



Germiston Phase II Housing Company(PTY) Ltd.

Known as **Ekurhuleni** Housing Company
(2000/007937/07)
("the company")

Chris Hani Village, Cnr Victoria Street & Linton Jones Street, Germiston
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**GERMISTON PHASE II HOUSING COMPANY (PTY) LTD also known as
EKURHULENI HOUSING COMPANY (PTY) LTD**

PROCUREMENT SECTION

RFP : EHCCBL/009/2026
**RFP : RFP APPOINTMENT OF COMMERCIAL COMPANIES
FOR THE COMMERCIAL BULK LEASING OF EHC
RESIDENTIAL RENTAL UNITS FOR ACCOMMODATION
OF QUALIFYING EMPLOYEES**

CLOSING DATE: 27 OCTOBER 2026 11:00am

**BRIEFING SESSION: 06 OCTOBER 2026 VENUE: AIRPORT PARK EXT 2 COMPLEX,
CNR GALWAY STREET & END STREET, GERMISTON 1400**

**DELIVERY ADDRESS: CNR VICTORIA STREET AND LINTON JONES STREET
GERMISTON (NEXT TO FIRE STATION)**

NAME OF BIDDER.....

CONTACT PERSON.....

STREET ADDRESS.....

POSTAL ADDRESS.....

CONTRACT AMOUNT:

TEL.....

CELL.....FAX.....EMAIL.....

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PART A

**ADMINISTRATIVE REQUIREMENTS IN TERMS OF THE
SUPPLY CHAIN MANAGEMENT POLICY**

1. CHECKLIST

PLEASE ENSURE THAT THE FOLLOWING FORMS HAVE BEEN DULY COMPLETED AND SIGNED AND THAT ALL DOCUMENTS AS REQUESTED ARE ATTACHED TO THE TENDER DOCUMENT:

1.	Authority to Sign a Bid Is the form duly completed and is a certified copy of the resolution attached?	
2.	General Conditions of Contract All pages must be initialed	
3.	Tax Compliance Status Is Tax pin attached?	
4.	MBD 4 (Declaration of Interest) Is the form duly completed and signed?	
5.	MBD 6.1 (Preference Points claim form for purchases/services) Is the form duly completed and signed? Is a proof of specific goals attached?	
6.	MBD 8 (Declaration of Past Supply Chain Practices) Is the form duly completed and signed?	
7.	MBD 9 (Certificate of Independent Bid Determination) Is the form duly completed and signed?	
8.	MBD 15 (Certificate of Payment of Municipal Accounts) Is the form duly completed and signed? Are the identity numbers, residential addresses and municipal account numbers of ALL members, partners, directors, etc. provided on the form as requested?	
9.	Form of Indemnity Is the form duly completed and signed?	
10.	Pricing Schedule Is the schedule duly completed and signed?	
11.	Particulars of projects of similar value and complexity Is the schedule duly completed and signed?	
12.	Details of bidder's management team Is the schedule duly completed and signed?	
13.	Details of the bidder's technical team Is the schedule duly completed and signed?	
14.	SARS Pin no.	
15.	Certified ID copies of Directors/Owners (not older than three months)	
16.	Proof of CIPC registration	
19.	Signed MBD forms	
20.	Up to date municipal account/statement for the company and all its directors (not in arrears for more than 90 days). In a case where a bidder is a lessee, a valid original or certified copy of a lease agreement must be supplied	
21.	CSD report	
22.	Proof of Specific goals	
23.	Proof of banking - (not older than 3 months).	
24.	Response to document/proposal / tender document	

SIGNATURE:	
NAME (PRINT):	
CAPACITY:	
DATE:	
NAME OF COMPANY:	

2. TENDER NOTICE & INVITATION TO TENDER

RFP NO: EHCCBL/009/2026

Tenders are hereby invited for: RFP: APPOINTMENT OF COMMERCIAL COMPANIES FOR THE COMMERCIAL BULK LEASING OF EHC RESIDENTIAL RENTAL UNITS FOR ACCOMMODATION OF QUALIFYING EMPLOYEES

The bidding document will be available for download on the EHC website (www.ehco.org.za) and the National Treasury E-Tender Portal.

