

# CITY OF JOBURG PROPERTY COMPANY (SOC) LTD

## BID PROPOSAL



**BID NUMBER: POP04/2026FY/PF**

**POP04/2026PF/PF - REQUEST FOR PROPOSALS TO BE INCLUDED ON THE JPC PANEL OF PROFESSIONAL PROPERTY VALUERS TO CONDUCT PROPERTY VALUATIONS FOR THE DETERMINATION OF THE FOLLOWING: MARKET VALUE, RENTAL VALUE, REPLACEMENT VALUE, INVESTMENT ANALYSIS, INSURANCE VALUE, VALUATION OF SPECIALISED PROPERTIES, HIGHEST AND BEST USE ANALYSIS, PROPERTY MARKET RESEARCH AND REAL ESTATE MARKET ANALYSIS FOR THE CITY OF JOBURG PROPERTY COMPANY FOR A PERIOD OF 3 YEARS.**

**NAME OF BIDDER :**

**CSD NUMBER :**

***Please note:*** Do not remove the front page of this document. Keep in order as downloaded.

### PLEASE NOTE

**Closing time of submission: 17 April at 10h30 (Telkom time) at Braamfontein, 33 Hoofd Street, Forum I (Forum One), 3rd Floor (Entrance level) – no bid received after the closing date and time will be accepted or considered.**

**Department of Finance: Supply Chain Management Unit**

**POP04/2026FY/PF**



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**Note:** Tender document can be downloaded from E-tenders and JPC website at no cost, via [www.etenders.gov.za](http://www.etenders.gov.za) or [www.jhbproperty.co.za](http://www.jhbproperty.co.za)

### Important Notice

**Document availability: 12 March 2026 at 12h00**

**A non-compulsory briefing session Date: Online MS Teams briefing session will be held on 19 March 2026 at 10h00 (Telkom time), the link will be made available on the JPC website – all queries to be submitted to [tenders@jhbproperty.co.za](mailto:tenders@jhbproperty.co.za). All queries to be submitted from 20 March 2026 until 10 April 2026 to enable JPC to respond by no later than 14 April 2026. All queries sent after the Closing Date and Closing Time will not be responded to. No submission(s) transmitted by fax or other electronic means will be accepted**

**Closing time and date of submission: 17 April 2026 at 10h30 (Telkom time) – no bid received after the closing date and time will be accepted**

**Opening of submissions: 10h30 (Telkom time) – bids will be opened in public in the designated boardrooms at the City of Joburg Property Company (SOC) Ltd 3<sup>rd</sup> Floor (Ground Level) Forum I Block A, Braampark Office Park 33 Hoofd Street Braamfontein**

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**NAME OF BIDDER :**

**Documents to be Submitted: Original file, plus a copy of the file, and a scanned version of the submission including all annexures/ returnables on a USB clearly marked with the bidder's name.**



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**Submissions/bids must be placed in a sealed marked envelope or sealed marked cover, and must be addressed to the City of Joburg Property Company (SOC) Ltd endorsed with bid number and project description as stated above, and placed in the tender box no later than the date and time indicated below. Failure to comply with this requirement will result in the bid being rejected.**

**The City of Joburg Property Company (SOC) Ltd does not take any responsibility for any bids deposited into an incorrect box.**

**Closing Date: 17 April 2026**

**Closing Time: 10h30 (Telkom time)**

**Place: City of Joburg Property Company (SOC) Ltd  
3<sup>rd</sup> Floor (Entrance level) A-Block  
Forum I (Forum One)  
Braampark Office Park  
33 Hoofd Street, Braamfontein**



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## INTRODUCTION

### The City of Johannesburg (CoJ)

- a) In 2000, Johannesburg was restructured to become a single metropolitan authority, and elections were held for an executive mayor and unified local government.
- b) Since then, the City has enjoyed a financial turnaround, with the creation of a credible and stable operating environment. This stability, strong centralised co-ordination and oversight has allowed the City to play a crucial role in building the economy and implementing policies and structures to support economic growth and poverty alleviation.
- c) All urban development in Joburg is guided by the Growth and Development Strategy.

### The City of Joburg Property Company (JPC)

- a) The City of Joburg Property Company SOC Ltd (JPC), established in 2000, is a dynamic company mandated to manage and develop the City of Johannesburg's (CoJ) property assets for the purpose of maximising both social and commercial opportunities for the Council.
- b) Dedicated to finding solutions to the developmental challenges facing the City of Johannesburg, the JPC utilises council-owned land assets to leverage private sector investment in public infrastructure. The JPC, on behalf of the CoJ, provides Property Asset Management, Property Management (Commercial), Property Management (Social), as well as Facilities Management and Maintenance Services, and its relevant subsidiary services.
- c) Therefore, the JPC prides itself as the arm responsible for maximising the social, economic and financial value of the CoJ's total property portfolio and enhancing its efficient use of property to drive investment, economic growth and job creation. The JPC aims to achieve its objectives by focusing on the following imperatives:
  - Realising value (social, financial and economic) for the CoJ.
  - Supporting economic development and aligning the CoJ property portfolio with CoJ priorities.
  - Increasing the effectiveness of economically viable municipalities and social use of properties; and
  - Management of risk and return with respect to the property portfolio and property transactions for the CoJ.





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ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES ENCLOSE PROOF]	ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES, ANSWER PART B:3]
TOTAL NUMBER OF ITEMS OFFERED		TOTAL BID PRICE	R
SIGNATURE OF BIDDER	.....	DATE	
CAPACITY UNDER WHICH THIS BID IS SIGNED			
<b>BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO:</b>		<b>TECHNICAL INFORMATION MAY BE DIRECTED TO:</b>	
DEPARTMENT	Supply Chain Management	CONTACT PERSON	
CONTACT PERSON	Supply Chain Management	TELEPHONE NUMBER	
TELEPHONE NUMBER	010 219 9000	FACSIMILE NUMBER	
FACSIMILE NUMBER	010 219 9400	E-MAIL ADDRESS	
E-MAIL ADDRESS	<a href="mailto:tenders@jhbproperty.co.za">tenders@jhbproperty.co.za</a>		



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**PART B  
TERMS AND CONDITIONS FOR BIDDING**

<b>1. BID SUBMISSION:</b>	
1.1.	BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
1.2.	<b>ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED (NOT TO BE RE-TYPED) OR ONLINE</b>
1.3.	THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT AND THE PREFERENTIAL PROCUREMENT REGULATIONS OF THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.
<b>2. TAX COMPLIANCE REQUIREMENTS</b>	
2.1	BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.
2.2	BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VIEW THE TAXPAYER'S PROFILE AND TAX STATUS.
2.3	APPLICATION FOR THE TAX COMPLIANCE STATUS (TCS) CERTIFICATE OR PIN MAY ALSO BE MADE VIA E-FILING. IN ORDER TO USE THIS PROVISION, TAXPAYERS WILL NEED TO REGISTER WITH SARS AS E-FILERS THROUGH THE WEBSITE WWW.SARS.GOV.ZA.
2.4	FOREIGN SUPPLIERS MUST COMPLETE THE PRE-AWARD QUESTIONNAIRE IN PART B:3.
2.5	BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.
2.6	IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED, EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE / PIN / CSD NUMBER.
2.7	WHERE NO TCS IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.
<b>3. QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS</b>	
3.1.	IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? <input type="checkbox"/> YES <input type="checkbox"/> NO
3.2.	DOES THE ENTITY HAVE A BRANCH IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO
3.3.	DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO
3.4.	DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO
3.5.	IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 ABOVE.</b>	

**NB: FAILURE TO PROVIDE ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID. NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE.**

SIGNATURE OF BIDDER:.....

CAPACITY UNDER WHICH THIS BID IS SIGNED:.....

DATE:.....



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**TENDER ADVERT FOR BID: POP04/2026FY/PF**

**JPC MBD 1**

**CITY OF JOBURG PROPERTY COMPANY (SOC) LTD (REG. NO 2000/017147/07) (“JPC”), HEREBY INVITES INTERESTED PROFESSIONALS / BIDDERS TO SUBMIT PROPOSALS TO BE INCLUDED IN JPC PANEL OF PROFESSIONAL PROPERTY VALUERS TO CONDUCT PROPERTY VALUATIONS FOR THE DETERMINATION OF THE FOLLOWING: MARKET VALUE, RENTAL VALUE, REPLACEMENT VALUE, INVESTMENT ANALYSIS, INSURANCE VALUE, VALUATION OF SPECIALISED PROPERTIES, HIGHEST AND BEST USE ANALYSIS, PROPERTY MARKET RESEARCH AND REAL ESTATE MARKET ANALYSIS FOR THE CITY OF JOBURG PROPERTY COMPANY FOR A PERIOD OF 3 YEARS**

