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INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR CONSULTING SERVICES

CLOSING DATE: 19 September 2022

CLOSING TIME: 12H00

BID DESCRIPTION: PROFESSIONAL SERVICES PROVIDER FOR THE PROVISION OF PROPERTY SPECIALIST SERVICES FOR REA-VAYA INTEGRATED PUBLIC TRANSPORT NETWORK (IPTN) LAND ACQUISITION TRANSACTIONS.

BID NUMBER:

PROPERTY SPECIALISTS / ECONOMIST	BRT / PS / 2022 – 01	
LAND SURVEYOR	BRT / LS / 2022 – 02	
CONVEYANCING ATTORNEYS	BRT / CA / 2022 – 03	
PROPERTY VALUER	BRT / PS / 2022 – 04	
TOWN AND REGIONAL PLANNER	BRT / TRP / 2022 - 05	

Bidders are to tick a specialist service in which their company is bidding for. It is to be noted that the appointment is not to be on a consortium arrangement, but rather on an individual services / company basis.

BID DOCUMENTS MUST BE DEPOSITED IN THE BID BOX SITUATED AT :
Offices of the Johannesburg Development Agency, 3 Helen Joseph Street (Formerly President Street), The Bus Factory, Newtown, Johannesburg, 2000

Bidders should ensure that bids are delivered timeously to the correct address. If the bid is late, it will not be accepted for consideration.

NB: NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE (see definition below)

¹ * MSCM Regulations: "in the service of the state" means to be –

- (a) a member of –
 - (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.

ANY ENQUIRIES REGARDING THE BIDDING PROCEDURE MAY BE DIRECTED TO:

Department: Procurement
Contact Person: L Ntuli
Tel: 011 688 7800

Fax: 011 688 7899

E-mail: L.Ntuli@jda.org.za

ANY REQUIRES REGARDING THE PROJECT MAY BE DIRECTED TO:

Department: Project Implementation

Contact Person: Z. Magagula
Tel: 011 688 7857

Fax: 086 504 3436

E-mail: zmagagula@jda.org.za

PLEASE NOTE: TENDERS MUST BE SUBMITTED ON THE TENDER DOCUMENTATION ISSUED. TENDER DOCUMENTATION MUST NOT BE REPRODUCED OR REARRANGED. ANY ADDITIONAL INFORMATION MUST BE SUBMITTED AS A SEPARATE ATTACHMENT TO THE TENDER DOCUMENT FAILURE TO DO SO WILL RESULT IN YOUR BID BEING DISQUALIFIED.

OFFER

**THE FOLLOWING PARTICULARS MUST BE FURNISHED
(FAILURE TO DO SO WILL RESULT IN YOUR BID BEING DISQUALIFIED)**

NAME OF BIDDER

BID NUMBER

POSTAL ADDRESS

STREET ADDRESS

CONTACT PERSON

TELEPHONE NUMBER CODE NUMBER

CELLPHONE NUMBER

FACSIMILE NUMBER CODE NUMBER

E-MAIL ADDRESS

COMPANY REGISTRATION NUMBER

NATIONAL CENTRAL SUPPLIER DATABASE NUMBER

VAT REGISTRATION NUMBER

TAX VERIFICATION PIN NUMBER

TOTAL BID PRICE excluding Value Added Tax

TOTAL BID PRICE in words

.....

..... excluding Value Added Tax

SIGNATURE OF BIDDER

CAPACITY UNDER WHICH THIS BID IS SIGNED

DATE

SUPPLIERS DATABASE REGISTRATION

National Treasury launched the National Central Supplier Database (NCSD) with effect from 1 September 2015.

This will enable prospective suppliers to register their companies on the following website www.csd.gov.za

Transitional Period (1 September 2015 to 30 June 2016)

1. During the transitional period suppliers are requested to register on the website where all their essential information such as Tax Clearance Certificates, VAT, Company Registration Numbers and CIPC business status will be verified.
2. When conducting business with the JDA, you will be requested to provide us with the following:
 - Supplier Number and;
 - Supplier Registration Security Code so we can print your real time information;
 - Banking details with bank Stamp and;
 - Certified BBBEE Certificate.

Once a supplier has registered on NCSD, it will no longer be a requirement to provide the JDA with an Original Tax Clearance Certificate or any other registration documents.

After Transitional Period 1 July 2016

Effective 1 July 2016, the JDA will only award business to suppliers who are registered on NCSD and suppliers will no longer be required to provide information as stipulated above.

For more information on registration, please:

Ms. Lerato Ntuli on 011 688 7887

To all our stakeholder

RE: The channels of reporting fraudulent and Corrupt Activities

The City of Johannesburg has a **zero-tolerance approach to Fraud, Theft, Corruption, Maladministration, and Collusion** by suppliers with employees. To reinforce this commitment, more channels have been added to report any Fraudulent and Corrupt activities.

Instances of corporate fraud and misconduct remain a constant threat to service delivery. The City of Johannesburg took a resolution to adopt strategic interventions aimed at combatting fraud and corruption. The City took a decision to centralized the reporting of fraudulent and corrupt activities through the establishment of an independent fraud hotline which is managed by independent service providers.

All people doing business with the Johannesburg Development Agency are encouraged to report any corrupt or illegal practice.

Employees are encouraged to report fraud, waste or other concerns suggestive of dishonest or illegal activities.

Anyone can report fraudulent and corrupt activities through one of the following channels:

- Toll free number.....0800 002 587
- Toll free Fax0800 007 788
- SMS (charged @ R1.50).....32840
- Email Address:.....anticorruption@tip-offs.com
- Web site:.....www.tip-off.com
- Free post:.....Free post, KNZ 138, Umhlanga, 4320



Let's join hands to take up the Fight against Fraud and Corruption in our society.

BID DESCRIPTION: PROFESSIONAL SERVICES PROVIDER FOR THE PROVISION OF PROPERTY SPECIALIST SERVICES FOR REA-VAYA INTEGRATED PUBLIC TRANSPORT NETWORK (IPTN) LAND ACQUISITION TRANSACTIONS.

SERVICE	BID NUMBER	PLEASE TICK (√) A SERVICE
PROPERTY SPECIALISTS / ECONOMIST	BRT / PS / 2022 – 01	
LAND SURVEYOR	BRT / LS / 2022 – 02	
CONVEYANCING ATTORNEYS	BRT / CA / 2022 – 03	
PROPERTY VALUER	BRT / PS / 2022 – 04	
TOWN AND REGIONAL PLANNER	BRT / TRP / 2022 - 05	

AUGUST 2022

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ANNEXURES

- A : Business Declaration
- B : Declaration of Interest
- C : Declaration of Past SCM Practices
- D : Particulars of Contracts Awarded by an Organ of State
- E : MBD9 Certificate of Independent Bid Determination
- F : Form of Agreement for Appointment of Consultants – For information only NOT for completion
- : Declaration of Municipal account status
- G : Appendices to contract
- H : Technical Criteria

COPY OF ADVERT

TENDERING PROCEDURES

Tender Notice and Invitation to Tender

BID DESCRIPTION: PROFESSIONAL SERVICES PROVIDER FOR THE PROVISION OF PROPERTY SPECIALIST SERVICES FOR REA-VAYA INTEGRATED PUBLIC TRANSPORT NETWORK (IPTN) LAND ACQUISITION TRANSACTIONS.

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The Johannesburg Development Agency (JDA) is requesting proposals from experienced companies to render the Property Brokering services for implementation of Integrated Public Transport Network (IPTN) Infrastructure in the City of Joburg, for different land parcels along the transport network. The scope of work for the property specialists will be for the land acquisition process of required properties to cover both roadways and bus depot infrastructure sites, and any other land parcels that may be deemed required.

Queries relating to the envisaged assignment may be addressed to Z Magagula, Tel (011) 688 7857, email zmagagula@jda.org.za

Queries relating to procurement specific matters may be addressed to L Ntuli, Tel (011) 688 7851, email LNtuli@jda.org.za

A Compulsory clarification Meeting with representatives of the Employer will be held at the JDA Offices 3 Helen Joseph Street, Newtown on the 24th of August 2022, starting at 10:00.

The tender documents will be available on the JDA website (www.jda.org.za) and e-Tender portal (www.etender.gov.za) from 17th of August 2022.as

The closing time for receipt of tenders is 12:00pm on 19 September 2022. Telegraphic, telephonic, telex, facsimile, e-mail and late tenders will not be accepted.

Tenders must only be submitted on the tender documentation that is issued. The retyping of the tender document is not permitted. Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender Data. The JDA's selection of qualifying tenders will be at the JDA's sole discretion and will be final. The JDA does not bind itself to accept any particular tender and correspondence will be entered into with successful tenderer.

“WE ENCOURAGE ALL PEOPLE DOING BUSINESS WITH US TO REPORT ANY CORRUPT OR ILLEGAL PRACTICE, USING THE ANTI-FRAUD HOTLINE NUMBER: 0800 555 836”

1. INTRODUCTION

The scope of work for the Property specialist to be appointed for the BRT infrastructure in the City of Joburg to cover roadways, bus depot sites and related matters. The appointment should also make allowance for familiarisation period on work undertaken to date by other consultants. Documentation in this regard will be made available to the successful bidder and to be facilitated by the JDA. There are pending acquisition transactions to be concluded which are at various stages of progress and others to be initiated.

The other component that the appointed Property specialist consultant will be required to provide on the appointment, other than being the overall project manager is provision of the Conveyancing, Property Valuer, Town planners and Land surveyor function on the planned infrastructure and property acquisition process. There needs to be constant liaison with Joburg Property Company and other City of Joburg departments in execution of the project with appointed consultants. As well as other organisation role-players that enable the transactions. Plus the actual affected property owners. Proposals for this contract are to be invited by public tender.

2. PROJECT INFORMATION

2.1 Background

The City of Johannesburg has adopted an urban development policy which strongly centres on the need to create compact cities and limit urban sprawl in order to utilise urban infrastructure and land more efficiently and effectively.

One of the measures to support this policy involves the development of the Rea Vaya Integrated Public Transport Network system. The IPTN comprises a number of routes which link various areas in Greater Johannesburg. The North-South link corridor is regarded as the catalyst to pursue the above because such a transport system requires a densely populated and utilised environment to operate efficiently. The second main corridor is the east-west route from Alexandra to Randburg and beyond.

BRT is simply the idea of creating a rail-like performance using road-based technologies that are affordable to most cities. Some of the principal characteristics of the BRT are:

- Existence of an integrated “network” of routes and corridors;
- Segregated median bus ways rather than kerbside bus lanes’;
- Closed median stations with pre-board fare collection and fare verification;
- Larger vehicles to better match supply and demand and
- Distinctive marketing identity for the system

2.2 Project Purpose

The City of Johannesburg's Mayoral Committee approved for the design and implementation the network of trunk routes supported by complementary and feeder routes, connecting the Northern and Southern Johannesburg. The network has been divided into three phases, Phase 1A, 1B and 1C.

The scope of works entails the acquisition of properties and servitudes where required for the BRT infrastructure. This is for the roadways that have been constructed and bus depots. As well as planning for future phases. The intention is to have a fully composed land acquisition team that will oversee and advise the JDA on the infrastructure that is in place and for future planning purposes.