Clearly endorsed on the envelope must be deposited in a Red Tender Box at the offices of **EHC: CHRIS HANI VILLAGE, CNR VICTORIA STREET & LINTON JONES STREET, GERMISTON**

Bidders must ensure that their bid document(s) is appropriately bound and state bid reference number.

Bids may only be submitted on the bid documentation provided by EHC.

Compulsory Briefing session will be held on 06 OCTOBER 2026. Time 11:00am, Airport Park Ext 2 Complex, Cnr Galway Street & End Street, Germiston 1400

The closing date and time of the tender is 27 OCTOBER 2026 at 11h00 am and tenders will be opened immediately thereafter.

Tenders must be valid for 120 days after the closing date. Tenders will be evaluated in Three stages: first stage (Minimum mandatory disqualifying requirements documents, second stage (Administrative compulsory compliance documents) third (stage Functionality).

EHC does not bind itself to accept the lowest or any tender and reserves the right to accept any tender, as it may deem expedient. Tenders are subject to the Standard Conditions of Tender and the Supply Chain Management Policy of EHC.

Please refer inquiries to **SCM department** at the telephone number: (010) 1014670 emails: dollyp@ehco.org.za/
patriciam@ehco.org.za/thozamad@ehco.org.za and technical pheladim@ehco.org.za/ayandam@ehco.org.za

3. AUTHORITY TO SIGN BID

1. COMPANIES

If a Bidder is a company, a certified copy of the resolution by the Board of Directors, duly signed, authorizing the person who signs this bid to do so, as well as to sign any contract resulting from this bid and any other documents and correspondence in connection with this bid and/or contract on behalf of the company **must be submitted with this bid**, that is, before the closing time and date of the bid.

AUTHORITY BY BOARD OF DIRECTORS

By resolution of the Board of Directors on _____ 20 __,

Mr/Mrs _____ (whose signature appears below) has

been duly authorised to sign all documents in connection with this bid on behalf of

_____ (Name of Company) in

his/her capacity _____

FULL NAME OF DIRECTOR	RESIDENTIAL ADDRESS	SIGNATURE

SIGNED ON BEHALF OF COMPANY:		DATE:
PRINT NAME:		
WITNESS 1:		WITNESS 2:

2. SOLE PROPRIETOR (SINGLE OWNER BUSINESS)

I, _____, the undersigned, hereby confirm that I am the sole owner of
the business trading as _____

SIGNED ON BEHALF OF COMPANY:		DATE:
PRINT NAME:		
WITNESS 1:		WITNESS 2:

3. PARTNERSHIP

We, the undersigned partners in the business trading as _____

hereby authorise Mr/Ms _____ to sign this bid as well as any
contract resulting from the bid and any other documents and correspondence in connection with this bid
and/or contract for and behalf of _____ (name of firm).

The following particulars of every partner must be furnished and signed by every partner.

FULL NAME OF PARTNER	RESIDENTIAL ADDRESS	SIGNATURE

SIGNED ON BEHALF OF COMPANY:		DATE:
PRINT NAME:		
WITNESS 1:		WITNESS 2:

4. CLOSE CORPORATION

In case of a close corporation submitting a bid, a resolution by its members, authorising a member or other official of the corporation to sign the documents on their behalf, **shall be included with the bid.**

By resolution of members at a meeting on _____ 20____ at

_____, Mr/Ms _____, whose signature appears below, has been authorised to sign all documents in connection with this bid on behalf of (Name of Close Corporation) _____

FULL NAME OF MEMBER	RESIDENTIAL ADDRESS	SIGNATURE

SIGNED ON BEHALF OF CLOSE CORPORATION:		DATE:
PRINT NAME:		
IN HIS/HER CAPACITY AS:		
WITNESS 1:		WITNESS 2:

4. GENERAL CONDITIONS OF CONTRACT – GOVERNMENT REQUIREMENT

1. Definitions

The following terms shall be interpreted as indicated:

