



GAUTENG PROVINCE

HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA

CLARITY TO QUESTIONS – Document 1

TENDER DESCRIPTION : APPOINTMENT OF SERVICE PROVIDERS TO A DEPARTMENTAL PANEL OF TURNKEY DEVELOPERS TO UNDERTAKE THE IMPLEMENTATION OF INTEGRATED RESIDENTIAL DEVELOPMENT (IRDP) PROJECTS ON LAND OWNED AND/ OR ACQUIRED BY THE DEPARTMENT FOR A PERIOD OF 36 MONTHS.

Tender No : HLA 4/2/4-2025/04

ADVERT DATE : 19 SEPTEMBER 2025

COMPULSORY SITE BRIEFING DATE : 01 OCTOBER 2025 @ 11:00

This document aims to clarify/ give answers to the questions asked by some of the bidders:

<u>Item No.</u>	<u>Question</u>	<u>Answer</u>
1	Will the R20 million required be used to procure initial services or to procure development finance. What is the logic behind the amount.	The purpose of the R20 million is to establish the capacity of a bidder to carry out a project without any financial constraints.
2	Does the requirements require a minimum of 8 on both GB and CE.	Yes
3	If a company submits as a single entity, will it be acceptable?	A single entity must have both CIDB grading of 8GB and 8CE, the CIDB grading must be in the bidding company's name, including appointment and reference letters, and all other mandatory requirements documents.
4	Will appointment letters for professionals be sufficient as proof of experience without being part of the Joint Venture.	No, all companies must be part of Joint Venture or Consortium.
5	If a company has 8GB and 6CE CIDB grading, will they qualify.	No, the grading for both 8GB and 8CE or higher and NHBRC Certificate.
6	For a calculated grading, the two companies in a Joint Venture must they both have 8GB and 8CE or not.	For a calculated grading a minimum must be 8GB and 8CE.
7	Would it be possible to have a contract with Town planners as consultants without being a Joint Venture.	Can not be used if they are not part of a JV Agreement or Consortium.
8	What criteria did the Department use in determining the minimum of R20 million as a guaranteed amount.	The department looked at the value of the project and then determined R20 million as guaranteed amount.
9	Is the Project a PPP project or part of the scope of work to raise funds.	It is not a PPP project.
10	Can contractors enter into different Joint Venture agreements with different companies submitting for the same tender.	No, that constitutes collusive bidding.

11	Can't we enter into Sub-consultants' agreements	Sub-consultants' documents will not be considered as part of the submission, only JV's and Consortiums will be acceptable.
12	Will it not be good if the contractors enter into the JV agreement but in respect of the Conveyancer, Town Planner and Professional Engineer, we submit their letter of intent and their companies' profiles to work under the JV in respect of Tender Number HLA 4/2/4-2025/04	This will not be accepted.
13	Could you consider the extension of the submission date to two weeks or later submission date?	There will be no extension of the closing date.
14	Will appointment letters and reference letters for professional consultants forming the JV be considered under experience of the bidder?	Yes, the letters will be considered.
15	Do we require a Joint BEEE, or would sworn affidavits suffice in the case of Joint Ventures?	BEEE Certificate is not Mandatory, it is an administration compliance.
16	How many companies will be considered to the Panel.	All bidders that met all the mandatory requirements and achieved a minimum of 85 points on functionality will form part of the panel.
17	Will sub-contracting appointments together with the main contractors' appointments be accepted?	Please referee to the terms of reference.
18	We have developed several portions on land covered by a single title deed. Can we submit the individual portions as individual projects even though the document states that each title deed will count as one project?	No, for the fact that several portions of land are covered by a single title deed that constitutes one project.
19	Can one do an Unincorporated JV – with a letter of Intent? When teaming up with a firm of developers, is it in order if they did not attend the briefing session, and sufficient that the consultant, like us, have:	Briefing session was not compulsory, anyone can bid. For letter of intent, we need the JV Agreement or Consortium.