2.3 Project Location

The properties are spread within the various regions of the City of Joburg. Mainly focusing on the Trunk routes that have been developed over time. Which are namely Phase 1a, 1b and 1c. Key areas to be covered are in Meadowlands Soweto, Auckland park / Braamfontein route, the Berea, Yeoville, Houghton, Highlands north area. Stretching along Louis Botha avenue up to Wynberg area. As well as the Linbro park and surrounding areas.

There is also a depot property that was acquired and several transactions commenced on identified sections. Plus areas where roads were widened and finalisation of the transactions is required where servitudes registrations need to be in place.

3. APPOINTMENT

The JDA is requesting proposals for Property specialist services for the implementation of BRT Infrastructure.

3.1 Property Specialist / Economist

The person/s which the service provider will place on the project is required to be registered with the mandatory Councils for their respective professions. In addition, it would be advantageous if the company is affiliated with the appropriate industry bodies like the South African Property Owners Association (SAPOA), Estate Agency Affairs Board (EAAB), Institute of Estate Agents of South Africa (IEASA), South African Institute of Black Property Practitioners (SAIBPP), plus other related and recognised sector formations. As well as to have the relevant skills, experience on similar scale projects, capacity to deliver the scope of work within the required time frame. It is required for the Property broker to also provide the overall project manager and co-ordinator function on the appointment. The property broker will be required to take the lead as far as the negotiating process is concerned. They will also be required to collate all the relevant documentation produced by the appointed team to enable the conclusion of the various

transactions. As well as action and monitor Joburg Property Company sign-off on the matters and by tracking of status.

- Takeover negotiations on properties where process has been initiated by other and details provided.
- Identifying and securing strategic land parcels for the implementation of planned infrastructure development, in conjunction with the City of Johannesburg.
- Initiate the identification of legal owners of selected properties, verification and advise the JDA thereof.
- Facilitate preparation, present and follow-ups on sign-off on all relevant agreements on the development by the affected landowners and Joburg Property Company.
- Co-ordination with other Municipal entities to achieve the property acquisitions.
- Providing a consolidated monthly report in conjunction with the rest of the land team on transaction progress. Fulfil role of co-ordinating project management for the land team.
- Allowance for handover process from the previous service providers and periodic consultation as and when required of the land acquisition process.

3.2 Property Valuers

- Provide property valuation reports for new properties and updating them as and when required prior to conclusion of the land agreement between the landowners and the City of Joburg.
- Reviewing of other independently obtained valuations on properties related to the development. For negotiating or verification purposes.
- Inspection of property, ownership verification, Identify and verify comparable properties, Details / discussions of comparable property and Prepare Valuation report for each of the identified properties for the development.
- Providing a monthly report input in conjunction with the rest of the land team on transaction progress.
- Allowance for handover process from the previous service providers and periodic consultation as and when required of the land acquisition process.
- Deeds office enquiry, Obtain Copy of Title Deed and Zoning status as and when required.

3.3 Conveyancing attorneys

- Briefing and drafting of the necessary land agreement in cases of entire or partial erf acquisitions. Provide the full function required for conveyancing.
- Registration of servitudes where applicable and ensure all related legal documentation in this regard is in place to facilitate the conclusion of the property acquisition process for the development.
- Management of disbursements related to trust account fund disbursements on behalf of the client.
- Providing monthly report input in conjunction with the rest of land team on transaction progress.
- Obtaining title deeds and zoning certificates for each affected land parcel.

- Take the necessary regulated and JDA desired steps to achieve the land acquisition transactions including getting sign-off on the ultimate land agreements and instituting expropriation process where warranted.
- Serving the necessary notices as far land owner and City of Joburg are concerned in cases of willing buyer /seller agreements **and expropriations** where due process has been undertaken.
- Allowance for handover and consultation process from previous service providers for the land acquisition.
- Allowance for rates clearance information sourcing and updating for the properties at transfer stages. R650 000 provisional amount.

3.4 Land Surveyors

- Undertake the necessary Survey work required to define the extent of property determined for land acquisition process for the development.
- Allow for establishment of permanent survey ground control, details survey, area cadastre, provision of digital copy of survey affected site drawings.
- Providing a monthly report input in conjunction with the rest of the land team on transaction progress.
- Update available or initiated survey data and layouts as and when required for purposes of finalising the acquisition process in entire, partial and servitude registrations for the development land parcels.
- Allowance for handover process from the previous service providers and periodic consultation as and when required of the land acquisition process.
- Allowance for
 - a R850 000 provisional sum for appointment of Environmental Consultant for EIA (including specialist studies) and WULA applications where required.
 - Geotechnical engineer for locations that require such studies to be undertaken on the development of R1 250 000 provisional sum.

3.5 Town and Regional Planner

- Undertake the necessary steps required to enable the acquisition and development of the identified properties for the project in the Town planning discipline relevant to the City of Joburg town relevant Town planning schemes and legislation.
- Providing a monthly report input in conjunction with the rest of the land team on transaction progress.
- Update available or required data on as and when required for purposes of finalising the acquisition process in entire, partial acquisitions and servitude registrations for the development land parcels for Town planning discipline (in point 5.2 below).
- Allowance for handover process from the previous service providers and periodic consultation as and when required of the land acquisition process.

- Allowance for an R 750 000 provisional sum for undertaking the necessary development steps required and specialist studies for sub-dividing, rezoning, consolidation of an additional ten (10) affected properties.

The property specialist will also be responsible for the sourcing of the required resources for the other components of the acquisition process functions. Which are as outlined above in the additional services required to form part detail of the bid document to be submitted.

3.4 Notes

3.4.1 The Appointed bidder for the project will be for a duration of 36 month.

3.4.2 Appointments for future financial years will be dependent on satisfactory performance and budget availability. New contracts will be issued at the commencement of each new financial year.

3.4.3 Applicants are to ensure that they have adequate resources to undertake the work under stringent timeframes.

3.4.4 Tenderers are required to take cognisance of the role of the other professionals and consultants as described in this proposal call and work coherently with them where required.

3.4.5 The JDA reserves the right to ask tenderers to replace any member/s of the proposed team if they do not meet the JDA requirements.

3.4.6 Successful tenderers will be required to sign the JDA's Standard Form Agreement and appendices which are attached as Annexure G for information purposes.

3.4.7 Tenderers must note that they will be required as and when necessary to attend (a) presentations to JDA, COJ, and stakeholders; (b) design, progress / site meetings and inspections; and (c) consultations with relevant persons and authorities including site visits. This needs to be taken into consideration in the tenderer's fee proposal.

3.4.8 Tenderers must also note that revisions to the feasibility studies and / or designs may be required following feedback received from relevant stakeholders and / or approving authorities which may necessitate some rework, additional presentations, and meetings. This needs to be taken into consideration in the tenderer's fee proposal.

4. **PRICING INSTRUCTIONS**

The land parcels to be dealt with and indicative status will be attached as **Annexure A: Land Acquisition Status Update Report (June 2021)** to the bid document, to give an indication on the extent and nature of the assignment. Detailed below is information upon which fees must be based on for the proposals. Proposals must be based on the delivery of the full scope of the work as defined.

Bidders are to complete only the pricing schedule for which discipline they are bidding for.

If a company is applying for more than one discipline, they're to submit a full tender proposal / document per discipline, and only fill in the pricing schedule for the chose discipline. It is mandatory to choose the discipline by ticking the appropriate section in cover page.

It is also expressed that the level of effort to conduct each deliverable at the mentioned areas is the same whether there is one (1) site or forty-five (45) sites. The indication on number of sites are noted for information only, and bidders should not out-price themselves by multiplying the sums per site by number of sites indicated.

The use of Provisional Sums included will be used at the Client's discretion. It is mandatory that a minimum of three (3) quotations from service providers required to undertake the service will be sought. This process will be done in full consultation with the Client.

Tenderers are to replicate the table below and submit as part of their detailed fee proposal and the Grand total fee must be carried to the "Offer" page. The detailed fee proposal must indicate the calculation basis and any discounts applied if and where applicable.

Failure to (i) replicate the table, (ii) carry the Total to the offer page, and (iii) provide a detailed fee proposal as required (which indicates the fee calculation basis used to determine the fee including any discounts applied), will result in the tender being disqualified for non-compliance. Fees based on an hourly rate will NOT be accepted. All escalations in terms of construction monitoring fees must be included in the fee and NO qualifications will be accepted.



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4.1 PROPERTY SPECIALIST

Property Specialist – BRT Infrastructure Road servitudes, Depot properties and related areas					
No	Site Description	Unit of Measure	Quantity	Unit price / Unit pr Site (Excluding VAT)	FEE (Excluding VAT)
1	Phase 1A- Ellis Park (all commenced to oversee conclusion of servitudes)	Lump sum	10 sites	R.....	R.....
2	Phase 1B - Section 2 - along New Canada Road (all commenced which required to re-negotiate and achieve servitudes where required)	Lump sum	10 sites	R.....	R.....
3	Phase 1B- Section 5 - (all commenced to revive and oversee negotiations, re-value and servitude registrations)	Lump Sum	15 Sites	R.....	R.....
4	Phase 1C- Section 8 and 15, along Louis Botha Avenue (all initiated, to oversee re-valuation, finalise settlements and servitude registrations)	Lump Sum	45 sites	R.....	R.....
5	Avalon depot sub-division and re-zoning (process Commenced. Facilitation oversight to finalise approvals & transfers)	Lump Sum	1	R.....	R.....

No	Site Description	Unit of Measure	Quantity	Unit price / Unit pr Site (Excluding VAT)	FEE (Excluding VAT)
6	Alexandra depot acquisition process, (commenced to revive and oversee process to transfer stage)	Lump Sum	12 sites	R.....	R.....
7	Acquisition of Northern depot site, (process to be commenced, site identification & negotiations)	Lump Sum	1 site	R.....	R.....
8	Project meeting attendance & presentations to various stakeholder and client departments, other than anticipated monthly project review	Rate only			R.....
9	Handover & liaison with previous consultant team. Anticipated six months duration & as / when required in status review process.	Lump Sum	1	R.....	R.....
10	Overall co-ordination and project management function. Supervision of appointed role-players as a percentage of all deliverables above	_____ %			R.....
11	Disbursements allowance.	Lump Sum	1	R.....	R.....
	TOTAL (EXCLUDING VAT)				R.....

4.2 Property Valuer

Property Valuer – BRT Infrastructure Road servitudes, Depot properties and related areas					
No	Description	Unit of Measure	Quantity	Unit price / Unit pr Site (Excluding VAT)	FEE (Excluding VAT)
1	Phase 1a- Ellis park (all commenced to oversee conclusion of servitudes)	Lump Sum	10 sites	R.....	R.....
2	Phase 1b- Section 2- along New Canada road (undertake or update valuations)	Lump Sum	12 sites	R.....	R.....
3	Phase 1b- Section 5- (undertake or update valuations)	Lump Sum	15 sites	R.....	R.....
4	Phase 1c- Section 8 and 15 , along Louis Botha Avenue (undertake or update valuations)	Lump Sum	45 sites	R.....	R.....
5	Avalon depot sub-division and re-zoning (process Commenced. (update valuations)	Lump Sum	1 site	R.....	R.....
6	Alexandra depot acquisition process, Twelve sites (undertake or update valuations)	Lump Sum	12 sites	R.....	R.....

