

	<b>Investment Recovery Offer to Purchase Template OLT2102294</b>	Template Identifier	240-75978567	Rev	2
		Effective Date	01 June 2021		
		Review Date	June 2024		

## INVITATION TO TENDER FOR THE LEASING OF ESKOM OWNED AGRICULTURAL LAND LOCATED IN EASTEN CAPE, GAUTENG AND WESTERN CAPE PROVINCES

**ENQUIRY NUMBER: OLT2102294**

**CLOSING DATE : 24 January 2024 @ 10.00 AM**

Issue Date:  
**16 JANUARY 2024**

Ref: **OLT2102294**

Enquiry:  
Name: Taki Kharivhe  
Tel: +27 11 800 6915  
Email: [kharivt@eskom.co.za](mailto:kharivt@eskom.co.za)

### INVESTMENT RECOVERY SECTION

TENDER ENQUIRY No. - **OLT2102294**

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. LAND DISCRIPTION

**Eastern Cape:** Portion 15 and 16 of farm 601 East London RD (Neptune Substation) located in Thorn Park outside of the CBD of East London town.  
Portion 9 Moddergat 152 located at next to R75 road leading to Jansenville. The land is situated about 15 km on the eastern side of Jansenville.

The Co-ordinates for farm 601 are: -32.899439° and 27.858255°  
The Co-ordinates for farm Moddergat are: -33.031133° and 24.814754°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Portion 15 of farm 601 East London RD	10 Ha
Portion 16 of farm 601 East London RD	18 Ha
Portion 9 Moddergat 152 Jansenville Rd	172,3929 Ha
<b>TOTAL</b>	

**Gauteng:**  
Holdings 20,21 ad 22 Millgate Agricultural Holdings near Diepsloot

The Co-ordinates for Millgate are -25.989107° and 27.942898°

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PROPERTY DESCRIPTION	EXTENT (HECTARES)
Holding 20, 21 and 22 Millgate AH	12,7013 Ha
<b>TOTAL</b>	

**Western Cape:**

Portion 1 of farm Zuur Rug 207 Mosselbay Rd located in Mosselbay  
Erf 885 Blackheath located at 5 Trafford Road

The Co-ordinates for Zuur-rug 207 are: -34.107432° and 21.886694°

The Co-ordinates for Erf 885, Blackheath are: -33.969630° and 18.700389°

PROPERTY DESCRIPTION	EXTENT (HECTARES)
Portion 1 of farm Zuur Rug 207 Mosselbay RD	223,4326 Ha
Erf 885 Blackheath	0,0324 Ha
<b>TOTAL</b>	

PROPERTY DESCRIPTION	EXTENT (HECTARES)
<b>TOTAL</b>	

**Conditions:**

Each of the above-mentioned farm parcels must be leased as one unit of land (for example, both Portions of Farm 601 must be leased as one unit).

The rental period is planned to run for 5 years.

The offer to lease must be an annual amount.

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

The rental will escalate annually by CPI.

The rental is required to be paid per annum in advance by electronic bank transfer or by debit order on a monthly basis.

The land shall be utilized for general agricultural purposes only except for Erf 885 Blackheath which can be utilized for business purposes.

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

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

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

The Lessor in its sole discretion reserve the right to cancel the whole or parts of this tender process.

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.

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Lessee is required to occupy the house and other buildings on the property were it is applicable. No hunting will be allowed on Eskom owned property (land). (Commercially)

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 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 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

N/A

## 3. INSPECTION AND VIEWING

Should you be interested in viewing the site or need more information you can contact Mike Taffa at +27 011 800 3062, or email [taffamm@eskom.co.za](mailto:taffamm@eskom.co.za) or alternatively you can contact Alan Bosman at [BosmanAM@eskom.co.za](mailto:BosmanAM@eskom.co.za)

## 4. SUBMISSION OF THE "OFFER TO LEASE AGRICULTURAL OR COMMERCIAL LAND AT VARIOUS SITES

Your quotation, as submitted by you on the "Offer to Purchase" document shall be marked, **Offer to Purchase Confidential Enquiry No. OLT2102294** and submitted as follows :

By Email to: [Informaltendering@eskom.co.za](mailto:Informaltendering@eskom.co.za)

**Please note the following rules with respect to online submission (Formal & Informal Tendering)**

- Please ensure that the email subject line only contains the OLT2102294 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 all files submitted is in a PDF format.
- Ensure that the enquiry number is stipulated in the subject line on all e-mails if multiple emails are sent.
- Ensure that you receive a confirmation email after submitting your documentation for Informal Tendering. Please follow up immediately via the email address of the respective asset disposal officer if you did not

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receive this.