- 1.1. "Closing time" means the date and hour specified in the bidding documents for the receipt of bids.
- 1.2. "Contract" means the written agreement entered into between the purchaser and the supplier, as recorded in the contract form signed by the parties, including all attachments and appendices thereto and all documents incorporated by reference therein.
- 1.3. "Contract price" means the price payable to the supplier under the contract for the full and proper performance of his contractual obligations.
- 1.4. "Corrupt practice" means the offering, giving, receiving, or soliciting of anything of value to influence the action of a public official in the procurement process or in contract execution.
- 1.5. "Countervailing duties" are imposed in cases where an enterprise abroad is subsidized by its government and encouraged to market its products internationally
- 1.6. "Country of origin" means the place where the goods were mined, grown or produced or from which the services are supplied. Goods are produced when, through manufacturing, processing or substantial and major assembly of components, a commercially recognized new product results that is substantially different in basic characteristics or in purpose or utility from its components.
- 1.7. "Day" means calendar day.
- 1.8. "Delivery" means delivery in compliance of the conditions of the contract or order.
- 1.9. "Delivery ex stock" means immediate delivery directly from stock actually on hand
- 1.10. "Delivery into consignees store or to his site" means delivered and unloaded in the specified store or depot or on the specified site in compliance with the conditions of the contract or order, the supplier bearing all risks and charges involved until the supplies are so delivered and a valid receipt is obtained.
- 1.11. "Dumping" occurs when a private enterprise abroad market its goods on own initiative in the RSA at lower prices than that of the country of origin and which have the potential to harm the local industries in the RSA.
- 1.12. "Force majeure" means an event beyond the control of the supplier and not involving the supplier's fault or negligence and not foreseeable.
- 1.13. Such events may include, but is not restricted to, acts of the purchaser in its sovereign capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions and freight embargoes.
- 1.14. "Fraudulent practice" means a misrepresentation of facts in order to influence a procurement process or the execution of a contract to the detriment of any bidder, and includes collusive practice among bidders (prior to or after bid submission) designed to establish bid prices at artificial non-competitive levels and to deprive the bidder of the benefits of free and open competition.
- 1.15. "GCC" means the General Conditions of Contract.
- 1.16. "Goods" means all of the equipment, machinery, and/or other materials that the supplier is required to supply to the purchaser under the contract.
- 1.17. "Imported content" means that portion of the bidding price represented by the cost of components, parts or materials which have been or are still to be imported (whether by the supplier or his subcontractors) and which costs are inclusive of the costs abroad, plus freight and other direct importation costs such as landing costs, dock dues, import duty, sales duty or other similar tax or duty at the South African place of entry as well as transportation and handling charges to the factory in the Republic where the supplies covered by the bid will be manufactured.
- 1.18. "Local content" means that portion of the bidding price which is not included in the imported content provided that local manufacture does take place.
- 1.19. "Manufacture" means the production of products in a factory using labour, materials, components and machinery and includes other related value-adding activities.
- 1.20. "Order" means an official written order issued for the supply of goods or works or the rendering of a service.

- 1.21. "Project site" where applicable, means the place indicated in bidding documents.
- 1.22. "Purchaser" means the organization purchasing the goods.
- 1.23. "Republic" means the Republic of South Africa
- 1.24. "SCC" means the Special Conditions of Contract.
- 1.25. "Services" means those functional services ancillary to the supply of the goods, such as transportation and any other incidental services, such as installation, commissioning, provision of technical assistance, training, catering, gardening, security, maintenance and other such obligations of the supplier covered under the contract.
- 1.26. "Supplier" means the successful bidder who is awarded the contract to maintain and administer the required and specified service(s) to the State.
- 1.27. "Tort" means in breach of contract.
- 1.28. "Turnkey" means a procurement process where one service provider assumes total responsibility for all aspects of the project and delivers the full end product / service required by the contract.
- 1.29. "Written" or "in writing" means handwritten in ink or any form of electronic or mechanical writing.

2. Application

- 2.1. These general conditions are applicable to all bids, contracts and orders including bids for functional and professional services, sales, hiring, letting and the granting or acquiring of rights, but excluding immovable property, unless otherwise indicated in the bidding documents.
- 2.2. Where applicable, special conditions of contract are also laid down to cover specific supplies, services or works.
- 2.3. Where such special conditions of contract are in conflict with these general conditions, the special conditions shall apply.