	Acquisition of Northern depot site, (undertake valuation)	Lump Sum	1 site	R.....	R.....
7	Project meeting attendance & presentations to various stakeholder and client departments, other than anticipated monthly project review	Rate only			R.....
8	Handover & liaison with previous consultant team. Anticipated six months duration & as / when required in status review process	Lump Sum	1	R.....	R.....
9	Allowance for appointment of Geo-tech engineers for locations that require studies on the development provisional sum.	Provisional Sum	1	R 1 250 000.00	R 1 250 000.00
10	Disbursements allowance.	Lump Sum	1	R.....	R.....
TOTAL (EXCLUDING VAT)					R.....

4.3 Conveyancing Attorneys

Conveyancing Attorneys– BRT Infrastructure Road servitudes, Depot properties and related areas					
No	Description	Unit of Measure	Quantity	Unit price / Unit pr Site (Excluding VAT)	FEE (Excluding VAT)
1	Phase 1a- Ellis park - (review and draft agreements for conclusion & undertake servitude registrations)	Lump Sum	10 sites	R.....	R.....
2	Phase 1b- Section 2- along New Canada road (review and draft agreements for conclusion & undertake servitude registrations)	Lump Sum	12 sites	R.....	R.....
3	Phase 1b- Section 5- Fifteen sites (review and draft agreements for conclusion & undertake servitude registrations)	Lump Sum	15 sites	R.....	R.....
4	Phase 1c- Section 8 and 15 sites along Louis Botha Avenue (review and draft agreements for conclusion & undertake servitude registrations)	Lump Sum	45 sites	R.....	R.....
5	Avalon depot sub-division and re-zoning (process Commenced. (review and draft agreements for	Lump sum	1 site	R.....	R.....

	conclusion & undertake transfer / registration)				
6	Alexandra depot acquisition process, (review and draft agreements for conclusion & undertake property transfer / registrations)	Lump sum	12 sites	R.....	R.....
7	Acquisition of Northern depot site , (review and draft agreements for conclusion & undertake servitude registrations)	Lump sum	1 site	R.....	R.....
8	Project meeting attendance & presentations to various stakeholder and client departments, other than anticipated monthly project review	Hourly Rate			R.....
9	Handover & liaison with previous consultant team. Anticipated six months duration & as / when required in status review process.	Lump sum	1	R.....	R.....
10	Allowance for rate clearance info sourcing & updating for the properties at transfer stages provisional amount.	Sum	1	R 650 000.00	R 650 000.00
11	Disbursements allowance.	Lump sum	1	R.....	R.....
	TOTAL (EXCLUDING VAT)				R.....

12		
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4.4 Land surveyor

Land Surveyor – BRT Infrastructure Road servitudes, Depot properties and related areas					
No	Description	Unit of Measure	Quantity	Unit price / Unit pr Site (Excluding VAT)	FEE (Excluding VAT)
1	Phase 1a- Ellis park- Ten sites (all commenced to oversee conclusion of servitudes data)	Lump Sum	10 sites	R.....	R.....
2	Phase 1b- Section 2- Twelve sites along New Canada road (produce or update acquisition diagrams)	Lump Sum	12 sites	R.....	R.....
3	Phase 1b- Section 5- Fifteen sites (produce or update servitude diagrams)	Lump Sum	15 sites	R.....	R.....
4	Phase 1c- Section 8 and 15 , Forty five sites along Louis Botha Avenue (produce or update servitude diagrams)	Lump Sum	45 sites	R.....	R.....
5	Avalon depot sub-division and re- zoning (process Commenced. (update acquisition diagrams)	Lump sum	1 site	R.....	R.....

6	Alexandra depot acquisition process, Twelve sites (produce or update acquisition diagrams)	Lump Sum	12 sites	R.....	R.....
7	Acquisition of Northern depot site , (source or produce acquisition diagram)	Lump Sum	1	R.....	R.....
8	Project meeting attendance & presentations to various stakeholder and client departments, other than anticipated monthly project review	Rate only			R.....
9	Handover & liaison with previous consultant team. Anticipated six months duration & as / when required in status review process.	Lump Sum	1	R.....	R.....
10	Provisional sum for appointment of Environmental consultant and EIA (including specialist studies) and WULA applications.	Provisional Sum	1	R 850 000.00	R 850 000.00
11	Provisional sum for the appointment of Geotechnical Engineering Services	Provisional Sum	1	R 1 250 000.00	R 1 250 000.00
12	Disbursements allowance.	Lump sum	1	R.....	R.....
13	Total (excluding VAT)				R.....

4.5 Town Planner

Town planner – BRT Infrastructure Road servitudes, Depot properties and related areas					
No	Description	Unit of Measure	Quantity	Unit price / Unit pr Site (Excluding VAT)	FEE (Excluding VAT)
1	Phase 1a- Ellis park- Ten sites (limited town planning input in the acquisition process mainly related to servitudes to be registered)	Lump Sum	10 sites	R.....	R.....
2	Phase 1b- Section 2- Twelve sites along New Canada road (limited town planning input in the acquisition process mainly related to servitudes to be registered)	Lump Sum	12 sites	R.....	R.....
3	Phase 1b- Section 5- Fifteen sites (limited town planning input in the acquisition process, mainly related to servitudes to be registered)	Lump Sum	15 sites	R.....	R.....
4	Phase 1c- Section 8 and 15 , Forty five sites along Louis Botha Avenue (limited town planning input in the acquisition process, mainly related to servitudes to be registered)	Lump Sum	45 sites	R.....	R.....
5	Avalon depot sub-division and re-zoning where process Commenced. (undertake the entire sub-division and rezoning process) of farm portion.	Lump sum	1 site	R.....	R.....
6	Alexandra depot acquisition process, Twelve sites (undertake rezoning and consolidation process)	Lump Sum	12 sites	R.....	R.....
7	Acquisition of Northern depot site , plus rezoning / consolidation process allowance (source planning data for acquisition required)	Lump Sum	1 site	R.....	R.....

8	Project meeting attendance & presentations to various stakeholder and client departments, other than anticipated monthly project review	Rate only			R.....
9	Handover & liaison with previous consultant team. Anticipated six months duration & as / when required in status review process.	Lump Sum	1	R.....	R.....
10	Provisional sum for undertaking specialist studies for sub-dividing, rezoning, consolidation of affected properties.	Provisional Sum	1	R 750 000.00	R 750 000.00
11	Disbursements allowance.	Lump Sum	1	R.....	R.....
12	TOTAL (EXCLUDING VAT)				R.....

Total price for discipline prices for to be taken to offer page (excluding VAT)	DISCIPLINE: _____	R.....
--	--------------------------	--------

***The pricing schedule must be read in conjunction with the Status Update Report to JDA (June 2021) that is Annexure A to this bid document.**

5. TECHNICAL EVALUATION

For each submission, the bidding entity must submit the following documents. These are not allocated points but should be submitted as part of bid document.

KEY RETURNABLE	Total Points	Criteria	Description of Criteria	Points
		Company registration documents	Key returnable documents to be submitted	N/A
		Current municipal account		N/A
		3 Years of audited financial statements		N/A
		Certified copies of directors / partners identity documents		N/A
		Forms A to G - completed in full and signed		N/A

5.1 Property Specialist

For this section of evaluation, the bidder is required to obtain **70%** of the total points. That is obtain a minimum of **35 / 50** points.

COMPANY EXPERIENCE	Total Points	Criteria	Description of criteria	Points
Company Experience and Track record on provision for property acquisition services. For multiple property acquisition.	5	Points will only be allocated for property acquisition services. To also be detailed on current or previous experience information.	Five or more projects completed	5
			Three to four projects completed	3
			One to two project completed	1

Evidence of company's ability to have provided similar scale services and specifically in the public sector and / or specifically local government environment.	5	Detail provided meeting the stipulated standard of the company experience	Relevant and required details provided.	5
			The required information not provided or inadequate for the assignment.	0
Company affiliation with voluntary industry bodies	5	EAAB, SAPOA, IEASA, SAIBPP and other related and recognized industry bodies	Provision of the necessary proof and certification of a minimum of two affiliations.	5
			Detail not provided	0
Provide individual detailed CV outlining recognized property industry experience and qualifications for the <u>Property practitioner at Director level</u>	10	Attached CV's and certified qualifications. A degree or a minimum of a Diploma in property management and/or relevant management competencies	Bidder must provide all the required info to score full points.	5
			If none of the above details provided	0
			Degree obtained	5
			Diploma provided	3
Property management practitioner (manager)	10	5 years or more experience in the property industry. With a degree or a minimum of a Diploma in property management and/or relevant management competencies	More than 5 years experience	5
			5 years experience	3
			Less than 5 years	0
		Certified Qualifications	Degree obtained	5
			Diploma provided	3
			Matric or less qualification zero points will be allocated	0
Provide individual detailed CV and demonstrated	10	Attached relevant certified qualifications of proposed team members	Bidder must include detailed CV of proposed team members and	5

experience of Property administrators x2			<p>qualifications for the administrator personnel.</p> <p>No points will be allocated where a bidder has not provided all the necessary information</p> <p>Bidder resource has the necessary qualifications</p> <p>The bidder resource does not have the necessary qualifications</p>	<p>0</p> <p>5</p> <p>0</p>
	With a minimum matric			
CONTACTABLE REFERENCES	Total Points	Criteria	Description of criteria	Points
<p>Contactable reference (on client letter head) or stamped letter confirming provision of property services that are of similar scope, projects and description demonstrating scale of assignment. The Company competency should also be elaborated on in the reference letter.</p>	5	<p>Points will only be allocated for references on similar projects in terms of resourcing requirements, scale and handling multiple site acquisitions.</p> <p>References must be on the client's letterhead or on a document stamped by the client and must confirm the project description, services rendered and appointment values in order to obtain the points.</p>	Five or more satisfactory references	5
			Two to three satisfactory references	3
			One satisfactory references	2
			If <u>any</u> of the required information does not appear in the reference, zero points will be awarded.	0

Total points 50

5.2 Property Valuer

For this section of evaluation, the bidder is required to obtain **70%** of the total points. That is obtain a minimum of **28 / 40** points.

COMPANY EXPERIENCE	Total Points	Criteria	Description of criteria	Points
<p>Company Experience and Track record on provision for property valuation services.</p>	10	<p>Points will only be allocated for property valuation services. Experience to also be detailed on current or previous experience information.</p>	Five or more projects completed	10
			Three to four projects completed	5
			One to two project completed	2

Company professional body registration	5	Registration with SA Council for the Property Valuers Profession and/or other equivalent recognized professional bodies	Provision of the necessary proof and certification	5
			Detail not provided	0
Provide individual detailed CV outlining recognized property industry experience. Plus qualifications for the <u>Property valuer Director</u>	10	Attached CV's and certified qualifications. SA Council for the Property Valuers Profession	Professional Valuers	5
			Professional Associated Valuer	3
			If none of the above details provided	0
		A degree or a minimum of a Diploma in property valuation	Degree obtained	5
			Diploma provided	3
			Matric or less qualification zero points will be allocated	0
Property valuer (manager)	10	5 years or more experience in the property industry.	More than 5 years experience	5
			5 years experience	3
			Less than 5 years	0
		Certified Qualifications. SA Council for the Property Valuers Profession	Degree obtained	5
			Diploma provided	3
		Resource with a degree or a minimum of a Diploma in property valuation.	Matric or less qualification zero points will be allocated	0
CONTACTABLE REFERENCES	Total Points	Criteria	Description of criteria	Points
Contactable reference (on client letter head) or stamped letter confirming provision property valuation services that are of similar scope, projects and description	5	Points will only be allocated for references on similar projects in terms of scale and handling multiple site acquisitions.	Five or more satisfactory references	5
			Two to three satisfactory references	3
			One satisfactory reference	2

<p>demonstrating scale of assignment.</p> <p>The Company competency should also be elaborated on in the reference letter.</p>		<p>References must be on the client's letterhead or on a document stamped by the client and must confirm the project description, services rendered and appointment values in order to obtain the points.</p>	<p>If <u>any</u> of the required information does not appear in the reference, zero points will be awarded.</p>	<p>0</p>
Total points				40

5.3 Conveyancer Attorney

For this section of evaluation, the bidder is required to obtain 70% of the total points. That is obtain a minimum of 28 / 40 points.

