

*Bid number: QL22/02*

**NOTE:**

**THIS DOCUMENT**

**WILL BE SOLD AT A**

**NON-REFUNDABLE**

**DEPOSIT OF**

**R 00.00 CASH**

**PER SET**

## PA-09 (LS): LIST OF RETURNABLE DOCUMENTS

|                              |  |                        |         |
|------------------------------|--|------------------------|---------|
| <b>Property description:</b> | <i>Ladybrand: Department of home affairs (Service Point) : New Officeaccommodation and Parking facilities (155m2 and 1 bay) for a period ofTwo (02) years.</i> |                        |         |
| <b>Property Manager:</b>     | F LETHEKO  | <b>Bid / Quote no:</b> | QL22/02 |
| <b>Receipt Number:</b>       |  |                        |         |

**1. THE BIDDER MUST COMPLETE THE FOLLOWING RETURNABLE DOCUMENTS:**

*(Bidders may use the "Returnable document" column to confirm documents have been completed and returned by inserting a tick)*

| <b>Bid Document Name:</b>   | <b>Number of Pages:</b> | <b>Returnable document:</b>         |
|---|-------------------------|-------------------------------------|
| DPW-08.3 (LS): BID OFFER-OFFICE ACCOMMODATION VARIOUS OPTIONS BASED ON BEE PERCENTAGE | 6 Pages                 | <input checked="" type="checkbox"/> |
| PA-15.1: RESOLUTION OF BOARD OF DIRECTORS   | 2 Pages                 | <input checked="" type="checkbox"/> |
| PA-15.2 RESOLUTION OF BOARD OF DIRECTORS TO ENTER INTO CONSOTIA OR JOINT VENTURES     | 2 Pages                 | <input checked="" type="checkbox"/> |
| PA-15.3: SPECIAL RESOLUTION OF CONSORTIA OR JOINT VENTURES                            | 3 Pages                 | <input checked="" type="checkbox"/> |
| PA-11: DECLARATION INTEREST OF BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES        | 11 Pages                | <input checked="" type="checkbox"/> |
| PA-29: CERTIFICATION OF INDEPENDENT BID DETERMINATION                                 | 4 Pages                 | <input checked="" type="checkbox"/> |
| PA-09 (LS): LIST OF RETURNABLE DOCUMENTS  | 2 Pages                 | <input checked="" type="checkbox"/> |
| SUBMISSION OF FULLY COMPLETED PA-16   | 3 Pages                 | <input checked="" type="checkbox"/> |
| PA-40: DECLARATION OF DESIGNATED GROUPS FOR PREFERENTIAL PROCUREMENT                  | 2 Pages                 | <input checked="" type="checkbox"/> |
| PA-03 (LS): NOTICE AND INVITATION FOR QOUTATION                                       | 5 Pages                 | <input checked="" type="checkbox"/> |
|   | Pages                   | <input type="checkbox"/>            |
|   | Pages                   | <input type="checkbox"/>            |
|   | Pages                   | <input type="checkbox"/>            |
|   | Pages                   | <input type="checkbox"/>            |
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|                |           |      |
|----------------|-----------|------|
|                |           |      |
| Name of Bidder | Signature | Date |

## PA-03 (LS): NOTICE AND INVITATION FOR QUOTATION

THE DEPARTMENT OF PUBLIC WORKS INVITES BIDDERS FOR THE PROVISION OF *description of works*

|                       |  |                  |              |
|-----------------------|--|------------------|--------------|
| Property description: | <b>Ladybrand: Department of home affairs (Service Point) : New Officeaccommodation and Parking facilities (155m2 and 1 bay) for a period of Two(02) years.</b> |                  |              |
| Quote no:             | QL22/02  | Closing date:    | 15 JULY 2022 |
| Closing time:         | 11:00  | Validity period: | 30 days      |

Only bidders who are responsive to the following responsiveness criteria are eligible to submit bids:

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Tender offer must be properly received on the tender closing date and time specified on the invitation, fully completed and signed in ink   |
| <input checked="" type="checkbox"/> | The (DPW-08 (LS)): Bid offer must be clearly completed by the bidder, with clear specification of the financial offer in terms of rental and tenant installation allowance offered by bidder and the bid documents should be duly signed in ink, by the bidder. The offer should be submitted as per the bid questionnaire which forms part of the bid documents. |
| <input checked="" type="checkbox"/> | The building must be within the geographic boundaries specified in the bid documents.   |
| <input checked="" type="checkbox"/> | The size of accommodation offered may not be less than the lettable area specified in the bid documentation.  |
| <input checked="" type="checkbox"/> | Submission of applicable (PA-15.1, PA-15.2, PA-15.3): Resolution by the Legal Entity, or consortium / joint venture, authorising a dedicated person(s) to sign documents on behalf of the firm / consortium / joint venture.  |
| <input checked="" type="checkbox"/> | Submission of (PA-11): Declaration of Interest and Bidder's Past Supply Chain Management Practices.   |
| <input checked="" type="checkbox"/> | Submission of (PA-29): Certificate of Independent Bid Determination.  |
| <input checked="" type="checkbox"/> | Submission of other compulsory returnable schedules / documents as per (PA-09 (LS)): List of returnable documents.  |
| <input checked="" type="checkbox"/> | If the bidder is an agent, a copy of the mandate from the owner must be submitted with the bid documents or in case of a prospective buyer the signed purchase agreement must be submitted.   |
| <input checked="" type="checkbox"/> | Registration on National Treasury's Central Supplier Database (CSD)   |
| <input checked="" type="checkbox"/> | Use of correction fluid is prohibited   |
| <input checked="" type="checkbox"/> | Provide proof of compliance with pre-qualification criteria by submitting a valid, original or certified copy of B-BBEE Certificate/ sworn Affidavit or DTI Certificate together with the bidding documents at closure  |
| <input checked="" type="checkbox"/> | If bidder is the owner, Proof of ownership (title deed) should be submitted. In case of a prospective buyer the signed purchase agreement must be submitted   |
| <input type="checkbox"/>            |   |
| <input type="checkbox"/>            |   |

**Tenderer must comply with the Pre-qualification criteria for Preferential Procurement listed below**

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <b>Category A</b> - refers to segment where a property is owned by an enterprise(s)/ individual(s) which are not less than: |
|-------------------------------------|---|



## Notice and Invitation for Quotation:PA-03 (LS)

|                                     |   |
|-------------------------------------|---|
|                                     | <ul style="list-style-type: none"> <li>a. 51% Black-ownership</li> <li>b. 51% Black-management</li> <li>c. 51% Black controlled ; and</li> <li>d. With a B-BBEE certificate status level 4 or above assessed in terms of the Property Sector codes</li> </ul>   |
| <input checked="" type="checkbox"/> | <b>Category B</b> – refers to a segment where a property is owned by an enterprise(s)/ individual(s) which have not less than : <ul style="list-style-type: none"> <li>a. 20% Black- ownership;</li> <li>b. 20% Black management</li> <li>c. 20% Black Controlled ; and</li> <li>d. With a B-BBEE certificate status level 4 or above assessed in terms of the Property Sector Codes</li> </ul>   |
| <input type="checkbox"/>            | <b>Category C</b> – refers to a segment where a property is owned by an enterprise(s)/ individual(s) with less than <ul style="list-style-type: none"> <li>a. 20% Black- ownership;</li> <li>b. 20% Black management</li> <li>c. 20% Black Controlled ; and</li> <li>d. With a B-BBEE certificate status level 4 or above assessed in terms of the Property Sector Codes</li> </ul>   |
| <input checked="" type="checkbox"/> | <b>Category D</b> – refers to property funds listed on the Stock Exchange : <ul style="list-style-type: none"> <li>a. That qualify as listed property funds or real estate investment trusts (REITS);</li> <li>b. That have ownership by black individuals or black entities of more than 10% but less than 51% ; and</li> <li>c. That are managed by property asset management entities with not less than 51% Black ownership ; 51% Black management and 51% Black control</li> </ul> |

This bid will be evaluated according to the preferential procurement model in the PPPFA: (Tick applicable preference point scoring system)

|  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> 80/20 Preference points scoring system | <input type="checkbox"/> 90/10 Preference points scoring system | <input type="checkbox"/> Either 80/20 or 90/10 Preference points scoring system |
|--|---|---|

|                          |             |
|--------------------------|-------------|
| <b>Price:</b>            |             |
| Price:                   | 80 % of 20% |
| <b>Total must equal:</b> | <b>100%</b> |

|                             |             |
|-----------------------------|-------------|
| <b>Functionality:</b>       |             |
| Functionality:              | 50 %        |
| Minimum Functionality Score | 50 %        |
| <b>Total must equal:</b>    | <b>100%</b> |

|                                |                          |
|--------------------------------|--------------------------|
| <b>Functionality criteria:</b> | <b>Weighting factor:</b> |
|--------------------------------|--------------------------|

|   |                   |
|---|-------------------|
| <b>FUNCTIONALITY FOR EXISTING BUILDING</b>  |                   |
| <b>1. Location</b><br>The Premises should be located within the CBD of Bloemfontein <ul style="list-style-type: none"> <li>CBD within 0km to 2km – 05 points</li> <li>2km from CBD periphery - 04 Points</li> <li>Residential - 03 points</li> <li>Industrial - 02</li> <li>No information provided – 0 Points</li> </ul>   | <b>40%</b>        |
| <b>2. Accessibility (1)</b><br>The premises must be on Public transport route <ul style="list-style-type: none"> <li>Within 0km-500m close to Public Transport - 05 Points</li> <li>Within 500.1m-1km close to Public Transport - 04 Points</li> <li>Within 1.1km-2km close to Public Transport - 03 Points</li> <li>Within 2.1km-3km close to Public Transport - 02 Points</li> <li>Within 3.1km-4km lose to Public Transport - 01 Points</li> <li>No information provided – 0 Points</li> </ul>   | <b>15%</b>        |
| <b>3. Accessibility (2)</b><br>The premises must comply as contained in National Building regulations, OHSA and approved by SABS with the facilities for physically challenged. <ul style="list-style-type: none"> <li>For multi storey building Ramp / Commitment in writing - 01 Point<br/> Ramp plus parking / Commitment in writing - 02 Points<br/> Ramp plus lift / Commitment in writing - 03 Points<br/> Ramp, lift, plus parking / Commitment in writing - 04 Points<br/> Ramp, lift, parking plus ablutions / Commitment in writing - 05 points </li> <li>For single story building Ramp / Commitment in writing - 03 Points<br/> Ramp plus parking / Commitment in writing - 04 Points<br/> Ramp, parking plus ablutions / Commitment in writing - 05 Points </li> </ul> | <b>15%</b>        |
| <b>4. Building Specification</b> <ul style="list-style-type: none"> <li>Stand-alone with on-site parking - 05 Points</li> <li>Ground Floor on-site parking - 04 Points</li> <li>Multi-tenanted on-site parking– 03 Points</li> <li>Stand-alone / multi-tenanted with off-site parking (Within 500m from the building) – 02 Points</li> <li>No information provided – 0 Points</li> </ul>  | <b>15%</b>        |
| <b>5. Energy Efficiency</b> <ul style="list-style-type: none"> <li>Sensor lights+ LED bulbs+ Energy saving bulbs - 05 Points</li> <li>Sensor lights+ Energy saving bulbs - 04 Points</li> <li>Sensor lights - 03 Points</li> <li>Energy Saving bulbs - 02 Points</li> <li>No information provided - 0 Points</li> </ul>   | <b>15%</b>        |
|   |                   |
|   |                   |
| <b>Total</b>  | <b>100 Points</b> |

Subject to sub-regulation 6(2) and /or 7 (2), points must be awarded to a tenderer for attaining B-BBEE status level contributor in accordance with the table below:

| B-BBEE Status Level of Contributor | Number of Points (90/10 system) | Number of Points (80/20 system) |
|------------------------------------|---------------------------------|---------------------------------|
| 1                                  | 10                              | 20                              |
| 2                                  | 9                               | 18                              |
| 3                                  | 6                               | 14                              |

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

|                           |   |    |
|---------------------------|---|----|
| 4                         | 5 | 12 |
| 5                         | 4 | 8  |
| 6                         | 3 | 6  |
| 7                         | 2 | 4  |
| 8                         | 1 | 2  |
| Non-compliant contributor | 0 | 0  |

- A maximum of 10/20 points may be allocated in accordance with sub-regulation 7(2) and 6(2) respectively of the PPPFA Regulations of 2017.
- The points scored by a tenderer in respect of the level of BBBEE contribution contemplated in sub regulation 6 (2) and 7(2) must be added to the points scored for price as calculated in accordance with sub regulation 6 (1) and 7 (1) respectively
- Subject to regulation 7, the contract must be awarded to the tenderer who scores the highest total number of points.
- A contract may be awarded to a tenderer that did not score the highest total number of points, only in accordance with section 2 (1) (f) of the Act.

