

	<b>INVESTMENT RECOVERY OFFER TO LEASE GEORGE PARKING LOT</b>	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-75978567	Rev	1
		Effective Date	01 February 2021		
		Review Date	February 2023		

## INVITATION TO TENDER FOR THE LEASING OF ESKOM OWNED PARKING LOT LOCATED IN GEORGE ERF 1779 AND 1780, WESTERN CAPE

**TENDER ENQUIRY NUMBER: OLT2053838**

**CLOSING DATE: 09 DECEMBER 2022**

Date: 24 November 2022

Enquiries:

Cassiem du Toit

☎ 082 – 858 4647

### INVESTMENT RECOVERY SECTION

You are kindly invited to submit your offer to lease the parking lot area owned by Eskom as detailed in the scope of work and appendices below:

#### 1. DESCRIPTION

##### Conditions:

The rental period is planned to run for 3 years.

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

The rental will escalate annually by CPI.

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

The land shall be utilized for general agricultural purposes only.

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

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

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

The Lessor will notify the Lessee in writing at least 4 (four) months prior to requiring the Lessee to vacate the withdrawn parts, to enable the Lessee to conduct the Lessee's operations in accordance therewith.

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

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

### Controlled Disclosure

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	<b>INVESTMENT RECOVERY OFFER TO LEASE GEORGE PARKING LOT</b>	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-75978567	Rev	1
		Effective Date	01 February 2021		
		Review Date	February 2023		

## 2. ENVIRONMENTAL REQUIREMENTS

Any environmental requirements indicated in the lease agreement will need to be addressed by the Lessee for his account.

## 3. INSPECTION AND VIEWING

Not applicable

## 4. SUBMISSION OF THE “OFFER TO LEASE PARKING AREA”

Notes:

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

Please note the following rules with respect to the OLT system (Informal Tendering)

- a. Please ensure that the email subject line only contains the OLT2053838 Enquiry number as per heading and no other information. Do not add any text to the subject line. Do not add any space in between the prefix and the enquiry number.
- b. Closing Date: 09/12/2022 at 10:00
- c. Ensure that the enquiry number is stipulated in the subject line on all e-mails if multiple emails are sent.
- d. Ensure that you receive a confirmation email after submitting your documentation. Please follow up immediately via the email address of the respective buyer if you did not receive this.
- e. Maximum attachment size per email is 10MB. It is the supplier's obligation to ensure that the attachments per email do not exceed this limit.
- f. Please note closing date and time on the RFQ. Your submission will not be evaluated if it is received after the closing date and time of the RFQ.
- g. All tender returnables/documentation must be submitted to Informaltendering@eskom.co.za only.  
E-mails to any other address (except for clarifications) will not be accepted.  
Failure to comply with these rules will result in your tender being disqualified.
- h. Requests for Clarifications must be sent in writing to the respective buyer at dtoitm@eskom.co.za and not to Informaltendering@eskom.co.za.  
All requests for clarifications and responses must be in writing. Eskom will respond to requests for clarification received within one (1) – two (2) working days before the tender closing deadline, depending on the enquiry duration and complexity.

### Controlled Disclosure

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	<b>INVESTMENT RECOVERY OFFER TO LEASE GEORGE PARKING LOT</b>	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-75978567	Rev	1
		Effective Date	01 February 2021		
		Review Date	February 2023		

The closing date is 10:00am on FRIDAY, 09 DECEMBER 2022.

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

E-mails to any other address (except for clarifications) will not be accepted.  
Failure to comply with these rules will result in your tender being disqualified.  
Please ensure that the email subject line only contains the OLT2053838 enquiry number as per heading and no other information.  
Do not add any text to the subject line. Do not add any space in-between the prefix and the enquiry number.  
Ensure that the enquiry number is stipulated in the subject line on all e-mails if multiple emails are sent.  
Ensure that you receive a confirmation email after submitting your documentation.  
Please follow up immediately via the email address of the respective buyer if you did not receive this.  
Maximum attachment size per email is 7Mb. It is the supplier's obligation to ensure that the attachments per email do not exceed this limit.  
Please note closing date and time on the enquiry. Your submission will not be evaluated if it is received after the closing date and time of the enquiry.  
Requests for Clarifications must be sent in writing to the respective asset disposal officer at [email – dtoitm@eskom.co.za](mailto:dtoitm@eskom.co.za)

