reference must be attached.</p>

FUNCTIONAL CRITERIA	Points	Returnable documents to be used in evaluation
<p>Development Experience of the proposed professional team in delivering projects of a similar nature (5)</p> <p>The bidder must demonstrate its cumulative experience in delivering large scale building projects. The value of the projects must be clearly stated. Scoring will be based on the total value of development projects successfully completed</p> <p>R5 billion and above = 5 points R4.9 bn – R4bn = 4 points R3.9bn – R3bn = 3 points R2.9bn - R2bn =2 points R800k - R1.9bn =1 point Less than R800k = 0 points</p>		<p>Completion certificates as proof of completion of projects.</p>
<p>3. DEVELOPMENT PROPOSAL</p>	<p>25</p>	
<p>Conformity of the Development Proposal to the vision for the property:</p> <p>Development Concept (10)</p> <ul style="list-style-type: none"> • High level conceptual design outlining the intended uses (3) • Integration of multiple uses as well as demonstrating how the SEZ will be integrated with the greater Soweto Gateway Development. (2) • Sustainability- (demonstrate use of green building principles that are environmentally responsible and resource efficient) (2) • High level detailed plan demonstrating how the bidder will deliver on the projects vision. (3) <p>Development Programme (5)</p> <ul style="list-style-type: none"> • High level development programme including Inception Stage, Planning, Design, Construction and Commissioning (3) • Detailed breakdown of timelines. (2) 		<p>DEVELOPMENT PROPOSAL - JPC MBD 17</p> <p>In addition to providing the information on MBD 17, the bidder must submit a development proposal that include all the information as outlined on this page.</p> <p>Bidder to provide a detailed breakdown of timelines</p>
<p>OPERATIONAL PLAN (10)</p>		
<p>Approach and methodology:</p> <ul style="list-style-type: none"> • Operational plan-indication of the intended management and maintenance including the public open space. (2) • Stakeholder engagement (2) • Operations and Management plan post construction - Detailed plan outlining how the property and facilities 		<p>The vision for the property is expressed in JPC MBD12</p>

FUNCTIONAL CRITERIA	Points	Returnable documents to be used in evaluation
<p>managements aspects would be undertaken during the operations phase of the project (4)</p> <ul style="list-style-type: none"> Estimated Operating Cost (2) 		
4. EMPOWERMENT PLAN AND SOCIAL BENEFIT	15	
<p>Job Creation Plan (during and after construction) = (3)</p> <p>Enterprise Development (during and after construction) = (3)</p> <p>Training and Development Programmes (throughout the lifecycle of the project with timelines) = (3)</p> <p>Demonstrate how the development will benefit the local community and/or community based organisations = (2)</p> <p>Procurement of Material from Local Suppliers = (2)</p> <p>Partnership with Women Owned Companies = (2)</p>		<p>PROPOSED EMPOWERMENT PLAN – JPC MBD 18 and 19</p> <p>The bidder is expected to provide a detailed plan outlining how it would empower SMME's and individuals through the design and implementation of the project. Where possible, the bidder must identify potential local supplier and women owned companies that could be part of the project</p> <p>NB : Bidders who fail to submit a comprehensive empowerment plan will be scored accordingly</p>
FINANCIAL CAPABILITY	20	
<p>The bidder must be able to demonstrate proof of availability/ access to the funding required to execute the development</p> <ul style="list-style-type: none"> As stipulated in MBD 21, the bidder must provide a funding plan stating the sources of funding required for the development (6) Bidder must provide proof of availability of all non-debt financing(2) Bidder to provide proof of all equity funding (in the form of bank statements or by way of a written undertaking of an equity funder (2) Bidder to provide proof of availability of debt funding from a financial institution (2) Bidder to provide a project plan with cash flows (6) 		<p>JPC MBD 21</p> <p>Detailed funding model backed by and signed off by a QS and accountant and,</p> <p>Copy of stamped bank statements showing availability of funds and,</p> <p>Signed letter from registered funding institutions confirming funding for the project and,</p>

FUNCTIONAL CRITERIA	Points	Returnable documents to be used in evaluation
<ul style="list-style-type: none"> Bidder to demonstrate availability of 1.5% of the development value to cover the JPC facilitation fee (2) 		<p>An original current (not older than three months on date of submission) letter from the bank confirming the working capital available and,</p> <p>Proof of own equity funding in relation to equity contribution as well as</p> <p>Proof of sound equity partners and their financials if relying on equity funding.</p>
INVESTMENT VALUE	10	
<p>A realistic monetary investment value pledged to the project backed by a QS Report (2)</p> <p>Development feasibility report with financial ratios and cash flow projections for at least the first 10 years (8)</p>		<p>JPC MBD17</p> <p>Development feasibility report supported by ratios and cash flow analysis for the first 10 years</p>
TOTAL	100	

Bids which do not meet the minimum threshold of 70 points will not be considered further.

STAGE 2: EVALUATION FINANCIAL OFFER & B-BBEE STATUS LEVEL CONTRIBUTION

- The bidder obtaining the highest number of points will be awarded the contract.
- Preference points shall be calculated after financial offers have been brought to a comparative basis.
- Points scored will be rounded off to 2 decimal places.
- In the event of equal points scored, the bid will be awarded to the bidder scoring the highest number of points for specified goals.

- A maximum of 90 points is allocated for financial offer on the following basis:

$$Ps = 90 \left(1 + \frac{Pt - Pmax}{Pmax} \right)$$

Where

Ps = Points scored for price of tender under consideration;

Pt = Price of tender under consideration; and

Pmax = Price of highest acceptable tender.