3. General

- 3.1. Unless otherwise indicated in the bidding documents, the purchaser shall not be liable for any expense incurred in the preparation and submission of a bid. Where applicable a non-refundable fee for documents may be charged.
- 3.2. Invitations to bid are usually published in locally distributed news media and on the municipality / municipal entity website.

4. Standards

- 4.1. The goods supplied shall conform to the standards mentioned in the bidding documents and specifications.

5. Use of contract documents and information; inspection.

- 5.1. The supplier shall not, without the purchaser's prior written consent, disclose the contract, or any provision thereof, or any specification, plan, drawing, pattern, sample, or information furnished by or on behalf of the purchaser in connection therewith, to any person other than a person employed by the supplier in the performance of the contract. Disclosure to any such employed person shall be made in confidence and shall extend only as far as may be necessary for purposes of such performance.
- 5.2. The supplier shall not, without the purchaser's prior written consent, make use of any document or information mentioned in GCC clause 5.1 except for purposes of performing the contract.
- 5.3. Any document, other than the contract itself mentioned in GCC clause 5.1 shall remain the property of the purchaser and shall be returned (all copies) to the purchaser on completion of the supplier's performance under the contract if so required by the purchaser.
- 5.4. The supplier shall permit the purchaser to inspect the supplier's records relating to the performance of the supplier and to have them audited by auditors appointed by the purchaser, if so required by the purchaser.

6. Patent rights

- 6.1. The supplier shall indemnify the purchaser against all third-party claims of infringement of patent, trademark, or industrial design rights arising from use of the goods or any part thereof by the purchaser.
- 6.2. When a supplier developed documentation / projects for the municipality / municipal entity, the intellectual,

copy and patent rights or ownership of such documents or projects will vest in the municipality / municipal entity.

7. Performance security

- 7.1. Within thirty (30) days of receipt of the notification of contract award, the successful bidder shall furnish to the purchaser the performance security of the amount specified in SCC.
- 7.2. The proceeds of the performance security shall be payable to the purchaser as compensation for any loss resulting from the supplier's failure to complete his obligations under the contract.
- 7.3. The performance security shall be denominated in the currency of the contract or in a freely convertible currency acceptable to the purchaser and shall be in one of the following forms:
 - 7.3.1. bank guarantee or an irrevocable letter of credit issued by a reputable bank located in the purchaser's country or abroad, acceptable to the purchaser, in the form provided in the bidding documents or another form acceptable to the purchaser; or
 - 7.3.2. a cashier's or certified cheque
- 7.4. The performance security will be discharged by the purchaser and returned to the supplier not later than thirty (30) days following the date of completion of the supplier's performance obligations under the contract, including any warranty obligations, unless otherwise specified.

8. Inspections, tests and analyses

- 8.1. All pre-bidding testing will be for the account of the bidder.
- 8.2. If it is a bid condition that supplies to be produced or services to be rendered should at any stage during production or execution or on completion be subject to inspections tests and analysis, the bidder or contractor's premises shall be open, at all reasonable hours, for inspection by a representative of the purchaser or an organization acting on behalf of the purchaser.
- 8.3. If there are no inspection requirements indicated in the bidding documents and no mention is made in the contract, but during the contract period it is decided that inspections shall be carried out, the purchaser shall itself make the necessary arrangements, including payment arrangements with the testing authority concerned.
- 8.4. If the inspections, tests and analyses referred to in clauses 8.2 and 8.3 show the goods to be in accordance with the contract requirements, the cost of the inspections, tests and analyses shall be defrayed by the purchaser.
- 8.5. Where the goods or services referred to in clauses 8.2 and 8.3 do not comply with the contract requirements, irrespective of whether such goods or services are accepted or not, the cost in connection with these inspections, tests or analyses shall be defrayed by the supplier.
- 8.6. Supplies and services which are referred to in clauses 8.2 and 8.3 and which do not comply with the contract requirements may be rejected.
- 8.7. Any contract goods may on or after delivery be inspected, tested or analysed and may be rejected if found not to comply with the requirements of the contract. Such rejected goods shall be held at the cost and risk of the supplier who shall, when called upon, remove them immediately at his own cost and forthwith substitute them with goods which do comply with the requirements of the contract. Failing such removal the rejected goods shall be returned at the suppliers cost and risk. Should the supplier fail to provide the substitute goods forthwith, the purchaser may, without giving the supplier further opportunity to substitute the rejected goods, purchase such goods as may be necessary at the expense of the supplier.
- 8.8. The provisions of clauses 8.4 to 8.7 shall not prejudice the right of the purchaser to cancel the contract on account of a breach of the conditions thereof, or to act in terms of Clause 22 of GCC.