**The closing date is 10:00am 09 DECEMBER 2022**

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

### **Controlled Disclosure**

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	<b>INVESTMENT RECOVERY OFFER TO LEASE GEORGE PARKING LOT</b>	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-75978567	Rev	1
		Effective Date	01 February 2021		
		Review Date	February 2023		

## 5. NOTES

- ☐ Please quote the tender enquiry OLT2053838 on all correspondence.

## 6. SCOPE OF WORK

Lease vacant parking property in George, situated in Cathedral Road owned by Eskom for a period of 3 years as per lease agreement.

- No permanent structures will be allowed
- No alternative proposal to parking
- Potential tenant will be responsible to make sure that the parking area is clean and maintained at their own cost.

## NOTES

For queries or the complete lease terms & conditions, and to view the properties, please contact or email **Collin Sedeman** on **+27 21 980 3021** or **sedemac@eskom.co.za**

## 7. GUARANTEE / WARRANTY

Eskom Holdings SOC Limited gives no guarantee or warranty to the workability or condition of Erf 1779 and Erf 1780, Cathedral Road, George respectively, than allow each tenderer to familiarize themselves at the site prior to tendering in terms of the Consumer Protection Act.

## 8. OFFERS

Offers received for this tender will be deemed valid for a period of 2 month (60 days) from tender closing date.

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

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

## Controlled Disclosure

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	<b>INVESTMENT RECOVERY OFFER TO LEASE GEORGE PARKING LOT</b>	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-75978567	Rev	1
		Effective Date	01 February 2021		
		Review Date	February 2023		

## 9. VARIATION

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

## 10. CRITERIA USED FOR EVALUATION OF OFFERS

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

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

### Technical evaluation:

Functionality	Weighting
Business Plan	40%
Management/Maintenance Plan for area	30%
Financial Proposal (market related)	30%
<b>Total</b>	<b>100%</b>

\*Threshold for tender submission is 75% for further evaluation

Yours Faithfully



**Cassiem du Toit**  
Investment Recovery  
Asset Disposal Officer

## Controlled Disclosure

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	<b>INVESTMENT RECOVERY OFFER TO LEASE GEORGE PARKING LOT</b>	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-75978567	Rev	1
		Effective Date	01 February 2021		
		Review Date	February 2023		

ENQUIRY NO: OLT2053838

CLOSING DATE: 10:00 09 December 2022

CONTACT PERSON: Cassiem du Toit  
Tel no: (021) 980 3912 / 082 858 4647

Commercially required Returnable Documentation:

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

**PLEASE NOTE: THERE IS A RESERVE PRICE. THE TENDER WILL BE AWARDED TO THE HIGHEST BIDDER.**

Item No.	Property Description	Extent (square meters)	Offer Price
<b>WESTERN CAPE – GEORGE, CATHEDRAL ROAD</b>			
1	Erf 1779	745 m <sup>2</sup>	
2	Erf 1780	747 m <sup>2</sup>	

**OFFER SUBMITTED BY:**

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

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

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

**E-Mail address:** .....

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

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

**Spouse Details**

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

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

### Controlled Disclosure

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.

	<b>INVESTMENT RECOVERY OFFER TO LEASE GEORGE PARKING LOT</b>	Template Identifier	240-43921804	Rev	6
		Document Identifier	240-75978567	Rev	1
		Effective Date	01 February 2021		
		Review Date	February 2023		

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

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

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

**ADDRESS:** .....

.....

.....

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

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

\_\_\_\_\_  
**TENDERER**

**DATE:** .....

\_\_\_\_\_  
**SPOUSE/WITNESS**

**DATE:** .....

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

### Controlled Disclosure

When downloaded from the document management system, this document is uncontrolled and the responsibility rests with the user to ensure it is in line with the authorised version on the system.

No part of this document may be reproduced without the expressed consent of the copyright holder, Eskom Holdings SOC Ltd, Reg No 2002/015527/30.