- Only those bids that attain the minimum threshold score of 70 Points in Stage 1 will be evaluated in this stage. Bids will be evaluated as follows:

EVALUATION CRITERIA	WEIGHT 90/10
Broad Based Black Economic Empowerment	10 points
Financial Offer	90 points
Total	100 points

- Points for Broad Based Black Economic Empowerment will be awarded as follows:

B-BBEE Status Level of Contribution	Number of points 10
1	10
2	9
3	6
4	5
5	4
6	3
7	2
8	1
Non - Contributor	0
Total Maximum Pts	10

JPC MBD 12: BID SPECIFICATIONS

The following Specifications apply to this bid:

15.1.1.1. Property Information

Property Description	Portion 159 of the Farm Diepkloof 319 IQ
Size (approximate)	30.5 Ha
Zoning	Currently zoned mining. The land is a farm portion.
Township establishment application process	Township application process is underway. It could take between 6-12 months to obtain approval and another 12 months to reach proclamation. Services will have to be upgraded and installed before development can commence. Rights applied for is as per the scheme (housing, health care centre and supporting uses, light industrial, retail, educational, motor showrooms, warehousing etc.)
Floor Area Ratio	As per scheme – 1.2
Coverage	As per scheme – 60%
Height	In accordance with the township establishment application
Density	No less than 50 dwellings per hectare will be supported in the Soweto Gateway Precinct.
Building lines and parking	In accordance with the township establishment application
Special	Access and egress shall be to the satisfaction of the local authority. A Site Development Plan shall be submitted for approval by the Local Authority.
SEZ	The Soweto Empowerment Zone (SEZ) which is an economic hub, already exists within the development site and needs to be incorporated into the development as access to the development will be via the SEZ as well as Collinder Road. The Developer is expected to enhance and integrate the SEZ with the greater development as it will be an access point into the development.
Services	Existing services in the area and service connection points are described in the engineers report. The appointed developer will be responsible for all costs of connecting to the described services and/or extending the required services to the site.
Restrictive conditions of the Title Deed	Upgrading of the Elias Motswaledi Informal settlement by developing low cost housing and related municipal infrastructure which was a donation condition of the former Portion 158 of the farm Diepkloof No 319 IQ which is approximately 17 ha in extent. 2m wide servitude in perpetuity over the property in favour of AECI Ltd for

	<p>constructing a gas line</p> <p>The site is proclaimed land and as such, it is subject to the Provisions of the Gold Law. Crown Mines has the right to the minerals and mining of the site underground.</p>
Servitudes	<p>There are 3 servitudes on site;</p> <p>A 2m wide gas pipeline</p> <p>A 20m wide public roads reserve on the West boundary</p> <p>A 32 m wide water pipeline servitude close to the centre of the site.</p>
Unprotected Council Services.	<p>A new council water main has been installed along the western Boundary of the site as indicated on the subdivision plan. This service must be protected.</p> <p>If the site is ever transferred a 3m servitude will have to be registered to protect this service.</p>
Structures and physical features	<p>Dumped material is located on the site and invaded by illegal occupants, which will be the responsibility of the developer to remove.</p> <p>Much of the south and south western portion of the site has undergone large scale excavations, possible having been used as a borrow pit in the past, or having materials to cut to fill the area directly to the east, where it appears that an embankment might have been built up. The site is vegetate mostly in the north and north-western quadrant quadrants by short grass and a few small trees, while in the southern and eastern portions, medium to large trees are noted.</p>
Topography	<p>The property is located at an elevation of between 1662m and 1699m with a general slope direction towards the south-western corner of the property. No steep slopes are present on the site and the complete property can be developed.</p>
Flood-lines	<p>The site is not affected by any 1:100 year floodlines</p>
Environmental conditions	<p>An environmental screening report was compiled for the property, which did not indicate any environmental sensitivities that would prohibit the development of the property.</p> <p>The successful bidder will be required to assess whether the proposed development requires environmental approval and will be responsible for obtaining any approvals required.</p>
Development contributions	<p>The successful applicant will be responsible for the payment of all bulk service and Parks contributions which are payable as a result of the rezoning of the site.</p>
Geotechnical report	<p>A geo-technical investigation has been undertaken which revealed that the main geotechnical constraints on site are the presence of potentially</p>

	<p>collapsible soils and the presence of shallow bedrock in places. Rocky outcrops within the study area no longer provide unique habitats as a result of illegal dumping of rubble and litter.</p> <p>The site can be seen to be underlain by quartzite, conglomerate and shale of the Turffontein Subgroup, Central Rand Group of the Witwatersrand Supergroup. On site, thin horizons of topsoil, hillwash and fill were noted to be overlaying the residual sandstone and /or sandstone bedrock. In some instances, sandstone bedrock was observed from the surface. No groundwater seepage occurred on site in any of the test pits.</p> <p>A further comprehensive geological investigation could be required prior to the design of high rise buildings. Based on the existing developments in the surrounding area, it does not seem that there will be any fatal geotechnical conditions that will limit the development of the site.</p> <p>The successful applicant will be responsible for all geotechnical work required to permit development.</p>
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The following Specifications apply to this bid:

1. Property Tenure: The Property shall be made available by sale and /or means of a long-term lease in accordance with JPC's standard agreement. The following terms of contract are non-negotiable:
2. **The following Erven will be sold:**

ERVEN	RIGHTS APPLIED FOR	SIZE
Erf 4	Residential 3: Dwelling units – residential building	1.22ha
Erf 5	Residential 3: Dwelling units – residential building	1.22 ha
Erf 6	Residential 3: Dwelling units – residential building	0.76 ha
Erf 7	Residential 4: Dwelling units – residential building	2.95 ha
Erf 9	Residential 4: Dwelling units – residential building	3.30 ha
Erf10	Residential 4: Dwelling units – residential building	2.07 ha
Erf 11	Residential 4: Dwelling units, residential buildings, hotel, conference centre,restaurant	1.37 ha

3. **The following Erven will be released for the long term lease and development:**

ERVEN	RIGHTS APPLIED FOR	SIZE
Erf 1	General: Business purposes,shops, restaurants, car sales lot, motor showrooms, showrooms, dwelling units,warehouses.	1.37ha
Erf 2	Business 1: Business purposes,shops, restaurants, car sales lot, motor showrooms, showrooms, dwelling units,warehouses.	2.28 ha
Erf 3	Business 2: Offices, shops, restaurants, medical consulting rooms, clinic, place of instruction, dwelling units,residential buildings.	2.94 ha
Erf 12	Educational: Place of instruction, child care centre, religious purposes, institutions, social halls, sports and recreation clubs.	3.68 ha
Erf 13	Educational: Place of instruction, child care centre	0.52 ha
Erf 14	Business 1:shops, restaurants, business purposes, car sales, showrooms, motor showrooms.	0.31 ha

NB: PTN 8 – is public open space (park) and is to be developed and maintained as such. In terms of the bid requirements, the bidder must show how this space will be maintained as a park.