#### COLLECTION OF BID DOCUMENTS

All quotations must be completed on the official forms provided with this invitation and completed in ink, preferably black. Completed forms must be delivered to the Department of Public Works at the following address or faxed to the fax number below.

This quotation is subject to the General Conditions of Contract (GCC) and, if applicable, any other special conditions of contract. Attached Terms and Conditions should be signed and submitted with the official documents.

The taxes of the successful bidder must be in order, or satisfactory arrangements must be made with the Receiver of Revenue to meet the bidder's tax obligations. The attached (PA-07) form "Application for Tax Clearance Certificate", must be completed in all respects and submitted to the Receiver of Revenue where the Landlord is registered for tax purposes.

☒ Bid documents may be collected during working hours on **insert date** at the following address

**No. 18 President Brand Street  
Bloemfontein  
President Brand Street  
Ground Floor**

- ☒ Bid documents are available for free download on e-Tender portal [www.etenders.gov.za](http://www.etenders.gov.za)
- ☒ A non-refundable bid deposit of R0.00 is payable, (Cash only) is required on collection of the bid documents.
- ☐ A **select** pre-bid meeting with representatives of the Department of Public Works will take place at **insert address** on **dd/mm/yyyy** starting at **insert time**.

#### ENQUIRIES RELATED TO BID DOCUMENTS MAY BE ADDRESSED TO

|                        |                          |                      |              |
|------------------------|--------------------------|----------------------|--------------|
| <b>Contact person:</b> | F. Kula                  | <b>Telephone no:</b> | 051 408 7545 |
| <b>Cell no:</b>        | 079 490 7624             | <b>Fax no:</b>       | 086 272 5263 |
| <b>E-mail:</b>         | fransina.kula@dpw.gov.za |                      |              |

#### DEPOSIT / RETURN OF BID DOCUMENTS

3.1. The closing time for receipt of bids is **11:00am on 11/December/2021**.

3.2. Late bids will not be accepted for consideration.

Any reference to words "Bid" or "Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".



Notice and Invitation for Quotation:PA-03 (LS)

- 3.3. Requirements for sealing, addressing, delivery, opening and assessment of bids are stated in the bid advertisement.  
3.4. All bids must be submitted on the official forms – (not to be re-typed)

|  |           |   |
|--|-----------|---|
| <b>BID DOCUMENTS MAY BE POSTED TO:</b><br><br><b>THE DIRECTOR -GENERAL<br/>NATIONAL DEPARTMENT OF PUBLIC WORKS<br/>PRIVATE BAG X 20605<br/>BLOEMFONTEIN<br/>9300</b><br><br><b>ATTENTION:<br/>PROCUREMENT SECTION: ROOM232</b><br><br><b>POSTED TENDERS MUST BE RECEIVED PRIOR<br/>CLOSING DATE AND TIME AT 11H00 BY THE<br/>DEPARTMENT</b><br><br><b>Email;</b> | <b>OR</b> | <b>DEPOSITED IN THE TENDER BOX AT:</b><br><br><b>No. 18 President Brand Street<br/>Bloemfontein<br/>President Brand Street<br/>Ground Floor</b> |
|--|-----------|---|

COMPILED BY

|                          |  |            |
|--------------------------|--|------------|
| F.Kula                   |  | 02/11/2021 |
| Name of Property Manager | Signature  | Date       |



STATE DIA GENERAL PERMANENT SERVICE POINT LEASE ACCOMMODATION

| SL | DESCRIPTION OF ROOM   | PROPOSED PU | NORM PER PU | ASM    | REMARKS                    |
|----|---|-------------|-------------|--------|----------------------------|
|    | ASSIGNABLE AREA (80%)   |             |             |        |                            |
|    | SENEKAL   |             |             |        |                            |
|    | SIX FO CLERK LEVELS 5, 6 & 7  | 1           | 12.00       | 12.00  | OPEN PLAN                  |
|    | SUPPORT AREA  |             |             |        |                            |
|    | CABINETS  | 3           | 0.90        | 3.00   |                            |
|    | SHELVES   | 12          | 0.167       | 2.00   |                            |
|    | PHOTOCOPY SPACE IN OPEN PLAN FACILITY AREA                                    | 1           | 4.00        | 4.00   | Photocopier, Fax, Shredder |
|    | PASSPORT PROCESSING AREA  | 1           | 4.00        | 4.00   |                            |
|    | REFRESHMENT POINTS  | 1           | 4.00        | 4.00   |                            |
|    | SLEEPING ROOM   | 1           | 12.00       | 12.00  |                            |
|    | SERVER / TELCOM ROOM  | 1           | 10.00       | 10.00  |                            |
|    | COUNTERS: CIVIC SERVICES  | 2           | 1.70        | 4.00   |                            |
|    | COUNTERS: AREAS IN FRONT  | 2           | 1.70        | 4.00   |                            |
|    | COUNTERS: AREA BEHIND CIVIC SERVICES COUNTER                                  | 2           | 2.72        | 6.00   |                            |
|    | WAITING AREA: GENERAL WITH SEPARATE SEATING ARRANGEMENTS FOR FINGERPRINT AREA | 2           | 1.70        | 21.00  |                            |
|    | FINGERPRINT SEPARATE AREA   | 1           | 10.00       | 10.00  |                            |
|    | MATRIMONIAL ROOM  | 1           | 20.00       | 20.00  |                            |
|    | BABY ROOM   | 1           | 3.00        | 8.00   |                            |
|    | TOTAL ASSIGNABLE AREA   |             | ASM         | 124.00 |                            |
|    | NON ASSIGNABLE AREA (20%)   |             |             | 31.00  |                            |
|    | CIRCULATION MAINTENANCE DUTY, TOILETS AND STRUCTURAL SPACES                   |             |             |        |                            |
|    | TOILETS   |             |             |        |                            |
|    | DISABLED  |             |             |        |                            |
|    | PARKING   |             |             |        |                            |
|    | LOCK-UP PARKING FOR NORMAL GOVERNMENT VEHICLES                                |             |             |        |                            |
|    | TOTAL GROSS AREA  |             |             | 155.01 |                            |

FILED BY

CHECKED BY

DATE: 2008-11-26

DATE: 2008-11-26

ACCOMMODATION PARTICULARS AND SPACE TERMS APPLIED:

D. J. RAMPA &amp; CO.

DATE: 27/11/08

## DPW – 08.3 (LS): BID OFFER – OFFICE ACCOMMODATION VARIOUS OPTIONS BASED ON BEE PERCENTAGE

|                          |              |                         |              |
|--------------------------|--------------|-------------------------|--------------|
| <b>Bid no:</b>           | QL22/02      | <b>Closing date:</b>    | 15 JULY 2022 |
| <b>Advertising date:</b> | 08 JULY 2022 | <b>Validity period:</b> | 30 days      |

### 1. ACCOMMODATION PARTICULARS

|   |                |
|---|----------------|
| <b>Name of Company</b>  |                |
| <b>BEE shareholding % in Company owning property offered. Provide relevant certified documents, i.e. (Members register, CK1/ CK2)</b> | %              |
| <b>Erf no. / Name and address of building</b>   |                |
| <b>Title Deed Number of property offered (Provide certified copy of the Title Deed)</b>   |                |
| <b>Market value / Municipal valuation of building</b>   | m <sup>2</sup> |
| <b>Gross floor area of accommodation</b>  |                |
| <b>Date accommodation may be used</b>   |                |
| <b>Commencement date of lease</b>   |                |
| <b>Lease period</b>   | 3 years        |
| <b>Option period</b>  | N/A years      |
| <b>Value Added Tax Number</b>   |                |

### A. FIRST OFFER: 0 – 2 YEAR LEASE (COMPULSORY FOR ALL BIDDERS)

|                         | <b>Offices</b> | <b>Stores</b>  | <b>Parking</b> |
|-------------------------|----------------|----------------|----------------|
| <b>Lettable area</b>    | m <sup>2</sup> | m <sup>2</sup> |                |
| <b>Parking bays</b>     |                |                |                |
|                         |                |                |                |
| <b>Rental per month</b> | R              | R              | R              |
| <b>VAT per month</b>    | R              | R              | R              |
| <b>Total per month</b>  | R              | R              | R              |

|                        |                   |                   |         |
|------------------------|-------------------|-------------------|---------|
| <b>Tariffs</b>         | R /m <sup>2</sup> | R /m <sup>2</sup> | R / bay |
| <b>VAT</b>             | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay  |
| <b>Total (1)</b>       | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay  |
| <b>Escalation rate</b> | %                 | %                 | %       |

|   |   |   |         |
|---|---|---|---------|
| <b>Operating Costs (Provide details on what costs entail)</b> | R |   |         |
| <b>VAT</b>  | R |   |         |
| <b>Total (2)</b>  | R |   |         |
| <b>Escalation rate</b>  | % | % |         |
| <b>Total (1+2)</b>  | R |   | R / bay |

|  |   |   |  |
|--|---|---|--|
| Minimum of R350/m2 (VAT excl.) for Tenant Installation (T.I.) excluding electrical/ mechanical/ structural items, which are Landlord's responsibility as well as providing certificates of compliance. | R | R |  |
|--|---|---|--|