<b>Bid Number</b>	<b>POP04/2026FY/PF</b>
<b>Bid Description</b>	<b>POP04/2026FY/PF - REQUEST FOR PROPOSALS TO BE INCLUDED ON THE JPC PANEL OF PROFESSIONAL PROPERTY VALUERS TO CONDUCT PROPERTY VALUATIONS FOR THE DETERMINATION OF THE FOLLOWING: MARKET VALUE, RENTAL VALUE, REPLACEMENT VALUE, INVESTMENT ANALYSIS, INSURANCE VALUE, VALUATION OF SPECIALISED PROPERTIES, HIGHEST AND BEST USE ANALYSIS, PROPERTY MARKET RESEARCH AND REAL ESTATE MARKET ANALYSIS FOR THE CITY OF JOBURG PROPERTY COMPANY FOR A PERIOD OF 3 YEARS.</b>
<b>Briefing Session</b>	<b>A non-compulsory briefing session Date: Online MS Teams briefing session will be held on 19 March 2026 at 10h00 (Telkom time), the link will be made available on the JPC website – all queries to be submitted to <a href="mailto:tenders@jhbproperty.co.za">tenders@jhbproperty.co.za</a>. All queries to be submitted from 20 March 2026 until 10 April 2026 to enable JPC to respond by no later than 14 April 2026. All queries sent after the Closing Date and Closing Time will not be responded to.</b>
<b>Document Availability Date</b>	12h00 on the 12 March 2026
<b>Document Cost</b>	POP document can be downloaded from E-tenders and JPC website at no cost, via <a href="http://www.etenders.gov.za">www.etenders.gov.za</a> or <a href="http://www.jhbproperty.co.za">www.jhbproperty.co.za</a>
<b>Closing Date</b>	17 April 2026 at 10h30 (Telkom time)
<b>Compliance Requirements before an award is made to the successful Bidder</b>	<ul style="list-style-type: none"> <li>• Valid Tax Compliant Verification PIN number issued by SARS.</li> <li>• Proof of registration of the Bidder as follows: <ul style="list-style-type: none"> <li>○ Natural persons- certified copy of ID document/ passport</li> <li>○ Partnership- copy of Partnership Agreement plus IDs of all partners</li> <li>○ Company- current CM29 and/or COR 20.1</li> <li>○ Close Corporation- current copy of CK1 and/or CK2C and/or COR 20.1</li> <li>○ Trust- letter of appointment from the Master of the High Court of SA and deed of trust</li> <li>○ JV/Consortium- JV/Consortium Agreement plus CIPC and/or ID documents of all JV/Consortium partners</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Copy of Professional indemnity Insurance</li> <li>• Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the individual / Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up-to-date municipal account cannot be submitted.</li> <li>• Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Entity / Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up-to-date municipal account cannot be submitted/ Valid lease agreement</li> <li>• Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Director (s) or Member (s) / Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up-to-date municipal account cannot be submitted/ Valid lease agreement</li> <li>• In the event the bidder is tendering as a Joint Venture/Consortium, all members of the JV/Consortium must submit all required documentation and a JV / Consortium agreement</li> <li>• Proof of Central Supplier Data Base registration (CSD) valid on tender closing date.             <ul style="list-style-type: none"> <li>• The following documents must be completed and duly signed:                 <ul style="list-style-type: none"> <li>• Declaration of interest in MBD 4.</li> <li>• Declaration of the Bidder's Past Supply Chain Practices in MBD 8;</li> <li>• Certificate of Independent Bid Determination in MBD 9; and</li> <li>• Bidders Information in JPC MBD 7.1</li> </ul> </li> <li>• Entity's valid B-BBEE Certificate or JV/Consortium Consolidated valid B-BBEE Certificate or sworn affidavit. B-BBEE Certificate must be valid at the time of closing of the tender. Copy of an affidavit will not be accepted.</li> <li>• Company resolution</li> <li>• If the entity or any of its directors are listed on the National Treasury register of defaulters, they will be disqualified.</li> </ul> </li> </ul>
<b>Evaluation Criteria</b>	<b>Functionality</b>
<b>Address</b>	City of Joburg Property Company SOC Ltd, 3rd Floor (entrance level), A-Block, Forum I, 33 Hoofd Street, Braam Park Office Park, Braamfontein
<b>Enquiries</b>	Queries to be submitted to <a href="mailto:Tenders@jhbproperty.co.za">Tenders@jhbproperty.co.za</a>

**Please note the following conditions of submission:**

- No late proposals will be considered. It is recommended that bids be submitted the day prior to the closing date as JPC will not approve any request for condonation of late submissions due to any unforeseeable reason resulting in such late submissions.



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- City of Joburg Property Company (SOC) Ltd reserves the right not to accept any proposals/accept part of the proposals, or to withdraw the call for proposals.

Musah Makhunga  
Chief Executive Officer  
City of Joburg Property Company SOC Ltd  
3<sup>rd</sup> Floor, Forum I Building, Braam Park  
Office Park, 33 Hoofd Street,  
Braamfontein Johannesburg  
[www.jhbproperty.co.za](http://www.jhbproperty.co.za)

**Contact Details**  
**Supply Chain Management Department**  
Email: [tenders@jhbproperty.co.za](mailto:tenders@jhbproperty.co.za)

**BID DESCRIPTION: REQUEST FOR PROPOSALS TO BE INCLUDED ON THE JPC PANEL OF PROFESSIONAL PROPERTY VALUERS TO CONDUCT PROPERTY VALUATIONS FOR THE DETERMINATION OF THE FOLLOWING: MARKET VALUE, RENTAL VALUE, REPLACEMENT VALUE, INVESTMENT ANALYSIS, INSURANCE VALUE, VALUATION OF SPECIALISED PROPERTIES, HIGHEST AND BEST USE ANALYSIS, PROPERTY MARKET RESEARCH AND REAL ESTATE MARKET ANALYSIS FOR THE CITY OF JOBURG PROPERTY COMPANY FOR A PERIOD OF 3 YEARS.**

A non-compulsory briefing session Date: Online MS Teams briefing session will be held on 19 March 2026 at 10h00 (Telkom time), the link will be made available on the JPC website – all queries to be submitted to [tenders@jhbproperty.co.za](mailto:tenders@jhbproperty.co.za). All queries to be submitted from 20 March 2026 until 10 April 2026 to enable JPC to respond by no later than 14 April 2026. All queries sent after the Closing Date and Closing Time will not be responded to.

**BID DOCUMENTS CANNOT BE POSTED, FAXED OR EMAILED**

**BIDDERS SHOULD ENSURE THAT BIDS ARE DELIVERED TIMEOUSLY AT THE CORRECT ADDRESS. BIDS SUBMITTED LATE WILL NOT BE ACCEPTED FOR CONSIDERATION**

**INCOMPLETE, UNSIGNED DOCUMENTS/FORMS WILL BE REJECTED.**

**ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS (NOT TO BE RE-TYPED).**

**BID DOCUMENTS MUST BE PLACED IN A SEALED MARKED COVER / ENVELOPE AND DEPOSITED IN THE BID BOX SITUATED AT: JPC'S OFFICES SITUATED IN BRAAMFONTEIN, BRAAMPARK OFFICE PARK, FORUM 1(ONE), A – BLOCK, 3 FLOOR (ENTRANCE LEVEL).**

**ALL PAGES MUST BE INITIALLED.**

**ORIGINAL FILE, PLUS A COPY OF THE FILE, AND A SCANNED VERSION OF THE SUBMISSION INCLUDING ALL ANNEXURES/ RETURNABLES ON A USB CLEARLY MARKED WITH THE BIDDER'S NAME.**

The bid box is accessible from Monday – Friday at 08H00 – 16h00.

**THIS BID IS SUBJECT TO JPC'S STANDARD CONDITIONS OF APPOINTMENT (JPC MBD 15) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.**



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## GENERAL TERMS OF REFERENCE PROCEDURES AND CONDITIONS

JPC MBD3

### 1. Purpose

The purpose of this request is to invite interested service providers to submit proposals to be included in the JPC's Panel of Professional Property Valuers to be utilised on an as and when required basis for JPC for a period of 3 years from the date of appointment onto the panel.

### 2. Conditions of Proposal

- 2.1 The City of Joburg Property Company (SOC) Ltd (Reg No 2000/017147/07) ("JPC"), hereby invites interested suitable qualified/experienced Bidders to submit proposals for consideration for the appointment for the work described in this POP.
- 2.2 Appointment will be made in accordance with JPC's standard conditions of contract
- 2.3 All submissions from interested bidders will be vetted through a compliance process to determine that all the required information is provided and correct.
- 2.4 Bidders, herein consent JPC to any investigations, JPC might deem necessary to validate in the RFP submitted.
- 2.5 Projects will be advertised as and when the projects and budget becomes available.
- 2.7 JPC is targeting a maximum of 30 bidders to be included **in the JPC Panel of Valuers** based on the functionality and in terms of the Preferential Procurement Regulations. The top 30 highest scoring bidders will be included on the Panel of Valuers. If two or more bidders score equal total points at position 30, to the extent where the number of qualifying bidders go beyond the maximum of 30 bidders, the award must/will be decided by the drawing of lots for the affected tying bidders.

### 3. Utilisation of the Panel

- a. The Panel will be effective from the date of award onto the **JPC Panel of Valuers** and will be valid for period of 3 (three) years form the date of award.
- b. The appointment into the JPC Panel does not guarantee that those on the panel will be awarded works during the tenure of the panel. For the works to be awarded as and when required, JPC will appoint using a rotational process, except in the instances as set out in e(II) below.
- c. Services will be sourced on an as and when required basis from the **JPC Panel of Valuers**.
- d. Prices for property valuations are fixed as per the Guideline Professional Fees as published by the South African Council of Property Valuers Profession (SACPVP) (**Guideline attached as Annexure A**) and are reviewed by JPC annually as per CPI. (**Schedule of the fees structure is attached as Annexure B**).
- e. Requests for services.

- I. For valuations, the appointment will be on rotational basis as per the speciality requirements and will be paid **as per the Annexure B which is to be reviewed annually as per the CPI.**
- II. The Requests For Quotations will be applicable for Highest and best use Analysis reports; Investment Analysis reports and Property Market Research reports and Real Estate market analysis. They will be advertised on the JPC's website. The notices will remain on the JPC's website for at least seven days. **The prescribed time charge (hourly rates) by the South African Council of Property Valuers Profession (SACPVP) will apply.**
- III. For all other Valuer Professional *ad hoc* services, **the prescribed time charge (hourly rates) by the South African Council of Property Valuers Profession (SACPVP) will apply.**

For requests set out above in section (e(II)), it is the responsibility of those appointed to the Panel to ensure that they check the JPC's website regularly and respond to JPC's requests for quotations as advertised.

- f. It is important to note that no officials from JPC will contact any bidder on the Panel for the purpose of obtaining quotes outside of the above process.
- g. Once work has been allocated to the successful bidder on the Panel and the property valuation has to be reviewed within 12 months of such valuation, then the previously assigned bidder will be reappointed for the review for the valuation of the same property.
- h. JPC reserves the right to appoint more than one service provider depending on the nature of the work.
- i. The projects to be executed by service providers on the panel will be monitored by the responsible officials within JPC.
- j. Bidders must ensure that they have adequate resources to undertake the work under stringent timeframes.
- k. Appointment from the Panel will be at sole and absolute discretion of the JPC. As such, JPC reserves the right not to make any appointment for this Panel.

#### 4. Submission of Proposals

- a. Documents to be Submitted: Original file, plus a copy of the file, and a scanned version of the submission including all annexures/ returnables on a USB clearly marked with the bidder's name.
- b. Proposals must be submitted on or before 10:30 (Telkom Time) on the closing date.
- c. Each Proposal must be clearly marked with the title of the bid as per the cover page.
- d. The completed proposal call documents must be deposited in the box made available at the JPC Offices, Braamfontein, Braampark Office Park, Forum 1 (One), A-Block, 3<sup>rd</sup> Floor (entrance level).



