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1. Background

Eskom Holdings SOC Ltd intends to procure industrial property located within the Vosloorus, Katlehong, and Germiston areas, suitable to accommodate a CNC for Distribution Gauteng Katlehong CNC. The property must support operational, administrative, and strategic needs for a CNC of approximately thirty-one (40) employees, offering a secure, compliant, accessible, and functional workspace.

This Scope of Work outlines the technical, functional, legal, and administrative requirements to guide potential owners or registered agents in submitting a compliant tender proposal for the sale of a qualifying office building.

2. OBJECTIVE

The objective of this tender is to acquire fully compliant, functional, and strategically located industrial office property that meets Eskom's long-term operational needs. The property must:

- Support office operations for thirty-one (40) + staff.
- Provide adequate space, amenities, and parking.
- Adhere to South African building and regulatory requirements.
- Be ready for occupation or near ready with approved plans.
- Be situated within the Vosloorus, Katlehong, and Germiston areas.

3. SCOPE OF WORK

This section outlines the requirements that Eskom needs:

3.1 Property Requirements

- Site area: minimum 5000 m² or greater
- Minimum Gross Lettable Area (GLA): 2,500 m² (Warehouse space minimum 2000 m² and office space of 500 m²)

3.2 Building Grade

A structure in excellent condition, requiring minimum repairs or alterations, preferably less than 10 years old.

3.3 Accessibility & Location

- Property must be situated within the Vosloorus, Katlehong, and Germiston areas.
- Must have convenient access to major regional roads, public transport, and primary routes linking Eskom operational areas.

3.3 Parking Facilities

- Minimum of 60 parking bays (Basement/covered parking, Shade-net parking, open bays or area that can be converted to open bay parking)

3.4 Building Design & Features

The building must include:

- Functional office layouts, meeting rooms, and operational workspaces
- Safe staircases and compliant elevator/lift access if available
- Adequate ventilation, lighting, and HVAC infrastructure
- Universal access features for people living with disabilities (as per SANS 10400 Part S)

3.5 Security & Safety

The premises must:

- Be located in a secure area.
- Including access control systems, CCTV coverage, perimeter security measures or capability.
- Having installed fire detection and suppression systems will be advantageous.
- Include an emergency evacuation plan.
- Meet OHS requirements

3.6 Regulatory and Compliance Requirements

The property must be compliant with the following:

- Municipal & Zoning Compliance
- Zoned for Business / Commercial use
- Compliant land-use rights
- No illegal structures

3.7 Building Regulations

- Compliance with South African National Building Regulations (SANS 10400)
- Clear compliance with:
 - Structural integrity
 - Fire safety (Part T)
 - Universal access (Part S)

3.8 Mandatory Certificates & Documentation

Successful bidders must provide the following prior to transfer:

- Valid Occupancy Certificate
- Electrical Certificate of Compliance (COC)
- Approved building plans/ As built drawings
- Building equipment/ plants maintenance plan

4. QUALITY MANAGEMENT SYSTEM

The bidder must demonstrate the existence and implementation of a Quality Management System that ensures all documentation and property conditions meet prescribed standards. The QMS must include:

- Document control - Property ownership, latest plans, compliance certificates.
- Maintenance history - Proof of continuous upkeep if available.
- Procedure for addressing defects before purchasing when applicable.

5. LANDLORD (OWNER/ REGISTERED AGENT) ROLES AND RESPONSIBILITIES

Bidders shall assume responsibility for:

5.1 Documentation & Compliance

- Providing complete and accurate property documents
- Supplying all compliance and statutory certificates
- Submitting updated municipal accounts and valuations

5.2 Property Availability

- Ensuring that the building is available for inspections
- Ensuring the property is free of legal disputes or restrictions

5.3 Engagement & Communication

- Providing a single authorized representative
- Responding to Eskom queries timeously
- Supporting Eskom's procurement process

5.4 Transfer Readiness

- Ensuring the building meets all compliance requirements before transfer
- Cooperating with conveyancers and legal teams

6. PROJECT METHODOLOGY

The comprehensive approach expected from bidders encompasses the entire process.

Stage 1: Submission of Proposal

- Supply all required documents and property details
- Provide financials including the asking price

Stage 2: Preliminary Evaluation

- Eskom reviews compliance with mandatory criteria
- High-level technical and financial assessment

Stage 3: Site Inspections

- Physical assessment of building and infrastructure
- Verification of documentation against site conditions

Stage 4: Due Diligence

This may include:

- Structural integrity reviews/ Engineering report done by Eskom.
- Review of zoning, servitudes, and land-use rights/ property evaluations report done on behalf of Eskom.

Stage 5: Negotiations & Final Offer

- Eskom may request revised final pricing
- Confirmation of conditions of sale and responsibilities

Stage 6: Property Transfer

- Completion of conveyancing process
- Submission of final compliance documentation
- Signing transfer documents