9. Packing

- 9.1. The supplier shall provide such packing of the goods as is required to prevent their damage or deterioration during transit to their final destination, as indicated in the contract. The packing shall be sufficient to withstand, without limitation, rough handling during transit and exposure to extreme temperatures, salt and

precipitation during transit, and open storage. Packing, case size and weights shall take into consideration, where appropriate, the remoteness of the goods' final destination and the absence of heavy handling facilities at all points in transit.

- 9.2. The packing, marking, and documentation within and outside the packages shall comply strictly with such special requirements as shall be expressly provided for in the contract, including additional requirements, and in any subsequent instructions ordered by the purchaser.

10. Delivery

Delivery of the goods shall be made by the supplier in accordance with the documents and terms specified in the contract. The details of shipping and/or other documents to be furnished by the supplier are specified.

11. Insurance

The goods supplied under the contract shall be fully insured in a freely convertible currency against loss or damage incidental to manufacture or acquisition, transportation, storage and delivery in the manner specified.

12. Transportation

Should a price other than an all-inclusive delivered price be required, this shall be specified.

13. Incidental

- 13.1. The supplier may be required to provide any or all of the following services, including additional services, if any:

- 13.1.1. performance or supervision of project assembly and/or commissioning of the supplied goods;
- 13.1.2. furnishing of tools required for assembly and/or maintenance of the supplied goods;
- 13.1.3. furnishing of a detailed operations and maintenance manual for each appropriate unit of the supplied goods;
- 13.1.4. performance or supervision or maintenance and/or repair of the supplied goods, for a period of time agreed by the parties, provided that this service shall not relieve the supplier of any warranty obligations under this contract; and
- 13.1.5. training of the purchaser's personnel, at the supplier's plant and/or on-site, in assembly, start-up, operation, maintenance, and/or repair of the supplied goods.

- 13.2. Prices charged by the supplier for incidental services, if not included in the contract price for the goods, shall be agreed upon in advance by the parties and shall not exceed the prevailing rates charged to other parties by the supplier for similar services.

14. Spare parts

- 14.1.1. As specified, the supplier may be required to provide any or all of the following materials, notifications, and information pertaining to spare parts manufactured or distributed by the supplier:
- 14.1.2. such spare parts as the purchaser may elect to purchase from the supplier, provided that this election shall not relieve the supplier of any warranty obligations under the contract; and;
- 14.1.3. in the event of termination of production of the spare parts:
 - 14.1.3.1. advance notification to the purchaser of the pending termination, in sufficient time to permit the purchaser to procure needed requirements; and
 - 14.1.3.2. following such termination, furnishing at no cost to the purchaser, the blueprints, drawings, and specifications of the spare parts, if requested.

15. Warranty

- 15.1. The supplier warrants that the goods supplied under the contract are new, unused, of the most recent or current models and that they incorporate all recent improvements in design and materials unless provided otherwise in the contract. The supplier further warrants that all goods supplied under this contract

shall have no defect, arising from design, materials, or workmanship (except when the design and/or material is required by the purchaser's specifications) or from any act or omission of the supplier, that may develop under normal use of the supplied goods in the conditions prevailing in the country of final destination.