COMPANY EXPERIENCE	Total Points	Criteria	Description of criteria	Points
<p>Company Experience and Track record on provision for property legal conveyancing services.</p>	5	<p>Points will only be allocated for conveyancing services, experience to also be detailed on current or previous experience information.</p>	<p>Five or more projects completed</p>	5
			<p>Three to four projects completed</p>	3
			<p>One to two projects completed</p>	2

Company professional body registration	10	Registration with Law Society of South Africa and/or other equivalent recognized professional bodies	Provision of the necessary proof and certification Detail not provided	10 0
Provide individual detailed CV outlining recognized conveyancing experience. Plus qualifications for the <u>Conveyancer at Director level</u>	10	Attached CV's and certified qualifications. A minimum of degree and the requisite training	Conveyancer qualified Relevant details not provided Proof of LLB Degree and related conveyancing training Qualification not relevant, zero points will be allocated	5 0 5 0
Conveyancing practitioner (manager)	10	5 years or more experience in the conveyancing practice. Certified Qualifications. Resource with LLB degree and requisite conveyancing training.	More than 5 years experience 5 years experience Less than 5 years Degree obtained Qualification not relevant zero points will be allocated	5 2 0 5 0
CONTACTABLE REFERENCES	Total Points	Criteria	Description of criteria	Points
Contactable reference (on client letter head) or stamped letter confirming provision of property conveyancing services that are of similar scope, projects and description demonstrating scale of assignment. The Company competency should also be elaborated on in the reference letter.	5	Points will only be allocated for references on similar projects in terms of scale and handling multiple site acquisitions. References must be on the client's letterhead or on a document stamped by the client and must confirm the project description, services rendered and appointment values in order to obtain	Five or more satisfactory references Two to three satisfactory references	5 3

		the points.	One satisfactory reference	2
			If <u>any</u> of the required information does not appear in the reference, zero points will be awarded.	0
Total points				40

5.4 Land Surveyor

For this section of evaluation, the bidder is required to obtain 70% of the total points. That is obtain a minimum of 28 / 40 points.

COMPANY EXPERIENCE	Total Points	Criteria	Description of criteria	Points
Company Experience and Track record on provision for land surveying.	10	Points will only be allocated for land surveying services. Experience to also be detailed on current or previous experience information.	Five or more projects completed	10
			Three to four projects completed	5
			One to two project completed	2
Company professional body registration	5	Registration with South African Geomatics Council (SAGC) and/or other equivalent recognized professional bodies	Provision of the necessary proof and certification	5
			Detail not provided	0
Provide individual detailed CV outlining recognized land surveying experience. Plus qualifications for the <u>Land surveyor director</u>	10	Attached CV's and certified qualifications. SAGC registration. A degree or a minimum of a Diploma in land surveying	Land surveyor qualified	5
			If none of the above details provided	0
			Degree obtained	5
			Diploma provided	3
			Matric or less qualification zero points will be allocated	0
Land surveyor (manager)	10	5 years or more experience in land surveying profession.	More than 5 years experience	5

			5 years experience	3
			Less than 5 years	0
		Certified Qualifications. SA Council for the Property Valuers Profession	Degree obtained	5
			Diploma provided	3
		Resource with a degree or a minimum of a Diploma in property valuation.	Matric or less qualification zero points will be allocated	0
CONTACTABLE REFERENCES	Total Points	Criteria	Description of criteria	Points
Contactable reference (on client letter head) or stamped letter confirming provision of land surveying services that are of similar scope, projects and description demonstrating scale of assignment. The Company competency should also be elaborated on in the reference letter.	5	Points will only be allocated for references on similar projects in terms of scale and handling multiple site acquisitions. References must be on the client's letterhead or on a document stamped by the client and must confirm the project description, services rendered and appointment values in order to obtain the points.	Five or more satisfactory references	5
			Two to three satisfactory references	3
			One satisfactory reference	2
			If <u>any</u> of the required information does not appear in the reference, zero points will be awarded.	0
Total points				40

5.5 Town Planner

For this section of evaluation, the bidder is required to obtain 70% of the total points. That is obtain a minimum of 28 / 40 points.

COMPANY EXPERIENCE	Total Points	Criteria	Description of criteria	Points
Company Experience and Track record on provision for town planning.	10	Points will only be allocated for town planning services. Experience to also be detailed on current or previous experience information.	Five or more projects completed	10
			Three to four projects completed	5
			One to two project completed	2

Company professional body registration	5	Registration with South African Council for Planners (SACPLAN) and/or other equivalent recognized professional bodies	Provision of the necessary proof and certification Detail not provided	5 0
Provide individual detailed CV outlining recognized town planning experience. Plus qualifications for the <u>Town planning director</u>	10	Attached CV's and certified qualifications. SACPLAN registration. A degree or a minimum of a Diploma in Town planning	Town planner qualified If none of the above details provided Degree obtained Diploma provided Matric or less qualification zero points will be allocated	5 0 5 3 0
Town planning (manager)	10	5 years or more experience in town planning profession. Certified Qualifications. SACPLAN Council for the Town planning Profession. The resource to have a degree and a minimum of a Diploma in town planning.	More than 5 years experience 5 years experience Less than 5 years Degree obtained Diploma provided Matric or less qualification zero points will be allocated	5 3 0 5 3 0
CONTACTABLE REFERENCES	Total Points	Criteria	Description of criteria	Points
Contactable reference (on client letter head) or stamped letter confirming provision of town planning services that are of similar scope, projects and description demonstrating scale of assignment. The Company competency should also be elaborated on in the reference letter.	5	Points will only be allocated for references on similar projects in terms of scale and handling multiple site acquisitions. References must be on the client's letterhead or on a document stamped by the client and must confirm the project description, services rendered and appointment values in order to obtain the points.	Five or more satisfactory references Two to three satisfactory references One satisfactory reference	5 3 2

			<p>If <u>any</u> of the required information does not appear in the reference, zero points will be awarded.</p>	0
Total points				40

5.3 Notes

- 5.4.1 **Tenderers must ensure that the TOTAL FEE per discipline composed of all the required services is correctly carried to the “offer” page. The value recorded on the offer page will be regarded as the tendered amount to render services for the complete project services and appointment period. Failing to price as required will result in the tender being disqualified.**
- 5.4.2 The fee calculation submitted by the tenderers at tendering stage will determine the fee due. **The calculation method** including the basis applied at the time of tendering, as well as any percentage discounts are to remain fixed irrespective of an increase or decrease in construction value.
- 5.4.3 Fees **must** include standard disbursements such as typing, drawings, reproduction, copying, binding of documents, telephonic / electronic and facsimile communications, courier, local travel and accommodation, etc.
- 5.4.4 For every tangible deliverable, hard copies to be provided where required and one electronic copy must be issued to the client over and above the documentation required

for submission to various authorities, the cost of which **must** be included in the project disbursements.

5.4.5 Fees for consultation work required to produce deliverables and obtain approvals thereof is deemed to be included in the price (this also includes consultation work required to make revisions, resubmissions, updated presentations, etc. following feedback received from the relevant approving authorities). Other than specialist services that each discipline has allowance for.

5.4.6 Successful tenderers will be remunerated in accordance with JDA's Standard Form Agreement.

6. **INDICATIVE PROGRAM**

The table overleaf outlines the completion dates of certain milestones for the project:

Milestone	Date
1. Consulting team tender publication	17 August 2022
2. Consultant tender closure	19 September 2022
3. Commencement of assignment	November 2022

7. **PROPOSAL CONTENT**

The bidder's submission must provide the JDA with sufficient information to enable the employer to make a sound and fair evaluation of the proposal. It must clearly indicate the **relevant** previous experience, capability, and capacity of the bidding entity to undertake the project. As well as the support functions or additional services that are required. The proposal should **use the same item numbers as below.**

The following minimum documentation must be provided:

6.1 THE "OFFER" PAGE MUST BE COMPLETED IN FULL AND SIGNED. Any bidder who fails to do so will be disqualified.

6.2 Tenderers are required to submit a detailed fee proposal based on the requirements set out in item 4 above and to ensure that the Total Fee Is Correctly Transferred to The “Offer” Page. Any bidder who fails to do so will be disqualified.

6.3 A valid BBEE status level verification certificate substantiating the bidding entities BBEE rating. Only certificates issued by verification agencies accredited by the South African Accreditation System (SANAS), or by registered auditors approved by the Independent Regulatory Board of Auditors (IRBA) will be accepted. **IF A COPY IS SUBMITTED IT MUST BEAR AN ORIGINAL CERTIFICATION STAMP. FAILURE TO SUBMIT A BBEE STATUS LEVEL CERTIFICATE WILL RESULT IN THE BIDDER SCORING ZERO (0) POINTS FOR BBEE. THE ABOVE ALSO APPLIES TO THE TARGETED ENTERPRISEJOINT VENTURE PARTNER BBEE CERTIFICATE.**

An EME must submit a sworn affidavit confirming the following:

- **Annual turnover revenue of R10 million or less; and**
- **Level of black ownership**

Any misrepresentation in terms of the above constitutes a criminal offence as set out in the B-BBEE Act as amended.

6.4 Company registration documents.

6.5 A certified copy of the main bidding company Professional Indemnity Insurance certificate indicating the maximum value per claim in an insurance period, the applicable excess, and the expiry date. A minimum cover of 10% of the overall proposed consulting fees.

6.6 A copy of the bidding entity's current municipal rates account in the name of the bidding entity or alternatively in the names of the directors / partners of the bidding entity.

6.7 Audited financial statements for the past three years.

6.8 Details of directors / partners / members and shareholders with certified copies of their identity documents. (Including those of the targeted enterprise partner)

6.9 The bidding entity's certificates of membership/s to industry bodies.

6.10 A detailed approach and methodology statement wherein the approach to be followed in each stage of the execution of the assignment is outlined with clear identification of the deliverables in each stage. This section should show the tenderer's understanding of the process and input required towards the completion of the required services.

- 6.11 The forms A to F annexed, must be scrutinized, completed in full and submitted together with your quotation.
- 6.12 A company profile alternatively a brief summary of the entity's background.
- 6.13 Provide information on the individuals who will be assigned to **this project (NOT the entire company)** for each of the required functions and additional services. The following **must** be addressed :
- organogram
 - role/s and responsibility/ies on this project
 - relevant qualifications and attach proof thereof
 - number of years of relevant experience in the industry **and** in the proposed role
 - detailed CV's for each member of the team noting their specific relevant project experience [**project description, role and responsibilities, project value**]
 - individual memberships to professional associations and attach proof hereof
- 6.14 A schedule of completed contracts of a **similar** nature to this project as stated in the individual evaluation criteria per discipline. The following details **must** be included on the schedule :
- Description of the project
 - Service rendered
 - Name of employer / client and their representative's contact details
 - Cost of the works
 - Fee contracted for services
 - Date of completion
 - Letter of reference on the client's letterhead or with the client's company stamp that confirms project scope of work, service rendered and project value
- 6.15 A schedule of **current** contracts. The following details **must** be included on the schedule of fill in Form D)
- Description of the project
 - Service rendered
 - Name of employer / client and their representative's contact details
 - Cost of the works
 - Fee contracted for services
 - Expected date of completion
 - a percentage estimate of the time planned to be dedicated to this project by each team member.

