	INVESTMENT RECOVERY OFFER TO LEASE MWP1553DIS	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-75978567	Rev	1
		Effective Date	01 February 2021		
		Review Date	February 2023		

**INVITATION TO TENDER FOR THE LEASING OF ESKOM OWNED
AGRICULTURAL LAND LOCATED IN NORTHERN AND WESTERN CAPE, FREE
STATE AND GAUTENG PROVINCES**

TENDER ENQUIRY NUMBER: MWP1553DIS
CLOSING DATE: 01 SEPTEMBER 2022

Date: 5 August 2022

Enquiries:
Michael Taffa
☎ 011 – 800 3062

INVESTMENT RECOVERY SECTION

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

1. DESCRIPTION


Northern Cape: Portion of Portion 3 of farm Wagt en Bittje 5 (Hydra Tx Substation);

The Co-ordinates for Houses: Wagt en Bittje are -30.718723° and 24.090820°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Six (6) Houses and erven to be rented as a unit as is (Residential/Commercial)	2.0000 ha
TOTAL	2.0000 ha

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Western Cape: Erf 105 (Tulbach Road Tx Lines);

The Co-ordinates for farm: Erf 105 are -33.309221° and 19.095891°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Erf 105 Tulbach Road (Agricultural/Commercial)	15.1120 ha
TOTAL	15.1120 ha

Western Cape: Zuur-rug 207 Ptn 1 (Proteus Tx Substation);

The Co-ordinates for farm: Zuur-rug 207 are -34.107409° and 21.886715°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Zuur-rug 207 Ptn 1 (Agricultural)	220.6000 ha
TOTAL	220.6000 ha


Free State: Zaaiplaats 190 Ptns 2 and 3 (Mercury Tx Substation);

The Co-ordinates for farm: Zaaiplaats 190 are -27.006993° and 26.820427°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Zaaiplaats 190 Ptns 2, 3 (Agricultural)	195.1000 ha
TOTAL	195.1000 ha

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Gauteng: Milgate Agricultural Holdings Ptns 20, 21 and 22 (Demeter Tx Substation);

The Co-ordinates for farm: Milgate Agricultural Holdings are -25.989113° and 27.942954°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Milgate Agricultural Holdings Ptns 20, 21 and 22 (Residential/Agricultural)	12.7113 ha
TOTAL	12.7113 ha

Gauteng: Grootvaly Agricultural Holding Ptn 93 (Grootvaly Tx Lines);

The Co-ordinates for farm: Grootvaly Agricultural Holding are -26.256968° and 28.502946°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Grootvaly Agricultural Holding Ptn 93 (Residential/Agricultural)	2.6746 ha
TOTAL	2.6746 ha

Conditions:

The rental period is planned to run for 5 years.

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

The rental will escalate annually by 5%.


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

The land shall be utilized for as specified, whether for residential, commercial or general agricultural purposes only.

The lessor will not be responsible for the supply of water.

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

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

The Lessor will notify the Lessee in writing at least 4 (four) months prior to requiring the Lessee to vacate the withdrawn parts, to enable the Lessee to conduct the Lessee's operations in accordance therewith.

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

No hunting will be allowed on Eskom owned land.

No aviation (Helicopter) to be used for game count or other purposes over Eskom land. (Eskom might consider special grant for a once off annually. This will have to be applied for from us in writing and we will give written authorisation for such an exercise).

A specialist will give us a report on the carrying capacity of the leased agricultural land as required as it must not be overgrazed for the duration of the lease term.

The lease agreement will be terminated with a 4 (four) months' notice period should the land be required for expansion of Eskom network services (e.g., Substation or generating plant construction) or any other operational purposes (e.g., disposal).

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


NB: The land is leased with no infrastructure for irrigation purposes.

2. ENVIRONMENTAL REQUIREMENTS

Any environmental requirements indicated in the lease agreement must be addressed by the Lessee for his own account.

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3. INSPECTION AND VIEWING

Not applicable

4. SUBMISSION OF THE “OFFER TO LEASE”

Notes:

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

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

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

Or emailed to: **tenderoffice@eskom.co.za**

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

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

Please ensure that the fax subject line only contains the **(MWP1553DIS)** enquiry number as per heading and no other information.

Do not add any text to the subject line.

Do not add any space in-between the prefix and the enquiry number.

Ensure that the enquiry number is stipulated in the subject line on all faxes if multiple faxes are sent.


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

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

Requests for clarifications must be sent in writing to the respective rental officer at BosmanAM@eskom.co.za or TaffaMM@eskom.co.za

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

The closing date is **10:00am on 01 SEPTEMBER 2022**

ALL OFFERS TO LEASE ARE TREATED AS CONFIDENTIAL!

NO LATE OFFERS WILL BE ACCEPTED!

5. NOTES

☐ Please quote the tender enquiry number **(MWP1553DIS)** on all correspondence.

6. SCOPE OF WORK

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

NOTES


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

7. GUARANTEE / WARRANTY

Eskom Holdings SOC Limited gives no guarantee or warranty to the workability or condition of Portion of portion 3 Wagt en Bittje (6 houses and erven), Erf 105, Tulbach Road, Zuur-rug 207 Portion 1, Zaaiplaats 190 Portions 2 and 3, Milgate Agricultural Holdings 20, 21 and 22 or Grootvaly Agricultural Holding 93, than allow each tenderer to familiarize themselves at the site prior to tendering in terms of the Consumer Protection Act.

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8. OFFERS

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

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

Only the successful tenderer will be notified.

9. VARIATION

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


10. CRITERIA USED FOR EVALUATION OF OFFERS

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

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

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Yours Faithfully

Phuti Makweya

Manager: Land Acquisition and Management

Eskom Real Estate

ENQUIRY NO: (MWP1553DIS)

CLOSING DATE: 10:00 on 01 September 2022


CONTACT PERSON: Michael Taffa

Tel no: (011) 800 3062

Fax No: 086 556 3465

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Commercially required Returnable Documentation:


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

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

Item No.	Property Description	Extent (Hectares)	Offer Price
NORTHERN CAPE			
1	Portion of Portion 3 of farm Wagt en Bittje 5: Six (6) Houses and erven to be rented as a unit as is (Residential/Commercial)	2.0000 ha	
WESTERN CAPE			
2	Erf 105 Tulbach Road (Agricultural/Commercial)	11.5000 ha	
3	Zuur-rug 207 Ptn 1 (Agricultural)	220.6000 ha	
FREE STATE			
4	Zaaipplaats 190 Ptns 2, 3 (Agricultural)	195.1000 ha	
GAUTENG			
5	Milgate Agricultural Holdings Ptns 20, 21 and 22 (Residential/Agricultural)	12.7113 ha	
6	Grootvaly Agricultural Holding Ptn 93 (Residential/Agricultural)	2.6746 ha	

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OFFER SUBMITTED BY:

NAME (Print): **SIGNATURE:**

IDENTITY NUMBER: **DATE:**

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

E-Mail address:

MARITAL STATUS: PLEASE CIRCLE/TICK ONE OF THE BELOW

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


Spouse Details

NAME (Print): **SIGNATURE:**

IDENTITY NUMBER: **DATE:**

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

BUSINESS NAME:

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

ADDRESS:

.....

.....

POSTAL CODE:

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

TENDERER

DATE:

SPOUSE/WITNESS

DATE:

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

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