## 2. RESPONSIBILITIES

Note: The state is not prepared to accept responsibility for services or costs involved within grey coloured columns. *(Indicate where applicable)*

| 2.1. Services                    | State | Lessor | Estimated cost per month |
|----------------------------------|-------|--------|--------------------------|
| 2.1.1. Water consumption         |       |        |                          |
| 2.1.2. Electricity consumption   |       |        |                          |
| 2.1.3. Sanitary services         |       |        |                          |
| 2.1.4. Refuse removal            |       |        |                          |
| 2.1.5. Domestic cleaning service |       |        |                          |
| 2.1.6. Consumable Supplies       |       |        |                          |

| 2.2. Maintenance                   | State | Lessor | Estimated cost per month |
|------------------------------------|-------|--------|--------------------------|
| 2.2.1. Internal maintenance        |       |        |                          |
| 2.2.2. External                    |       |        |                          |
| 2.2.3. Garden (If applicable)      |       |        |                          |
| 2.2.4. Air conditioning            |       |        |                          |
| 2.2.5. Lifts                       |       |        |                          |
| 2.2.6. Floor covering: normal wear |       |        |                          |

| 2.3. Rates and Insurance           | State | Lessor | Estimated cost per month |
|------------------------------------|-------|--------|--------------------------|
| 2.3.1. Municipal rates & Increases |       |        |                          |
| 2.3.2. Insurance & Increases       |       |        |                          |
| 2.3.3. ASRIA insurance + Increase  |       |        |                          |

| 2.4. Other Responsibilities    | State | Lessor | Estimated cost per month |
|--------------------------------|-------|--------|--------------------------|
| 2.4.1. Contract costs          |       |        |                          |
| 2.4.2. Stamp duty              |       |        |                          |
| 2.4.3. Fire fighting equipment |       |        |                          |
| 2.4.4. Cost of alterations     |       |        |                          |

*Note: State is not prepared to accept responsibility for costs involved within grey coloured columns*

**B. FIRST OFFER: 3 – 6 YEAR LEASE (BIDDERS WITH 51 % – 60 % BEE)**

|                         | Offices        | Stores         | Parking |
|-------------------------|----------------|----------------|---------|
| <b>Lettable area</b>    | m <sup>2</sup> | m <sup>2</sup> |         |
| <b>Parking bays</b>     |                |                |         |
| <b>Rental per month</b> | R              | R              |         |
| <b>VAT per month</b>    | R              | R              | R       |
| <b>Total per month</b>  | R              | R              | R       |

|                        |                   |                   |        |
|------------------------|-------------------|-------------------|--------|
| <b>Tariffs</b>         | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay |
| <b>VAT</b>             | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay |
| <b>Total (1)</b>       | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay |
| <b>Escalation rate</b> | %                 | %                 | %      |

|   |                   |                   |        |
|---|-------------------|-------------------|--------|
| <b>Operating Costs<br/>(Provide details on<br/>what costs entail)</b> | R /m <sup>2</sup> | R /m <sup>2</sup> |        |
| <b>VAT</b>  | R /m <sup>2</sup> | R /m <sup>2</sup> |        |
| <b>Total (2)</b>  | R /m <sup>2</sup> | R /m <sup>2</sup> |        |
| <b>Escalation rate</b>  | Same as above     |                   |        |
| <b>Total (1+2)</b>  | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay |

|  |   |   |  |
|--|---|---|--|
| Minimum of R350/m <sup>2</sup> (VAT excl.) for T.I. excluding electrical/ mechanical/ structural items, which are Landlord's responsibility as well as providing certificates of compliance. | R | R |  |
|--|---|---|--|

**3. RESPONSIBILITIES**

Note: The state is not prepared to accept responsibility for services or costs involved within grey coloured columns. *(Indicate where applicable)*

| 3.1. Services                    | State | Lessor | Estimated cost per month |
|----------------------------------|-------|--------|--------------------------|
| 3.1.1. Water consumption         |       |        |                          |
| 3.1.2. Electricity consumption   |       |        |                          |
| 3.1.3. Sanitary services         |       |        |                          |
| 3.1.4. Refuse removal            |       |        |                          |
| 3.1.5. Domestic cleaning service |       |        |                          |
| 3.1.6. Consumable Supplies       |       |        |                          |

| 3.2. Maintenance                   | State | Lessor | Estimated cost per month |
|------------------------------------|-------|--------|--------------------------|
| 3.2.1. Internal maintenance        |       |        |                          |
| 3.2.2. External                    |       |        |                          |
| 3.2.3. Garden (If applicable)      |       |        |                          |
| 3.2.4. Air conditioning            |       |        |                          |
| 3.2.5. Lifts                       |       |        |                          |
| 3.2.6. Floor covering: normal wear |       |        |                          |

| 3.3. Rates and Insurance           | State | Lessor | Estimated cost per month |
|------------------------------------|-------|--------|--------------------------|
| 3.3.1. Municipal rates & Increases |       |        |                          |
| 3.3.2. Insurance & Increases       |       |        |                          |
| 3.3.3. SASRIA insurance + Increase |       |        |                          |

| 3.4. Other Responsibilities    | State | Lessor | Estimated cost per month |
|--------------------------------|-------|--------|--------------------------|
| 3.4.1. Contract costs          |       |        |                          |
| 3.4.2. Stamp duty              |       |        |                          |
| 3.4.3. Fire fighting equipment |       |        |                          |
| 3.4.4. Cost of alterations     |       |        |                          |

*Note: State is not prepared to accept responsibility for costs involved within grey coloured columns*

**C. FIRST OFFER: 7 – 10 YEAR LEASE (BIDDERS WITH 61 % – 100 % BEE )**

|                  | Offices        | Stores         | Parking |
|------------------|----------------|----------------|---------|
| Lettable area    | m <sup>2</sup> | m <sup>2</sup> |         |
| Parking bays     |                |                |         |
| Rental per month | R              |                | R       |
| VAT per month    | R              |                | R       |
| Total per month  | R              |                | R       |

|                 |                   |                   |        |
|-----------------|-------------------|-------------------|--------|
| Tariffs         | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay |
| VAT             | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay |
| Total (1)       | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay |
| Escalation rate | %                 | %                 | %      |

|   |                   |                   |            |
|---|-------------------|-------------------|------------|
| <b>Operating Costs<br/>(Provide details on<br/>what costs entail)</b> | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay     |
| <b>VAT</b>  | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay     |
| <b>Total (2)</b>  | R /m <sup>2</sup> | R /m <sup>2</sup> | R /bay     |
| <b>Escalation rate</b>  |                   |                   |            |
| <b>Total (1+2)</b>  | R /m <sup>2</sup> | R /m <sup>2</sup> | R each/bay |

|  |   |   |  |
|--|---|---|--|
| Minimum of R450/m <sup>2</sup> (VAT excl.) for T.I. excluding electrical/ mechanical/ structural items, which are Landlord's responsibility as well as providing certificates of compliance. | R | R |  |
|--|---|---|--|

#### 4. RESPONSIBILITIES

Note: The state is not prepared to accept responsibility for services or costs involved within grey coloured columns. *(Indicate where applicable)*

| <b>4.1. Services</b>                    | <b>State</b> | <b>Lessor</b> | <b>Estimated cost per month</b> |
|---|--------------|---------------|---------------------------------|
| <b>4.1.1. Water consumption</b>         |              |               |                                 |
| <b>4.1.2. Electricity consumption</b>   |              |               |                                 |
| <b>4.1.3. Sanitary services</b>         |              |               |                                 |
| <b>4.1.4. Refuse removal</b>            |              |               |                                 |
| <b>4.1.5. Domestic cleaning service</b> |              |               |                                 |
| <b>4.1.6. Consumable Supplies</b>       |              |               |                                 |

| <b>4.2. Maintenance</b>                   | <b>State</b> | <b>Lessor</b> | <b>Estimated cost per month</b> |
|---|--------------|---------------|---------------------------------|
| <b>4.2.1. Internal maintenance</b>        |              |               |                                 |
| <b>4.2.2. External</b>                    |              |               |                                 |
| <b>4.2.3. Garden (If applicable)</b>      |              |               |                                 |
| <b>4.2.4. Air conditioning</b>            |              |               |                                 |
| <b>4.2.5. Lifts</b>                       |              |               |                                 |
| <b>4.2.6. Floor covering: normal wear</b> |              |               |                                 |

| <b>4.3. Rates and Insurance</b>                | <b>State</b> | <b>Lessor</b> | <b>Estimated cost per month</b> |
|--|--------------|---------------|---------------------------------|
| <b>4.3.1. Municipal rates &amp; Increases</b>  |              |               |                                 |
| <b>4.3.2. Insurance &amp; Increases</b>        |              |               |                                 |
| <b>4.3.3. SASRIA insurance &amp; Increases</b> |              |               |                                 |

| 4.4. Other Responsibilities    | State | Lessor | Estimated cost per month |
|--------------------------------|-------|--------|--------------------------|
| 4.4.1. Contract costs          |       |        |                          |
| 4.4.2. Stamp duty              |       |        |                          |
| 4.4.3. Fire fighting equipment |       |        |                          |
| 4.4.4. Cost of alterations     |       |        |                          |

**Note:** State is not prepared to accept responsibility for costs involved within grey coloured columns

|  |  |
|--|--|
| Does the building comply with the National Building Regulations? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|--|--|

**5. NATIONAL BUILDING REGULATIONS:**

|                                    |  |
|------------------------------------|--|
| Electricity Compliance Certificate | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Fire Regulation                    | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Accessibility Regulation           | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Health and Safety Regulation       | Yes <input type="checkbox"/> No <input type="checkbox"/> |

**6. PARTICULARS FOR PAYMENT OF RENTAL:**

|   |  |
|---|--|
| Person/Organisation to whom cheque must be issued |  |
| Postal address                                    |  |
| Telephone no.                                     |  |
| Cell. No.   |  |
| e-mail address                                    |  |

**7. INCOME TAX REFERENCE NUMBER:**

|  |  |
|--|--|
| INCOME TAX REFERENCE NUMBER (in terms of Section 69 of the Income Tax Act, 1962 (Act 58 of 1962) as amended) |  |
|--|--|

|   |      |
|---|------|
|   |      |
| Signature of Owner / Duly Authorised Representative | Date |



## REVISED PA-11: BIDDER'S DISCLOSURE

### BIDDER'S DISCLOSURE

#### 1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

#### 2. Bidder's declaration

- 2.1 Is the bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest<sup>1</sup> in the enterprise, employed by the state? **YES/NO**

- 2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

| Full Name | Identity Number | Name of State institution |
|-----------|-----------------|---------------------------|
|           |                 |                           |
|           |                 |                           |
|           |                 |                           |
|           |                 |                           |
|           |                 |                           |
|           |                 |                           |
|           |                 |                           |
|           |                 |                           |
|           |                 |                           |

<sup>1</sup> The power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise.





## REVISED PA-11: BIDDER'S DISCLOSURE

2.2 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution? **YES/NO**

2.2.1 If so, furnish particulars:

.....  
 .....

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract? **YES/NO**

2.3.1 If so, furnish particulars:

.....  
 .....

## 3 DECLARATION

I, \_\_\_\_\_ the \_\_\_\_\_ undersigned,  
 (name)..... in  
 submitting the accompanying bid, do hereby make the following  
 statements that I certify to be true and complete in every respect:

- 3.1 I have read and I understand the contents of this disclosure;
- 3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;
- 3.3 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<sup>2</sup> will not be construed as collusive bidding.
- 3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.
- 3.4 The terms of the accompanying bid have not been, and will not be,

---

<sup>2</sup> Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.



**REVISED PA-11: BIDDER’S DISCLOSURE**

disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

- 3.5 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.
  
- 3.6 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.