6.16 Tenderers are to submit 2 copies of their proposal (1 original plus 1 copy).

FAILURE TO COMPLY WITH THE REQUIREMENTS IN ITEM 6 WILL RESULT IN TENDERERS BEEN DISQUALIFIED FOR NON-COMPLIANCE OR NEGATIVELY SCORED IN THE TECHNICAL ASSESSMENT.

- **EACH** party to submit the requisite documents and / or information as requested in item 6 (ie.6.4-6.9, 6.11-6.12, and 6.14-6.15)
- An Agreement or Heads of Terms recording the arrangement between the parties to the joint venture is to be submitted.
- A lead consultant is to be appointed and noted in the submission and being the Property broker.
- Joint ventures will qualify for points for their BBBEE status level as an unincorporated entity, provided that the entity submits their consolidated BBBEE scorecard as if they were a group structure and that such a consolidated BBBEE scorecard is prepared for every separate tender. Or lead consultant one to be considered for this bid process.

Failure to comply with these conditions may invalidate your offer.

7. ASSESSMENT CRITERIA

Submissions (responses to item 6 above) will be evaluated on the criteria to follow :

- Compliance
- Technical
- Price / BBBEE
- Risk Tolerance

7.1 Compliance

Bidder's will be disqualified for:

- If any of its directors are listed on the register of defaulters;
- A bidder who during the last five years has failed to perform satisfactorily on previous contracts with the JDA or any other organ of state after written notice was given to that bidder that performance was unsatisfactory;
- Who did not complete, in full, the tender offer page
- Who's tender document has been completed in pencil;
- Who's tender document has been faxed;
- Who's tender document has been received after the closing time;
- Who's tender document has not been deposited in the tender box at the time of closing;

- Who failed to price as required i.e. as stipulated in item 4 herein;
- Who did not comply with any other requirement as set out in the tender specifications;
- Who is not registered with the relevant professional bodies;
- Who failed to attend the compulsory tender briefing session;
- Who is in the employment of the state.

7.2 Technical

The technical assessment is based on the criteria set-out below namely

- (i) key returnable documents,
- (ii) capability of the proposed key team members (ie. experience, qualifications and registration to professional associations per Item 6.13 above) and
- (iii) the experience of the company (i.e. property acquisition projects, large scale transaction experience and relevant stipulated expertise).

Tenderers will have to submit compliant documents and score a minimum number of points, equivalent to 70% for each discipline, in the technical evaluation in order to be considered further in the evaluation process.

SERVICE	MINIMUM SCORE
PROPERTY SPECIALISTS / ECONOMIST	35 / 50
LAND SURVEYOR	28/ 40
CONVEYANCING ATTORNEYS	28/ 40
PROPERTY VALUER	28/ 40
TOWN AND REGIONAL PLANNER	28/ 40

7.3 Price and Empowerment

Having completed a technical evaluation, the procedure for the evaluation of technically qualifying tenders is Method 2 (Price and Preferences). The Preference Point System assigns a score to each tenderer based on the tender price and on the tenderer's BBBEE status. These scores are combined to determine an overall score for the tender. The tender with the highest score will be considered for acceptance.

The Preference Point System will be applied as follows:

- For tenders below R50 million

- 80 points are assigned to price
- Up to 20 points are assigned to BBBEE status per the table under item 7.3.1

➤ Points scored will be rounded off to the nearest 2 decimal places

7.3.1 Points awarded for BBBEE status level

The points allocated to a tenderer will be in accordance with the **Preferential Procurement Regulations, 2017** published in Government Gazette No. 40553 dated 20 January 2017. The table overleaf is applicable in this regard:

B-BBEE Status Level Of Contributor	Number of Points
	Tenders below R50 million
1	20
2	18
3	14
4	12
5	8
6	6
7	4
8	2
Non-Compliant contributor	0

Notes :

- 7.3.1.1 “B-BBEE status level of contributor” means the B-BBEE status received by a measured entity based on its overall performance using the relevant scorecard contained in the Codes of Good Practice on Black Economic Empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act (Act No.53 of 2003).
- 7.3.1.2 Tenderers must submit their original and valid B-BBEE status level verification certificate substantiating their B-BBEE rating. Certificates issued by either verification agencies accredited by the South African Accreditation System (SANAS) or by registered auditors approved by the Independent Regulatory Board for Auditors (IRBA) are acceptable. **IF A COPY IS SUBMITTED IT MUST BEAR AN ORIGINAL CERTIFICATION STAMP. FAILURE TO SUBMIT A BBBEE STATUS LEVEL CERTIFICATE WILL RESULT IN THE BIDDER SCORING ZERO (0) POINTS FOR BBBEE.**
- 7.3.1.3 An EME must submit a sworn affidavit confirming the following:
- Annual Turnover Revenue of R50 million or less; and
 - Level of Black ownership
 - Any misrepresentation in terms of bullet point above constitutes a criminal offence as set out in the B-BBEE Act as amended.

- 7.3.1.4 The submission of such certificates must comply with the requirements of instructions and guidelines issued by the National Treasury and be in accordance with notices published by the Department of Trade and Industry in the Government Gazette.
- 7.3.1.5 A trust, consortium or joint venture will qualify for points for their B-BBEE status level as a legal entity, provided that the entity submits their B-BBEE status level certificate.
- 7.3.1.6 A trust, consortium or joint venture will qualify for points for their B-BBEE status level as an unincorporated entity, provided that the entity submits their consolidated B-BBEE scorecard as if they were a group structure and that such a consolidated B-BBEE scorecard is prepared for every separate tender.
- 7.3.1.7 A company will not be awarded points for B-BBEE status level if it is indicated in the tender documents that such a tenderer intends sub-contracting more than 25% of the value of the contract to any other enterprise that does not qualify for at least the points that such a tenderer qualifies for.
- 7.3.1.8 A company awarded a contract will not be permitted to sub-contract more than 25% of the value of the contract to any other enterprise that does not have an equal or higher B-BBEE status level than the person concerned.

7.3.2 Formula for scoring tender price

The following formula will be used to calculate the points for price.

$$P_s = X \left[1 - \frac{(P_t - P_{min})}{P_{min}} \right]$$

Where

P_s = Points scored for comparative price of tender under consideration

P_t = Comparative price of tender under consideration

P_{min} = Comparative price of lowest acceptable tender

X = **Points** assigned to price

7.3.3 The total preference points for a tender are calculated with the formula

$$PP = P_s + P_{bee} \text{ Where}$$

PP is the total number of preference points scored by the tenderer

P_s is the points scored for the comparative price of the tenderer, and

P_{bee} is the number of points awarded to the tenderer based on his certified B-BBEE status level

7.4 Risk Tolerance

The JDA has adopted a Risk Tolerance Framework (RTF) which enjoins the JDA to consider its risk exposure to contractors / service providers in terms of the number of contracts awarded to a single contractor / service provider in a particular year.

In terms of the Risk Tolerance Framework, the JDA determines the risk exposure as excessive in instances where the value of the contracts for **individual** professional and consulting service providers is either :

1. The greater of R8 million or four contracts / projects in the current financial year or
2. The greater of R12 million or six contracts / projects over two financial years (current year and previous financial year)

And in instances where the value of contracts for **multi-disciplinary** professional service providers (eg. more than one discipline / service is provided by the same bidder) is either :

3. The greater of R12 million or six contracts / projects in the current financial year or
4. The greater of R20 million or nine contracts / projects over two financial years (current year and previous financial year)

A risk analysis shall be undertaken on the bidder with the highest number of points obtained, to determine whether the tenderer does not exceed the JDA's risk framework criteria as stated above. In other words, whether it falls within the ambit of the Risk Tolerance Framework as acceptable.

JDA reserves the right to award a contract to a bidder who has exceeded the threshold as stated above.

8. CLOSING DATE, TIME AND VENUE FOR SUBMISSIONS

The completed tender document shall be placed in a sealed envelope. The words:

BID NUMBER:

PROPERTY SPECIALISTS / ECONOMIST	BRT / PS / 2022 – 01
LAND SURVEYOR	BRT / LS / 2022 – 02

CONVEYANCING ATTORNEYS	BRT / CA / 2022 – 03
PROPERTY VALUER	BRT / PS / 2022 – 04
TOWN AND REGIONAL PLANNER	BRT / TRP / 2022 - 05

And

“BID DESCRIPTION: PROFESSIONAL SERVICES PROVIDER FOR THE PROVISION OF PROPERTY SPECIALIST SERVICES FOR REA-VAYA INTEGRATED PUBLIC TRANSPORT NETWORK (IPTN) LAND ACQUISITION TRANSACTIONS.”

Must be written / typed clearly on the envelope.

The envelope must be deposited in the tender box at the **Johannesburg Development Agency, Ground Floor, The Bus Factory, 3 Helen Joseph Street (Formerly President Street), Newtown** only between the hours of 08H00 and 12H00.

The Tender closes at 12h00 on 19 September 2022.

Envelopes will be stamped on receipt. There will be a public opening of tenders.

NO LATE / TELEPHONIC / FAXED / POSTAL TENDERS WILL BE ACCEPTED OR CONSIDERED.

The Johannesburg Development Agency’s selection of qualifying tenders shall be in the Johannesburg Development Agency’s sole discretion and shall be final. The Johannesburg Development Agency does not bind itself to accept any particular tender and no correspondence will be entered into.

Unsuccessful bidders will have the opportunity to query the award or decision within twenty-one (21) calendar days from the day of notification.

The tender offer validity period for this tender is 90 days.

Queries on the project assignment can be addressed in writing to: Z. Magagula
E-mail: [zmagagula @jda.org.za](mailto:zmagagula@jda.org.za)

ANNEXURE A : BUSINESS DECLARATION

Tender/RFP Number :

.....

Tender/RFP Description :

.....

Name of Company :

.....

Contact Person :

.....

Postal Address :

.....

.....

Physical Address :

.....

.....

Telephone Number :

.....

Fax Number :

.....

Cell Number :

.....

E-mail Address :

.....

Company/enterprise Income

Tax Reference Number :

.....

(Insert personal income tax number if a one person business and personal income tax numbers of all partners if a partnership)

VAT Registration Number :

.....

Company Registration Number :

.....

1. Type of firm

- Partnership
- One person business/sole trader
- Close corporation
- Public company
- Private company

(Tick one box)

2. Principal business activities

.....
.....
.....
.....
.....
.....

3. Total number of years company has been in business:

.....

4. Detail all trade associations/professional bodies in which you have membership

.....
.....
.....
.....
.....
.....

5. Did the firm exist under a previous name?

- Yes
- No

(Tick one box)

If yes, what was its previous name?

.....

6. How many permanent staff members are employed by the firm:

Full Time :

Part Time :

7. In the case of a firm which renders services for different disciplines, how many permanent staff members are employed by the firm in the discipline for which you are tendering:

10. Banking details

I/We hereby request and authorise you to pay any amounts which may accrue to me/us to the credit of my/our account with the mentioned bank.