- 15.2. This warranty shall remain valid for twelve (12) months after the goods, or any portion thereof as the case may be, have been delivered to and accepted at the final destination indicated in the contract, or for eighteen (18) months after the date of shipment from the port or place of loading in the source country, whichever period concludes earlier, unless specified otherwise in SCC.
- 15.3. The purchaser shall promptly notify the supplier in writing of any claims arising under this warranty.
- 15.4. Upon receipt of such notice, the supplier shall, within the period specified in SCC and with all reasonable speed, repair or replace the defective goods or parts thereof, without costs to the purchaser.
- 15.5. If the supplier, having been notified, fails to remedy the defect(s) within the period specified, the purchaser may proceed to take such remedial action as may be necessary, at the supplier's risk and expense and without prejudice to any other rights which the purchaser may have against the supplier under the contract.

16. Payment

- 16.1. The method and conditions of payment to be made to the supplier under this contract shall be specified.
- 16.2. The supplier shall furnish the purchaser with an invoice accompanied by a copy of the delivery note and upon fulfilment of other obligations stipulated in the contract.
- 16.3. Payments shall be made promptly by the purchaser, but in no case later than thirty (30) days after submission of an invoice or claim by the supplier.
- 16.4. Payment will be made in Rand unless otherwise stipulated.

17. Prices

Prices charged by the supplier for goods delivered and services performed under the contract shall not vary from the prices quoted by the supplier in his bid, with the exception of any price adjustments authorized or in the purchaser's request for bid validity extension, as the case may be.

18. Variation orders

In cases where the estimated value of the envisaged changes in purchase does not vary more than 10% of the total value of the original contract, the contractor may be instructed to deliver the goods or render the services as such. In cases of measurable quantities, the contractor may be approached to reduce the unit price and such offers, may be accepted provided that there is no escalation in price.

19. Assignment

The supplier shall not assign, in whole or in part, its obligations to perform under the contract, except with the purchaser's prior written consent.

20. Subcontracts

The supplier shall notify the purchaser in writing of all subcontracts awarded under this contract, if not already specified in the bid. Such notification, in the original bid or later, shall not relieve the supplier from any liability or obligation under the contract.

21. Delays in the supplier's performance

- 21.1. Delivery of the goods and performance of services shall be made by the supplier in accordance with the time schedule prescribed by the purchaser in the contract.
- 21.2. If at any time during performance of the contract, the supplier or its subcontractor(s) should encounter conditions impeding timely delivery of the goods and performance of services, the supplier shall promptly notify the purchaser in writing of the fact of the delay, its likely duration and its cause(s). As soon as practicable after receipt of the supplier's notice, the purchaser shall evaluate the situation and may at his

discretion extend the supplier's time for performance, with or without the imposition of penalties, in which case the extension shall be ratified by the parties by amendment of contract.

- 21.3. The right is reserved to procure outside of the contract small quantities or to have minor essential services executed if an emergency arises, the supplier's point of supply is not situated at or near the place where the supplies are required, or the supplier's services are not readily available.
- 21.4. Except as provided under GCC Clause 25, a delay by the supplier in the performance of its delivery obligations shall render the supplier liable to the imposition of penalties, pursuant to GCC Clause 22, unless an extension of time is agreed upon pursuant to GCC Clause 22 without the application of penalties.
- 21.5. Upon any delay beyond the delivery period in the case of a supplies contract, the purchaser shall, without cancelling the contract, be entitled to purchase supplies of a similar quality and up to the same quantity in substitution of the goods not supplied in conformity with the contract and to return any goods delivered later at the supplier's expense and risk, or to cancel the contract and buy such goods as may be required to complete the contract and without prejudice to his other rights, be entitled to claim damages from the supplier.

22. Penalties

Subject to GCC Clause 25, if the supplier fails to deliver any or all of the goods or to perform the services within the period(s) specified in the contract, the purchaser shall, without prejudice to its other remedies under the contract, deduct from the contract price, as a penalty, a sum calculated on the delivered price of the delayed goods or unperformed services using the current prime interest rate calculated for each day of the delay until actual delivery or performance. The purchaser may also consider termination of the contract pursuant to GCC Clause 23.