I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT.  
I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE.

|           |                |
|-----------|----------------|
| .....     | .....          |
| Signature | Date           |
| .....     | .....          |
| Position  | Name of bidder |

## PA-15.1: RESOLUTION OF BOARD OF DIRECTORS

**RESOLUTION** of a meeting of the Board of \*Directors / Members / Partners of:

\_\_\_\_\_ (legally correct full name and registration number, if applicable, of the Enterprise)

Held at \_\_\_\_\_ (place)

on \_\_\_\_\_ (date)

**RESOLVED that:**

1. The Enterprise submits a Bid / Tender to the Department of Public Works in respect of the following project:

\_\_\_\_\_ (project description as per Bid / Tender Document)

Bid / Tender Number: \_\_\_\_\_ (Bid / Tender Number as per Bid / Tender Document)

2. \*Mr/Mrs/Ms: \_\_\_\_\_

in \*his/her Capacity as: \_\_\_\_\_ (Position in the Enterprise)

and who will sign as follows: \_\_\_\_\_

be, and is hereby, authorised to sign the Bid / Tender, and any and all other documents and/or correspondence in connection with and relating to the Bid / Tender, as well as to sign any Contract, and any and all documentation, resulting from the award of the Bid / Tender to the Enterprise mentioned above.

|    | Name | Capacity | Signature |
|----|------|----------|-----------|
| 1  |      |          |           |
| 2  |      |          |           |
| 3  |      |          |           |
| 4  |      |          |           |
| 5  |      |          |           |
| 6  |      |          |           |
| 7  |      |          |           |
| 8  |      |          |           |
| 9  |      |          |           |
| 10 |      |          |           |
| 11 |      |          |           |
| 12 |      |          |           |
| 13 |      |          |           |
| 14 |      |          |           |

|    |  |  |  |
|----|--|--|--|
| 15 |  |  |  |
| 16 |  |  |  |
| 17 |  |  |  |
| 18 |  |  |  |
| 19 |  |  |  |
| 20 |  |  |  |

The bidding enterprise hereby absolves the Department of Public Works from any liability whatsoever that may arise as a result of this document being signed.

**Note:**

1. \* Delete which is not applicable.
2. **NB:** This resolution must, where possible, be signed by all the Directors / Members / Partners of the Bidding Enterprise.
3. In the event that paragraph 2 cannot be complied with, the resolution must be signed by Directors / Members / Partners holding a majority of the shares / ownership of the Bidding Enterprise (attach proof of shareholding / ownership hereto).
4. Directors / Members / Partners of the Bidding Enterprise may alternatively appoint a person to sign this document on behalf of the Bidding Enterprise, which person must be so authorized by way of a duly completed power of attorney, signed by the Directors / Members / Partners holding a majority of the shares / ownership of the Bidding Enterprise (proof of shareholding / ownership and power of attorney are to be attached hereto).
5. Should the number of Directors / Members / Partners exceed the space available above, additional names and signatures must be supplied on a separate page.

**ENTERPRISE STAMP**



## PA-15.2: RESOLUTION OF BOARD OF DIRECTORS TO ENTER INTO CONSORTIA OR JOINT VENTURES

**RESOLUTION** of a meeting of the Board of \*Directors / Members / Partners of:

\_\_\_\_\_  
(Legally correct full name and registration number, if applicable, of the Enterprise)

Held at \_\_\_\_\_ (place)

on \_\_\_\_\_ (date)

**RESOLVED that:**

1. The Enterprise submits a Bid /Tender, in consortium/Joint Venture with the following Enterprises:

\_\_\_\_\_  
(List all the legally correct full names and registration numbers, if applicable, of the Enterprises forming the Consortium/Joint Venture)

to the Department of Public Works in respect of the following project:

\_\_\_\_\_  
(Project description as per Bid /Tender Document)

Bid / Tender Number: \_\_\_\_\_ (Bid / Tender Number as per Bid / Tender Document)

2. \*Mr/Mrs/Ms: \_\_\_\_\_  
in \*his/her Capacity as: \_\_\_\_\_ (Position in the Enterprise)  
and who will sign as follows: \_\_\_\_\_

be, and is hereby, authorised to sign a consortium/joint venture agreement with the parties listed under item 1 above, and any and all other documents and/or correspondence in connection with and relating to the consortium/joint venture, in respect of the project described under item 1 above.

3. The Enterprise accepts joint and several liability with the parties listed under item 1 above for the due fulfilment of the obligations of the joint venture deriving from, and in any way connected with, the Contract to be entered into with the Department in respect of the project described under item 1 above.
4. The Enterprise chooses as its *domicilium citandi et executandi* for all purposes arising from this joint venture agreement and the Contract with the Department in respect of the project under item 1 above:

Physical address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (code)



Postal Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (code)

Telephone number: \_\_\_\_\_

Fax number: \_\_\_\_\_

|    | Name | Capacity | Signature |
|----|------|----------|-----------|
| 1  |      |          |           |
| 2  |      |          |           |
| 3  |      |          |           |
| 4  |      |          |           |
| 5  |      |          |           |
| 6  |      |          |           |
| 7  |      |          |           |
| 8  |      |          |           |
| 9  |      |          |           |
| 10 |      |          |           |
| 11 |      |          |           |
| 12 |      |          |           |
| 13 |      |          |           |
| 14 |      |          |           |
| 15 |      |          |           |

The bidding enterprise hereby absolves the Department of Public Works from any liability whatsoever that may arise as a result of this document being signed

**Note:**

1. \* Delete which is not applicable.
2. **NB:** This resolution must, where possible, be signed by all the Directors / Members / Partners of the Bidding Enterprise.
3. In the event that paragraph 2 cannot be complied with, the resolution must be signed by Directors / Members / Partners holding a majority of the shares / ownership of the Bidding Enterprise (attach proof of shareholding / ownership hereto).
4. Directors / Members / Partners of the Bidding Enterprise may alternatively appoint a person to sign this document on behalf of the Bidding Enterprise, which person must be so authorized by way of a duly completed power of attorney, signed by the Directors / Members / Partners holding a majority of the shares / ownership of the Bidding Enterprise (proof of shareholding / ownership and power of attorney are to be attached hereto).
5. Should the number of Directors / Members / Partners exceed the space available above, additional names and signatures must be supplied on a separate page.

**ENTERPRISE STAMP**

## PA-15.3: SPECIAL RESOLUTION OF CONSORTIA OR JOINT VENTURES

**RESOLUTION** of a meeting of the duly authorised representatives of the following legal entities who have entered into a consortium/joint venture to jointly bid for the project mentioned below: *(legally correct full names and registration numbers, if applicable, of the Enterprises forming a Consortium/Joint Venture)*

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_
4. \_\_\_\_\_  
\_\_\_\_\_
5. \_\_\_\_\_  
\_\_\_\_\_
6. \_\_\_\_\_  
\_\_\_\_\_
7. \_\_\_\_\_  
\_\_\_\_\_
8. \_\_\_\_\_  
\_\_\_\_\_

Held at \_\_\_\_\_ *(place)*

on \_\_\_\_\_ *(date)*

### RESOLVED that:

#### RESOLVED that:

- A. The above-mentioned Enterprises submit a Bid in Consortium/Joint Venture to the Department of Public Works in respect of the following project:

\_\_\_\_\_  
\_\_\_\_\_

*(Project description as per Bid /Tender Document)*

Bid / Tender Number: \_\_\_\_\_ *(Bid / Tender Number as per Bid /Tender Document)*

B. \*Mr/Mrs/Ms: \_\_\_\_\_

in \*his/her Capacity as: \_\_\_\_\_ (Position in the Enterprise)

and who will sign as follows: \_\_\_\_\_

be, and is hereby, authorised to sign the Bid, and any and all other documents and/or correspondence in connection with and relating to the Bid, as well as to sign any Contract, and any and all documentation, resulting from the award of the Bid to the Enterprises in Consortium/Joint Venture mentioned above.

C. The Enterprises constituting the Consortium/Joint Venture, notwithstanding its composition, shall conduct all business under the name and style of:

\_\_\_\_\_

D. The Enterprises to the Consortium/Joint Venture accept joint and several liability for the due fulfilment of the obligations of the Consortium/Joint Venture deriving from, and in any way connected with, the Contract entered into with the Department in respect of the project described under item A above.

E. Any of the Enterprises to the Consortium/Joint Venture intending to terminate the consortium/joint venture agreement, for whatever reason, shall give the Department 30 days written notice of such intention. Notwithstanding such decision to terminate, the Enterprises shall remain jointly and severally liable to the Department for the due fulfilment of the obligations of the Consortium/Joint Venture as mentioned under item D above.

F. No Enterprise to the Consortium/Joint Venture shall, without the prior written consent of the other Enterprises to the Consortium/Joint Venture and of the Department, cede any of its rights or assign any of its obligations under the consortium/joint venture agreement in relation to the Contract with the Department referred to herein.

G. The Enterprises choose as the *domicilium citandi et executandi* of the Consortium/Joint Venture for all purposes arising from the consortium/joint venture agreement and the Contract with the Department in respect of the project under item A above:

Physical address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (code)

Postal Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (code)

Telephone number: \_\_\_\_\_

Fax number: \_\_\_\_\_



|    | Name | Capacity | Signature |
|----|------|----------|-----------|
| 1  |      |          |           |
| 2  |      |          |           |
| 3  |      |          |           |
| 4  |      |          |           |
| 5  |      |          |           |
| 6  |      |          |           |
| 7  |      |          |           |
| 8  |      |          |           |
| 9  |      |          |           |
| 10 |      |          |           |
| 11 |      |          |           |
| 12 |      |          |           |
| 13 |      |          |           |
| 14 |      |          |           |
| 15 |      |          |           |

The bidding enterprise hereby absolves the Department of Public Works from any liability whatsoever that may arise as a result of this document being signed.

**Note:**

1. \* Delete which is not applicable.
2. **NB:** This resolution must be signed by all the Duly Authorised Representatives of the Legal Entities to the consortium/joint venture submitting this tender, as named in item 2 of Resolution PA-15.2.
3. Should the number of the Duly Authorised Representatives of the Legal Entities joining forces in this tender exceed the space available above, additional names, capacity and signatures must be supplied on a separate page.
4. Resolution PA-15.2, duly completed and signed, from the separate Enterprises who participate in this consortium/joint venture, must be attached to this Special Resolution (PA-15.3).

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

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

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

### 1. GENERAL CONDITIONS

1.1. The following preference point systems are applicable to all bids:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
- the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

1.2.

- a) The value of this bid is estimated to **not exceed** R50 000 000 (all applicable taxes included) and therefore the 80/20 preference point system shall be applicable; or
- b) Either the 80/20 or 90/10 preference point system will be applicable to this tender (*delete whichever is not applicable for this tender*).

1.3. Points for this bid shall be awarded for:

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

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

|  | POINTS     |
|--|------------|
| <b>PRICE</b>   | <b>80</b>  |
| <b>B-BBEE STATUS LEVEL OF CONTRIBUTOR</b>                | <b>20</b>  |
| <b>Total points for Price and B-BBEE must not exceed</b> | <b>100</b> |

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

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

## 2. DEFINITIONS

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

### 3. POINTS AWARDED FOR PRICE

### 1.1. THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20

or

**90/10**

$$P_s = 80 \left( 1 - \frac{Pt - P_{\min}}{P_{\min}} \right) \quad \text{or} \quad P_s = 90 \left( 1 - \frac{Pt - P_{\min}}{P_{\min}} \right)$$

Where

Ps = Points scored for price of bid under consideration

Pt = Price of bid under consideration

$P_{min}$  = Price of lowest acceptable bid

Any reference to words "Bid" or Bidder" herein and/or in any other documentation shall be construed to have the same meaning as the words "Tender" or "Tenderer".