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## **BID DOCUMENTS CANNOT BE POSTED, FAXED OR EMAILED**

**BIDDERS SHOULD ENSURE THAT BIDS ARE DELIVERED TIMEOUSLY TO THE CORRECT ADDRESS. BID SUBMITTED AFTER THE CLOSING DATE AND CLOSING TIME WILL NOT BE ACCEPTED FOR CONSIDERATION.**

The bid box is accessible from 08:00 – 16:00 hours from Monday - Friday.

### **5. Further Conditions**

- a. The Bidder(s) shall be deemed to have satisfied itself as to all of the conditions, procedures and performance and discharge of the obligations required in terms of this document.
- b. The Bidder(s) shall be deemed to know and understand the content of this document and a submission of a Proposal will indicate the Proposer(s) unconditional acceptance of all the terms and conditions contained in this document.
- c. The information required in the Proposal must be provided accurately and honestly. Bidder(s), who fail to provide such information to the satisfaction of the JPC, will be disqualified from the proposal call process.
- d. All details provided by the Bidder(s) will be regarded as material representations, on the basis of which the JPC based the evaluation of the proposal. Any misrepresentation will be treated as material and will, result in the disqualification of the specific proposal by JPC and/or termination of the subsequent appointment.
- e. JPC will not be held responsible or liable for any costs whatsoever and /or losses incurred or suffered by the Bidder(s) or any other party or parties for whatsoever reason as a result of the Proposal.
- f. Neither the appointed Bidder(s) nor the resulting contract may be ceded or assigned to a third party unless the Bidder(s) state that he/she/it is acting as agent on behalf of another person or entity.
- g. Bids will be evaluated by the JPC.
- h. JPC reserves the right to seek clarification or further information from Bidders and or to the request the submission of required documents within a specified time, and to appoint professionals to advise on aspects of the proposals submitted.
- i. JPC reserves the right to appoint any independent professionals to evaluate successful Bidders' proposals.
- j. JPC reserve the right to negotiate a final proposal with any of the Bidder(s).
- k. JPC does not bind itself to accept any proposal submitted.
- l. JPC may at its discretion withdraw the proposal call process at any stage during the process.



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**Enquiries**

Only email enquiries will be accepted, such enquiries must be directed to:

.....

POSTAL ADDRESS .....

STREET ADDRESS .....

TELEPHONE NUMBER CODE ..... NUMBER .....

CELLPHONE NUMBER CODE ..... NUMBER .....

FACSIMILE NUMBER CODE ..... NUMBER .....

E-MAIL ADDRESS .....

SIGNATURE OF BIDDER .....

DATE .....

CAPACITY UNDER WHICH THIS BID IS SIGNED.....

**DECLARATION OF INTEREST**

**(MBD 4)**

1. No bid will be accepted from persons in the service of the state<sup>1</sup>.
2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favouritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state, it is required that the bidder or their authorised representative declare their position in relation to the evaluating/adjudicating authority.
3. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

No.	Information	Please provide detail	
3.1	Full name of bidder or his or her representative		
3.2	Identity number		
3.3	Position occupied in the company (director, trustee, shareholder <sup>2</sup> )		
3.4	Company registration number		
3.5	Tax reference number		
3.6	VAT registration number		
Note	<i>(The names of all directors / trustees / shareholders members, their individual identity numbers and state employee numbers must be indicated in paragraph 4 below.)</i>		
3.7	Are you presently in the service of the state?  If yes, please furnish particulars :	Yes	No
3.7.1	Name of director		



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No.	Information	Please provide detail	
3.7.2	Service of state organization		
3.8	Have you been in the service of the state for the past twelve months?  If yes, please furnish particulars :	Yes	No
3.8.1	Name of director		
3.8.2	Service of state organization		
3.9	Do you have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid?  If yes, please furnish particulars :	Yes	No
3.9.1	Name of person in the service of state		
3.9.2	Relationship		
3.10	Are you, aware of any relationship (family, friend, other) between any other bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid?  If yes, please furnish particulars :	Yes	No
3.10.1	Name of person in the service of state		
3.10.2	Relationship		
3.11	<i>Are any of the company's directors, trustees, managers, principle shareholders or stakeholders in service of the state?</i>  If yes, please furnish particulars :	Yes	No
3.11.1	Name of director		
3.11.2	Service of state organization		

No.	Information	Please provide detail	
3.12	<p>Is any spouse, child or parent of the company's director trustees, managers, principle shareholders or stakeholders in service of the state?</p> <p>If yes, please furnish particulars:</p>	Yes	No
3.12.1	Name of director		
3.12.2	Name of relative		
3.12.3	Relationship		
3.13	<p>Do you or any of the directors, trustees, managers, principle shareholders, or stakeholders of this company have any interest in any other related companies or business whether or not they are bidding for this contract?</p> <p>If yes, please furnish particulars:</p>	Yes	No
3.13.1	Name of director		
3.13.2	Related company		
Note:	<p>SCM Regulations:</p> <p>"In the service of the state" means to be –</p> <ul style="list-style-type: none"> <li>(a) a member of – <ul style="list-style-type: none"> <li>(i) any municipal council;</li> <li>(ii) any provincial legislature; or</li> <li>(iii) the national Assembly or the national Council of provinces;</li> </ul> </li> <li>(b) a member of the board of directors of any municipal entity;</li> <li>(c) an official of any municipality or municipal entity;</li> <li>(d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);</li> <li>(e) a member of the accounting authority of any national or provincial public entity; or</li> <li>(f) an employee of Parliament or a provincial legislature.</li> </ul> <p>"Shareholder" means a person who owns shares in the company and is actively involved in the management of the company or business and exercises control over the company.</p>		



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4. Full details of directors / trustees / members / shareholders

Full Name	Identity Number	State Employee Number

5. I, the undersigned certify that the information furnished on this declaration form is correct.

I accept that the state may act against me should this declaration prove to be false.	
<b>NAME OF REPRESENTATIVE</b>	<b>AUTHORIZED SIGNATURE (UNDERSIGNED)</b>
<b>DATE</b>	<b>CAPACITY</b>

I, the undersigned certify that the information furnished on this declaration form is correct.

I accept that the state may act against me should this declaration prove to be false.	
<b>NAME OF REPRESENTATIVE</b>	<b>AUTHORIZED SIGNATURE (UNDERSIGNED)</b>
<b>DATE</b>	<b>CAPACITY</b>



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**BIDDER'S INFORMATION**

**(JPC MBD 7.1)**

Name of Bidder			
ID /Passport/ Registration Number			
Nature of bidder (tick one)	Natural Person/ Sole Proprietor		
	School/NGO/Trust		
	Company/ CC/ Partnership		
	Joint Venture (JV)		
Postal Address		Tel	
		Cell	
		Email	
		Fax	

**BIDDER BANKING DETAILS**

Name of bidder's Banker	
Contact details of banker	

**Please indicate how you became aware of the invitation to submit this Proposal**

The Star		JPC Web site	
Sowetan		E- Tenders	
JPC Social Media Accounts		JPC notice board	

I, the undersigned certify that the information furnished on this declaration form is correct.

I accept that the state may act against me should this declaration prove to be false.	
<b>NAME OF REPRESENTATIVE</b>	<b>AUTHORIZED SIGNATURE (UNDERSIGNED)</b>
<b>DATE</b>	<b>CAPACITY</b>

## DECLARATION OF BIDDERS PAST SUPPLY CHAIN MANAGEMENT PRACTICES (MBD 8)

1. This municipal bidding document must form part of all bids invited.
2. It serves as a declaration to be used by municipalities and municipal entities in ensuring that when goods and services are being procured, all reasonable steps are taken to combat the abuse of the supply chain management system.
3. The bid of any bidder may be rejected if that bidder, or any of its directors have:
  - 3.1. abused the municipality's / municipal entity's supply chain management system or committed any improper conduct in relation to such system;
  - 3.2. been convicted for fraud or corruption during the past five years;
  - 3.3. willfully neglected, reneged on or failed to comply with any government, municipal or other public sector contract during the past five years; or
  - 3.4. been listed in the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No. 12 of 2004).
4. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

Item	Question	Yes	No
4.1	<p>Is the bidder or any of its directors listed on the National Treasury's Database of Restricted Suppliers as companies or persons prohibited from doing business with the public sector? (Companies or persons who are listed on this database were informed in writing of this restriction by the accounting officer / authority of the institution that imposed the restriction after the <i>audi alteram partem</i> rule was applied).</p> <p><b>The Database of Restricted Suppliers now resides on the National Treasury's website <a href="http://www.treasury.gov.za">www.treasury.gov.za</a> and can be accessed by clicking on its link at the bottom of the home page</b></p>	Yes	No
4.1.1	If so, furnish particulars:		

Item	Question	Yes	No
4.2	Is the bidder or any of its directors listed on the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No. 12 of 2004)? <b>The Register for Tender Defaulters can be accessed on the National Treasury's website <a href="http://www.treasury.gov.za">www.treasury.gov.za</a> by clicking on its link at the bottom of the home page.</b>	Yes	No
4.2.1	If so, furnish particulars:		
4.3	Was the bidder or any of its directors convicted by a court of law (including a court of law outside the Republic of South Africa) for fraud or corruption during the past five years?	Yes	No
4.3.1	If so, furnish particulars:		

I, the undersigned certify that the information furnished on this declaration form is correct.

I accept that the state may act against me should this declaration prove to be false.	
<b>NAME OF REPRESENTATIVE</b>	<b>AUTHORIZED SIGNATURE (UNDERSIGNED)</b>
<b>DATE</b>	<b>CAPACITY</b>

## CERTIFICATE OF INDEPENDENT BID DETERMINATION

(MBD 9)

1. This municipal bidding document (MBD) 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 per se prohibition meaning that it cannot be justified under any grounds.
3. Municipal Supply Regulation 38(1) prescribes that a supply chain management policy must provide measures for the combating of abuse of the supply chain management system, and must enable the accounting officer, among others, to:
  - 3.1. take all reasonable steps to prevent such abuse;
  - 3.2. reject the bid of any bidder if that bidder or any of its directors has abused the supply chain management system of the municipality or municipal entity or has committed any improper conduct in relation to such system; and
  - 3.3. cancel a contract awarded to a person if the person committed any corrupt or fraudulent act during the bidding process or the execution of the contract.
4. This MBD 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 (MBD 9) 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.



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**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 Municipality / Municipal Entity)

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.



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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.
  
10. 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.