Public roads make up 5.76 ha of the site.

4. The lease period will be restricted to a maximum of fifty (50) years. Upon expiry or termination of the development and lease agreement, possession of the property and improvements will revert to the City of Johannesburg without any compensation.
5. The appointed developer must abide by the title deed condition whereby the former Portion 158 (a portion of Portion 109) of the said farm Diepkloof 319 IQ, indicated by the figure E F G H J K L M N P g E on the SG diagram (SG No 4685/2002) is to be used solely for the purposes of upgrading the Elias Motsoaledi Informal Settlement by developing low cost housing and related municipal infrastructure. This must be done in partnership with Housing.
6. Specifications for use and development of the Property (Vision for the Property):
 - The bidder is expected to pioneer the possible establishment of a home owners association type group that will be responsible for the management and enhancement of the Precinct.
 - The property shall be developed into a mixed use development, with the following proposed land uses:
 - Residential – medium to high density mixed income residential
 - Retail
 - Business (shops, restaurants, offices, car sales, motor showrooms, showrooms other, warehouses)
 - High profile light industrial and training facilities
 - Community facilities - educational, places of instruction, child care centres, clinic & medical consulting rooms, social halls, sports and recreation clubs
 - Public open spaces
 - Public road/s
7. The development should include sustainable design and construction features that contribute to lower carbon emissions and savings to occupants. The development must therefore attain Edge Certification in line with the requirements as specified by the green rating tool of the International Finance Corporation ("IFC"). The above shall be demonstrated through achieving a "preliminary certificate" (or Design rating) before the start of construction, with the Final Certificate being secured after practical completion (or As Built). JPC to sign-off that preliminary certification has been achieved during Site Development Plan Stage, for the project to proceed.
8. The bidder is expected to submit a detailed empowerment plan demonstrating how the following will be achieved:
 - Job Creation Plan (during and after construction)
 - Enterprise Development (during and after construction)
 - Training and Development Programmes (throughout the lifecycle of the project)

- Demonstrate how the development will benefit the local community and/or community based organisations
- Procurement of material from local suppliers
- Partnership with women owned companies
- How the current low level employees will be incorporated

Local Area spending target must be in accordance with the Empowerment Plan MBD 18.

NB: A detailed plan will be part of the bid evaluation criteria, not withstanding the targets as set out on JPC MBD 19

9. The preferred bidder shall pay to JPC a non-refundable JPC Fee equal in value to 1.5% (one and half percent) of the total proposed development cost (excluding the land value), for facilitating the project and/or transaction which will be due and payable on agreed milestones of the project, to be determined by the developer and JPC.
10. Bidders are expected to support the goals and objectives of the National Government. In this regard, the successful proposer will be required to keep the required records and provide regular reports to JPC. In addition hereto, bidders are expected to support the relevant enterprise development programmes of the City of Johannesburg.
11. The successful bidder(s) will be responsible for and shall bear all costs related to the development of the property including bulk services.
12. The successful bidder will be responsible for the cancellation or relocation of all servitudes which may be registered over the property.
13. Bidders and their professional teams are required to demonstrate their ability and capacity to deliver and manage the proposed development by submitting a detailed profile of the professional team and their successfully completed developments. They must further demonstrate their ability to secure funds required to carry out the project. (refer to JPC MBD 20)
14. The property is made available in accordance with the site information made available in MBD13.
15. The successful bidder will be responsible to obtain all statutory approvals after the Township Establishment Application is concluded, and the rights are in place such as Environmental, Site Development Plan, Building Plans, etc) which are required for the development of the property.
16. Bidders will be responsible for the costs of the Proclamation Process and the cost of services.
17. Bidders must provide a detailed methodology of how they will deliver this development (phasing plan).
18. The Development Proposal must endeavour to utilise the maximum bulk that is available in terms of the zoning conditions of the property.
19. Bidders must demonstrate their ability to raise/ secure the required funding.

20. Bidders to demonstrate a maintenance plan broken down annually for the duration of the lease, which will not exceed 50 years.
21. The lessee shall at all times during the term of the lease, keep in full force and effect a policy of public liability and property damage insurance of an amount not less than the replacement cost value.
22. The lessee shall maintain and safeguard the Property for the duration of the lease in accordance with the provisions of regulation 45(2)(a)(v) of the Asset Transfer Regulations.

1. LOCALITY MAP

The subject site is located on Portion 159 on Farm Diepkloof 319 IQ within the Soweto Township, at the intersection of the Chris Hani Road (previously known as Old Potch Road and the N12 highway) and measures approximately 30.5 hectares of land (305,292m²).

2. AERIAL MAP





3. BACKGROUND INFORMATION

The property is located on Chris Hani Road, west of the N1 highway in Diepkloof. It is directly adjacent to and east of the Chris Hani Baragwanath Hospital Precinct. (See Locality Map). The subject site is located on Portion 159 on Farm Diepkloof 319 IQ within the Soweto Township, at the intersection of the Chris Hani Road (previously known as Old Potch Road and the N12 highway) and measures approximately 30.5 hectares of land (305,292m²). Access to the property is obtained from Collinder Road and through the Soweto Empowerment Zone (Diepkloof Extension 13) on Chris Hani Road. The locality plan and aerial photograph is above.

To the west of the property is the Chris Hani Baragwanath Hospital Precinct. South of the property is the SAPS Vehicle Recovery Unit Offices. Southwest of the property is the Elias Motsoaledi Township. Approximately 500m northwest of the property is the Bara Transportation Node. North of the property is the Diepkloof Hostels.

Physical Site Investigation: 28/01/2019



Image showing Marthinus Smuts Road.



Entrance to the SEZ from Chris Hani Road.



The existing SEZ is surrounded by concrete fencing, limiting accessibility onto the site.



Chris Hani Road and Marthinus Smuts Drive intersection.



Currently the only access point onto the site from within the SEZ



Secopa Printing, a small, black-owned manufacturing business within the SEZ which specialises in silk screen printing.



Bosch Soweto Service Centre, operating within the SEZ.



The former Soweto Wholesale Market located within the SEZ. Current use is unclear.