I/We understand that the credit transfers hereby authorised will be processed by computer through a system known as the “ACB Electronic Fund Transfer Service” and

I/We also understand that no additional advice of payment will be provided by my/our bank, but details of each payment will be printed on my/our bank statement or any accompanying voucher.

This authority may be cancelled by me/us giving **30 days** notice in writing.

BANK :

BRANCH :

BRANCH CODE :

ACCOUNT NUMBER :

ACCOUNT HOLDER :

TYPE OF ACCOUNT :

CONTACT PERSON :

CONTACT NUMBER :

PLEASE INCLUDE ORIGINAL SIGNED AND STAMPED LETTER FROM THE BANK CONFIRMING THE COMPANY’S BANKING DETAILS, PHOTOSTAT COPIES AND LETTERS BEARING ELECTRONIC SIGNATURES WILL NOT BE ACCEPTABLE.

The undersigned, who warrants that he/she is duly authorised to do so on behalf of the company, affirms that the information furnished in response to this request for proposal is true and correct :

SIGNATURE :

NAME IN FULL :

CAPACITY :

DULY AUTHORIZED TO SIGN ON BEHALF OF:

DATE :

COMPANY STAMP

ANNEXURE B : DECLARATION OF INTEREST

1. No bid will be accepted from persons in the service of the state*.
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.

3.1 Full Name:

3.2 Identity Number:

3.3 Position occupied in the company (director, trustees, shareholder**)

3.4 Company Registration Number:

3.5 Tax Reference Number:

3.6 VAT Registration Number:

3.7 The names of all directors / trustees / shareholders / members, their individual identity numbers and state employee numbers must be indicated in paragraph 4 below.

3.8 Are you presently in the service of the state* **YES / NO**

If yes, furnish particulars

.....

.....

3.9 Have you been in the service of the state for the past twelve months? **YES / NO**

If yes, furnish particulars

.....
.....

3.10 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? **YES / NO**

If yes, furnish particulars

.....
.....

3.11 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? **YES / NO**

If yes, furnish particulars

.....
.....

3.12 Are any of the company's directors, trustees, managers, principle shareholders or stakeholders in service of the state? **YES / NO**

If yes, furnish particulars

.....
.....

3.13 Are any spouse, child or parent of the company's directors, trustees, managers, principle shareholders or stakeholders in service of the state? **YES / NO**

If yes, furnish particulars

.....

CERTIFICATION

I, THE UNDERSIGNED (FULL NAME)

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

I ACCEPT THAT, IN ADDITION TO CANCELLATION OF A CONTRACT, ACTION MAY BE TAKEN AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Position

.....
Name of Bidder

.....
Date

- * MSCM Regulations: "in the service of the state" means to be –
- (a) a member of –
 - (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.

** "Stakeholder" 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.

ANNEXURE C : 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 as a company or person 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 National Treasury after the <i>audi alteram partem</i> rule was applied).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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)? (To access this Register enter the National Treasury’s website, www.treasury.gov.za, click on the icon “Register for Tender Defaulters” or submit your written request for a hard copy of the Register to facsimile number (012) 3265445).	Yes <input type="checkbox"/>	No <input type="checkbox"/>

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 <input type="checkbox"/>	No <input type="checkbox"/>
4.3.1	If so, furnish particulars:		
4.4	Does the bidder or any of its directors owe any municipal rates and taxes or municipal charges to the municipality / municipal entity, or to any other municipality / municipal entity, that is in arrears for more than three months?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.4.1	If so, furnish particulars:		
4.5	Was any contract between the bidder and the municipality / municipal entity or any other organ of state terminated during the past five years on account of failure to perform on or comply with the contract?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.7.1	If so, furnish particulars:		

CERTIFICATION

I, THE UNDERSIGNED (FULL NAME)

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

I ACCEPT THAT, IN ADDITION TO CANCELLATION OF A CONTRACT, ACTION MAY BE TAKEN AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Position

.....
Name of Bidder

.....
Date

ANNEXURE E : PARTICULARS OF CONTRACTS AWARDED BY AN ORGAN OF STATE* DURING THE LAST 5 YEARS cont.**

EMPLOYER	CONSULTING ENGINEER	NATURE OF WORK	VALUE OF WORK	YEAR COMPLETED

***** Organ of State means-**

- ◆ a) a national or provincial department;
- ◆ b) a municipality;
- ◆ c) a constitutional institution defined in the Public Finance Management Act, 1999 (Act No. 1 of 1999);
- ◆ d) Parliament;
- ◆ e) a provincial legislature;
- ◆ f) any other institution or category of institutions included in the definition of “organ of state” in section 239 of the Constitution and recognised by the [Minister](#) by notice in the *Government Gazette* as an institution or category of institutions to which [this Act](#) applies

.....

Signature
(of person authorised to sign on behalf of the organisation)

.....

Position

.....

Name of Bidder

.....

Date

ANNEXURE E : CERTIFICATE OF INDEPENDENT BID DETERMINATION

I, the undersigned, in submitting the accompanying bid:

For

PROFESSIONAL SERVICES PROVIDER FOR THE PROVISION OF PROPERTY SPECIALIST SERVICES FOR REA-VAYA INTEGRATED PUBLIC TRANSPORT NETWORK (IPTN) LAND ACQUISITION TRANSACTIONS.”

in response to the invitation for the bid made by:

Johannesburg Development Agency

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)

1. I have read and I understand the contents of this Certificate;
2. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect;
3. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder;
4. 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;
5. 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
6. 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 consortium will not be construed as collusive bidding.
7. In particular, without limiting the generality of paragraph 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.
8. 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.
9. 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.
10. 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

.....
Position

.....
Name of Bidder

.....
Date

ANNEXURE F: DECLARATION ON STATE OF MUNICIPAL ACCOUNTS

A Any bid will be rejected if:
Any municipal rates and taxes or municipal service charges owed by the bidder or any of the directors to the municipality or a municipal entity, or to any other municipality or municipal entity, are in arrears for more than three months.

B Bid Information

i. Name of bidder:
.....

ii. Registration Number:
.....

iii. Municipality where business is situated
.....

iv. Municipal account number for rates:
.....

v. Municipal account number for water and electricity:
.....

vi. Names of all directors, their ID numbers and municipal account number.
1.

2.

3.

4.
.....

5.
.....

6.
.....

7.
.....

C Documents to be attached.

- i. A copy of municipal account mentioned in B (iv) & (v) (Not older than 3 months)
- ii. A copy of municipal accounts of all directors mentioned in B(vi) (Not older than 3 months)
- iii. Proof of directors

I/We declare that the abovementioned information is true and correct and that the following documents are attached to this form:

.....
.....
.....

Signature

Date

ANNEXURE F: DECLARATION ON STATE OF MUNICIPAL ACCOUNTS

D Any bid will be rejected if:
Any municipal rates and taxes or municipal service charges owed by the bidder or any of the directors to the municipality or a municipal entity, or to any other municipality or municipal entity, are in arrears for more than three months.

E Bid Information

i. Name of bidder:
.....

ii. Registration Number:
.....

iii. Municipality where business is situated
.....

iv. Municipal account number for rates:
.....

v. Municipal account number for water and electricity:
.....

vi. Names of all directors, their ID numbers and municipal account number.
1.

2.

3.

4.

5.

.....

6.

.....

7.

.....

F Documents to be attached.

- iv. A copy of municipal account mentioned in B (iv) & (v) (Not older than 3 months)
- v. A copy of municipal accounts of all directors mentioned in B(vi) (Not older than 3 months)
- vi. Proof of directors

I/We declare that the abovementioned information is true and correct and that the following documents are attached to this form:

.....

.....

.....

Signature

ANNEXURE A: LAND ACQUISITION STATUS REPORT

STATUS UPDATE REPORT TO JDA
(JUNE 2021)

GMI FILE NUMBER	PROPERTY DESCRIPTIONS	PHASE OR SECTION	PROPERTY OWNER	PROGRESS MADE	ACTION REQUIRED
<p>3</p> <p>01849786</p>	<p>PTN 49 (A PTN OF PTN 19) AND PTN 50 (A PTN OF PTN 20) OF THE FARM VOGELSTRUISFONTEIN 233</p>	<p>PHASE 1C: SECTION 15</p>	<p>GAUTENG PROVINCIAL GOVERNMENT</p>	<ol style="list-style-type: none"> 1. DEED OF DONATION SIGNED 2. COPY OF DIAGRAM OBTAINED. 3. UPDATED DELEGATION OF AUTHORITY OBTAINED 4. OBTAINED THE RESOLUTION TO DONATE THE PROPERTIES 5. IDENTIFIED THE CONTACT PERSON 6. OBTAINED COPY OF TITLE DEED 	<ol style="list-style-type: none"> 1. OBTAIN RATES FIGURES 2. OBTAIN CLEARANCE CERTIFICATE 3. OBTAIN TDR 4. OBTAIN ORIGINAL TITLE DEED 5. OBTAIN SECTION 53 SPLUMA CERTIFICATE FROM CITY OF JOHANNESBURG (OR AN EXEMPTION THEREOF) 6. ARRANGE A MEETING WITH THE GPD TO RESOLVE THE ISSUES OF SIGNING THE DONATION TRANSFER DOCUMENTS. 7. PROCEED WITH REGISTRATION

4	ERF 932 AND 933 HOUGHTON ESTATE		RAIKAN PROP CC (MR JABULANI TIMOTHY SIBISI) (OWNER DEMANDS A RE-VALUATION BEFORE HE CAN SIGN THE AGREEMENT, HE IS DEMANDING THAT HE NEEDS TO GET THE SAME COMPENSATION AS HIS NEIGHBOURS. THE JDA TO INSTRUCT A RE-EVALUATION)	<ol style="list-style-type: none"> 1. RECEIVED S.G ORIGINAL DIAGRAM FOR SERVITUDE AND SUB-DIVISIONS 2. OTP SIGNED BY COJ ONLY. 3. OBTAINED A CONSENT TO REGISTER A SERVITUDE FROM FNB. 4. SPA AND DRAFT NOTARIAL DEED SENT TO BE SIGNED BY THE COJ. 	<ol style="list-style-type: none"> 1. OTP TO BE SIGNED BY THE OWNER - TO BE DONE BY MODIBEDIS. JPC OBJECTED THAT OTP MUST BE SIGNED BEFORE COJ CAN SIGN SPA AND NOTARIAL DEED. 2. AWAITING A NEW VALAUTION AS PER THE REQUEST BY THE OWNER. 3. TO OBTAIN ORIGINAL TITLE FROM THE OWNER 4. TO OBTAIN A TDR 5. TO PROCEED WITH REGISTRATION.
01798901		PHASE 1C: SECTION 15			
5	ERF 930 AND 931 HOUGHTON ESTATE		DR JOHN FREAN	<ol style="list-style-type: none"> 1. OBTAINED SERVITUDE DIAGRAMS 2. OTP SIGNED BY BOTH PARTIES 3. OBTAINED INSTRUCTION TO OBTAIN A CERTIFIED COPY OF TITLE FOR THE OWNER. 4. SPA AND NOTARIAL DEED SENT TO JPC 5. GMI LETTER OF INSTRUCTION SENT TO JPC 	
01798901		PHASE 1C: SECTION 15			
6	ERF 2507 HOUGHTON ESTATE		IMBALI PROPS 11 (PTY) LTD	<ol style="list-style-type: none"> 1. OBTAINED ORIGINAL SERVITUDE DIAGRAMS 2. OTP SIGNED BY BOTH PARTIES 3. SPA AND NOTARIAL DEED SENT TO JPC 4. OBTAINED INSTRUCTION TO REGISTER A CONSOLIDATION 	<ol style="list-style-type: none"> 1. BUDGET AVAILABILITY TO BE PROVIDED TO JPC - TO BE DONE BY JDA SO THAT SPA AND NOTARIAL DEED CAN BE SIGNED. 2. OBTAIN CONSOLIDATION REGISTRATION. 3. TO OBTAIN A TDR 4. TO PROCEED WITH REGISTRATION 5. THERE IS A DISPUTE BETWEEN THE PREVIOUS OWNER AND THE CURRENT OWNER AS TO WHO MUST THE
		PHASE 1C: SECTION 15			