**<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.**

.....  
Signature

.....  
Date

.....  
Position

.....  
Name of Bidder

## SCOPE OF WORK

(JPC MBD 10)

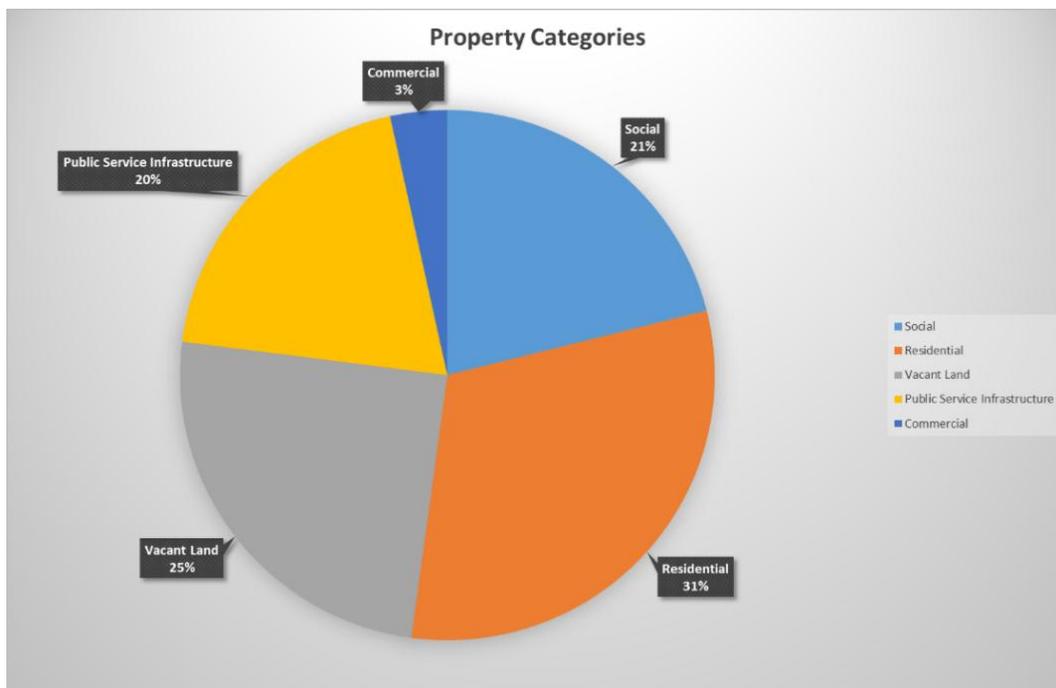
### Background

The City of Joburg Property Company (JPC) SOC Ltd regularly requires the services of Professional Property Valuers to deliver valuation and related services for JPC.

The objective is to have a readily available pool of Professional Property Valuers, who can be invited to conduct valuations and related services from time to time.

### 1.2 Overview

The City of Johannesburg Metropolitan Municipality owns a diverse property portfolio with approximately 29204 properties as at 28<sup>TH</sup> February 2026, currently categorised as follows:



The portfolio has been segmented into different priority projects which will require valuation and related services on an ongoing basis.

The service providers will be required to perform the following services in line with the scope appointed for, as and when required:

- a. Market Value, Rental Value,

- b. Replacement Value,
- c. Investment Analysis,
- d. Insurance Value,
- e. Valuation Of Specialised Properties,
- f. Highest And Best Use Analysis,
- g. Property Market Research And
- h. Real Estate Market Analysis
- i. Market value and rental value (where required),
- j. Informative research both at micro and macro level to substantiate value
- k. Calculations of replacement costs in line with industry construction costs (where applicable)

### 1.3 The JPC will:

- a. Utilise the services of the appointed service providers on an "as-and-when required" basis
- b. Have no obligation to any appointed service provider where such services are not required by JPC
- c. Conduct quality assurance on all valuation documentation provided by service providers to ensure accuracy and compliance in line with best practice

### 1.4 The period of the Panel:

- a. The Panel will be effective from the date of award onto the **JPC Panel of Valuers** and will be valid for period of 3 (three) years from the date of award.
- b. The appointment into the JPC Panel does not guarantee that those on the panel will be awarded works during the tenure of the panel. For the works to be awarded as and when required, JPC will appoint using a rotational process, except in the instances as set out in e(II) below.
- c. Services will be sourced on an as and when required basis from the **JPC Panel of Valuers**.
- d. Prices for property valuations are fixed as per the Guideline Professional Fees as published by the South African Council of Property Valuers Profession (SACPVP) (**Guideline attached as Annexure A**) and are reviewed by JPC annually as per CPI. (**Schedule of the fees structure is attached as Annexure B**).
- e. Requests for services.
  - I. For valuations, the appointment will be on rotational basis as per the speciality requirements and will be paid **as per the Annexure B which is to be reviewed annually as per the CPI**.

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- II. The Requests For Quotations will be applicable for Highest and best use Analysis reports; Investment Analysis reports and Property Market Research reports and Real Estate market analysis. They will be advertised on the JPC's website. The notices will remain on the JPC's website for at least seven days. **The prescribed time charge (hourly rates) by the South African Council of Property Valuers Profession (SACPVP) will apply.**
- III. For all other Valuer Professional *ad hoc* services, **the prescribed time charge (hourly rates) by the South African Council of Property Valuers Profession (SACPVP) will apply.**

## BID SPECIFICATIONS

(JPC MBD 11)

### Deliverables

The deliverables will be given to a specific scope in line with the JPC operational requirements and could include the following, as and when required:

#### 1. Vacant land valuation:

- a. Analysis and implication of any endorsements on the property
- b. Legislative compliance with Town Planning and or Land Use Schemes
- c. Municipal rating figures
- d. Description of the site and its value forming characteristics
- e. Description of the micro and macro environment
- f. Indicative highest and best use
- g. Detailed, accurate and most recent comparable sales
- h. Motivation of value and adjustment considerations
- i. Market and rental value
- j. Detailed annexures such as (photographs, Aktek report, locality and site identification map, S.G. diagrams, etc.) All copies of title deed/deeds of servitudes will be provided by JPC, service providers are expected to assess the deeds documents and information and reflect the information in the reports.

#### 2. Improved property valuation:

- a. Analysis and implication of any endorsements on the property
- b. Legislative compliance with Town Planning and or Land Use Schemes
- c. Municipal rating figures
- d. Description of improvements and calculation of gross building and lettable areas
- e. Description of the micro and macro environment
- f. Indicative highest and best use
- g. Detailed research on comparative data such as rentals, capitalisation rates, expenditure and vacancies (with an exception for specialised properties valued using the Depreciated Replacement Cost Method)
- h. Motivation of value and adjustment considerations
- i. Market and rental value
- j. Determination of replacement cost using market related rates as per QS publications

- k. Detailed annexures such as (photographs, Aktek report, locality and site identification map, S.G. diagrams, etc.). All copies of title deed/deeds of servitudes will be provided by JPC, service providers are expected to assess the deeds documents and information and reflect the information in the reports.

### **3. Highest and best use report:**

- a. Analysis and implication of any endorsements on the property
- b. Legislative compliance with Town Planning and or Land Use Schemes
- c. Municipal rating figures
- d. Description of improvements and calculation of gross building and lettable areas
- e. Description of the micro and macro environment
- f. Consideration and analysis of spatial development framework
- g. Application of all highest and best use principles
- h. Determination of current and potential market value as well as applicable rental earnings
- i. Estimate calculation of construction costs
- j. Yield calculation
- k. Recommendations
- l. Detailed annexures such as (photographs, Aktek report, locality and site identification map, S.G. diagrams, etc.). All copies of title deed/deeds of servitudes will be provided by JPC, service providers are expected to assess the deeds documents and information and reflect the information in the reports.

### **4. Investment Analysis:**

- a. Assessment of property performance
- b. Recommendations on performance optimisation strategies
- c. Conduct option analysis

### **5. Property Market Research**

- a. PESTEL analysis (political, economic, social and technological considerations)
- b. Vacancies on different portfolio segments
- c. Community needs
- d. Current and projected trends
- e. Acquisition and disposal recommendations

- f. Benchmarking
- g. Performance coverage of the listed market, gaps
- h. Economic outlook

## **6. Real Estate market Analysis**

- a. PESTEL analysis (political, economic, social and technological considerations)
- b. Defining market analysis
- c. Assessing market values
- d. Market conditions
- e. Demographics
- f. Property listings
- g. Market conditions
- h. Current and projected market trends
- i. Supply and demand
- j. Acquisition and disposal recommendations
- k. Benchmarking
- l. Local economic outlook
- m. Cap rate
- n. Property taxes

## **7. Valuation of specialised Properties**

- a. Analysis and implication of any endorsements on the property
- b. Legislative compliance with Town Planning and or Land Use Schemes
- c. Municipal rating figures
- d. Description of the micro and macro environment
- e. Indicative highest and best use
- f. Detailed research on comparative data such as rentals, capitalisation rates, expenditure and vacancies (with an exception for specialised properties valued using the Depreciated Replacement Cost Method)
- g. Cost approach (A reliable method for valuing unique properties, the cost of the land plus the depreciated cost of the building and improvements, depreciation factors in the property's age, condition, and obsolescence).
- h. Market and rental value
- i. Determination of comparable properties

- j. Property characteristics
- k. Detailed annexures such as (photographs, Aktek report, locality and site identification map, S.G. diagrams, etc.). All copies of title deed/deeds of servitudes will be provided by JPC, service providers are expected to assess the deeds documents and information and reflect the information in the reports.

**8. Valuation for Insurance**

- a. Detailed research on comparative data such as rentals, capitalisation rates, expenditure and vacancies (with an exception for specialised properties valued using the Depreciated Replacement Cost Method)
- b. Cost approach (A reliable method for valuing unique properties, the cost of the land plus the depreciated cost of the building and improvements, depreciation factors in the property's age, condition, and obsolescence).
- c. Market and rental value
- d. Determination of comparable properties
- e. Property characteristics

THE SUCCESSFUL SERVICE PROVIDER MAY BE REQUIRED TO PROVIDE VALUATION SERVICES FOR THE PROPERTY TYPES LISTED BELOW AS AND WHEN REQUIRED.