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For Internal Use

Effective date April 2018

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Version: 1.4

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

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

| B-BBEE Status Level of Contributor | Number of points (90/10 system) | Number of points (80/20 system) |
|------------------------------------|---------------------------------|---------------------------------|
| 1                                  | 10                              | 20                              |
| 2                                  | 9                               | 18                              |
| 3                                  | 6                               | 14                              |
| 4                                  | 5                               | 12                              |
| 5                                  | 4                               | 8                               |
| 6                                  | 3                               | 6                               |
| 7                                  | 2                               | 4                               |
| 8                                  | 1                               | 2                               |
| Non-compliant contributor          | 0                               | 0                               |

#### 5. BID DECLARATION

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

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

- 1.1. B-BBEE Status Level of Contributor: . = .....(maximum of 10 or 20 points)  
(Points claimed in respect of paragraph 7.1 must be in accordance with the table reflected in paragraph 4.1 and must be substantiated by relevant proof of B-BBEE status level of contributor.)

#### 7. SUB-CONTRACTING

- 1.1. Will any portion of the contract be sub-contracted?

**(Tick applicable box)**

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

- 7.1.1 If yes, indicate:

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

**(Tick applicable box)**

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

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

| <b>Designated Group: An EME or QSE which is at least 51% owned by:</b> | <b>EME</b><br>√ | <b>QSE</b><br>√ |
|--|-----------------|-----------------|
| Black people   |                 |                 |
| Black people who are youth   |                 |                 |
| Black people who are women   |                 |                 |
| Black people with disabilities   |                 |                 |
| Black people living in rural or underdeveloped areas or townships      |                 |                 |
| Cooperative owned by black people                                      |                 |                 |
| Black people who are military veterans                                 |                 |                 |
| <b>OR</b>  |                 |                 |
| Any EME  |                 |                 |
| Any QSE  |                 |                 |

**8. DECLARATION WITH REGARD TO COMPANY/FIRM**

1.1. Name of company/firm:.....

1.2. VAT registration number:.....

1.3. Company registration number:.....

1.4. TYPE OF COMPANY/ FIRM

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

[TICK APPLICABLE BOX]

1.5. DESCRIBE PRINCIPAL BUSINESS ACTIVITIES

.....

.....

.....

.....

1.6. COMPANY CLASSIFICATION

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

[TICK APPLICABLE BOX]

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

1.8. I/we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the B-BBE status level of contributor indicated in

paragraphs 1.4 and 6.1 of the foregoing certificate, qualifies the company/ firm for the preference(s) shown and I / we acknowledge that:

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

WITNESSES

1. ....  
....

2. ....  
....

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

DATE: .....

ADDRESS

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

## PA- 29: CERTIFICATION OF INDEPENDENT BID DETERMINATION

|                       |  |                      |  |
|-----------------------|--|----------------------|--|
| <b>Project title:</b> | Ladybrand:: Department of home affairs (Service Point) : New Officeaccommodation and Parking facilities (155m2 and 1 bay) for a period of Two(02) years. |                      |  |
| <b>Bid no:</b>        | QL22/02  | <b>Reference no:</b> |  |

### INTRODUCTION

1. This PA-29 [Certificate of Independent Bid Determination] must form part of all bids<sup>1</sup> invited.
2. Section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, prohibits an agreement between, or concerted practice by, firms, or a decision by an association of firms, if it is between parties in a horizontal relationship and if it involves collusive bidding (or bid rigging).<sup>2</sup> Collusive bidding is a *pe se* prohibition meaning that it cannot be justified under any grounds.
3. Treasury Regulation 16A9 prescribes that accounting officers and accounting authorities must take all reasonable steps to prevent abuse of the supply chain management system and authorizes accounting officers and accounting authorities to:
  - a. disregard the bid of any bidder if that bidder, or any of its directors have abused the institution's supply chain management system and or committed fraud or any other improper conduct in relation to such system.
  - b. cancel a contract awarded to a supplier of goods and services if the supplier committed any corrupt or fraudulent act during the bidding process or the execution of that contract.
4. This form (PA-29) serves as a certificate of declaration that would be used by institutions to ensure that, when bids are considered, reasonable steps are taken to prevent any form of bid-rigging.
5. In order to give effect to the above, the attached Certificate of Bid Determination (PA-29) must be completed and submitted with the bid:

---

<sup>1</sup> Includes price quotations, advertised competitive bids, limited bids and proposals.

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

## CERTIFICATE OF INDEPENDENT BID DETERMINATION

I, the undersigned, in submitting the accompanying bid:

---

**(Bid Number and Description)**

in response to the invitation for the bid made by:

---

**(Name of Institution)**

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<sup>3</sup> will not be construed as collusive bidding.
- 7. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:
  - (a) prices;
  - (b) geographical area where product or service will be rendered (market allocation)
  - (c) methods, factors or formulas used to calculate prices;
  - (d) the intention or decision to submit or not to submit, a bid;
  - (e) the submission of a bid which does not meet the specifications and conditions of the bid; or
  - (f) bidding with the intention not to win the bid.
- 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.

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

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

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.

|                |           |      |          |
|----------------|-----------|------|----------|
|                |           |      |          |
| Name of Bidder | Signature | Date | Position |

## PA- 40: DECLARATION OF DESIGNATED GROUPS FOR PREFERENTIAL PROCUREMENT

Name of Tenderer .....

☐ EME<sup>1</sup> ☐ QSE<sup>2</sup> ☐ Non EME/QSE (tick applicable box)

### 1. LIST ALL PROPRIETORS, MEMBERS OR SHAREHOLDERS BY NAME, IDENTITY NUMBER, CITIZENSHIP AND DESIGNATED GROUPS.

| Name and Surname # | Identity/<br>Passport number<br>and Citizenship## | Percentage<br>owned | Black  | Indicate if<br>youth                                     | Indicate if<br>woman                                     | Indicate if<br>person with<br>disability                 | Indicate if living in<br>Rural (R) / Under<br>Developed Area (UD) /<br>Township (T) / Urban<br>(U).          | Indicate if<br>military<br>veteran                       |
|--------------------|---|---------------------|--|--|--|--|--|--|
| 1.                 |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2.                 |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3.                 |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4.                 |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 5.                 |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 6.                 |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 7.                 |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 8.                 |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 9.                 |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 10.                |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 11.                |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 12.                |   | %                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> R <input type="checkbox"/> UD <input type="checkbox"/> T <input type="checkbox"/> U | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Where Owners are themselves a Company, Close Corporation, Partnership etc, identify the ownership of the Holding Company, together with Registration number  
## State date of South African citizenship obtained (not applicable to persons born in South Africa)

<sup>1</sup> EME: Exempted Micro Enterprise

<sup>2</sup> QSE: Qualifying Small Business Enterprise

## PA- 40: DECLARATION OF DESIGNATED GROUPS FOR PREFERENTIAL PROCUREMENT

### 2. DECLARATION:

The undersigned, who warrants that he/she is duly authorized to do so on behalf of the Tenderer, hereby confirms that:

- 1 The information and particulars contained in this Affidavit are true and correct in all respects;
- 2 The Broad-based Black Economic Empowerment Act, 2003 (Act 53 of 2003), Preferential Procurement Policy Framework Act, 2000 (Act 5 of 2000), the Preferential Procurement Regulations, 2017, National Small Business Act 102 of 1996 as amended and all documents pertaining to this Tender were studied and understood and that the above form was completed according to the definitions and information contained in said documents;
- 3 The Tenderer understands that any intentional misrepresentation or fraudulent information provided herein shall disqualify the Tenderer's offer herein, as well as any other tender offer(s) of the Tenderer simultaneously being evaluated, or will entitle the Employer to cancel any Contract resulting from the Tenderer's offer herein;
- 4 The Tenderer accepts that the Employer may exercise any other remedy it may have in law and in the Contract, including a claim for damages for having to accept a less favourable tender as a result of any such disqualification due to misrepresentation or fraudulent information provided herein;
- 5 Any further documentary proof required by the Employer regarding the information provided herein, will be submitted to the Employer within the time period as may be set by the latter;

**Signed by the Tenderer**

|                               |                  |             |
|-------------------------------|------------------|-------------|
|                               |                  |             |
| <b>Name of representative</b> | <b>Signature</b> | <b>Date</b> |



public works

Department:  
Public Works  
REPUBLIC OF SOUTH AFRICA

# DEPARTMENT OF PUBLIC WORKS

## STANDARD LEASE AGREEMENT FOR OFFICE AND FUNCTIONAL ACCOMMODATION

BUILDING NAME AND ADDRESS:

CLIENT NAME:

PROPERTY CODE:

FILE NO:



public works

Department:  
Public Works  
**REPUBLIC OF SOUTH AFRICA**

**STANDARD LEASE AGREEMENT  
FOR OFFICE AND FUNCTIONAL ACCOMMODATION**



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## LEASE

### 1 PARTIES

The parties to this agreement are:

the party identified in item 1.1 of Schedule A (hereinafter referred to as the "lessor");

and

the Government of the Republic of South Africa, herein represented by the Director-General of the Department of Public Works or his/ her duly authorised delegate, (hereinafter referred to as the "lessee").

### 2 DEFINITIONS AND INTERPRETATION

2.1 In this agreement, unless the context indicates otherwise, the following words have the meaning assigned to them hereunder:

**"adjustment date"** – means the date referred to in item 8 on Schedule A on which date the escalated rate comes into effect;

**"the/this agreement"** – means the agreement set out in this document together with Schedule A, Schedule B, Schedule C, Schedule D thereto and any other schedules annexed thereto;

**"building"** – means the entire structure known by the name as set out in item 2.2 of Schedule A and situated on the property set out in item 2.4 of Schedule A;

**"calendar day"** – means the period from midnight to midnight, inclusive of weekends and public holidays;

**"commencement date"** – means the date on which this lease commences, which date may not be earlier than the date of occupation OR a month after the lessor has completed the agreed Tenant installations. Such date will be stipulated in item 7 on Schedule A;

**"commencement rental"** – means the rental payable at the commencement of the lease as is stipulated in Schedule B;





**"day"** – means any day other than a Saturday, Sunday or official public holiday in the Republic of South Africa;

**"escalation rate"** – means the percentage mentioned in item 9 on Schedule A, which adjusts the rental on every adjustment date;

**"initial lease period"** – means the initial period of the lease, as set out in item 3 of Schedule A;

**"lessee"** – means the Government of the Republic of South Africa, (herein represented by the Director-General of the Department of Public Works or his duly authorised delegate) its successor-in-title and/or its duly authorised employees, agents, intermediaries, representatives and if and to the extent applicable, shall extend to the invitees;

**"lessor"** – means the party identified in item 1.1 of Schedule A (herein represented by the person identified in item 1.1.4 of Schedule A who by his/her signature hereto warrants that she/he is authorised to sign this agreement on behalf of the lessor), its successor-in-title and/or its duly authorised employees, agents, intermediaries and/or representatives;

**"occupant"** – the body defined in item 1.2 of Schedule A, being the body which will physically occupy the premises for the duration of the agreement of the lease;

**"party / parties"** – means the lessee, and the lessor or any of them as determined by the context;

**"premises"** – means the building and/or the structure and/or the land, or portions thereof, as set out in item 2.1 of Schedule A and a plan of which is attached as Schedule D, which forms the subject of this agreement;

**"secondary lease period"** – means the period mentioned in item 4 of Schedule A, for which this agreement may be extended by the lessor or the lessee from the date on which the initial lease period expires;

**"signature date"** – means the date of signature of this agreement by the party which signs last in time;

**"termination date"** – means the date stipulated in item 10 of Schedule A on which the lease terminate, unless extended for the secondary lease period, as more fully detailed in clause 4 hereof;

**"VAT"** – means Value-Added Tax in terms of the VAT Act; and

**"VAT Act"** – means the Value-Added Tax Act (No. 89 of 1991), together with all amendments thereto and all regulations published thereunder from time to time;

- 2.2 The clause headings of this agreement have been inserted for reference purposes only and shall not be taken into account in its interpretation. Unless the context indicates otherwise, words importing the singular shall include the plural, words importing persons shall include natural persons and legal persons and the state and *vice versa*;
- 2.3 If a provision in a definition is a substantive provision conferring rights or imposing obligations on any party, effect shall be given to it as if it were a substantive provision in the body of the agreement, notwithstanding that it is in the definitions clause.
- 2.4 Any reference to an enactment, regulation, rule or by-law is to that enactment, regulation, rule or by-law as at the signature date, and as amended or replaced from time to time.
- 2.5 Where any number of days is prescribed, such number shall exclude the first and include the last day, unless the last day falls on a Saturday, Sunday or public holiday in the Republic of South Africa, in which case the last day shall be the next succeeding day which is not a Saturday, Sunday or public holiday.
- 2.6 The use of the word "including" followed by a specific example/s shall not be construed as limiting the meaning of the general wording succeeding it and the *eiusdem generis* rule shall not be applied in the interpretation of such general wording or such specific example/s.