4. SITE INFORMATION

Property Description	Portion 159 of the Farm Diepkloof 319IQ
Size (approximate)	30.5 Ha
Zoning	Currently zoned mining The land is a farm portion.
Township establishment application process	Township application process is underway. It could take between 6-12 months to obtain approval and another 12 months to reach proclamation. Services will have to be upgraded and installed before development can commence. As per the scheme (housing, health care centre and supporting uses, light industrial, retail, educational, motor showrooms, warehousing etc.)
FAR	As per scheme - 1.2
Coverage	As per scheme - 60%
Height	In accordance with the township establishment application
Density	No less than 50 dwellings per hectare will be supported in the Soweto Gateway Precinct.
Building lines and parking	In accordance with the township establishment application.
Special	<ul style="list-style-type: none"> - Access and egress shall be to the satisfaction of the local authority. - A Site Development Plan shall be submitted for approval by the Local Authority.
SEZ	<ul style="list-style-type: none"> - The Soweto Empowerment Zone (SWZ) which is an economic hub, already exists within the development site and needs to be incorporated into the development as access to the development will be via the SEZ as well as Collinder Road. - The Developer is expected to enhance and integrate the SEZ with the greater development.
Restrictive conditions of the Title Deed	<ul style="list-style-type: none"> - Upgrading of the Elias Motswaledi Informal settlement by developing low cost housing and related municipal infrastructure which was a donation condition of the former Portion 158 of the farm Diepkloof No 319 IQ which is approximately 17 ha in extent. - 2m wide servitude in perpetuity over the property in favour of AECI Ltd for constructing a gas line - The site is proclaimed land and as such, it is subject to the Provisions of the Gold Law. Crown Mines has the right to the minerals and mining of the site underground.
Servitudes	<p>There are 3 servitudes on site;</p> <ul style="list-style-type: none"> - A 2m wide gas pipeline - A 20m wide public roads reserve on the West boundary - A 32 m wide water pipeline servitude close to the centre of the site
Unprotected Council Services.	<ul style="list-style-type: none"> - A new council water main has been installed along the western Boundary of the site as indicated on the subdivision plan. This

	<p>service must be protected.</p> <ul style="list-style-type: none"> - If the site is ever transferred a 3m servitude will have to be registered to protect this service.
Structures and physical features	<ul style="list-style-type: none"> - Dumped material is located on the site and invaded by illegal occupants, which will be the responsibility of the developer to remove. - Much of the south and south western portion of the site has undergone large scale excavations, possibly having been used as a borrow pit in the past, or having materials to cut to fill the area directly to the east, where it appears that an embankment might have been built up. - The site is vegetate mostly in the north and north-western quadrant quadrants by short grass and a few small trees, while in the southern and eastern portions, medium to large trees are noted.
Topography	The property is located at an elevation of between 1662m and 1699m with a general slope direction towards the south-western corner of the property. No steep slopes are present on the site and the complete property can be developed.
Flood-lines	The site is not affected by any 1:100 year floodlines
Environmental conditions	<p>An environmental screening report was compiled for the property, which did not indicate any environmental sensitivities that would prohibit the development of the property.</p> <p>The successful bidder will be required to assess whether the proposed development requires environmental approval and will be responsible for obtaining any approvals required.</p>
Development contributions	The successful applicant will be responsible for the payment of all bulk service and Parks contributions which are payable as a result of the rezoning of the site.
Geotechnical report	<p>A geo-technical investigation has been undertaken which revealed that the main geotechnical constraints on site are the presence of potentially collapsible soils and the presence of shallow bedrock in places. Rocky outcrops within the study area no longer provide unique habitats as a result of illegal dumping of rubble and litter.</p> <p>The site can be seen to be underlain by quartzite, conglomerate and shale of the Turffontein Subgroup, Central Rand Group of the Witwatersrand Supergroup. On site, thin horizons of topsoil, hillwash and fill were noted to be overlaying the residual sandstone and /or sanstone bedrock. In some instances, sandstone bedrock was observed from the surface. No groundwater seepage occurred on site in any of the test pits.</p> <p>A further comprehensive geological investigation could be required prior to the design of high rise buildings. Based on the existing developments in the surrounding area, it does not seem that there will be any fatal geotechnical conditions that will limit the development of the site.</p> <p>The successful applicant will be responsible for all geotechnical work required to permit development.</p>

5. SITE CONCEPT DEVELOPMENT

5.1 THE VISION

The vision is to transform Soweto into a liveable city district in its own right with access to jobs and an array of urban amenities, economic opportunities and social services. It is aimed at addressing the lack of diversity in Soweto's economy and supporting local businesses.

This mixed use node is envisaged to:

- Be an iconic entrance point into Soweto.
- A growth point for jobs within the area.
- A development to promote Black Economic Empowerment and Small, Medium and Micro Enterprises.
- Be a vibrant 24 hour city node.
- To accommodate integrated housing to cater for low cost housing as envisaged in the title deed condition.

5.2 THE DEVELOPMENT OBJECTIVES

To accommodate a mix of land uses taking advantage of its location in terms of the Baralink Node.

To compliment and reinforce surrounding uses and activities such as: commercial, educational, light industrial, retail, hotel and conferencing and institutional and training facilities.

To accommodate medium to high density mixed income residential, community facilities, recreation and public spaces within a well balanced and sustainable urban structure, well connected and accessible to the precincts within and the greater Soweto Region – a place to LIVE, WORK and PLAY.