				ON BEHALF OF THE OWNER. 5. BOUNDARY WALL CONSTRUCTED UPTO THE OWNER'S SATISFACTION	CONSIDERATION MONEYS MUST BE PAID TO.
7	ERF 936 AND 937 HOUGHTON ESTATE		VERA MAVIS TAYLOR PYLON	<ol style="list-style-type: none"> 1. ORIGINAL S.G DIAGRAMS RECEIVED 2. AMENDED OFFER TO PURCHASE AND SENT TO MODI-RES. <p>(TO BE DISCUSSED FURTHER WITH MacDonald)</p>	<ol style="list-style-type: none"> 1. TO OBTAIN PARTIES SIGNATURE. TO BE DONE BY MODI-RES 2. SENT THE DOCUMENTS TO OWNER TO PERUSE AND PREPARE FOR SIGNATURE. 3. OWNER SENT QUERIES, ASKED JDA FOR INSTRUCTIONS. 4. AWAIT 5. TO OBTAIN ORIGINAL TITLE DEED 6. TO OBTAIN FICA DOCUMENTS 7. TO OBTAIN TDR 8. TO PROCEED WITH REGISTRATION
01872397		PHASE 1C: SECTION 15			
		PHASE 1C: SECTION 15			

11	ERF 622 MARLBORO	PHASE 1C: SECTION 15	AMOD YEHYA AND AMOD SHEHNAZ	OWNER AND PROPERTY INFORMATION ESTABLISHED ON DEEDS OFFICE RECORDS	<ol style="list-style-type: none"> 1. OTP DRAFTED 2. REGISTRATION DOCUMENTS DRAFTED. 3. FICA DOCUMENTS PREPARED. 4. AWAITING FURTHER INSTRUCTIONS FROM THE JDA
12	REMAINING EXTENT OF PTN 3 OF THE FARM RANDJESFONTEIN 45 JR	LAYOVER FACILITY: MIDRAND DEPOT	OLD MUTUAL LIFE ASSURANCE CO. SOUTH AFRICA LTD	<ol style="list-style-type: none"> 1. OTP SIGNED 2. ROB FOWLER OFFICIALLY APPOINTED TO ATTEND TO OBTAIN A CERTIFICATE FOR SUB-DIVISON I.TO SPLUMA 	<ol style="list-style-type: none"> 1. TO OBTAIN S.G DIAGRAM - AWAITING SPLUMA CERTIFICATION FROM ROB FOWLER 2. TO OBTAIN TITLE DEED 3. TO DRAFT SPA AND NOTARIAL DEED AND OBTAIN SIGNATURES. 4. TO OBTAIN TDR 5. PROCEED TO REGISTRATION 6. OLD MUTUAL SENT A LAPSE OF CONTRACT AND WE ARE AWAITING INSTRUCTION FROM JDA ON THIS MATTER 7. AWAIT FEEDBACK FROM JDA ON CONCEPT DESIGNS. KHB IN PROCESS OF NEGOTIATING WITH JPC

					<p>TO ALLOCATE PROPERTY.</p> <p>8. JDA TO INFORM US IF THE PROPERTY IS STILL REQUIRED.</p>
14	ERF 1012,1013 AND 1123 IVORY PARK EXTENSION 2	LAYOVER FACILITY: EMTHONJENI DEPOT	CITY OF JOHANNESBURG		<p>AWAIT FEEDBACK FROM JDA ON CONCEPT DESIGNS. KHB IN PROCESS OF NEGOTIATING WITH JPC TO ALLOCATE PROPERTY(INQUIRE WITH JAN JORDAN OF JPC)ABOUT LAND ALLOCATION)</p>
15	PTN 1 OF ERF 598 NEWCLARE	UNKNOWN	MR ABUBAKER	<p>COMMUNICATED TO THE OWNER AND EXPALINED THE CONSEQUENCES OF EXPROPRIATION.</p> <p>HE INDICATED THAT HE IS OPEN TO THE RE-OPENNING OF THE DISCUSSIONS AROUND THE COMPENSATION.</p> <p>INFORMED THE JDA ABOUT THE PROGRESS. AWAITING RE-EVALUATION FO THE PROPERTY</p>	<ol style="list-style-type: none"> 1. OTP DRAFTED 2. REGISTRATION DOCUMENTS 3. AWAITING RE-EVALUATION OF THE PROPERTY

17	ERF 971 BERA	BEREA	THE TRUSTEES OF THE CHAPMANS PEAK BODY CRPORATE SS 17/1996	<ol style="list-style-type: none"> 1. RECEIVED ORIGINAL S.G DIAGRAMS 2. OTP SIGNED 3. SPA AND NOTARIAL DEED DRAFTED AND SENT TO JPC 4. OWNER SIGNED SPA AND NOTARIAL DEED 5. OBTAINED A CONSENT FROM FNB 	
19	REMAINDER OF ERF 1218 BERA	BEREA	CHARLES RAYMOND TIMCKE	<ol style="list-style-type: none"> 1. OTP SIGNED BY BOTH PARTIES 2. OBTAINED ORIGINAL S.G DIAGRAM 3. DRAFTED AND SENT SPA AND DRAFT NOTARIAL DEED TO JPC. 	<ol style="list-style-type: none"> 1. TO OBTAIN A CONSENT OF THE BOND HOLDER 2. OBTAIN ORIGINAL TITLE DEED AND LINK WITH TRANSFERRING ATTORNEYS 3. OBTAIN TDR AND PROCEED WITH REGISTRATION 4. OBTAIN SIGNATURE OF REGISTRATION DOCUMENTS FROM THE

					EXECUTRIX IN THE ESTATE LATE OF C.R TIMCKE
20	PORTION 1 OF ERF 1218 BEREA	BEREA	NGAVAITE KUGOTSI	<ol style="list-style-type: none"> 1. OBTAINED ORIGINAL S.G DIAGRAM 2. OTP SIGNED BY BOTH PARTIES 3. DRAFTED AND SENT SPA AND NOTARIAL DEED TO JPC 	<ol style="list-style-type: none"> 1.
21	ERF 1531 BEREA (109 LILY RD) (CONSOLIDATION OF ERF 1458- ERF 1459 & ERF 1460 – AFTERWARDS TO REGISTER SERVITUDE ON ERF 1531 BERE A	BEREA	HOWTEC CC (MR FRED CORRIS) Cedrick109@gmail.com 082 925 3882	<ol style="list-style-type: none"> 1. OBTAINED ORIGINAL S.G DIAGRAM 2. OTP DRAFTED AND SENT TO JPC. 	<ol style="list-style-type: none"> 1. PROOF OF BUDGET AVAILABILITY TO BE PROVIDED BY JDA 2. OBTAIN ORIGINAL TITLE 3. OBTAIN TDR 4. TO PROCEED WITH REGISTRATION
22	ERF 1455 BERE A	BEREA	CATHERINE OLGA (Roy Suttner Attorneys)	<ol style="list-style-type: none"> 1.OBTAINED ORIGINAL S.G DIAGRAM 2.OTP DARFTED AND SENT TO JPC BUT NOT SIGNED BY BOTH PARTIES 	<ol style="list-style-type: none"> 1. PROOF OF BUDGET AVAILABILITY TO BE PROVIDED BY JDA 2. OBTAIN SIGNED NOTARIAL DEED AND SPA 3. OBTAIN ORIGINAL TITLE 4. OBTAIN TDR 5. TO PROCEED WITH REGISTRATION
23	ERF 1456 BERE A	BEREA	BEZYL 5 PTY LTD (GEORGE BARNARD PALLAS) (ROY SUTTNER ATTORNEYS)	<ol style="list-style-type: none"> 1. OBTAINED ORIGINAL S.G DIAGRAM 2. OTP NOT SIGNED BY BOTH PARTIES 	<ol style="list-style-type: none"> 1. PROOF OF BUDGET AVAILABILITY TO BE PROVIDED BY JDA 2. OBTAIN SIGNED NOTARIAL DEED AND SPA 3. OBTAIN ORIGINAL TITLE 4. OBTAIN TDR 5. TO PROCEED WITH REGISTRATION
	ERF 1457 BERE A		GEORGE BARNARD PALLAS	<ol style="list-style-type: none"> 1. OBTAINED ORIGINAL S.G DIAGRAM 	<ol style="list-style-type: none"> 1. PROOF OF BUDGET AVAILABILITY TO BE PROVIDED BY JDA

24		BEREA	(ROY SUTTNER ATTORNEYS)	2. OTP DRAFTED BUT NOT SIGNED BY BOTH PARTIES	<ol style="list-style-type: none"> 2. OBTAIN ORIGINAL TITLE 3. OBTAIN TDR 4. TO PROCEED WITH REGISTRATION
25	ERF 1454 BERA 01866915	BEREA	ETHIOPIAN ORTHODOX TEWAHIDO CHURCH OF SA (ROY SUTTNER ATTORNEYS)	<ol style="list-style-type: none"> 1. S.G DIAGRAM NOT YET RECEIVED 2. OTP DRAFTED BUT NOT SIGNED BY BOTH PARTIES 3. CHURCH LAWYER IS REFUSING TO SIGN TO AUTHORISE THE ACCESS BEFORE BOTH PARTIES CAN SIGN THE AGREEMENT. 	<ol style="list-style-type: none"> 1. MODIBEDIS TO ARRANGE MEETING WITH THE CHURCH LAWYER AND OBTAIN A SIGNATURE 2. PROOF OF BUDGET AVAILABILITY TO BE PROVIDED BY JDA 3. OBTAIN ORIGINAL TITLE 4. OBTAIN TDR 5. TO PROCEED WITH REGISTRATION <p>(THE CHURCH WANTS SECURITY AT THE BUILDING AT ALL TIMES TO GUARD AGAINST THE ACTIVITIES AND THE CHILDREN AT THE CRECHE SINCE THE WALL IS GOING GTO BE DEMOLISHED AND THEY FURTHER WANTED PAYMENT UPFRONT)</p>
26	ERF 1478 BERA TOWNSHIP 01866915	BEREA	CORAL ISLAND BODY CORPORATE SS WALTON GROVE 140/1994	<ol style="list-style-type: none"> 1. FILE OPENED 2. OFFER TO PURCHASE DRAFTED AND SENT. 3. S.G DIAGRAMS OBTAINED 	<ol style="list-style-type: none"> 1. MODIRES ARE UNABLE TO PROCEED AS THE BODY CORPORATE IS UNABLE TO MEET A QUORUM 2. MODIRES REQUESTED EXPROPRIATION TO BE UNDERTAKEN 3. GMI IS IN THE PROCESS OF ENGAGING THE BODY CORPORATE REPRESENTATIVE BEFORE EXPLORING EXPROPRIATION PROCEDURE 4. NON-CO-OPERATION FROM BODY CORPORATE