- 2.7 The expiration or termination of this agreement shall not affect those provisions of this agreement which expressly provide that they will operate after any such expiration or termination or which of necessity must continue to have effect after such expiration or termination, notwithstanding the fact that the clauses themselves do not expressly provide this.
- 2.8 In its interpretation, the *contra proferentem* rule of construction shall not apply (this agreement being the product of negotiations between the parties) nor shall this agreement be construed in favour of or against any party by reason of the extent to which any party or its professional advisors participated in the preparation of this agreement.

### 3 THE LEASE

The lessor hereby leases the premises to the lessee who hires the premises on the terms and conditions set out in this agreement, for occupation by the occupant, it being specifically recorded and notwithstanding anything to the contrary contained in this agreement, that the only persons who are mandated to negotiate, enter into, amend or otherwise agree the terms and conditions of this agreement are lessor and lessee provided that any terms and conditions which are specifically exercisable by the occupant in terms of this agreement, shall be so exercisable despite this clause 3.;

### 4 DURATION AND RENEWAL

- 4.1 This agreement shall commence on the commencement date and shall endure for the period as specified in item 3 of Schedule A as the initial lease period.
- 4.2 Upon the expiry of the initial lease period, the lessee shall have the option of renewing this agreement. The parties will agree on a market related rental for the premises however the annual escalation rate applicable during the secondary lease period shall be limited to headline inflation or the escalation rate applicable during the initial lease period, whichever is the greater;
- 4.3 All extensions to the lease period in this agreement, and any changes to the terms and conditions of lease during such extended period, shall be concluded in writing and signed

by the parties prior to the termination date or expiry of any extended period, as the case may be.

## **5 THE RENTAL**

- 5.1 During the initial lease period, with effect from the commencement date, the monthly rental payable by the lessee to the lessor shall be as specified in Schedule B.
- 5.2 The lease commences with the commencement rental where after the rental shall escalate each year, on each adjustment date, in accordance with the compounded escalation rate as set out in item 9 on Schedule A.
- 5.3 The lessor warrants that the space and parking leased is/are as indicated in the Schedule B. Should it be discovered that the space or parking provided is/are lesser, any amount paid for the non-existent space and/or parking will be recovered as per clause 10.
- 5.4 For leases longer than five (5) years, the rate or tariff agreed between the parties shall be subject to review after the expiry of the fifth year (i.e. de-escalation). The object of the review will be to bring the rates in line with the market, should the parties not agree on the review rate or tariff (as provided in Schedule B), the matter will be resolved as per the Dispute resolution clause beneath.
- 5.5 The rental shall be paid by the lessee to the lessor, monthly in advance on or before the 7th (seventh) day of each and every month.
- 5.6 All payments made by the lessee to the lessor in terms of this agreement, shall be effected by electronic payment directly into the lessor's nominated bank account.
- 5.7 The parties agree that all rentals payable in terms of this agreement shall include VAT where such tax is payable. The lessor shall specify such tax for record and tax purposes separately from the basic rental.
- 5.8 The lessee undertakes to pay all VAT, at the standard rate applicable from time to time, leviable on any amounts payable by the lessee in terms of this agreement.



- 5.9 The lessor shall be liable to pay all rates, taxes, other regulatory amounts and levies in respect of the premises to the relevant authority as well as any expenses and increases.

## **6 USE OF THE PREMISES**

- 6.1 The lessee records that she/he will use the premises for the purpose specified in item 5 of Schedule A and for any legitimate Government purpose. Where the lessee uses the premises for a purpose other than its intended purpose, the onus shall rest on the lessee to obtain and maintain all necessary permits and/or consents for the use of the premises for that purpose.
- 6.2 The lessor hereby warrants and undertakes that the premises are fit for use for the purpose set out in item 5 of Schedule A.
- 6.3 The lessor shall be obliged to obtain such consents and authorisations (excluding trade and other licences) as may be required by competent authorities or title conditions to enable the lessee to use the premises for the purpose referred to in 6.1.

## **7 OCCUPATION OF THE PREMISES**

The lessor warrants the lessee's right to free and undisturbed possession of the premises from the commencement date until termination of this agreement, subject thereto that any delay in taking possession due to avoidable actions or omissions of the lessee, shall not be regarded as a delay on the part of the lessor. The date of occupation shall be the date on which the lessee occupies the premises, which shall also be the date of commencement of the lease

## **8 CONDITION OF THE PREMISES AT THE COMMENCEMENT DATE AND AT THE TERMINATION DATE**

- 8.1 Schedule C contains details of the installations required by the lessee, the party responsible for effecting those installations and the party who bears the costs in respect thereof. Schedule C also contains the obligations, if any, of the lessee in regard to the removal thereof on termination of this agreement. To the extent that any party does not



make the installations listed opposite its name in Schedule C, either of the other parties may have such installations made at the reasonable cost thereof and the party which was responsible for such installation shall become liable for such reasonable amount;

- 8.2 In compliance with the National Building Regulations and Building Standards Act (Act 103 of 1977) as amended, and the Occupational Health and Safety Act (Act 85 of 1993) as amended, and /or any other applicable legislation, the Landlord shall provide the Lessee with the following Certificates of Compliance, where applicable, in respect of the following equipment, prior to occupation of the premises. The lessee shall in writing accept that the lessor has complied with terms of the agreement and that the building is ready and available and ready for use.

Lifts

Electrical Certificate

Firefighting equipment

Gas Installation

Glass certificate

Air-Conditioning Units

- 8.3 The lessee shall, within 30 days of occupation of the premises, furnish the lessor with three (3) dates and times, which dates must be within twenty-one (21) days of occupation, to convene a meeting to inspect the premises. The lessor shall accept a date, from those furnished, that is suitable to him. At such meeting the parties, including the occupant, shall jointly inspect the premises, so as to ascertain any damage or defect in the premises and the general condition of the premises and to record them in a list which all three parties shall sign.
- 8.4 The lessor shall within thirty (30) days of such inspection (or such longer period as may be reasonably necessary to repair the defects) repair the defect(s).
- 8.5 The lessor shall furnish dates and times at least fourteen working (14) days prior to the termination of the agreement for the inspection of the premises after termination of the



agreement. Within 14 days after the expiry of this agreement, the lessor shall ensure that the following lists are compiled and delivered to the lessee:

8.5.1 A list of all the items where the parties agree that such items are damaged or defective and that the lessee is liable; and

8.5.2 A list of the items, which are damaged or defective and which in the opinion of the lessor the lessee is liable for, whereas the lessee denies liability.

8.6 The items recorded in the list contemplated in clause 0 shall be replaced as per agreement between the parties. Should the parties fail to reach such an agreement within seven (7) days from the date of delivery of the lists to the lessee, the dispute may by agreement between the parties be referred to an independent professional who shall act as a mediator in an attempt to resolve the dispute.

## 9 FIXTURES

The parties agree that for the purposes of the interpretation of this clause and of this agreement, fixtures shall refer to movable or immovable fittings installed by the lessee and required for its purposes, such as computer cables and telephone systems. The lessee shall be entitled, at its expense and with the written consent of the lessor, which consent shall not be unreasonably withheld (alternatively, as arranged in Schedule C), to install fixtures (which shall remain the property of the lessee) on the premises; provided that, after the termination of this agreement:

9.1 fixtures may be removed by the lessee on condition that the premises are restored to the condition in which they were before the installation of the fixtures, fair wear and tear excepted; or

9.2 Should the lessee fail or neglect to remove the fixtures and restore the premises in a substantially similar condition it was on commencement, fair wear and tear excepted, the lessor can remove the fixtures and recover the reasonable costs thereof from the lessee.

## 10 EXPENSES, MAINTENANCE AND REPAIRS

- 10.1 Subject to 10.3 below, the lessor shall be responsible for and pay all and any expenses in respect of the premises.
- 10.2 The lessor shall be responsible for contracting with the suppliers of utilities to the premises referred to in this clause 10.1 above and shall be directly responsible for payment of these charges and any connection fees and deposits in respect thereof.
- 10.3 The lessee shall be responsible for and will pay the cost of all electricity, water and/or sewerage consumed on the premises for the duration of this agreement. Electricity and/or water and/or sewerage consumed shall be charged according to the relevant meter reading, provided that the consumption of water, electricity and sewerage in the premises shall be proved *prima facie* by reading of meters or sub-meters and recording same. The lessor shall be responsible for contracting with the suppliers of utilities to the premises referred to in this clause and shall be directly responsible for payment of these charges and any connection fees and deposits in respect thereof.
- 10.4 In the event of the premises being a portion of a building and it consequently being necessary to determine the lessee's *pro rata* share in respect of maintenance or consumption of necessary services, the *pro rata* share of the lessee, for the purpose of this agreement, shall be determined by calculating the area of the premises as a fraction of the total area of the building.
- 10.5 Should the lessor fail to pay expenses or to undertake repairs for which the lessor is liable in terms of this agreement, the lessee may remind the lessor in writing, and should the lessor still be in default 30 days after receipt of such reminder (or such longer period which the parties may have agreed upon) the lessee shall be entitled to demand specific performance or to pay such expenses or to undertake such repairs (if and to the extent agreed between the parties) and to recover the amounts thus disbursed from the rental due to the lessor by set off (if and to the extent agreed between the parties) or by legal action. Where the lessee has to attend to the repairs, the lessee will be entitled, but not obliged, to use the Landlord's contractors. A certificate by the lessee of such expenses shall be *prima facie* proof thereof.





10.6 The lessee will also be entitled to recover any undisputed amount overpaid to the lessor in terms of this agreement as per the provision of 10.5.