23. Termination for default

- 23.1. The purchaser, without prejudice to any other remedy for breach of contract, by written notice of default sent to the supplier, may terminate this contract in whole or in part:
 - 23.1.1. if the supplier fails to deliver any or all of the goods within the period(s) specified in the contract, or within any extension thereof granted by the purchaser pursuant to GCC Clause 21.2;
 - 23.1.2. if the Supplier fails to perform any other obligation(s) under the contract; or
 - 23.1.3. if the supplier, in the judgment of the purchaser, has engaged in corrupt or fraudulent practices in competing for or in executing the contract.
- 23.2. In the event the purchaser terminates the contract in whole or in part, the purchaser may procure, upon such terms and in such manner as it deems appropriate, goods, works or services similar to those undelivered, and the supplier shall be liable to the purchaser for any excess costs for such similar goods, works or services. However, the supplier shall continue performance of the contract to the extent not terminated.
- 23.3. Where the purchaser terminates the contract in whole or in part, the purchaser may decide to impose a restriction penalty on the supplier by prohibiting such supplier from doing business with the public sector for a period not exceeding 10 years.
- 23.4. If a purchaser intends imposing a restriction on a supplier or any person associated with the supplier, the supplier will be allowed a time period of not more than fourteen (14) days to provide reasons why the envisaged restriction should not be imposed. Should the supplier fail to respond within the stipulated fourteen (14) days the purchaser may regard the supplier as having no objection and proceed with the restriction.
- 23.5. Any restriction imposed on any person by the purchaser will, at the discretion of the purchaser, also be applicable to any other enterprise or any partner, manager, director or other person who wholly or partly exercises or exercised or may exercise control over the enterprise of the first mentioned person, and with which enterprise or person the first-mentioned person, is or was in the opinion of the purchase actively associated.
- 23.6. If a restriction is imposed, the purchaser must, within five (5) working days of such imposition, furnish the National Treasury, with the following information:
 - 23.6.1. the name and address of the supplier and / or person restricted by the purchaser;

23.6.2. the date of commencement of the restriction

23.6.3. the period of restriction; and

23.6.4. the reasons for the restriction.

These details will be loaded in the National Treasury's central database of suppliers or persons prohibited from doing business with the public sector.

- 23.7. If a court of law convicts a person of an offence as contemplated in sections 12 or 13 of the Prevention and Combating of Corrupt Activities Act, No. 12 of 2004, the court may also rule that such person's name be endorsed on the Register for Tender Defaulters. When a person's name has been endorsed on the Register, the person will be prohibited from doing business with the public sector for a period not less than five years and not more than 10 years. The National Treasury is empowered to determine the period of restriction and each case will be dealt with on its own merits. According to section 32 of the Act the Register must be open to the public. The Register can be perused on the National Treasury website.

24. Anti-dumping and countervailing duties and rights

When, after the date of bid, provisional payments are required, or antidumping or countervailing duties are imposed, or the amount of a provisional payment or anti-dumping or countervailing right is increased in respect of any dumped or subsidized import, the State is not liable for any amount so required or imposed, or for the amount of any such increase. When, after the said date, such a provisional payment is no longer required or any such anti-dumping or countervailing right is abolished, or where the amount of such provisional payment or any such right is reduced, any such favourable difference shall on demand be paid forthwith by the contractor to the State or the State may deduct such amounts from moneys (if any) which may otherwise be due to the contractor in regard to supplies or services which he delivered or rendered, or is to deliver or render in terms of the contract or any other contract or any other amount which may be due to him.

25. Force Majeure

- 25.1. Notwithstanding the provisions of GCC Clauses 22 and 23, the supplier shall not be liable for forfeiture of its performance security, damages, or termination for default if and to the extent that his delay in performance or other failure to perform his obligations under the contract is the result of an event of force majeure.
- 25.2. If a force majeure situation arises, the supplier shall promptly notify the purchaser in writing of such condition and the cause thereof. Unless otherwise directed by the purchaser in writing, the supplier shall continue to perform its obligations under the contract as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the force majeure event.

26. Termination for insolvency

The purchaser may at any time terminate the contract by giving written notice to the supplier if the supplier becomes bankrupt or otherwise insolvent. In this event, termination will be without compensation to the supplier, provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the purchaser.