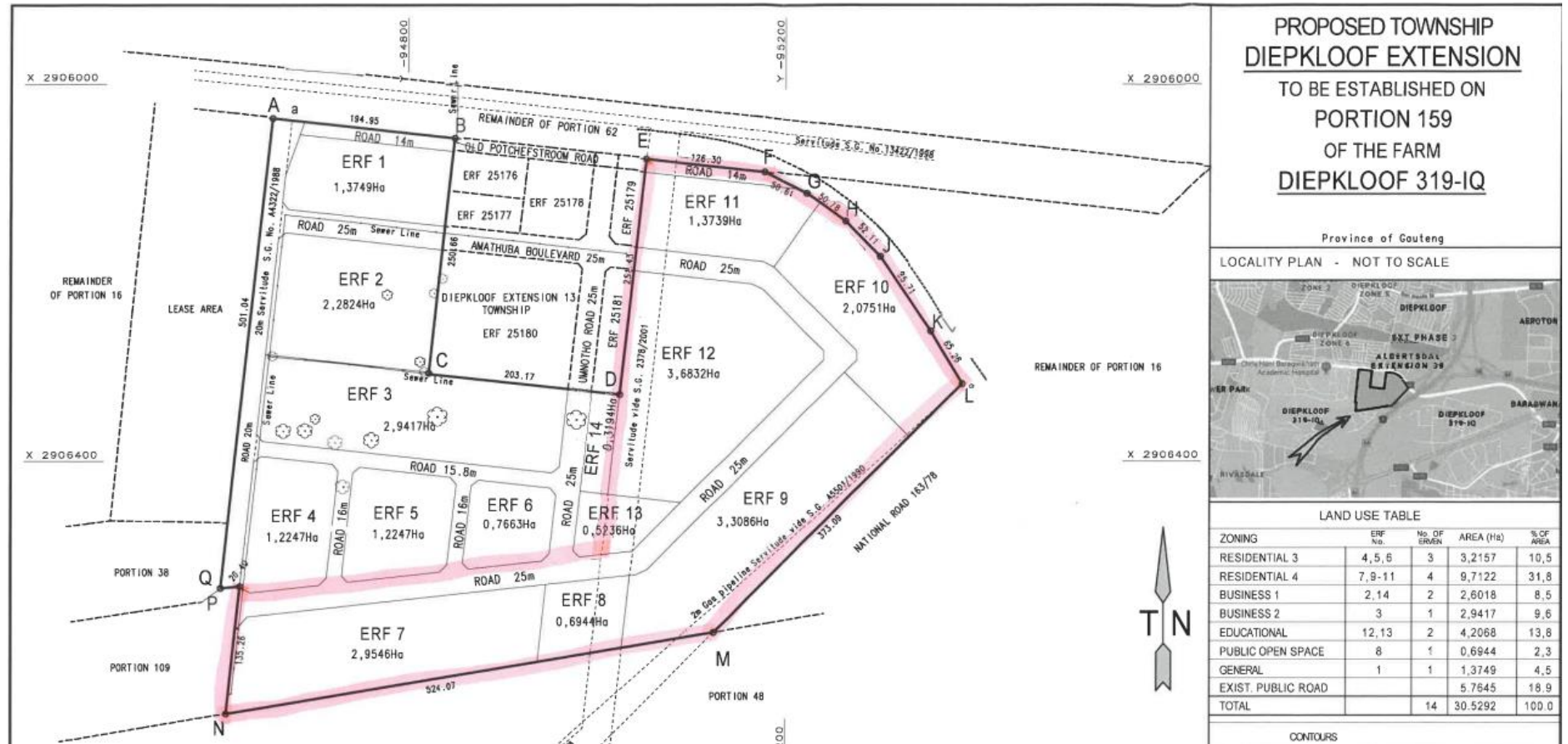
To create a destination place for the local community, one the City can be proud of.

5.3 PROPOSED DEVELOPMENT CONCEPT



REQUEST FOR PROPOSALS FOR THE DEVELOPMENT SALE AND/OR LONG TERM LEASE ON PORTION 159 OF THE FARM DIEPKLOOF 319IQ (SOWETO GATEWAY)

5.4 PROPOSED TOWNSHIP (DEVELOPMENT PARCELS)



REQUEST FOR PROPOSALS FOR THE DEVELOPMENT SALE AND/OR LONG TERM LEASE ON PORTION 159 OF THE FARM DIEPKLOOF 319IQ (SOWETO GATEWAY)

5.5 DEVELOPMENT CONCEPT

PTN 159 Diepkloof 319IQ - Detailed Proposed Land Uses								
Site	Area (m2)	Area (Ha)	Zoning	Proposed Land Uses	FAR	Bulk (m2)	Density (Du/Ha)	No. of dwelling Units
PTN 1	13749	1,37	General	Business purposes, Shops, Restaurants, Offices, Car sales lot, Motor showrooms, Showrooms, Dwelling units, Residential buildings, Warehouses	1,8	24748	100	137
PTN 2	23111	2,31	Business 1	Business purposes, Shops, Restaurants, Offices, Car sales lot, Motor showrooms, Showrooms, Dwelling units, Residential buildings, Warehouses	1,8	41600	100	231
PTN 3	29302	2,93	Business 2	Offices, Shops, Restaurants, Medical Consulting Rooms, Clinic, Place of instruction, Dwelling units, Residential buildings	1,8	52744	100	293
PTN 4	12247	1,22	Residential 3	Dwelling units, Residential buildings	1,5	18371	150	184
PTN 5	12247	1,22	Residential 3	Dwelling units, Residential buildings	1,5	18371	150	184
PTN 6	7663	0,77	Residential 3	Dwelling units, Residential buildings	1,5	11495	150	115
PTN 7	29546	2,95	Residential 4	Dwelling units, Residential buildings	2	59092	250	739
PTN 8	6944	0,69	Public Open Space	Public Open Space	0,2	1389	0	0
PTN 9	33086	3,31	Residential 4	Dwelling units, Residential buildings	2	66172	250	827
PTN 10	20751	2,08	Residential 4	Dwelling units, Residential buildings	2	41502	250	519
PTN 11	13739	1,37	Residential 4	Dwelling units, Residential buildings, Hotel, Conference Centre, Restaurant	1,2	16487	100	137
PTN 12	36832	3,68	Educational	Place of instruction, Child care centre, Religious purposes, Institutions, Social halls, Sport and recreation clubs	0,4	14733	0	0
PTN 13	5236	0,52	Educational	Place of instruction, Child care centre	0,4	2094	0	0
PTN 14	3194	0,32	Business 1	Shops, Restaurants, Business purposes, Car sales lot, Showrooms, Motor Showrooms	0,6	1916	0	0
Roads	57645	5,76	Public Road	Public Roads	0	0	0	0
	305292	30,53				370712		3366

5.5.1 ACCESS NETWORK:

- The development to cater for inter-connectedness with a well defined hierarchy of road network, cycling lanes and landscaped side-walks for movement within the development as well as to surrounding developments.
- Traffic calming measures to be introduced wherever necessary.
- All services and inspection outlets to be carefully designed so as not to obstruct movement – pedestrian and vehicles.
- The Soweto Empowerment Zone (SEZ) which is an economic hub, already exists within the development site and needs to be incorporated into the development as access to the development will be via the SEZ as well as Collinder Road.
- The Developer is expected to enhance and integrate the SEZ with the greater development as it will be an access point into the development.