NO	VALUATION CATEGORY	PROPERTY TYPES
1	Specialized properties	Sports facilities
		Churches
		Hostels/Student Village/Student Accommodation
		Taxi Ranks
		Hotels
		Schools
		Filling-Stations
2	Vacant land	Government buildings (i.e. police stations/Fire stations)
		Farms
		Vacant Residential land
		Vacant Commercial land
		Vacant Industrial land
		Roads
Sanitary lanes		

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<b>3</b>	<b>Servitudes</b>	Land/ Air servitudes
		Sub stations/ Reservoir
<b>4</b>	<b>Industrial</b>	Factories/Warehouse/Office
<b>5</b>	<b>Commercial</b>	Offices
		Retail
		Development land
<b>6</b>	<b>Residential</b>	Residential Dwellings
<b>7</b>	<b>Others</b>	All non-classified properties

## 1. ANNEXURES

Kindly note that standard templates are used for completing JPC valuations as valuations need to be completed in accordance with these templates. This is done to ensure uniformity of valuation reports as well as the highest quality of work submitted.

- 2.1. HIGHEST AND BEST USE TEMPLATE
- 2.2. VACANT LAND TEMPLATE
- 2.3. SPECIALISED PROPERTIES TEMPLATE
- 2.4. COMMERCIAL / INDUSTRIAL TEMPLATE
- 2.5. RENTAL ADVISORY TEMPLATE

**These templates will be provided to the successful appointed bidders.**

## EVALUATION CRITERIA

(JPC MBD 12)

Bids will be evaluated as follows:

### 1. DISQUALIFICATION CRITERIA:

None.

### 2. COMPLIANCE CRITERIA BEFORE AN AWARD IS MADE TO THE SUCCESSFUL BIDDER

- 2.1. Valid Tax Compliant Verification PIN number issued by SARS.
- 2.2. Proof of registration of the Bidder as follows:
  - Natural persons- certified copy of ID document/ passport
  - Partnership- copy of Partnership Agreement plus IDs of all partners
  - Company- current CM29 and/or COR 20.1
  - Close Corporation- current copy of CK1 and/or CK2C and/or COR 20.1
  - Trust- letter of appointment from the Master of the High Court of SA and deed of trust
  - JV/Consortium- JV/Consortium Agreement plus CIPC and/or ID documents of all JV/Consortium partners
- 2.3. Copy of Professional indemnity Insurance
- 2.4. Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the individual / Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up-to-date municipal account cannot be submitted.
- 2.5. Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Entity / Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up-to-date municipal account cannot be submitted/ Valid lease agreement
- 2.6. Up to date Municipal Account not older than three (3) months and not over three (3) months in arrears for the Director (s) or Member (s) / Proof that acknowledgements or arrangements have been made to settle arrears / Affidavit stating why an up-to-date municipal account cannot be submitted/ Valid lease agreement
- 2.7. In the event the bidder is tendering as a Joint Venture/Consortium, all members of the JV/Consortium must submit all required documentation and a JV / Consortium agreement
- 2.8. Proof of Central Supplier Data Base registration (CSD) valid on tender closing date.
- 2.9. The following documents must be completed and duly signed:
  - Declaration of interest in MBD 4.
  - Declaration of the Bidder's Past Supply Chain Practices in MBD 8;
  - Certificate of Independent Bid Determination in MBD 9; and
  - Bidders Information in JPC MBD 7.1
- 2.10. Entity's valid B-BBEE Certificate or JV/Consortium Consolidated valid B-BBEE Certificate or sworn affidavit. B-BBEE Certificate must be valid at the time of closing of the tender. Copy of an affidavit will not be accepted.
- 2.11. Company resolution
- 2.12. If the entity or any of its Directors are listed on the National Treasury register of defaulters, they will be disqualified.

### 3. EVALUATION CRITERIA

Bids will be evaluated in order to establish whether they meet the minimum required thresholds for functionality. In this regard, bidders are required to achieve a functional score of not less than 70 points out of 100.

#### STAGE 1: TECHNICALITY/FUNCTIONALITY EVALUATION

As a first stage, bids will be evaluated in order to establish whether they meet the minimum required thresholds for functionality. In this regard Bidders are required to achieve a functional score of not less than 70 points out of 100.

EVALUATION CRITERIA			WEIGHT	DOCUMENTS TO BE ATTACHED																																							
<p><b>1. DEMONSTRATE CAPABILITY TO DELIVER THE REQUIRED SCOPE OF WORK.</b></p> <p>Bidders to provide references letters that confirm the services that the Service Providers have rendered. The letter must specify the value, nature and types of property valuation services rendered. The reference letters must outline the types of properties that they have valued as listed in MBD 13.</p> <table border="1"> <thead> <tr> <th>NO</th> <th>VALUATION CATEGORY</th> <th>PROPERTY TYPE</th> </tr> </thead> <tbody> <tr> <td rowspan="7">1</td> <td rowspan="7">Specialized properties</td> <td>Sports facilities (1 point)</td> </tr> <tr> <td>Churches (1 point)</td> </tr> <tr> <td>Hostels/Student Village/Student Accommodation (1 point)</td> </tr> <tr> <td>Taxi Ranks (2 points)</td> </tr> <tr> <td>Hotels (1 point)</td> </tr> <tr> <td>Schools (1 point)</td> </tr> <tr> <td>Filling-Stations (2 points)</td> </tr> <tr> <td rowspan="6">2</td> <td rowspan="6">Vacant land</td> <td>Government buildings (i.e. police stations/Fire stations) (1 point)</td> </tr> <tr> <td>Farms (1 point)</td> </tr> <tr> <td>Vacant Residential land (1 point)</td> </tr> <tr> <td>Vacant Commercial land (1 point)</td> </tr> <tr> <td>Vacant Industrial land (1 point)</td> </tr> <tr> <td>Roads (1 point)</td> </tr> <tr> <td rowspan="2">3</td> <td rowspan="2">Servitudes</td> <td>Sanitary lanes/ (1 point)</td> </tr> <tr> <td>Land/ Air servitudes (1 point)</td> </tr> <tr> <td rowspan="2">4</td> <td rowspan="2">Industrial</td> <td>Sub-stations/Reservoir (1 point)</td> </tr> <tr> <td>Factories/Warehouse/Office (1 point)</td> </tr> <tr> <td rowspan="3">5</td> <td rowspan="3">Commercial</td> <td>Offices (1 point)</td> </tr> <tr> <td>Retail (1 point)</td> </tr> <tr> <td>Development land (2 points)</td> </tr> <tr> <td>6</td> <td>Residential</td> <td>Residential Dwellings (1 point)</td> </tr> <tr> <td>7</td> <td>Others</td> <td>All non-classified properties (1 point)</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>A point or more will be allocated for each property type that is ticked as demonstrated in the above table and will be verified on the reference letter/s.</li> <li>Bidder to provide reference letter/s from contactable references with written testimonials of the value and nature and type property valuation services rendered (refer to annexure – JPC MBD 11 and MBD 13).</li> </ul>			NO	VALUATION CATEGORY	PROPERTY TYPE	1	Specialized properties	Sports facilities (1 point)	Churches (1 point)	Hostels/Student Village/Student Accommodation (1 point)	Taxi Ranks (2 points)	Hotels (1 point)	Schools (1 point)	Filling-Stations (2 points)	2	Vacant land	Government buildings (i.e. police stations/Fire stations) (1 point)	Farms (1 point)	Vacant Residential land (1 point)	Vacant Commercial land (1 point)	Vacant Industrial land (1 point)	Roads (1 point)	3	Servitudes	Sanitary lanes/ (1 point)	Land/ Air servitudes (1 point)	4	Industrial	Sub-stations/Reservoir (1 point)	Factories/Warehouse/Office (1 point)	5	Commercial	Offices (1 point)	Retail (1 point)	Development land (2 points)	6	Residential	Residential Dwellings (1 point)	7	Others	All non-classified properties (1 point)	25	<p>Bidder to complete the table in MBD 13.</p> <p>Bidder to attach reference letters to support the experience listed in MBD 13.</p> <p>The reference letters must be in the Clients' letter head, signed and they must specify value, nature and the types of valuations/ services that you have rendered for the Client.</p> <p><b>NB!</b> Bidder to submit a letter/letters that demonstrate the number of fields of speciality which will qualify them the points as per the table herein.</p> <p><b>NB!</b> Only one point per field will be applicable per submission.</p> <p>If more than one field of speciality is submitted, then only one will be considered in a letter/s</p> <p><b>NB!</b> Failure to complete/tick MBD</p>
NO	VALUATION CATEGORY	PROPERTY TYPE																																									
1	Specialized properties	Sports facilities (1 point)																																									
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		<p>13 will result in the Bidder being scored a zero.</p> <p><b>NB!</b> Failure to submit reference letter/s as stated above will result in the bidder being scored a zero.</p>
<p><b>2. RELEVANT EXPERIENCE OF THE BIDDING ENTITY IN RENDERING VALUATIONS (JPC MBD 13)</b></p> <p><b>2.1. <u>Experience in rendering valuation services (10 points)</u></b></p> <ul style="list-style-type: none"> <li>• 10 reference letters received from the service providers – 10 points</li> <li>• 9 reference letters received from the service providers – 9 points</li> <li>• 8 reference letters received from the service providers – 8 points</li> <li>• 7 reference letters received from the service providers – 7 points</li> <li>• 6 reference letters received from the service providers – 6 points</li> <li>• 5 reference letters received from the service providers – 5 points</li> <li>• 4 reference letters received from the service providers – 4 points</li> <li>• 3 reference letters received from the service providers – 3 points</li> <li>• 2 reference letters received from the service providers – 2 points</li> <li>• 1 reference letters received from the service providers – 1 point</li> </ul>	<p><b>10</b></p>	<p>Bidder to complete the table in MBD 13</p> <p>Signed reference letters on the referring company's letterhead specifying the following details:</p> <p>Service rendered/work completed (Services rendered must be related to the scope of work)</p> <p>Value of the work done.</p> <p>Reference letters submitted should be within a 5-year period from the date of tender</p> <p><b>Failure to submit the above required documents and failure to complete MBD13 will result in the bidder scoring 0 points.</b></p>

