

## 2. Description of Service/ product that needs to be provided.

Valuation of various properties (approximately 1500) for Eskom Real Estate in all provinces.

## 3. Motivation for the request

Enable Eskom Real Estate to provide asset management services in line with the objectives of GIAMA:

- Provide a uniform immovable asset management framework to promote accountability and transparency within government;
- Ensure effective immovable asset management within government;
- Ensure coordination of the use of immovable assets with service delivery objects of a national or provincial department and the efficient utilization of immovable assets;
- Optimize the cost-of-service delivery by -
  - ensuring accountability for capital and recurrent works;
  - the acquisition, reuse and disposal of an immovable asset;
  - the maintenance of existing immovable assets;
  - protecting the environment and the cultural and historic heritage; and
  - improving health and safety in the working environment.

## 1. SUPPORTING CLAUSES

### 1.1 SCOPE

Provide valuation of various properties for Eskom Real Estate in all provinces as and when required. The valuation report should always comply with the current standards as laid down by the International Valuation Standards Committee and the South African Council for the Property Valuers Profession. The valuation report should always comply with the current standards as laid down by the International Valuation Standards Committee and the South African Council for the Property Valuers Profession and included but not limited to the following:

- Introduction
- Aerial Photograph
- Title deed information
- Lease information
- Local, provincial, and central government information
- Valuation approach
- Market interference
- Motivation
- Calculations
- Conclusion
- General comments
- The Risk profile (e.g. OHS, general risks and environmental aspects) of the property
- Images of the improvements and all defects
- Any other additional information about the property that may be deemed necessary for the report.

#### 1.1.1 Purpose

Eskom has acquired properties around South Africa in various provinces. These properties serve a critical role in the Generation, National Transmission and Distribution of electricity. Eskom Real Estate (ERE) provides real estate strategic solutions and services for all noncore Eskom owned and leased land and properties. The strategic direction and service provision of ERE are in alignment with Eskom's turnaround strategy to optimize, stabilize and grow Eskom. Property valuation services are central to the functioning of this department and achieving its goals. Guided by the prescripts of Government Immovable Asset Management Act (GIAMA), Eskom Real Estate realizes the needs for an improved asset management practice which are guided by the GIAMA objectives. The Service is to provide valuation of various properties for Eskom Real Estate in all provinces as and when required. The valuation report should always comply with the current standards as laid down by the International Valuation Standards Committee and the South African Council for the Property Valuers Profession.

## 1.1.2 Applicability

Eskom Real Estate: Portfolio Management and Land Disposal and Acquisition Manager will provide access to facilities as and when required for the period of three (3) years.

**Controlled Disclosure:** Controlled Disclosure to external parties (either enforced by law, or discretionary).

## 1.2 ABBREVIATIONS

The following abbreviations are used in this Service Information:

Abbreviation	Meaning given to the abbreviation
QM	Quality Management
ERE	Eskom Real Estate
SDL& I	Supplier Development Localisation and Industrialisation
SHE	Safety, Health, and Environment
SACPVP	South African Council for the Property Valuers Profession
TSC	Term Service Contract
PPE	Personal Protective Equipment

## 2. TENDER TECHNICAL EVALUATION STRATEGY

### 2.1 MANDATORY TECHNICAL EVALUATION CRITERIA (GATE KEEPER)

The following gatekeeper will apply:

- The professional valuer/ Professional Associated Valuer without restrictions should hold 50% of Directorship in the company.
- Valid proof of Registration with South African Council for the Property Valuers Profession (SACPVP) a statutory body established in terms of the Property Valuers Profession Act, 2000 (Act no.23 of 2000) SA Property Valuers Association (Valid certificate) should be under mandatory requirements.

### 2.2 TECHNICAL EVALUATION THRESHOLD

Mandatory Technical Evaluation Criteria (gatekeepers) are 'must meet' criteria. These criteria shall not be weighted or point scored but shall be assessed on a Yes/No basis as to whether or not the criteria are met. An assessment of 'No' against any criterion shall technically disqualify the tenderer and shall not be further evaluated against Qualitative Criteria.

Qualitative Technical Evaluation Criteria are weighted evaluation criteria used to identify the highest technically ranked tenderer after determining that all the Mandatory Evaluation Criteria have been met. The Qualitative Evaluation Criteria are weighted to reflect the relevant importance of each criterion. **The minimum weighted final score (threshold) required for a tender to be considered from a technical perspective is 70%.**



	<p><b>Note: failure to attach cvs and professional registration with the SACPVP will result in the bidder forfeiting points</b></p>			<p>No provision of qualifications: National Diploma in Real Estate Specialising in Property Valuation or Higher (Equivalent Built Environment qualification but registered as a Professional Valuer) = 0%</p>
		<p>Provide proof of years' experience as a Professional Property Valuer or professional associated valuer without restriction (Attach CV, Five Years or More)</p>	<p>20%</p>	<p>Registered Professional Property Valuers or Professional Associated Valuer – more than five (5) years' experience in property valuation = 20%</p> <p>Registered Professional Property Valuers or Professional Associated Valuer – with at least 3 -5 years' experience in property valuation = 10%</p> <p>Professional Property Valuer/s or Professional Associated Valuer/s – with less than 3 years' experience = 0%</p>
			<p>40%</p>	
			<p>100%</p>	

**Additional Notes for End-user: -**

- Non-compulsory clarification meeting
- The valuation report must be signed off by a registered Professional Valuer/Professional Associated Valuer without restrictions in good standing
- The valuer to avail themselves for any query for the validity of the valuation report/s from the date of submission (Twelve (12) months)
- Valuer to indicate/confirm the province they are based in
- Valuer can tender for any province/region they have footprint in
- Where valuer have footprint in other provinces and tendering for more than one province/ region, they must confirm the resource capacity to execute the works
- Where valuer have footprint in other provinces and tendering for more than one province/ region, they must provide the proof of address for that province/region which will be used as their base
- Where valuer have footprint in other provinces, charges will be based on that province/region and not the province where the valuer is based in
- Due to the evolving Eskom business requirements, areas provided are indicative pricing purposes and areas can be reduced or added to the scope of work.

