

	INVESTMENT RECOVERY OFFER TO RENT MWP1552DIS	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-75978567	Rev	1
		Effective Date	01 February 2014		
		Review Date	February 2021		

INVITATION TO TENDER FOR LEASING OF ESKOM OWNED RESIDENTIAL AND AGRICULTURAL PROPERTY LOCATED IN THE EASTERN CAPE, KOUGA MUNICIPAL DISTRICT.

**TENDER ENQUIRY NUMBER: MWP1552DIS
CLOSING DATE: 1 SEPTEMBER 2022**

Date: 5 August 2022

Enquiries:
Michael Taffa
☎ 011 – 800 3062

INVESTMENT RECOVERY SECTION

You are kindly invited to submit your offer to lease residential and agricultural property owned by Eskom as detailed in the scope of work and appendices below:

1. DESCRIPTION

Eastern Cape: House on Portion 0 of Farm 809 (Thyspunt Conservation Area between Cape St. Francis and Oyster Bay);

The Co-ordinates for Sand River House: Farm 809 are -34.165026° and 24.789956°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Sand River House on portion 0 of 809 (Residential)	1800 m ²
House and Garden only	
TOTAL	1800 m²

House on portion 2 of Goedgeloof 745 (Thyspunt Conservation Area between Cape St. Francis and Oyster Bay);

The Co-ordinates for Wetland House: Goedgeloof 745 are -34.172860° and 24.790134°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Wetland House on portion 2 of 745 (Residential)	1600 m ²
House and Garden only	
TOTAL	1600 m²

House on portion 20 of Buffelsbosch 742 (Thyspunt Conservation Area between Cape St. Francis and Oyster Bay);

The Co-ordinates for Beehive House: Buffelsbosch 742 are -34.181093° and 24.734004°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Beehive House on portion 20 of 742 (Residential)	800 m ²
House and Garden only	
TOTAL	800 m²

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Portion of portion 6 of Buffelsbosch 742 (Thyspunt Conservation Area between Cape St. Francis and Oyster Bay);

The Co-ordinates for Portion 6 Buffelsbosch 742 are -34.145560° and 24.761400°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Portion of portion 6 of 742 (Agricultural)	25.6000 ha
TOTAL	25.6000 ha

Conditions:

Each of the mentioned property (buildings) must be leased as one.

The rental period is planned to run for 5 years.

The tender amount will apply for the first year and should exclude VAT.

The rental will escalate annually by 5%.

The rental is required to be paid only per annum in advance by electronic bank transfer.

The land will be utilized for residential purposes only.

The Lessee will be responsible for the supply of water, sewerage and electricity and the repairs, maintenance and upkeep of the house and terrain around the buildings.

Access to some of these properties is by 4x4 vehicle only.

The 80/20 BBEP adjudication principle will be applied in assessing all the submitted tenders.

The Lessor has the right to withdraw, in its sole discretion, which discretion does have to be exercised reasonably, the whole or parts of the Leased Premises for any purpose of the Lessor.

The Lessor will notify the Lessee in writing at least 3 (three) months prior to requiring the Lessee to vacate the withdrawn parts, to enable the Lessee to conduct the Lessee's operations in accordance therewith.

Lessee is required to occupy the house and other buildings on the property where it is applicable.

No hunting will be allowed on the Eskom owned property (land).

No aviation (Helicopter) to be used for game count or other purposes over Eskom land.

No driving in the conservation area will be allowed except to access the house and out.

No four-wheelers or motorbikes allowed on the property.

Lessee retains first right of refusal to extend the contract for a further period of 5 years.

It is placed on record that the houses are dilapidated and in various states of disrepair, and Eskom will not repair the buildings.

The new Lessee will be required to spend a substantial amount to get the buildings up to standard and in a liveable condition.

Eskom will not be liable for any amount spent on the properties and all the risk rests with the Lessee in the case where the properties are needed for construction or other purposes by Eskom and the contracts are terminated early as specified in the lease agreement.

The lease agreement will be terminated with a 3 (three) months' notice period should the land be required for expansion of Eskom assets (e.g., construction) or any other operational purposes (e.g., disposal).

In addition to the above conditions the successful Lessee is required to also adhere to all other conditions of the lease agreement to be concluded with Eskom.

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3. INSPECTION AND VIEWING

Should you be interested in viewing the site or need more information you can contact Henni de Beer at 082 940 4539, or email dbeerhe@eskom.co.za

4. SUBMISSION OF THE “OFFER TO LEASE”

Notes:

All tender returnable/documentation must be submitted only to:-

By posting in Eskom's Tender Box situated at the Back Entrance, next to Nick's shop

Eskom Megawatt Park, Maxwell Drive, Sunninghill or Faxed to: 086 212 7654

Or emailed to: tenderoffice@eskom.co.za

E-mails to any other address (except for clarifications) will not be accepted.

Failure to comply with these rules will result in your tender being disqualified.