<p><b>3. CAPABILITY AND EXPERIENCE OF KEY PERSONNEL INCLUDING THE PRINCIPAL MEMBER WILL BE SCORED.</b></p> <p><b>CURRICULUM VITAE (CV's) OF NOMINATED KEY PERSONNEL MUST BE ATTACHED SUBSTANTIATING, CAPABILITY, QUALIFICATION, EXPERIENCE AND SUITABILITY.</b></p> <p><b>3.1. <u>Years of combined experience of the Key Personnel in valuations based on registration with (SACPVP) (20 Points):</u></b></p> <ul style="list-style-type: none"> <li>• 15 years and above – <b>20 points</b></li> <li>• 10 years to less than 15 years – <b>15 points</b></li> <li>• 5 years to less than 10 years – <b>10 points</b></li> </ul> <p><b>3.2. <u>Experience in valuing specialised properties i.e. hotels, heritage properties, health facilities, golf course, schools, reservoirs, substations, roads etc. – 10 points</u></b></p> <ul style="list-style-type: none"> <li>• Experience in 6 or more type of properties – 10 points (2 points for each category)</li> <li>• Experience in 4 to 5 type of properties – 6 points</li> <li>• Experience in 2 to 3 type of properties – 4 points</li> <li>• Experience in 1 to 2 type of properties – 2 points</li> </ul> <p><b>3.3 <u>Experience in valuing commercial, industrial, residential, retail, office buildings, development land, hostels, student villages, blocks of flats (10 points)</u></b></p> <ul style="list-style-type: none"> <li>• Experience in 6 or more type of properties – 10 points (2 points for each category)</li> <li>• Experience in 4 to 5 type of properties – 6 points</li> <li>• Experience in 2 to 3 type of properties – 4 points</li> <li>• Experience in 1 to 2 type of properties – 2 points</li> </ul> <p><b>3.4 <u>Experience in valuing vacant land (residential, commercial, industrial land), specialised properties, servitudes, sanitary lanes, taxi ranks, roads, farms, reservoirs, sports and recreation facilities, churches, public infrastructure, parks and social amenities (10 points)</u></b></p> <ul style="list-style-type: none"> <li>• Experience in 6 or more type of properties – 10 points (2 points for each category)</li> <li>• Experience in 4 to 5 type of properties – 6 points</li> <li>• Experience in 2 to 3 type of properties – 4 points</li> <li>• Experience in 1 to 2 type of properties – 2 points</li> </ul>	<p><b>50</b></p>	<p>Bidder to attach Curriculum Vitae CVs of the Key Personnel not exceeding 5 key personnel.</p> <p>Bidder to attach CVs of the Key Personnel (Professional Property Valuers) with contactable references.</p> <p>The CVs must indicate/specify the property types/categories of valuations/services (work done) and the period (start date and end date) that you have worked for the entities specified in the CVs (start date and end date).</p> <p><b>NB!</b> Failure to provide CVs with the above specified information will result in the bidder being scored a zero.</p>
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<p><b>4. SKILLS TRANSFER AND MENTORSHIP OF CANDIDATE VALUERS (MAXIMUM OF 2 CANDIDATES TO BE SCORED)</b></p> <p>The bidder is required to submit a mentorship and skills transfer plan indicating how the Candidate Valuers will be mentored/assisted in achieving their professional accreditation:</p> <ul style="list-style-type: none"> <li>• Letter of Mentorship from SACPVP - <b>5 points</b> (2 and half points per Candidate Valuer)</li> <li>• Qualification of a Valuer(Degree/Diploma) - <b>5 points</b> (2 and half points per Candidate Valuer)</li> <li>• Registration of Candidate Valuer with SACPVP - <b>5 points</b> (2 and half point per Candidate Valuer)</li> </ul>	<p><b>15</b></p>	<p>Bidder to attach the following:</p> <p>Bidder to attach a written confirmation letter from SACPVP confirming the registration of the Candidate Valuers. This letter must also specify and confirm the name of the Mentor (The bidding entity must confirm employment of mentor of mentor must be Key Personnel) for the Candidate Valuers and it must be in SACPVP's letterhead and signed.</p> <p><b>NB!</b> All three of these required documents for each Candidate Valuer must be submitted and certified.</p>
<p><b>TOTAL</b></p>	<p><b>100</b></p>	

Bidder must achieve a minimum threshold score **of 70 points** on functionality to selected to be to be included in the panel to be utilized on an as and when required basis from the date of appointment. Only the highest scoring top 30 Bidders who score the minimum threshold of 70 points will be included in the panel.

**Utilization of the panel**

- I. Services will be sourced on an as and when required basis from the service provider on the panel through Activation Letters. Prices for valuations are fixed as per the Guideline Professional Fees as published by the South African Council of Property Valuers Profession (SACPVP).



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**STATEMENT OF BIDDERS EXPERIENCE**

**(JPC MBD 13)**

NAME OF BIDDER:	.....
BID NO.:	.....

The Value of relevant work completed by the **bidding entity** is as follows:

NO	NAME OF THE REFERENCE COMPANY	TYPES OF PROPERTIES VALUED	VALUE OF WORK DONE
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

NO	VALUATION CATEGORY	PROPERTY TYPE	TICK
1	Specialized properties	Sports facilities (1 point)	
		Churches (1 point)	
		Hostels/Student Village/Student Accommodation (1 point)	
		Taxi Ranks (2 points)	
		Hotels (1 point)	
		Schools (1 point)	
		Filling-Stations (2 points)	
2	Vacant land	Government buildings (i.e. police stations/Fire stations) (1 point)	
		Farms (1 point)	
		Vacant Residential land (1 point)	
		Vacant Commercial land (1 point)	
		Vacant Industrial land (1 point)	
		Roads (1 point)	
3	Servitudes	Sanitary lanes/ (1 point)	
		Land/ Air servitudes (1 point)	
4	Industrial	Sub-stations/Reservoir (1 point)	
		Factories/Warehouse/Office (1 point)	
5	Commercial	Offices (1 point)	
		Retail (1 point)	
		Development land (2 points)	
6	Residential	Residential Dwellings (1 point)	
7	Others	All non-classified properties (1 point)	



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**CAPABILITY AND EXPERIENCE OF KEY PERSONNEL**

**JPC MBD 14**

NAME OF KEY PERSONNEL	YEARS OF EXPERIENCE	DATE OF REGISTRATION AS PROFESSIONAL VALUER	CV ATTACHED YES/NO	SUPPORTING DOCUMENT (SACPVP CERTIFICATE)  YES/NO

**CURRICULUM VITAE TEMPLATE FOR BIDDER'S KEY PERSONNEL (1)**

<b>Surname</b>	
<b>First Name</b>	
<b>Date of birth</b>	
<b>Nationality (plus ID number or</b>	



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<b>passport number)</b>			
<b>Membership of Professional Bodies and Professional Registration with date achieved</b>	<b>Professional Body/ Association:</b>		
	<b>Registration (Member) Number:</b>		
	<b>Date of Registration:</b>		
<b>EDUCATION/ QUALIFICATIONS</b>			
<b>Institution and date from and date to</b>		<b>Qualifications obtained</b>	

<b>EXPERIENCE</b>			
<b>Company/ Organisation</b>	<b>(Date from – Date to)</b>	<b>Duration of employment</b>	<b>Position</b>



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<b>1. KEY EXPERIENCE RELEVANT TO ..... (PROJECT IN QUESTION)</b>

**NB:** Certified Copies of Professional Registration documents and qualifications of the bidder’s key personnel must be attached as supporting document

<b>CURRICULUM VITAE TEMPLATE FOR BIDDER'S KEY PERSONNEL (2)</b>	
<b>Surname</b>	
<b>First Name</b>	
<b>Date of birth</b>	
<b>Nationality (plus ID number or passport number)</b>	
<b>Membership of Professional Bodies and Professional Registration with date achieved</b>	<b>Professional Body/ Association:</b>
	<b>Registration (Member) Number:</b>
	<b>Date of Registration:</b>
<b>EDUCATION/ QUALIFICATIONS</b>	
<b>Institution and date from and date to</b>	<b>Qualifications obtained</b>



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<b>EXPERIENCE</b>			
<b>Company/ Organisation</b>	<b>(Date from – Date to)</b>	<b>Duration of employment</b>	<b>Position</b>



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<b>2. KEY EXPERIENCE RELEVANT TO PROJECT</b>

**NB:** Certified Copies of Professional Registration documents and qualifications of the bidder's key personnel must be attached as supporting documents.

<b>CURRICULUM VITAE TEMPLATE FOR BIDDER'S KEY PERSONNEL (3)</b>	
<b>Surname</b>	
<b>First Name</b>	
<b>Date of birth</b>	
<b>Nationality (plus ID number or passport number)</b>	
<b>Membership of Professional Bodies and Professional Registration with date achieved</b>	<b>Professional Body/ Association:</b>
	<b>Registration (Member) Number:</b>
	<b>Date of Registration:</b>
<b>EDUCATION/ QUALIFICATIONS</b>	
<b>Institution and date from and date to</b>	<b>Qualifications obtained</b>



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<b>EXPERIENCE</b>			
<b>Company/ Organisation</b>	<b>(Date from – Date to)</b>	<b>Duration of employment</b>	<b>Position</b>

<b>3. KEY EXPERIENCE RELEVANT TO .....(PROJECT IN QUESTION)</b>



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**NB:** Certified Copies of Professional Registration documents and qualifications of the bidder's key personnel must be attached as supporting documents.

<b>CURRICULUM VITAE TEMPLATE FOR BIDDER'S KEY PERSONNEL (4)</b>	
<b>Surname</b>	
<b>First Name</b>	
<b>Date of birth</b>	
<b>Nationality (plus ID number or passport number)</b>	
<b>Membership of Professional Bodies and Professional Registration with date achieved</b>	<b>Professional Body/ Association:</b>
	<b>Registration (Member) Number:</b>
	<b>Date of Registration:</b>
<b>EDUCATION/ QUALIFICATIONS</b>	
<b>Institution and date from and date to</b>	<b>Qualifications obtained</b>



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<b>EXPERIENCE</b>			
<b>Company/ Organisation</b>	<b>(Date from – Date to)</b>	<b>Duration of employment</b>	<b>Position</b>

<b>4. KEY EXPERIENCE RELEVANT TO .....(PROJECT IN QUESTION)</b>



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**NB:** Certified Copies of Professional Registration documents and qualifications of the bidder's key personnel must be attached as supporting documents.