## 11 OBLIGATIONS OF THE LESSOR

In addition to any other obligations contained in this agreement, the lessor shall be responsible for:

11.1 The payment of assessment rates, taxes and fixed municipal levies;

11.2 Insuring the building as provided for in clause 13 below;

11.3 Installation and maintenance of mechanical and fire services equipment, including fire detection equipment, fair wear and tear excepted, as further stipulated in clause 14 hereof;

11.4 Landscape maintenance of the premises, if applicable;

11.5 Providing, at the lessor's expense, all electric, fluorescent, and incandescent light bulbs required in the premises;

11.6 Maintenance of, and for all repairs and replacements becoming necessary from time to time in or to, the roofs and outside walls of the buildings including the maintenance and repair of the structure of the buildings, and all systems, works and installations contained therein;

11.7 Maintaining in good order and condition the exterior, roof, gutters and down-pipes of the premises and shall make good any structural defects, other than damage caused by the lessee;

11.8 Normal maintenance and repairs (including painting) of both the exterior and interior of the premises, including the cleaning of the exterior of the premises as well as windows, in a high rise building;

11.9 Operation (including maintenance and repairs) of the air-conditioning system and the lifts during normal office hours or during such times as may be agreed upon;

- 11.10 Water and electricity consumption to the extent that these are not separately metered for the lessee;
- 11.11 Municipal rates (existing and future) levied on ownership (including rates increases);
- 11.12 Installation and maintenance of the fire extinguishing and fire detection equipment as stipulated in clause 14; and
- 11.13 Replacement of floor covering (carpeting etc.) at the expiry of their agreed lifetime which in the case of carpeting is 5 years from the date of installation;
- 11.14 Submission of valid annual tax certificate/sustain CSD compliance throughout the lease;
- 11.15 Compliance with Occupational Health and Safety and Act (Act No. 85 of 1993);
- 11.16 Compliance with Department of Labour's applicable standards annually – Certification of Occupation;
- 11.17 Quarterly fumigation of the premises. Without prejudice to any rights and/or remedies available to the lessor in terms of this agreement, where any losses, expenses, costs, damages or breakages are attributable to any act or omission of the lessee and/or negligence or wilful intent of the lessee, the lessor shall be entitled to attend to the necessary and recover the reasonable cost thereof from the lessee.
- 11.18 Should the Lessee/occupant be deprived of the full use and enjoyment of the premises through acts or omissions of the lessor e.g. non-functioning air conditioning system, lifts, water shortage etc, the lessee will be entitled to a pro rata reduction in the rental amount.

## **12 OBLIGATIONS OF THE LESSEE**

In addition to any other obligations contained in this agreement, the lessee shall:

- 12.1 Not use the premises or allow them to be used, in whole or part, for any purpose other than that of the business;
- 12.2 Take good and proper care of the interior of the buildings;



- 12.3 Be responsible for all reasonable security, manned or otherwise, necessary to protect the premises;
- 12.4 Not cause or commit any unreasonable nuisance on the premises or cause any annoyance or discomfort to neighbours or the public;
- 12.5 Not unreasonably leave refuse or allow it to accumulate in or about the premises;
- 12.6 Refrain from interfering with the electrical, plumbing, or gas installations or systems serving the premises;
- 12.7 Take all reasonable measures to prevent blockages and obstructions from occurring in drains, sewerage pipes and water pipes serving the premises;
- 12.8 At all times comply with any law, by-law or regulation of the local authority relating to the conduct of its business at the premises and also with the conditions of the title deed under which the premises are held by the lessor;
- 12.9 Not be permitted to place such electrical or other signage on the exterior of the premises without the prior written consent of the lessor;
- 12.10 Forthwith disclose in writing to the lessor details of any act, matter or thing, stored or carried out upon the premises which may affect, vitiate or endanger the fire insurance policy in respect of the property or which may result in an increase of the fire insurance premium;
- 12.11 Undertake domestic cleaning of the interior of the premises, including domestic services such as the provision of toilet paper, soap, towels, etc.; excluding common areas;
- 12.12 Be responsible for the costs of water, electricity and sewerage consumption to the extent that these are separately metered as fully set out in clause 10 above; and
- 12.13 Be responsible for the costs of refuse removal and sanitary services.



### **13 INSURANCE**

- 13.1 The lessor shall comprehensively insure the property and the building, and the lessor's fittings at its replacement value, at the lessor's own risk and cost.
- 13.2 The lessee and the occupant may not after the commencement of the lease do, or allow anything that is contrary to the provisions of the insurance policy, which will cause an increase in the premiums of any insurance policy held by the lessor over the property, provided that the conditions of the insurance policy will be communicated in writing to the lessee from time to time.
- 13.3 Should the lessee knowingly do or cause to be done anything that causes an increase in the premiums of such insurance policy, the lessee will be liable for the increase in the premiums occasioned by the actions of the lessee. The lessor shall furnish to the lessee proof from the insurer of such increase before any payment shall be due from the lessee.
- 13.4 The lessor shall not be liable for any damage which the lessee may suffer as a consequence of rain, wind, hail, lightning, fire, earthquake, storm, riots, strikes, actions by enemies of the State or in consequence of the interruption of any facility or service supplies to the premises by third parties, unless such damage could have reasonably been prevented by the lessor.
- 13.5 The lessor shall not be liable for any accident, injury or damage incurred by the lessee, his employees, agents or visitors, in or near the premises, unless this could have reasonably been prevented on the part of the lessor.

### **14 FIRE FIGHTING EQUIPMENT AND LIFTS**

- 14.1 The lessor shall be obliged to install, maintain and operate on the premises fire extinguishing and fire detection equipment complying with the National Building Regulations and Building Standards Act (Act No. 103 of 1977) as amended, and/or any other applicable legislation.
- 14.2 The lessor shall be obliged to maintain the lifts and ensure that regular checks are done in accordance with the Occupational Health and Safety Act (Act No. 85 of 1993) as amended and /or any other applicable legislation.



14.3 The lessor shall provide the lessee with quarterly reports of regular checks done on the fire extinguishers and lifts to ensure safety and security of the occupants of the premises.

## **15 ALTERATIONS, ADDITIONS AND IMPROVEMENTS**

15.1 The lessee shall not make any alterations or additions to any of the buildings, the premises or any part thereof, without the lessor's prior written consent, but the lessor shall not withhold its consent unreasonably to any such alteration or addition. In the event that the lessee does make any such prohibited alterations or additions, it is agreed between the parties that such alterations and/or additions shall become an immovable part of the respective building or premises to which it is made and shall thus be owned by the lessor who shall not be obliged to compensate the lessee in respect of such alterations and/or additions. Where the lessee has given its prior written consent to any alteration or addition and such alteration or addition has become an immovable part of the building or premises and has added value to the building or premises, the lessor shall not be obliged to compensate the lessee in respect thereof unless otherwise agreed between the parties prior to such alteration or addition being made.

15.2 Notwithstanding the aforesaid, the lessee shall be entitled to make any non- structural alterations or additions to the interior of the premises without the lessor's prior written consent, provided that the lessee may, on the expiration of this agreement, remove such non-structural alterations or additions as it may have made, provided that simultaneously with any such removal, it reinstates the premises or part of the premises in question, at the lessee's cost, to their same condition (fair, wear and tear excepted) as they were in prior to the carrying out of such alterations or additions.

## **16 DAMAGE TO OR DESTRUCTION OF THE PREMISES**

16.1 In the event of the premises being destroyed and therefore rendered totally unfit for occupation, this agreement shall be terminated automatically unless the destruction of the premises is due to the wilful intent or negligence of the lessee and/or occupant.

16.2 In the event of the premises being damaged and remaining partially suitable for the purposes of the lessee, the parties shall be entitled to terminate this agreement by thirty



(30) days' notice in writing given to the other party within thirty (30) days after such destruction or damage.

16.3 Should no notice in terms of 16.2 above be given, then this agreement shall continue and the lessor shall be obliged to proceed expeditiously with the work of rebuilding the premises. Should the parties continue with the agreement, the lessee shall be entitled to a reduction in rental to the extent to which the lessee is deprived of the full and beneficial use and occupation of the premises until such time as the premises have been rebuilt or re-instated.

16.4 Should there be any dispute as to the extent to which the premises have been damaged and/or the extent to which the premises are unfit for occupation and capable of being used for the purpose for which they are let, the dispute shall be referred to an expert, who shall act as an expert and not as an arbitrator, and whose decision shall be final and binding on the parties. The parties shall jointly agree on who the expert shall be, failing which the expert shall be appointed by the chairperson of the Law Society of South Africa or his delegate.

## **17 BREACH**

17.1 Subject to any specific provision in this agreement to the contrary, should;

17.1.1. the rental or any other amount payable by the lessee in terms of this agreement not be paid by due date or should the lessee commit or suffer or permit the commission of any breach of any of the remaining conditions of this agreement and fail to pay such rental or amount or to remedy such breach within 30 (thirty) days after receipt of written notice by the lessor requiring it to do so, or such longer period as may be reasonable in the circumstances,

17.1.2. subject to due process of law, the lessor shall be entitled to claim specific performance, cancel this agreement and retake possession of the premises (without prejudice to any of its other rights under this agreement or at all) and /or claim damages.



17.1.3. should the lessor and subsequent to an alleged breach by lessee or expiry of the lease, disturb the peaceful possession of the premises by the lessee without following due process of law and thereby disrupt government services, the lessor will be liable to compensate the lessee and occupant. The parties hereby agree that the compensation payable for each day of disruption will be the equivalent of a total monthly rental last payable in terms of this lease i.e. 2 days of disturbance/disruption the compensation is the equivalent of 2 monthly rentals. This clause does not limit or preclude the lessee or occupant's common law delictual rights and remedy should the actual loss suffered be more than the compensation provided for in this clause,

17.1.4 in addition to the ordinary factors which affect the validity of a contract, the parties agree that any unlawful act committed by the lessor which was material in the conclusion the contract will impair the validity of this contract warranting the lessee to terminate this agreement.

17.2 Should either party breach any obligations in terms of this agreement and fail to remedy such breach within 30 (thirty) days of written demand from the aggrieved party to do so, or such longer period as may be reasonable in the circumstances, the aggrieved party shall be entitled to cancel this agreement or claim specific performance, in either case, without prejudice to the aggrieved party's rights to claim damages from the offending party.

## **18 MANAGEMENT RULES**

The lessee shall comply with all management rules as may be prescribed by the lessor from time to time provided that they are fair, reasonable and justifiable.

## **19 LESSORS RIGHT OF ENTRY AND CARRYING OUT OF WORKS**

The lessor's representatives, agents, servants and contractors may at reasonable times and on reasonable notice (save for the in the event of an emergency), without thereby giving rise to any claim or right of action on the part of the lessee or the occupant of the property or any part thereof, enter the property or any of the buildings in order to inspect



them, to carry out any necessary repairs, replacements, or other works, or to perform any other lawful function in the *bona fide* interests of the lessor or the lessee or the occupant, but the lessor shall ensure that this right is exercised with due regard for and a minimum of interference with the beneficial enjoyment of the property by those in occupation thereof, and provided further that such rights will be exercised subject to the lessee's specific security requirements relating to the physical security of the property.

## **20 CESSION, ASSIGNMENT AND SUB-LETTING**

The lessee shall not, except with the prior written consent of the lessor, which shall not be unreasonably withheld:

- 20.1 cede or assign all or any of the rights and obligations of the lessee under this agreement; or
- 20.2 sublet the premises in whole or in part; or
- 20.3 give up possession of the premises or any portion thereof to any third party.