5.5.2 LAND AND USE DISTRIBUTION:

- Medium to high density residential development products.
- Business and commercial hub to attract medical services, warehousing, motor showrooms and other complimentary activities,
- Social and educational facilities to bring communities together to enhance social cohesion.
- Attract higher order facilities such as conferencing and hotel facilities to stimulate local economic development and to create a local destination that people would want to hang out at.

5.5.3 PUBLIC SPACES:

- Good quality public environments must be created within the development to with a strong emphasis on improving the liveability in Soweto,
- Smart urbanism principles should be applied to design spaces for social activities and enhancing peoples lives.
- Open space networks must be a strong structuring element in this development.

5.5.4 BUILD FORM GUIDELINES:

- To be developed into specific guidelines for each portion of the site to prevent the sites from being disconnected from each other and the greater precinct.
- The aim to create rich,diverse and vibrant environments that will attract local investment, participation and buy-in.

5.5.5 COMMERCIAL AND RETAIL:

- Provide for a range of economic activities that will attract/ compliment each other.
- Activate edges – both buildings and street, so that people will be comfortable moving through these spaces.
- Well defined signage, lighting and advertising should be incorporated.
- Demand side management, green principles and other conservation principles to be taken into account.
- An integrated precinct management system should be adopted.
- An identity for the node has to be established.

5.5.6 RESIDENTIAL:

- Residential buildings must have a positive interface with the street and the rest of the development with well defined entrances and acceptable facades.
- Residences to have well defined playgrounds and social spaces.

LOOK AND FEEL:



REQUEST FOR PROPOSALS FOR THE DEVELOPMENT SALE AND/OR LONG TERM LEASE ON PORTION 159 OF THE FARM DIEPKLOOF 319IQ (SOWETO GATEWAY)



5.6 SERVICES:

5.6.1 Water

The site is serviced by the Diepkloof Reservoir. There are water connection points along Chris Hani Road and inside the proposed development area. Connection of the water reticulation network to the bulk supply line needs to be done upon capacity approval from Johannesburg water (JW). The total estimated water demand for the proposed development is 1580kl/d taking into consideration the "Johannesburg water Guidelines and standards for the design and maintenance of water and sanitation services" and "CSIR's Guidelines for Human settlement planning and design".

5.6.2 Sewer reticulation

Diepkloof sewer management plan falls under the Southern (Diepkloof) sub-basin, the sub-basin serves certain portion of the Diepkloof area, the sub-basin slopes in a north westerly direction and is served by the Diepkloof link outfall which originates in Diepkloof as a 300mmø sewer. There is a 150mmø sewer collector pipes running on the perimeter of the site with possible sewer connection points.

5.6.3 Road network

There are major roads surrounding the site. Upgrading will be required for this proposed development mostly in the area where the traffic will enter and exit the property. The traffic flow will have to be analysed and the roads will need upgrading in order to meet the traffic loading. The access roads and internal roads of the development have proposed road reserve ranging from 10m to 25m which will meet the requirements of the "SANRAL Geometric Guidelines", the turning radii, design speed and vehicle dimensions will be in accordance with the manual. Collinder Road will need to be rehabilitated in order to cater for the new development.

6. Stormwater reticulation and management

An internal storm water management system will have be provided for, for the catchment area of the development to drain the surface run off to the JRA storm water infrastructure. The design parameters for the proposed development will allow an integration of the internal drainage system of the development and the JRA storm water system. The final detailed designs will be based on Johannesburg Road Agency storm water modelling guidelines. Storm water pipes varying in diameter between 400 and 1200mm will be used to drain storm water from the internal storm water drains to the existing water drainage.

7. Electricity

Electricity supply for the area is City Power. The areas in close proximity to the site, including the Soweto Empowerment Zone, are fed by the Orlando Power Station. Their capacity is 30MVA which is currently being utilised so they have no spare capacity. The electrical capacity requirements for the proposed development is 15MVA. Since Nancefield, which has capacity is 10km away which is too far, Orlando Power Station will need to be upgraded.

JPC MBD 14: REGISTRATION DOCUMENTS

The following documents must be attached

- *Natural persons, Sole proprietors and JVs – copy of ID document/passport*
- *Schools – copy of Provincial School registration certificate*
- *NGO – copy of Provincial registration certificate*
- *Society Club/ Association – copy of Constitution / founding document*
- *Partnership -copy of partnership agreement plus IDs of all partners*
- *Closed Corporation - Copy of CK1 and/or CK2 and members agreement*
- *Company – current CM29,*
- *Trust – letter of appointment from the Master of the High Court of SA and deed of trust*
- *Joint Venture / Consortiums– JV agreement plus ID documents/ company Registration document of all members of JV/ Consortiums.*

JPC MBD 15: AUTHORITY TO SUBMIT BID

If bidder is a legal entity, a company resolution /Power of Attorney must be attached (these documents must authorise the named person to submit this application and to enter into agreements with the City of Johannesburg should the application be successful)

Is a company resolution attached?	YES	NO
Is the bidder a natural person?	YES	NO
Is a certified ID copy attached?	YES	NO
Is a copy of the bidder's power of attorney attached?	YES	NO

JPC MBD 16: PAYMENT OF MUNICIPAL ACCOUNT

It is a requirement that bidding entity or individual provide proof that no undisputed rates and taxes are owed to the local authority in the form of one of the following:

	An Up-to date Municipal Account for all their properties	Proof that acknowledgements or arrangements have been made to settle arrears	Affidavit stating reasons for not submitting up to date municipal accounts	Copy of Lease agreement with affidavit (if leasing premises)
INDICATE TYPE OF PROOF OF COMPLIANCE WHICH IS ATTACHED TO THE BID SUBMITTED.				

It is a further requirement that proof that no undisputed rates and taxes are owed to the local authority for all directors of the bidding entity, in the form prescribed above.