<b>CURRICULUM VITAE TEMPLATE FOR BIDDER'S KEY PERSONNEL (5)</b>	
<b>Surname</b>	
<b>First Name</b>	
<b>Date of birth</b>	
<b>Nationality (plus ID number or passport number)</b>	
<b>Membership of Professional Bodies and Professional Registration with date achieved</b>	<b>Professional Body/ Association:</b>
	<b>Registration (Member) Number:</b>
	<b>Date of Registration:</b>
<b>EDUCATION/ QUALIFICATIONS</b>	
<b>Institution and date from and date to</b>	<b>Qualifications obtained</b>



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<b>EXPERIENCE</b>			
<b>Company/ Organisation</b>	<b>(Date from – Date to)</b>	<b>Duration of employment</b>	<b>Position</b>



POP 04/2026FY/PF- REQUEST FOR PROPOSALS TO BE INCLUDED ON THE JPC PANEL OF PROFESSIONAL PROPERTY VALUERS TO CONDUCT PROPERTY VALUATIONS FOR THE DETERMINATION OF THE FOLLOWING: MARKET VALUE, RENTAL VALUE, REPLACEMENT VALUE, INVESTMENT ANALYSIS, INSURANCE VALUE, VALUATION OF SPECIALISED PROPERTIES, HIGHEST AND BEST USE ANALYSIS, PROPERTY MARKET RESEARCH AND REAL ESTATE MARKET ANALYSIS FOR THE CITY OF JOBURG PROPERTY COMPANY FOR A PERIOD OF 3 YEARS.

<b>5. KEY EXPERIENCE RELEVANT TO ..... (PROJECT IN QUESTION)</b>

**NB:** Certified Copies of Professional Registration documents and qualifications of the bidder's key personnel must be attached as supporting documents.

## STANDARD CONDITIONS OF SUBMISSION

(JPC MBD 15)

The following conditions apply to all bids submitted:

- All bids must be submitted in compliance with the Bid Specification specified in JPC MBD 11

## QUALIFICATION CRITERIA

Failure to adhere to the qualification requirements on JPC MBD 1 (qualification criteria) will result in the disqualification of the bid:

## SUBMISSION OF PROPOSALS

- Bidder(s) are invited to submit their Proposals by completing the returnable Municipal Bidding Documents (MBDs) and JPCs' MBDs contained in this document.
- In this regard:
  - No other form of Proposal will be accepted. The MBDs must not be construed as an offer.
  - The Bidder(s) must submit the original plus a copy of the file, and a scanned version of the submission including all annexures/ returnables on a USB clearly marked with the bidder's name
  - All Proposal documentation received shall be deemed JPC property and shall not be returned or thus requested back by any Bidder.
- Proposals must be sealed, clearly marked with POP name and number, and addressed to The Chief Executive Officer, City of Joburg Property Company (SOC) Ltd
- Bidder's return address must be clearly indicated at the back of the envelope.
- The fully completed document with annexures must be submitted before the closing date specified on the front cover, and be deposited in the tender box made available by the Client Services Centre of:

The City of Joburg Property Company (SOC) Ltd  
33 Hoofd Street, Braamfontein  
Braampark office park, Forum I (One) Building,  
A – Block, 3rd Floor (Entrance level)

- **PROPOSALS WHICH ARE NOT SUBMITTED IN A PROPERLY SEALED AND MARKED ENVELOPE AND DEPOSITED IN THE BOX BEFORE THE CLOSING DATE, WILL NOT BE OPENED.**
- **PROPOSALS WHICH ARE NOT SUBMITTED IN THE CORRECT FORMAT WITH ANNEXURES ATTACHED, DULY COMPLETED, INITIALLED AND SIGNED, WILL NOT BE CONSIDERED.**
- The information required in the MBDs must be provided accurately and honestly. All details

provided by the Bidder(s) will be regarded as material representations, which the JPC base the evaluation of the Proposal on. Any misrepresentation will be treated as material and will result in the disqualification of the Proposal by the JPC. Bidders, who fail to provide such information to the satisfaction of the JPC, will be disqualified.

## **OPENING OF PROPOSALS**

- Proposals will be opened immediately after the closing time on the closing date at the offices of JPC at the mentioned address. The POP number, and the name of each Bidder(s) will be announced and recorded in a register.
- Bidder's return address must be clearly stipulated or indicated on the back of the envelope.

## **EVALUATION OF PROPOSALS**

- JPC reserves the right to seek clarification or further information from Bidder(s) and to appoint professionals to advise and verify information on aspects of the Proposals submitted in a manner that the JPC or its agent deems appropriate.
- The preferred Bidder(s) may be required to make presentations to the JPC.
- The Bidder(s) shall be deemed to know and understand the content of the Proposal Call document and a submission of the MBDs will indicate the Bidder(s) unconditional acceptance of all the terms and conditions contained in the Proposal Call document.
- The Bidder(s) shall be deemed to have satisfied itself as to all of the conditions, procedures and performance and discharge of the obligations required in terms of the Proposal Call documents.
- The non-acceptance or variation of any of the conditions, or the inclusion of any other conditions in the Proposal Call document by the Bidder(s) will be treated as a qualified bid and will be disqualified
- The Proposal(s) will be evaluated by the JPC. JPC may accept any Proposal in whole or in part and is not bound to accept any Proposal
- Proposals will be evaluated using the evaluation criteria stated in JPC MBD 12.
- The Proposal(s) will be adjudicated by the JPC's Bid Adjudication Committee and awarded in terms of the JPC's Supply Chain Management Policy for Goods and Services.
- The JPC will not be held responsible or liable for any costs whatsoever and /or losses incurred or suffered by the Bidder(s) or any other party or parties for whatsoever reason as a result of the Proposal.
- Any Proposal in the name of a partnership or joint venture or consortium will, on acceptance, be deemed as joint and several agreements with all parties.
- All proposals shall remain valid for a period of **120 days** after the closing date, provided that bidders may extend the validity of the proposal on request of JPC.

## **RESOLUTIONS OF DISPUTES**

- Persons or bidders who are aggrieved by decisions or actions taken in the implementation of Supply Chain Management system or in the awarding of the bid, must within 20 (twenty) days of the awarding of the bid, lodge a written complaint containing the details of the dispute arising to the Chief Executive Officer of JPC at the following address:

3<sup>rd</sup> Floor, Forum 1, Braampark, 33 Hoofd Street, Braamfontein

The written complaint must contain the following information:

- The bid reference number;
  - The section of the Policy, Regulations or Act that has been violated;
  - The details of the violation;
  - The City Department or Municipal Owned Entity involved;
  - Relief sought.
- The Chief Executive Officer may appoint an independent person, from outside or within the City or JPC, to investigate and propose a dispute resolution mechanism to address the complaint. The person so appointed will be someone who was not involved in the transaction in question.

## **PROHIBITIONS**

- JPC will not, subject to such amendments to the Act and Regulations and any exemptions as the Minister may promulgate from time to time, award contracts to Bidder(s) who are owned directly or indirectly by the following categories of persons:-
  - defined as an employee or public servant in the service of the state working for Local, Provincial and National Government; or
  - defined as an employee in the service of a government owned entity including the municipal entities;
  - if the employee mentioned above is actively or inactively a director, manager or principal shareholder of the service provider concerned (refer to GN44 in GG 28411 of 18 January 2006 for the exemption);
  - is a member of the board of directors of a municipal entity within its area of jurisdiction (refer to GN44 in GG 28411 of 18 January 2006 for the exemption);
  - who is an advisor or consultant contracted to the JPC for the purposes of assisting the JPC with defining of requirements, drafting of specifications or evaluation of the Proposals.
- JPC will not award Proposals to any Bidder(s) owned directly or indirectly by politicians serving as councillors for any municipality.
- JPC will not award Proposals to any Bidder(s) owned directly or indirectly by politicians serving in National Assembly, Provincial Legislatures and National Council of Provinces.
- Failure by the above-mentioned persons to comply with the above shall lead to cancellation of the contract.



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### **CONSIDERATION OF PROPOSALS FROM CLOSE FAMILY MEMBERS OF PERSONS IN THE SERVICE OF THE STATE**

- The JPC does not encourage awarding of contracts to close family members of employees in decision-making positions.
- The bidder must declare and state whether a spouse, child or parent of the bidder or of a director, manager or shareholder is in the service of the City of Johannesburg Municipality, the City of Joburg Property Company, or has been in the service of the state in the previous twelve months.

### **GENERAL ENQUIRIES**

Only email enquiries will be accepted, such enquiries must be directed to [tenders@jhbproperty.co.za](mailto:tenders@jhbproperty.co.za)

## JPC STANDARD CONDITIONS OF APPOINTMENT

(JPC MBD 16)

1. **Appointment in Force and Authorised Signatories:** This appointment is considered to have come into force immediately after all the necessary signatures have been appended.
2. **Independent Contractor:** The Service Provider is appointed as an independent contractor and no contract of agency and/or employment is created. Save as may be expressly authorised by JPC from time to time in writing, the Service Provider shall not hold itself out to be the agent of JPC and/or commit JPC to any contract or obligation of whatever nature.
3. **Alterations:** Should circumstances arise which call for modifications of the appointment, these may be made by mutual consent given in writing. Proposals in this respect from one party shall be given due consideration by the other party.
4. **Assignment:** The Service Provider shall not without the prior written consent of JPC, cede or assign any of the benefits and obligations under this appointment.
5. **Sub-Contracts:** Any sub-contracts or modifications or termination thereof relating to the performance of the services by the Service Provider shall be made only with the prior written consent of JPC.
6. **Compliance with Laws, By-laws and Ordinance:** The Service Provider shall comply strictly with every applicable law, by-law and ordinance including every regulation, code of conduct or other directive to which the Service Provider may be subject in its professional capacity. In this regard, the Service Provider's particular attention is drawn to the requirements of the Occupational Health and Safety Act (OHSA) and its regulations as well as to the Financial Intelligence Centre Act (FICA).
6. **Insurance:** If applicable, the Service Provider shall at its own cost and expense maintain professional indemnity insurance and public liability insurance with an insurer approved of by JPC in an amount and for duration as specified in the letter of appointment to which these general conditions of appointment relate.
7. **Postponement and Termination:** JPC may give written notice to the Service Provider at any time of its intention to abandon the services, in whole or in part, or to terminate this appointment. The effective termination date of this appointment shall not be less than fourteen (14) days after receipt of such notice, or such other shorter or longer periods as may be agreed between the parties. Upon receipt of such notice, the Service Provider shall take immediate steps to bring the services to a close and to reduce expenditure to a minimum.
8. Upon termination of the appointment the Service Provider shall deliver to JPC the originals of all documents in the possession of the Service Provider relating to and/or in connection with the appointment in both hard copy and (insofar applicable) electronic format.
9. **Force Majeure:** The Service Provider shall promptly notify JPC, in writing, of any situation or event arising from circumstances beyond its control and which he could not reasonably foresee, which makes it impossible for the Service Provider to carry out in whole or in part, his obligations under this appointment. Upon the occurrence of such a situation or event, the services shall be deemed to be postponed for a period of time equal to the delay caused by the Force Majeure and a reasonable period not exceeding two weeks.