- e. **Maximum attachment size per email is 10MB. It is the supplier's obligation to ensure that the attachments per email do not exceed this limit.**
- f. **Please note closing date and time on the RFQ. Your submission will not be evaluated if it is received after the closing date and time of the RFQ.**
- g. **All tender returnables/documentation must be submitted to [Informaltendering@eskom.co.za](mailto:Informaltendering@eskom.co.za) only. E-mails to any other address (except for clarifications) will not be accepted. Failure to comply these rules will result in your tender being disqualified.**

For commercial clarification send an email to [kharivt@eskom.co.za](mailto:kharivt@eskom.co.za)

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

The closing date is 10.00 AM on Wednesday, 24 January 2024

**ALL OFFERS TO LEASE ARE TREATED AS CONFIDENTIAL!  
NO LATE OFFERS WILL BE ACCEPTED!**

## 5. 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](mailto:TaffaMM@eskom.co.za) or Alan Bosman on 0832269589 email [BosmanAM@eskom.co.za](mailto:BosmanAM@eskom.co.za)

## STANDARD CONDITIONS OF TENDER

- Please quote the tender enquiry number on all correspondence.
- Please take note of the STANDARD CONDITIONS OF TENDER, (attached) noted in this letter and any amendments that accompany the TENDER ENQUIRY **OLT2102294**. The tenderer should understand that his / her signed Offer to Purchase serves as his legal agreement to the Standard conditions of tender.
- The Tender Data makes several references to the **Eskom Standard Conditions of Tender** and in those instances, the clause numbers are referenced hereunder. If the **Eskom Standard Conditions of Tender** is not attached to the **Invitation to Tender/Request for Proposal**; then the tenderers are required to download this from [www.eskom.co.za](http://www.eskom.co.za). The **“Tender Data”** as detailed herein shall take precedence over the **Standard Conditions of Tender** in the event of any ambiguity or inconsistency between the two documents.

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## 6. SCOPE OF WORK

Leasing of agricultural property and or commercial property owned by Eskom.

## 7. CRITERIA USED FOR EVALUATION OF OFFERS

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

<b>Evaluation Criteria</b>	<b>Weighting</b>
Financial – Best price	100%

## 8. TENDER RETURNABLES

The tenderer must submit the returnable set out hereunder as part of its tender at the stipulated deadline.

### **NOTE:**

**\* Returnable required at Tender closing (disqualifiable) - These returnable are required to be fully completed, signed (if required on the returnable) and submitted with the tender at Tender closing date and time. If not fully completed, signed (if required on the returnable) and/or submitted by tender closing the tender will be disqualified.**

**\*\* Returnable required at Tender closing. (Non-disqualifiable) – These returnable are also required to be fully completed, signed (if required on the returnable) and submitted with Tender at Tender closing date and time, however, if not submitted by Tender closing, the Disposal Officer will request in writing the outstanding returnable to be submitted within 5 working days. If the requested returnable are not fully completed, signed (if required on the returnable) and/or received by the Disposal Officer within 5 working days of the request; the tender will be disqualified.**

**# These returnable are mandatory for evaluation and therefore required at tender closing time and date. These will not be requested by the Procurement Practitioner; however the tenderer will not be disqualified but score zero.**