Please ensure that the email subject line only contains the **(MWP1552DIS)** enquiry number as per heading and no other information.

Do not add any text to the subject line. Do not add any space in-between the prefix and the enquiry number.

Ensure that the enquiry number is stipulated in the subject line on all e-mails if multiple emails are sent.

Ensure that you receive a confirmation email after submitting your documentation.

Please follow up immediately via the email address of the respective buyer if you did not receive this.

Maximum attachment size per email is 7Mb. It is the supplier's obligation to ensure that the attachments per email do not exceed this limit.

Please note closing date and time on the enquiry. Your submission will not be evaluated if it is received after the closing date and time of the enquiry.

Requests for Clarifications must be sent in writing to the respective rental officer at

Michael Taffa on 082 990 6150 or email TaffaMM@eskom.co.za

All requests for clarifications and responses must be in writing. Eskom will respond to requests for clarification received within one (1) to two (2) working days before the tender closing deadline, depending on the enquiry duration and complexity.

The closing date is 10:00am on 1 SEPTEMBER 2022.

ALL OFFERS TO LEASE ARE TREATED AS CONFIDENTIAL!

NO LATE SUBMISSION OF OFFERS WILL BE ACCEPTED!

5. NOTES

Please quote the tender enquiry number **(MWP1552DIS)** on all correspondence.

6. SCOPE OF WORK

Lease residential property owned by Eskom for a period of 5 years as per lease agreement.

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For queries or the complete lease terms & conditions, and to view the properties, please contact or email Henni de Beer 0829404539, email dbeerhe@eskom.co.za or Michael Taffa on 082 990 6150 or email TaffaMM@eskom.co.za

GUARANTEE / WARRANTY

Eskom Holdings SOC Limited gives no guarantee or warranty to the workability or condition of the houses on the properties, than to allow each tenderer to familiarize themselves at the site prior to tendering in terms of the Consumer Protection Act.

7. OFFERS

Offers received for this tender will be deemed valid for a period of 1 month (30 days) from tender closing date.

Eskom reserves the right not to accept the lowest or any tender / offer or withdraw the property it wishes to retain.

Only the successful tenderer will be notified.

8. VARIATION

No variation or modification of the proposed agreement shall be in force, unless the same is confirmed in writing.

10. CRITERIA USED FOR EVALUATION OF OFFERS

In terms of the Eskom Purchasing Pact, the following criteria will be used in the evaluation and awarding of the contract:

Evaluation Criteria	Weighting
Financial – Best price	80%
BBBEE Status	20%

Yours Faithfully

Phuti Makweya

Acting Middle Manager: Land Management
Eskom Real Estate

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ENQUIRY NO: (MWP1552DIS)

CLOSING DATE: 01 September 2022

CONTACT PERSON: Mike Taffa

Cell no: 082 990 6150 or email TaffaMM@eskom.co.za

Henni de Beer 082 9404539 Debeerhe@eskom.co.za

Commercially required Returnable Documentation:

Your tender must be submitted strictly in accordance with the requirements stipulated in the following sections, forms and/or documents on the basis that tenders out of time or incomplete tenders will not qualify for consideration and the under mentioned documents and required declarations are to accompany the "Offer to lease Land" to qualify for evaluation purposes.

PLEASE NOTE: THERE IS NO RESERVE PRICE. THE TENDER WILL BE AWARDED TO THE HIGHEST BIDDER.

Item No.	Stand No.	Extent	Offered Price
1	Sand River House on Farm 809/0	1800m ²	
2	Wetland House on Goedgeloof 745/02	1600m ²	
3	Beehive House on Buffelsbosch 742/20	800m ²	
4	Portion of portion 6 of Buffelsbosch 742	25.6000 ha	

NB. PLEASE NOTE THAT ALL OFFERS MADE MUST BE PRICE PER ANNUM AND NOT PRICE PER MONTH

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OFFER SUBMITTED BY:

NAME (Print): **SIGNATURE:**

IDENTITY NUMBER: **DATE:**

TEL: **CELL:** **FAX:**

E-Mail address:

MARITAL STATUS: PLEASE CIRCLE/TICK ONE OF THE BELOW

Single/Divorced/Married in/out of Community of Property

Spouse Details

NAME (Print): **SIGNATURE:**

IDENTITY NUMBER: **DATE:**

Who are legally authorized to provide this tender on behalf of:

BUSINESS NAME:

BUSINESS REG. No...... **VAT NUMBER:**

ADDRESS:

.....

.....

POSTAL CODE:

**I understand that this 'Offer to Lease' is not a binding Contract between me and Eskom.
This 'Offer to Lease' is subject to evaluation and approval by Eskom**

TENDERER

DATE:

SPOUSE/WITNESS

DATE:

ENCLOSE COPY OF I.D. DOCUMENT and FINANCIAL STATEMENT OR BANK STATEMENT AS PROOF OF A TURNOVER LESS THAN R5 million.

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