10. **Claims for Default:** Any claims for damages arising out of default and termination, shall be agreed between JPC and the Service Provider, or failing agreement, shall be referred to dispute resolution in accordance with clause 20.
11. **Rights and Liabilities of Parties:** Termination of this appointment for whatever reason shall not prejudice or affect the accrued rights or claims and liabilities of either party to this appointment.
12. **Confidentiality:** The Service Provider shall maintain all information relating to the appointment in the strictest confidence.
13. **Indemnity:** The Service Provider indemnifies JPC and holds JPC harmless against any loss or damage that may be suffered by JPC (including and without limiting the generality of the foregoing any claim that may be brought or threatened against JPC by any third party) arising from or by reason of the failure by the Service Provider to comply with its obligation in terms hereof.
14. **Skill, Care and Diligence:** The Service Provider shall exercise all reasonable skill, care and diligence in the performance of the services under the appointment and shall carry out all his responsibilities in accordance with recognised professional standards. If any documentation prepared or submitted by the Service Provider to JPC is approved by JPC such approval shall not limit the professional liability of the Service Provider in respect thereof. The Service Provider shall remain professionally liable in respect of such documentation notwithstanding the approval thereof by JPC.
15. **Faithful Advisor:** The Service Provider shall, in all professional matters, act as a faithful advisor to JPC and, in so far as his duties are discretionary, act fairly as between JPC and third parties.
16. **Indirect Payments:** The remuneration of the Service Provider charged to JPC, shall constitute his only remuneration in connection with the appointment and neither he nor his personnel shall accept any trade commission, discount, allowance or indirect payment or other consideration with or in relation to the appointment or to the discharge of his obligations thereunder.
17. **Royalties:** The Service Provider shall not have the benefit, whether directly or indirectly, of any royalty on or of any gratuity or commission in respect of any patented article or process used on or for the purposes of the appointment, unless it is agreed to by JPC in writing that he may.
18. **Ownership of Equipment, Materials, Supplies and Facilities:** Equipment, materials, supplies and facilities furnished to the Service Provider by JPC or purchased by the Service Provider with funds wholly supplied or reimbursed by JPC shall be the property of JPC and shall be so marked. Upon completion or termination of the services under this appointment, the Service Provider shall furnish to JPC, inventories of the equipment and materials referred to above as it then remains and dispose of same as directed by JPC.
19. **Copyright:** All copyright in and to all documents, plans, designs and other material of whatever nature prepared or produced by the Service Provider in the course and scope of its

appointment shall be and remain vested in JPC for which purpose the Service Provider cedes to JPC all such copyright.

**20. *Dispute Resolution:***

- a. Any dispute arising between the Parties in respect of this appointment shall in the first instance be referred in writing to the senior executives of the Parties by either Party for resolution. The senior executives of the Parties shall meet within five (5) business days after receiving the aforesaid written referral and shall use their best endeavours to resolve the dispute within the time foregoing.
- b. If the senior executives fails to meet within five (5) business days after a dispute has been referred to them or fail to resolve the dispute within the time in paragraph (a) above, then either Party shall be entitled to immediately institute legal proceedings from a competent court.
- c. Notwithstanding anything to the contrary contained in this paragraph 20, any party shall be entitled to approach a competent court for an appropriate relief.

**21. *Sequestration or Surrender of Service Provider's Estate***

In the event of an order being made for the sequestration of the Service Provider's estate, whether provisional or final, or in the event of an application being made for such order, or in the event of the Service Provider making application for the surrender of his estate, or if he shall enter into, make or execute any deed of assignment or other composition or arrangement with, or assignment for the benefit of his creditors, or purport to do so, or if the Service Provider, being a company, shall pass a resolution, or if the Court shall make an order for the liquidation of such company, the Council shall have the right, summarily and without recourse to law, to determine the contract without payment of any compensation to the Service Provider, and without prejudice to the right of the Council to sue the Service Provider for any damages sustained by it in consequence of one or other of the aforementioned events.

## POPIA

(JPC MBD 17)

### **CONSENT AND ACKNOWLEDGMENTS IN TERMS OF THE PROTECTION OF PERSONAL INFORMATION ACT 2013 (POPI)**

This section sets out how personal information will be collected, used and protected by the City of Joburg Property Company SOC Ltd (hereinafter referred to as “JPC”), as required by the Protection of Personal Information Act.

The use of the words “the individual” for the purposes of this document shall be a reference to any person, with reference to the bidder and its directors/shareholders/personnel, communicating with JPC and/or concluding any agreement, registration or application, with the inclusion of each of those individuals referred to or included in terms of such agreement, registration or application.

#### **1. What is personal information?**

The personal information that JPC may require relates to names and surnames, birth dates, identity numbers, passport numbers, demographic information, education information, occupation information, health information, addresses, memberships, and personal and work email and contact details.

#### **2. What is the purpose of the collection, use and disclosure (the processing) of personal information?**

JPC is legally obligated to collect, use and disclose personal information for the purposes of:

- reporting initiatives to the City of Johannesburg Metropolitan Municipality;
- reporting all contracts awarded to National Treasury;
- obtaining information related to Tax Compliance information from SARS;
- verifying information on the National Treasury database of defaulters;
- evaluating and processing applications for registration on the database;
- compiling statistics and other reports;
- providing personalised communication in respect of the tender/quotation submitted;
- complying with the law; and/or
- for a purpose that is ancillary to the above.
- for the evaluation and adjudication of Quotations, Request for Proposals and Panel of service providers
- posting all awards for Request for Proposals and Panel on the JPC website

Personal information will not be processed for a purpose other than what is identified (the purpose) above without obtaining consent beforehand.

### **3. How will JPC process personal information?**

JPC will only collect personal information for the purpose as stated above. Information will be collected in the following manner:

- directly from the individual
- through the documents submitted with the tender/quotation;
- from service providers who provided services or goods to JPC;
- from JPC's own records relating to previous supply of services or goods; and/or
- from a relevant public or equivalent entity.

### **4. To whom will personal information be disclosed?**

The personal information may be disclosed to other relevant public or other entities on whose behalf we act as intermediaries, other third parties referred to above in relation to the purpose or who are sources of personal information, service providers such as professional bodies who operate across the borders of this country (transborder flow of information), where personal information must be sent in order to provide the information and/or services and/or benefits requested or applied for.

In the event of another party/ies acquiring all of or a portion of JPC's mandate or functions, personal information will be disclosed to that party, but they will equally be obliged as we are, to protect personal information in terms of this policy and the law.

In respect of Request for Proposals and Panel to the Bid Evaluation and Adjudication Committee members

### **5. Consent and Permission to process personal information:**

I hereby agree with the policy and provide authorisation to JPC to process the personal information provided for the purpose stated:

- I understand that withholding of or failure to disclose personal information will result in JPC being unable to perform its functions and/or any services or benefits I may require from JPC.
- Where I shared personal information of individuals other than myself with JPC I hereby provide consent on their behalf to the collection, use and disclosure of their personal information in terms of this personal information policy and I warrant that I am authorised to give this consent on their behalf.
- To this end, I indemnify and hold JPC not responsible and harmless in respect of any claims by any other person on whose behalf I have consented, against JPC should they claim that I was not so authorised.
- I understand that in terms of POPIA and other laws of the country, there are instances where my express consent is not necessary in order to permit the processing of personal information,



which may be related to police investigations, litigation or when personal information is publicly available.

- I will not hold JPC responsible for any improper or unauthorised use of personal information that is beyond its reasonable control.

**6. Rights regarding the processing of personal information:**

- The individual may withdraw consent to the processing of personal information at any time, and should they wish to do so, must provide JPC with reasonable notice to this effect. Please note that withdrawal of consent is still subject to the terms and conditions of any contract that is in place. Should the withdrawal of consent result in the interference of legal obligations, then such withdrawal will only be effective if JPC agrees to same in writing. JPC specifically draws to the attention that the withdrawal of consent may result in it being unable to provide the requested information and/or services and/or financial or other benefits.
- In order to withdraw consent, please contact the JPC Information Officer/SCM
- Individuals are encouraged to ensure that where personal information has changed in any respect to notify JPC so that our records may be updated. JPC will largely rely on the individual to ensure that personal information is correct and accurate.
- The individual has the right to access their personal information that JPC may have in its possession and are entitled to request the identity of which third parties have received and/or processed personal information for the purpose. Please note however, that any request in this regard may be declined if:
  - the information comes under legal privilege in the course of litigation,
  - the disclosure of personal information in the form that it is processed may result in the disclosure of confidential or proprietary information,
  - giving access may cause a third party to refuse to provide similar information to JPC,
  - the information was collected in furtherance of an investigation or legal dispute, instituted or being contemplated,
  - the information as it is disclosed may result in the disclosure of another person's information,
  - the information contains an opinion about another person and that person has not consented, and/or
  - The disclosure is prohibited by law.

**7. Queries relating to breach of personal information:**

Please submit queries relating to the breach of personal information to the JPC's information officer and SCM in writing as soon as the breach is discovered.

Signature:	Date:
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## REGISTRATION DOCUMENTS

(JPC MBD 18)

### **THE FOLLOWING DOCUMENTS MUST BE ATTACHED HEREAFTER (AS MBD) AS PROOF OF REGISTRATION:**

- *Natural persons, Sole proprietors and JVs of these – copy of ID document/passport*
- *Schools – copy of Provincial School registration certificate*
- *NGO – copy of Provincial registration certificate*
- *Society Club/ Association – copy of Constitution / founding document*
- *Partnership -copy of partnership agreement plus IDs of all partners*
- *Closed Corporation - Copy of CK1 and/or CK2 and members agreement*
- *Company – current CM29,*
- *Trust – letter of appointment from the Master of the High Court of SA and deed of trust*
- *Joint Venture/Consortium – JV/Consortium agreement plus ID documents/ company Registration document of all members of JV/Consortium*



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**POWER OF ATTORNEY OR COMPANY RESOLUTION**

**(JPC MBD 19)**



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**PROOF OF UP TO DATE MUNICIPAL ACCOUNT / AFFIDAVIT / PROOF OF ARRANGEMENTS TO SETTLE ARREARS (JPC MBD 20)**



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**JOINT VENTURE / CONSORTIUM AGREEMENT**

**(JPC MBD 21)**



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## **BIDDER'S EXPERIENCE**

## **JPC MBD 22**



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## **RELEVANT EXPERIENCE AND QUALIFICATIONS OF THE KEY PERSONNEL JPC MBD 23**