NAME OF DIRECTOR OF BIDDING ENTITY	INDICATE TYPE OF PROOF OF COMPLIANCE PER DIRECTOR WHICH IS ATTACHED TO THE BID SUBMITTED.			
	An Up-to date Municipal Account for all their properties	Proof that acknowledgements or arrangements have been made to settle arrears	Affidavit stating reasons for not submitting up to date municipal accounts	Copy of Lease agreement with affidavit (if leasing premises)

JPC MBD 17: DEVELOPMENT PROPOSAL

1.1 Development Proposal:

Bidders are required to submit a concise development proposal for the site. The development proposal must include a concept Site Development Plan, an Architectural concept of the proposed development, proposed tenancing, and the approach to the rehabilitation and preservation of the natural environment

The development proposal must contain the following:

Concept Site Development Plan (Tenancing)	Total Floor area (m2)
TOTALS	

4.1. Proposed Development Summary

Use	Total Floor area (m2)
TOTALS	

1.3. Estimated development time frames

Estimated time, in months, from date of signature of development agreement to date of start of construction.	Months
Estimated time, in months, from start of construction to completion of construction.	Months

1.4. Include development Methodology writeup

The bidder must illustrate an understanding of delivering a development plan for the property, outline the various uses and how they will integrate with one another.

1.5. Maintenance and Operational Plan

1.6 Estimated Cost of Development

<i>A breakdown of all costs to be incurred by the bidder in the preparation of the site must be provided. The cost provided in this section will form a critical part of the evaluation of proposals and will be a contractual condition of the development agreement awarded.</i>		
No.	Item Description	Estimated cost (Including vat)
1	Civil and Electrical Services	R
2	Civil Works	R
3	Top Structure (Building) Costs	R
4	Professional Fees	R
5	Sundry Development Costs	R
6	External/Bulk Services Contributions	R
7.	Other	R
	Total	R

JPC MBD 18: PUBLIC/SOCIAL BENEFIT PROPOSAL

It is a requirement that bidding entity or individual should demonstrate the following social benefits:

1. Demonstrate how the development will benefit disadvantaged communities, youth, women and people with disabilities	
2. Demonstrate how the development will benefit the local community and/or community based organisations	

JPC MBD: 19 PROPOSED EMPOWERMENT PLAN

The City of Johannesburg (COJ) is and will remain deliberate about transformation and its economic empowerment goals and is committed to empowerment agenda as an integral part to nation building.

The successful bidder will be required to champion the entrenchment of true economic transformation and empowerment in its spheres of influence. The successful bidder will be required to go beyond redressing historical imbalances and towards intrinsic true value that will result in active deliberate facilitation of sustainable and meaningful participation of Black people in the mainstream of the economy through its assets, investments and projects.

The bidder is required to commit to the achievement of the following specific targets by completing the table below. The commitments made in this MBD will be measured against the targets and used in the evaluation of the functional compliance evaluation.

The commitments made in this table will form part of the contractual obligations of the successful bidder

EMPOWERMENT TARGETS

DESCRIPTION	TARGET	Bidders Commitment in numbers of persons
Job Creation & Job intensive plan		
Total number of jobs to be created in the project	Total jobs created	
Number of jobs created for unemployed black people in this project	60% of total jobs	
Number of job created for black people in this project	30 % of total jobs	
Training & Development programme		
Number of black people Trained in some aspect of the project	60% of workforce	
Number of black youth Trained in some aspect of the project	50% of black people trained	
Number of black women Trained in some aspect of the project	40% of black people trained	
Number of black disabled people Trained in some aspect of the project	3% of black people trained	
Localisation		
Rand value of spend to local SMMEs that have black ownership in line with the approved "Delivery Pipeline Management Matrix" (overleaf)	50% of project value	R
Full use of locally sourced or locally assembled material and/or products in line with the approved "Delivery Pipeline	70% of project value	

Enterprise and supplier Development		
Number of Local SMMEs to be supported in terms of the Enterprise and supplier development plan for this project, including Demonstration graduation of suppliers in this project		

INTERPRETATIONS

<p>"Black-empowered enterprise"</p>	<p>means an enterprise that is 50,1% black-owned and where</p> <p>there is substantial management control</p>
<p>"Black Designated Groups"</p>	<p>means:</p> <ul style="list-style-type: none"> (a) unemployed black people not attending and not required by law to attend an educational institution and not awaiting admission to an educational institution; (b) Black people who are youth as defined in the National Youth Commission Act of 1996; (c) Black people who are persons with disabilities as defined in the Code of Good Practice on employment of people with disabilities issued under the Employment Equity Act; (d) Black people living in rural and under developed areas; (e) Black military veterans who qualifies to be called a military veteran in terms of the Military Veterans Act 18 of 2011;
<p>"Black People"</p>	<p>Is a generic term which means African, Coloureds, Indians and Chinese</p> <ul style="list-style-type: none"> (a) who are citizens of the Republic of South Africa by birth or decent; or (b) who became citizens of the Republic of south Africa by naturalisation - <ul style="list-style-type: none"> (i) before 27 April 1994; (ii) on or after 27 April 1994 and who would have been entitled to acquire citizenship by naturalisation prior to that date.
<p>"Localisation"</p>	<p>Locally produced can be defined using the approved local matrix Determines the meaning of locally produced/supplier depending Complexity of the work package and skill required.</p> <ul style="list-style-type: none"> ○ Simple work package and no skills required <p>Where simple work package and no skill required - the use of immediate communities is primary.</p> ○ Simple work package and medium to low skill required <p>Where simple work package and medium to low skill required - the use of COJ regional suppliers is primary.</p> ○ Simple work package and medium to high skill <p>Where simple work package and medium to high - the use of suppliers within the City of Joburg is encouraged and promoted.</p> ○ Simple work package and Specialized skills

Where simple work package and specialized skills - the use of suppliers in the Gauteng province is encouraged and promoted.

- **Mixed work package and no skills required**

Where mixed work package and no skill required - the use of COJ regional suppliers is primary.

- **Mixed work package and medium low skill required**

Where mixed work package and medium to low skill required - the use of suppliers within the City of Joburg is encouraged and promoted.

- **Mixed work package and medium high skill**

Where mixed work package and medium high - the use of suppliers in the Gauteng province is encouraged and promoted.