				ECHANGE, THE MATTER IS NOW HANDLED BY THE JPC AND JRA) (To be discussed with MacDonald)	7. TO PROCEED WITH REGISTRATION
31	PTN 1 OF ERF 842 ORANGE GROVE (NOW CONSOLIDATED: ERF 2035 ORANGE GROVE)	ORANGE GROOVE	ATID PROJECTS (PTY) LTD	TRACK & TRACE DONE AND SENT TO MODIBEDI	MODIRES TO DO THE NEW VALUATION ON THE PROPERTY. (MODIRES YET TO GET A VALUATION INSTRUCTIONS)
01875469					
32	ERF 2055 HIGHLANDS NORTH	HIGHLAND S NORTH	GREATER JHB TRANSITIONAL METROPOLITAN COUNCIL	02/2017 - POSSIBLE ENCROACHMENT BY ADJACENT OWNER - MODI-RES TO SCHEDULE MEETING WITH HIM AND DISCUSS	AWAITING A MEETING OUTCOME FROM MACDONALD (AWAITING A FILE COPY FROM MATUTU)
01887866					

	ERF 2042 HIGHLANDS NORTH	HIGHLAND S NORTH	HIGHLANDS NORTH MEDICAL CENTRE	<ol style="list-style-type: none"> 1. OTP 2. DIAGRAM OBTAINED 3. REGISTRATION DOCUMENTS DRAFTED 	<ol style="list-style-type: none"> 1. TO ASCERTAIN IF THE OWNER WAS CONTACTED. 2. IMAGES ON GOOGLE LOOKS LIKE THE THE SERVITUDE HAS BEEN ERECTED.
01872427					
35	ERF 1977 HIGHLANDS NORTH	HIGHLAND S NORTH	MOTOMAGS (PTY) LTD	<ol style="list-style-type: none"> 1. OTP PPREPARED 2. KYLIE CONFIRMED THAT THERE IS A NEW S.G DIAGRAM. 	<ol style="list-style-type: none"> 1. OTP WAS AMENDED AND SENT TO THE OWNER FOR HIS SIGNATURE. 2. AWAITING OWNER'S SIGNATURE 3. OWNER CLAIMING LAPSE OF A CONTRACT. <p>SOUGHT INSTRUCTION</p> <p>(the owner is claiming that he lost money due to an on-going construction on his property and he as a results lost clients)</p>
01852310					
36	ERF 1970 HIGHLANDS NORTH EXT 4	HIGHLAND S NORTH	BODY CORPORATE OF HIGHLANDS GARDEN SCHEME	<ol style="list-style-type: none"> 1. OTP DRAFTED 2. OFFER WAS AMDENDED (OCCUPATION A L RENT) 3. OWNER NOW SEEKING RE-EVALUATION 	<p>OWNER (CHAIRPERSON OF THE BODY CORPORATE) HAS INSTRUCTED THAT ALL REGISTRATION PROCESS BE HALTED UNTIL THE BOUNDARY WALL IS RECONSTRUCTED</p> <p>(The engineers constructed a fence and the owner has allegedly been promised a wall. Apparently someone from modi-res promised him a boundary wall)</p>
01830457					

48									
01873890		ERF 22 HOWKINS ESTATE	HOWKINS	ASSOCIATED MOTOR HOLDINGS.	<ol style="list-style-type: none"> 1. OTP DRAFTED – OCCUPATIONAL RENT CLAUSE RE-DRAFTED 2. OBTAINED ORIGINAL S.G DIAGRAM 	<p style="color: red; text-align: center;">AWAITING SIGNED OTP FROM MODI-RES</p>			
							HOWKINS		
01873920									
50									
019143883		ERF 10 LOMBARDY WEST	ALEX DEPOT	GOD NEVER FAILS REVIVAL CHURCH	02/2017 – AWAIT JDA TO ARRANGE MEETING WITH NEW COUNCILLOR 923	<p style="color: red; text-align: center;">AWAIT THE OUTCOMES OF THE MEETING WITH A PASTOR AND WAY FORWARD FROM THE MODI-RES</p>			

51	PTN 20 OF ERF 105 LOMBA PTN 20 OF ERF	ALEX DEPOT	CHRIST CENTRE MINISTRY	DRAFTED OFFER SUBMITTED TO KHB 02/2017 – KHB TO SCHEDULE MEETING WITH PASTOR, ALTERNATIVELY INITIATE EXPROPRIATION ROUTE MODI-RES SHOULD SCHEDULE MEETING WITH PASTOR, FAILING WHICH EXPROPRIATION COULD BE CONSIDERED	AWAIT THE OUTCOMES OF THE MEETING AND WAY FORWARD FROM THE MODI-RES
01870475 AND 01870491	PTN 2 OF ERF 16 AND REMAINING EXTENT OF ERF 16 LOMBARDY WEST	ALEX DEPOT	PYLON PROP (PTY) LTD	1. OTP SIGNED BY JPC AND NOT YET SIGNED BY THE OWNER AFTER AMENDEMNTS 2. OTP AMENDED AS PER JPC'S REQUEST 3. BUDGET AVAILABILITY PROVIDED TO JPC 4. THEO TROMP TO RESOLVE THE BOND ISSUE, RATES AND TAXES ISSUES AND ILLEGAL SQUATTING ISSUE.	GMI AND MODIRES TO MEET WITH THEO TROMP TO DISCUSS THREE PYLON PROPERTIES AND ONE PROPERTY OWNED BY SCHOLSBURG (PORTION 3 OF ERF 105 LOMBARDY). MEETING DATE IS 02 AUGUST 2019.
52 53 01870483	ERF 9 LOMBARDY WEST	ALEX DEPOT	PYLON PROP (PTY) LTD	1. OTP SIGNED BY JPC AND NOT YET SIGNED BY THE OWNER AFTER AMENDEMNTS 2. OTP AMENDED AS PER JPC'S REQUEST 3. BUDGET AVAILABILITY PROVIDED TO JPC .4. BUDGET AVAILABILITY PROVIDED TO JPC 4. THEO TROMP TO RESOLVE THE BOND ISSUE, RATES AND TAXES ISSUES AND ILLEGAL SQUATTING ISSUE.	GMI AND MODIRES TO MEET WITH THEO TROMP TO DISCUSS THREE PYLON PROPERTIES AND ONE PROPERTY OWNED BY SCHOLSBURG (PORTION 3 OF ERF 105 LOMBARDY). MEETING DATE IS 02 AUGUST 2019.

54	PTN 3 OF ERF 105 LOMBARDY WEST		E.W. LEVITT & H. SCHLOSBERG	<p>LESLIE WAS SUPPOSED TO SET UP A MEETING WITH THEO TROMP AN ATTORNEY FOR THE OWNERS TO DISCUSS AND FINALISE THE OTP.</p> <p>MEETING WAS NEVER SET.</p> <p>BUDGET AVAILABILITY PROVIDED TO JPC 4. THEO TROMP TO RESOLVE THE RATES AND TAXES ISSUES.</p>	<p>GMI AND MODIRES TO MEET WITH THEO TROMP TO DISCUSS THREE PYLON PROPERTIES AND ONE PROPERTY OWNED BY SCHOLSBURG (PORTION 3 OF ERF 105 LOMBARDY).</p> <p>MEETING DATE IS 02 AUGUST 2019.</p>
01873970		ALEX DEPOT			

57	PTN 21 OF ERF 105 LOMBARDY WEST	ALEX DEPOT	RATEHANG PROJECTS CC	<p>LANDOWNER FEEDBACK IS AWAITED IN THIS MATTER. KHB: THE LANDOWNER HAS NOT RESPONDED TO KHB'S COMMUNICATION REGARDING THE INTENDED EXPROPRIATION IN THIS MATTER AND A LETTER PREVIOUSLY SENT TO THE LANDOWNER HAS BEEN RE-SENT ON 7 FEBRUARY 2017</p> <p>MODIRES IN THEIR 22 MAY REPORT, indicated that they have reviewed the valuation and they are going to present it to the owner on the scheduled meeting.</p>	AWAITING THE PROGRESS REPORT FROM THE MODIRES ABOUT THE MEETING WITH THE LAND OWNER.
01875493					
58	PORTION 2 OF ERF 15 LOMBARDY WEST AND REMAINING EXTENT OF ERF 15 LOMBARDY WEST	ALEX DEPOT	HIDDEN PLACE OWNER: (MR ABERTO CALCATERRA) ATTORNEYS: COURTNEY BROWNING SECRETARY: VANESSA	<ol style="list-style-type: none"> 1. OBTAINED A COPY OF THE S.G DIAGRAM 2. OFFER TO PURCHASE PREPARED BUT NOT SIGNED BY BOTH OF THE PARTIES – SENT ON 3 OCCASIONS 	<ol style="list-style-type: none"> 1. TO OBTAIN AN ORIGINAL S.G DIAGRAM FROM XAN SWART 2. JPC IS AWAITING CLARITY ON AMOUNT FROM JDA 3. TO OBTAIN BOND ACCOUNT NUMBERS TO OBTAIN RELEASE FIGURES 4. OBTAIN ORIGINAL TITLE DEED 5. OBTAIN TDR 6. TO PROCEED WITH REGISTRATION Erf 937 b
01830422					
59	r/e of ptn 55 of the farm klipriviersoog 299-IQ	AVALON DEPOT	SAPPHIRE COVE INV 4 (PTY) LTD	<p>02/2017 – SPLUMA NOW APPLICABLE – YBM WILL HAVE TO REINITIATE ADVERTISEMENT IN GAZETTE</p> <p>OTP DRAFTED</p> <p>REGISTRATION DOCUMENTS</p>	MODI-RES TO PROVIDE PROGRESS ON THE SPLUMA APPLICATION
01914375					

60	PTN 1 OF ERF 1164 MARLBORO		TOTAL SOUTH AFRICA PTY LTD	1. OBTAINED ORIGINAL S.G DIAGRAM 2. OBTAINED COPY OF THE TITLE DEED	1. WAITING FOR ENGINEERS TO APPOINT CONTRACTORS 2. TO AMEND THE OTP TO CONTAIN A CLAUSE THAT THE TOTAL SA WILL RELOCATE THE CARPORT AND THE COSTS THEREOF WILL BE COVERED BY THE JDA (WORDING FROM MEYER VAN SITTER – SERVITUDE OVER 693 WOLMARANSTAD) 3. OBTAIN ORIGINAL TITLE DEED 4. OBTAIN TDR 5. TO PROCEED WITH REGITSRATION
01874047		MARLBORO			
		MARLBORO			

01873954		BRAMLEY			
01876597	ERF 738 OF PORTION 4 KEW TOWNSHIP.		CLOQUE PTY LTD	<ol style="list-style-type: none"> 1. RECEIVED A COPY OF THE S.G DIAGRAM 2. DRAFTED THE OTP AND SENT TO MODI-RES 	<ol style="list-style-type: none"> 1. AWAITING A SIGNED OTP FROM MODI-RES 2. WAITING ORIGINAL S.G DIAGRAM FROM XAN SWART 3. TO OBTAIN BOND ACCOUNT NUMBERS TO OBTAIN RELEASE FIGURES 4. OBTAIN ORIGINAL TITLE DEED 5. OBTAIN TDR 6. TO PROCEED WITH REGISTRATION
		KEW			
		HURST HILL			