## **21 NON-WAIVER**

- 21.1 Neither party shall be regarded as having waived, or been precluded in any way from exercising, any right under or arising from this agreement by reason of such party having at any time granted any extension of time for or having shown any indulgence to the other party with reference to any payment or performance hereunder, or having failed to enforce, or delayed in the enforcement of any right of action against the other party.
- 21.2 The failure of either party to comply with any non-material provision of this agreement shall not excuse the other parties from performing their obligations hereunder fully and timeously.

## **22 RIGHT OF FIRST REFUSAL**

- 22.1 The Lessor hereby grants to the Lessee and the Lessee hereby accepts the right of first refusal to purchase the property.





22.2 Pursuant to the right granted by the Lessor in favour of the Lessee in 22.1, the Lessor shall not dispose of any part or whole of the property at any time except in accordance with the following circumstances;

22.2.1 if the Lessor intends to so dispose, the Lessor shall deliver to the Lessee a written notice offering ("the offer notice") so to dispose, to the Lessee at a consideration (which shall sound in money in South African currency) and on such terms as may be stipulated in the offer notice; and

22.2.2 the Lessee may, at any time within 60 days after the receipt of the offer notice, accept it by giving written notice to the Lessor to that effect.

22.3 If the Lessee does not accept the offer within the aforesaid period, the Lessor may dispose of the property on terms no more favourable than the terms contained in the offer notice within a period of 90 (ninety) days after the Lessee has rejected the offer, whereafter the Lessor shall again be obliged to follow the procedure in clause.

22.4 Should the Lessee not exercise its right of first refusal in relation to the property or in relation to any rights thereto or pursuant thereto, the relevant acquirer shall acquire the property free of the right of first refusal contained in this clause.

## 23 SALE OF PREMISES

23.1 Transfer of the ownership of premises from the Lessor to a third party pursuant to a sale thereof shall not in any way affect the validity of this agreement. It shall accordingly, upon registration of transfer of the premises into the name of the purchaser, remain of full force and effect save that the purchaser shall be substituted as Lessor and acquire all rights and be liable to fulfil all the obligations which the Lessor, as the Lessor, enjoyed against or was liable to fulfil in favour of the Lessee in terms of the this agreement.

23.2 Nothing shall prevent the Lessor from advertising the premises as "for sale" or as "to let" as long as it does not disturb the Lessee in its use and enjoyment of the premises and any activities which the Lessor undertakes are undertaken on reasonable notice to the occupant.



## 24 WHOLE AGREEMENT

- 24.1 This is the entire agreement between the parties inclusive of all bid/tender documents.
- 24.2 Neither party relies, in entering into this agreement, on any warranties, representations, disclosures or expressions of opinion, which have not been incorporated into this agreement as warranties or undertakings.
- 24.3 No variation, alteration, or consensual cancellation of this agreement shall be of any force or effect unless reduced to writing and signed by the duly authorised representatives of both parties.

## 25 DOMICILIUM CITANDI ET EXECUTANDI

- 25.1 The parties respectively choose as *domicilium citandi et executandi* and as the address for the serving of notices the address appearing underneath their names in Schedule A (and the lessor is explicitly barred from serving such notices on officials and offices in the Regions/Provinces).
- 25.2 Any notice given by one of the parties to the other ("the addressee") which:
- 26.2.1 is delivered by hand to a responsible person during ordinary business hours at the physical address chosen as the addressee's *domicilium citandi et executandi* shall be deemed to have been received by the addressee on the date of the delivery, unless the contrary is proved;
  - 26.2.2 is posted by prepaid registered post from an address within the Republic of South Africa to the addressee at the addressee's *domicilium citandi et executandi*, shall be deemed to have been received by the addressee on the tenth (10<sup>th</sup>) business day of the date of posting unless the contrary is proved; or
  - 26.2.3 is emailed to the chosen email address, during ordinary business hours shall be presumed to have been received by the addressee at the time of transmission of the email, alternatively, if not emailed during normal business hours then at twelve o' clock on the 1<sup>st</sup> business day following the day on which it was emailed.



- 25.3 Either party shall be entitled, on 14 days' notice to the other, to change the address of his *domicilium citandi et executandi*.

## 26 WARRANTY OF AUTHORITY

The parties hereby warrant that each of them has the power, authority and legal right to sign and perform this agreement and that this agreement has been duly authorised by all necessary actions of its directors, to the extent applicable, and constitutes a valid and binding obligation on it in accordance with the terms thereof.

## 27 SEVERABILITY

Any provision in this agreement which is or may become illegal, invalid or unenforceable in any jurisdiction affected by this agreement shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability and shall be treated *pro non scripto* and severed from the balance of this agreement, without invalidating the remaining provisions of this agreement or affecting the validity or enforceability of such provision in any other jurisdiction.

## 27. SUSPENSIVE CONDITION

Where the standard Tenant Installation allowance by the Lessor is not sufficient to cover all the required Tenant Installation, this lease contract is subject to the availability of the necessary additional funds/budget on the part of the lessee.

## 28. DISPUTE RESOLUTION

In the event of a dispute, disagreement or claim arise between the parties (called hereafter "the dispute") connected with or concerning this Agreement, the parties shall first endeavour to resolve the dispute by negotiation in good faith. This entails that the one party invites the other in writing to a meeting in an attempt to resolve the dispute within 7 (seven) days from date of the written invitation.

If the dispute has not been resolved by such negotiation, the parties shall submit the dispute to mediation to be administered by a property specialist or lawyer nominated by



the parties by agreement or alternatively by the relevant professional body of property specialist or Law Society or Bar Council.

Should the parties fail to resolve the dispute through negotiation and/or mediation, the dispute shall be referred to arbitration, only if the parties agree thereto, in which event the arbitration clause hereunder shall apply.

## 29. ARBITRATION

If either Party to this Agreement is unwilling to accept mediation or is unwilling to accept the opinion expressed by the mediator, then either Party may require that the dispute be referred to arbitration.

The dispute will be referred to Arbitration by written notice delivered to the other, within 20 days of the declaration of the dispute if there is no mediation or within 20 days of the issue of the mediator's opinion if mediation takes place.

Such arbitrator shall be selected by agreement between the Parties, or if no agreement is reached after 10 days from deliberation on the identity of the Arbitrator; it is agreed that the arbitrator will be nominated on request of either of the party by the president of the Arbitration Foundation of South Africa, or its successor-in-title.

The arbitrator shall have power to open up, review and revise any certificate, opinion, decision, requisition or notice relating to all matters in dispute submitted to him and to determine all such matters in the same manner as if no such certificate, opinion, decision, requisition or notice had been issued. The arbitrator shall be entitled to make award, including an award for specific performance, an interdict, damages or otherwise as he in his discretion may deem fit and appropriate.

If a request is made by the arbitrator for a document or any item to be submitted, such document or item must be submitted within ten (10) days of the request.

The arbitration shall be conducted in the English language at \_\_\_\_\_ or such other place as the Parties may agree on in writing.



The costs of and incidental to the award shall be in the discretion of the arbitrator, who may determine the amount of the costs, and shall direct by whom and to whom and in what manner they shall be borne and paid.

The award of the arbitrator shall be final and binding on the Parties though subject to review on any of the usual grounds for review. Any Party shall be entitled to apply to the Courts to have such award made an order of court if the party concerned fails to heed to the terms of the award. Nothing in this clause shall prevent either Party seeking urgent relief in the High Court of South Africa and for this purpose, the Parties consent to the exclusive jurisdiction of the High Court of South Africa.

SIGNED AT..... ON THIS THE .....DAY OF..... 20....

#### WITNESSES

1. ....  
FULL NAME AND SIGNATURE

2. ....  
FULL NAME AND SIGNATURE

.....  
SIGNATURE OF LESSOR / REPRESENTATIVE

.....  
FULL NAMES

Duly authorised as per attached resolution.



SIGNED AT..... ON THIS THE .....DAY OF..... 20....

### WITNESSES

1. ....  
FULL NAME AND SIGNATURE

2. ....  
FULL NAME AND SIGNATURE

### SIGNATURE OF LESSEE / REPRESENTATIVE

.....  
FULL NAMES

.....  
CAPACITY

Duly authorised as per Departmental delegation dated .....

SIGNED AT..... ON THIS THE .....DAY OF..... 20....

### SIGNATURE OF OCCUPANT

.....  
FULL NAME

.....  
CAPACITY

Duly authorised as per Departmental delegation dated .....



## SCHEDULE C

The lessor shall issue relevant Certificates of Compliance before occupation of the premises, failing which the occupant is not obliged to take occupation of the premises and the Lessee is not obliged to pay any rental amounts.

### SCHEDULE C1: TENANT INSTALLATIONS

|  |          |          |   |
|--|----------|----------|---|
| Space planning and refurbishing requirements / needs   | Landlord | Landlord | Upon signing of lease agreement and before date of occupation |
| Project Execution Plan   | Landlord | Landlord | Before date of occupation                                     |
| Installation of air-conditioning (system or split unit) or Repair of the existing one to excellent functioning condition | Landlord | Landlord | Before date of occupation                                     |
| Installation of the disability toilet to comply with Occupation Health and Safety requirements                           | Landlord | Landlord | Before date of occupation                                     |
| Installation of fire equipment and maintenance   | Landlord | Landlord | Before date of occupation                                     |
| Installation of carpets / ceramic tiles in some offices and installation of ceramic tiles in all common areas            | Landlord | Landlord | Before date of occupation                                     |
| Install ramps for people with disabilities / upgrade ablution facilities   | Landlord | Landlord | Before date of occupation                                     |
| Install blinds and maintenance of blinds   | Landlord | Landlord | Before date of occupation                                     |
| Emergency assembly point needs to be provided and marked with signage  | Landlord | Landlord | Before date of occupation                                     |
| Standard plug point  | Landlord | Landlord | Before date of occupation                                     |

## SCHEDULE C2: FUNDED MAINTENANCE PLAN

| INSTALLATIONS:   | PARTY TO EFFECT: | PARTY TO PAY: | DATE OR FREQUENCY:                                 |
|--|------------------|---------------|--|
| Submission of funded Maintenance Plan. (Attached)<br>(As part of the Lease Agreement and initialled by Representatives of both Lessor and Lessee). | Landlord         | Landlord      | Before signing of the lease of the lease agreement |
| General maintenance of the building  | Landlord         | Landlord      | Before date of occupation                          |
| Ensure functional lifts  | Landlord         | Landlord      | Before date of occupation                          |
| Ensure that all roof leaks are repaired  | Landlord         | Landlord      | Before date of occupation                          |
| Replace or replace gutters and down pipes  | Landlord         | Landlord      | Before date of occupation                          |
| Replace emergency cases  | Landlord         | Landlord      | Before date of occupation                          |
| Replace lights and fittings (where necessary)  | Landlord         | Landlord      | Before date of occupation                          |
| Replace or repair ceiling  | Landlord         | Landlord      | Before date of occupation                          |
| Repair steps and stairs of emergency staircases  | Landlord         | Landlord      | Before date of occupation                          |
| Service Air conditioner  | Landlord         | Landlord      | Before date of occupation                          |



**SCHEDULE C3: UPGRADING PLAN**

| INSTALLATIONS: | PARTY TO EFFECT: | PARTY TO PAY: | DATE OR FREQUENCY: |
|----------------|------------------|---------------|--------------------|
|                |                  |               |                    |
|                |                  |               |                    |
|                |                  |               |                    |