- **Mixed work package and Specialized skill**

Where mixed work package and specialized skill - the use of national vs International suppliers is primary.

- **Complex work package and no skill required**

Where complex work package and no skill required - the use of suppliers within the City of Joburg is encouraged and promoted.

- **Complex work package and medium low skill**

Where mixed work package and medium low skill - the use of suppliers in the Gauteng province is encouraged and promoted.

- **Complex work package and medium high skill**

Where mixed work package and medium high skill - the use of national vs International suppliers is encouraged and promoted.

- **Complex work package and Specialized skills required**

Where complex work package and specialized skill required - the use of nationally assembled products is encouraged and

	promoted.
"Enterprise & Supplier Development"	Means monetary and Non-Monetary contribution carried out for the benefit of suppliers with the objectives of contribution to development, sustainability and financial and operation independence of the beneficiaries
"Majority Black owned and Controlled Company"	means a juristic person, having shareholding or similar members interest, in which black participants enjoy a right to Exercisable Voting Rights that is at least 51% of the total such rights measured using the Flow Through Principle; and means an enterprise that is 51% black-owned and where there is substantial management control
"Partnership"	means: means a juristic person, having shareholding or similar members interest, in which black participants enjoy a right to Exercisable Voting Rights that is at least 25% and an enterprise that is 25% black-owned and where there is substantial management control
"Person with disability"	means: Black people who are persons with disabilities as defined in the employment of people with disabilities issued under the Employment Equity Act;
"SMME"	Small Micro Medium Enterprises Entities with a turnover of less than R35 M
"Unemployed Black people"	means: (a) unemployed black people not attending and not required by law to attend an educational institution and not awaiting admission to an educational institution;
"SMME"	Small Micro Medium Enterprises Entities with a turnover of less than R10M
"Wholly Black Owned"	Means: 100% black ownership and at least 30% of the ownership must be women and/or designated groups.
"Youth"	means: Black people who are youth as defined in the National Youth Commission Act of 1996.
"100% Black Owned"	Means : 100% black ownership made up by any combination of black owners

Delivery Pipeline Management Matrix

		SKILLS REQUIRED			
		UNSKILLED	SEMI-SKILLED	SKILLED	EXPERT
AVAILABILITY OF LOCAL SUPPLIERS	COMMON/MANY	Wholly Black Owned	100% Black owned	Majority Black owned and Controlled	Partnership with 25% Black owned and controlled
	LIMITED	100% Black owned	Majority Black owned and Controlled	Partnership with 25% Black owned and controlled	Enterprise & Supplier Development
	RARE/FEW	Majority Black owned and Controlled	Partnership with 25% Black owned and controlled	Enterprise & Supplier Development	Knowledge Transfer programme
INTERNATIONAL SUPPLIERS	INTERNATIONAL/ NO-LOCAL SUPPLIER	Partnership with 25% Black owned and controlled	Enterprise & Supplier Development	Knowledge Transfer programme	Knowledge Transfer programme

Annexure B

		CIDB GRADE /SKILLS			
	CIDB Skills	CIDB 1-3 No Skill	CIDB 4-5 Medium Low	CIDB 6-7 Medium High	CIDB 8-9 Specialized Skills
LEVEL OF COMPLEXITY	Simple	Immediate Communities suppliers	Region Specific suppliers	City of Joburg suppliers	Gauteng suppliers
	Mixed	Region Specific suppliers	City of Joburg suppliers	Gauteng suppliers	National suppliers
	Complex	City of Joburg suppliers	Gauteng suppliers	National Suppliers	Locally Assembled products

JPC MBD 20: EXPERIENCE AND CAPABILITIES OF BIDDER

Experience of bidder, bidder's principals and professional team to be stated below and supporting information to be supplied in tables below.

Summary of Developer and Team	
Value of Developments completed <u>by bidder, acting as "Developer"</u>	R
Value of Developments completed <u>by bidder's principals, acting as developer / development manager.</u> <i>NOTE: Any experience as "Developer" to be duplicated here</i>	R
Total combined value of FEEs earned to date by all key members of bidders proposed professional team.	R

Details of development experience completed <u>by bidder, acting as developer</u> OR <u>by bidder's principals, acting as developer / development manager</u> but not under the name of the bidder.				
(PLEASE EXPAND TABLE IF REQUIRED)				
NB: DO NOT ATTACH A SEPARATE TABLE				
Name of Development	Year completed	Value of Development	Bidder / Bidders' Principals	Client & contact Numbers

Total value of developments	
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5.3.2.3. Details of fees earned by key members bidders proposed professional team

(PLEASE EXPAND TABLE IF REQUIRED)

NB: DO NOT ATTACH A SEPARATE TABLE

KEY DISCIPLINE	NAME OF TEAM MEMBER	TOTAL VALUE OF FEES EARNED TO DATE IN PREVIOUS PROJECTS.
PROJECT MANAGEMENT		R
ACHITECTURE		R
ENGINEERING SERVICES (Civil and Electrical)		R
QUANITY SURVEY		R
OTHER (e.g. Town planner; environmentalist)		R
TOTAL		R

THE BIDDER MUST INCLUDE TRACABLE REFERENCES FOR EACH PROFFESION

JPC MBD 21: ACCESS TO FUNDING

It is assumed that 70% of the development cost will be financed via debt finance (development bond loan)

The bidder must however submit proof of the availability of finance to fund 30% of the development cost through equity funding

Please note that the following definitions will be used in assessing the proof of availability of finance:

Proof of available funds (bank statements or financial statements of the bidder)

Provide funding model to incorporate how and where the funding will be sourced/raised for the various phases of the project.

Provide detailed financial feasibility of the proposed development including all financial ratios

Financial Viability (including Financial Sustainability)

- Development cost (Total Investment Value)
- Projected income

Financial Feasibility Ratios

- IRR (Internal Rate of Return)
- ROI (Return on Investment)
- NPV (Net Present Value)

Total Development Cost	R
Debt Finance	R
Equity Investment	R
Source of Debt Finance <ul style="list-style-type: none">• Letter confirming access to debt funding	
Source of Equity Finance <ul style="list-style-type: none">• Written confirmation of equity funding NB. This source may not be a bank loan	