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Reference	Returnable From Suppliers	Returnable required at Tender closing (disqualifiable)*	Returnable required at Tender closing. (Non-disqualifiable) **	Returnable required prior to Contract Award
<b>Annexure A</b>	Acknowledgement Form		✓	
<b>Annexure B</b>	SBD 4 – Bidders Disclosure		✓	
<b>Additional Documents required in event of JV:-</b>	Letter of intent to form a JV/consortium or Valid joint venture agreement confirming the rights and obligations of each of the joint venture partners and their profit-sharing ratios.		✓	
	Separate written confirmation that the joint venture will operate as a single business entity (incorporated) for the duration of the contract or this may be included as an obligation within the JV agreement.		✓	
	Details and confirmation of a single designated bank account in the name of the JV and independent of the individual JV partners, as set out in the joint venture agreement.		✓	
<b>Tax Clearance Certificates</b>	A certified copy of a tax clearance certificate is still required by Foreign suppliers (with a footprint in South Africa - but who are not on CSD and have not provided a SARS pin number) and Local suppliers (who have not provided their SARS e-filing PIN number for verification by Eskom and/or their CSD profile / CSD number). Foreign suppliers with no footprint in South Africa, must still complete the SBD1 document, however no proof of tax compliance is required.			✓
<b>Annexure D</b>	Offer to purchase form (price schedule attached and comments to price schedule)		✓	
<b>Annexure E</b>	Declaration of Interest		✓	
<b>Annexure F</b>	Declaration of fair bidding/ tendering		✓	
<b>B-BBEE</b>	Affidavit (on DTI Template) confirming that the B-BBEE Contribution level of the entity. B-BBEE Verification Certificate from Accredited verification agency		✓	
<b>CSD</b>	Submitted proof of the registration on National Treasury's Central Supplier Database (CSD)		✓	

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	registration Report or MAAA registration number (Valid & Current) <b>It should be noted that as per National Treasury Instruction No: 09 of 2017/18; a tender will not be awarded to a recommended tenderer that has a tax non-compliance status</b>			
<b>Company Registration Documents</b>	The tenderer must submit (Companies and Intellectual Property Commission (CIPC) company registration documents or CIPRO documents or any declaration of Shareholding and Directorship - in order for Eskom to assess any conflict of interest.  <b>Enclose a Copy of Identity Document</b>		✓	
<b>OTHER</b>	<ul style="list-style-type: none"> <li>• Business Proposal</li> <li>• Three (3) Months Bank Statement</li> </ul>		✓	

## 9. OFFERS

Offers received for this tender will be deemed valid for a period of **THREE (3) months (90 days)** from tender closing date.

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

**Only the successful tenderer will be notified.**

## 10. VALUE ADDED TAX (VAT)

N/A

## 11. VARIATION

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

Yours Faithfully



**Taki Kharivhe**  
Middle Manager Procurement  
Investment Recovery Section  
Group Commercial

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**TENDER ENQUIRY NO :** OLT2102294

**CLOSING DATE :** Friday, 24 January 2024 @ 10.00 am

**CONTACT PERSON :** Taki Kharivhe

**TENDER SUBMISSION :** [Informaltendering@eskom.co.za](mailto:Informaltendering@eskom.co.za)

Commercially required Returnable Documentation:

**Your tender must be submitted strictly in accordance with the requirements stipulated in this section and section 8 TENDER RETURNABLES**, 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 Offer to Lease Agricultural Land to qualify for evaluation purposes.

**NB! A bidder who has an existing or expired contract with Eskom and has defaulted in terms of that contract will be disqualified and not be awarded a new contract. A bidder who has an open non-conformance will be disqualified and not awarded a new contract**

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

Item No.	Property Description	Extent (Hectares)	Offer Price
<b>EASTERN CAPE</b>			
1	Portion 15 and 16 of farm 601 East London RD	28 Ha	
2	Portion 9 of farm Moddergat 152 Jansenville RD	172.3929 Ha	
<b>GAUTENG</b>			
3	Holdings 20,21, and 22 Millgate AH	12,7013 Ha	
<b>WESTERN CAPE</b>			
5	Portion 1 of farm Zuur Rug 207 Mossbay RD	223,4326 Ha	
6	Erf 885 Blackheath	0,0324 Ha	
<b>LIMPOPO</b>			

**OFFER SUBMITTED BY:**

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NAME (Print): ..... SIGNATURE: .....

IDENTITY NUMBER: ..... DATE: .....

TEL: ..... CELL: ..... FAX: .....

E-Mail address: .....

**MARITAL STATUS:** PLEASE CIRCLE/TICK ONE OF THE BELOW

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

**Spouse Details**

NAME (Print): ..... SIGNATURE: .....

IDENTITY NUMBER: ..... DATE: .....

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

**BUSINESS NAME:** .....

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

**ADDRESS:** .....

.....

.....

**POSTAL CODE:** .....

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

\_\_\_\_\_  
**TENDERER**  
DATE: .....

\_\_\_\_\_  
**SPOUSE/WITNESS**  
DATE: .....

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

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