27. Settlement of Disputes

- 27.1. If any dispute or difference of any kind whatsoever arises between the purchaser and the supplier in connection with or arising out of the contract, the parties shall make every effort to resolve amicably such dispute or difference by mutual consultation.
- 27.2. If, after thirty (30) days, the parties have failed to resolve their dispute or difference by such mutual consultation, then either the purchaser or the supplier may give notice to the other party of his intention to commence with mediation. No mediation in respect of this matter may be commenced unless such notice is given to the other party.
- 27.3. Should it not be possible to settle a dispute by means of mediation, it may be settled in a South African court of law.

- 27.4. Notwithstanding any reference to mediation and/or court proceedings herein,
- 27.4.1. the parties shall continue to perform their respective obligations under the contract unless they otherwise agree; and
- 27.4.2. the purchaser shall pay the supplier any monies due for goods delivered and / or services rendered according to the prescripts of the contract.
- 28. Limitation of liability**
- 28.1. Except in cases of criminal negligence or wilful misconduct, and in the case of infringement pursuant to Clause 6;
- 28.1.1. the supplier shall not be liable to the purchaser, whether in contract, tort, or otherwise, for any indirect or consequential loss or damage, loss of use, loss of production, or loss of profits or interest costs, provided that this exclusion shall not apply to any obligation of the supplier to pay penalties and/or damages to the purchaser; and
- 28.1.2. the aggregate liability of the supplier to the purchaser, whether under the contract, in tort or otherwise, shall not exceed the total contract price, provided that this limitation shall not apply to the cost of repairing or replacing defective equipment
- 29. Governing language**
- The contract shall be written in English. All correspondence and other documents pertaining to the contract that is exchanged by the parties shall also be written in English.
- 30. Applicable law**
- The contract shall be interpreted in accordance with South African laws, unless otherwise specified.
- 31. Notices**
- 31.1. Every written acceptance of a bid shall be posted to the supplier concerned by registered or certified mail and any other notice to him shall be posted by ordinary mail to the address furnished in his bid or to the address notified later by him in writing and such posting shall be deemed to be proper service of such notice
- 31.2. The time mentioned in the contract documents for performing any act after such aforesaid notice has been given, shall be reckoned from the date of posting of such notice.
- 32. Taxes and duties**
- 32.1. A foreign supplier shall be entirely responsible for all taxes, stamp duties, license fees, and other such levies imposed outside the purchaser's country.
- 32.2. A local supplier shall be entirely responsible for all taxes, duties, license fees, etc., incurred until delivery of the contracted goods to the purchaser.
- 32.3. No contract shall be concluded with any bidder whose tax matters are not in order. Prior to the award of a bid SARS must have certified that the tax matters of the preferred bidder are in order.
- 32.4. No contract shall be concluded with any bidder whose municipal rates and taxes and municipal services charges are in arrears.
- 33. Transfer of contracts**
- The contractor shall not abandon, transfer, cede, assign or sublet a contract or part thereof without the written permission of the purchaser.
- 34. Amendment of contracts**
- No agreement to amend or vary a contract or order or the conditions, stipulations or provisions thereof shall be valid and of any force unless such agreement to amend or vary is entered into in writing and signed by the contracting parties. Any waiver of the requirement that the agreement to amend or vary shall be in writing, shall also be in writing.
- 35. Prohibition of restrictive practices.**
- 35.1. In terms of section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, an agreement between, or concerted practice by, firms, or a decision by an association of firms, is prohibited if it is between parties in a horizontal relationship and if a bidder(s) is / are or a contractor(s) was /were involved

in collusive bidding.

- 35.2. If a bidder(s) or contractor(s) based on reasonable grounds or evidence obtained by the purchaser has / have engaged in the restrictive practice referred to above, the purchaser may refer the matter to the Competition Commission for investigation and possible imposition of administrative penalties as contemplated in section 59 of the Competition Act No 89 Of 1998.
- 35.3. If a bidder(s) or contractor(s) has / have been found guilty by the Competition Commission of the restrictive practice referred to above, the purchaser may, in addition and without prejudice to any other remedy provided for, invalidate the bid(s) for such item(s) offered, and / or terminate the contract in whole or part, and / or restrict the bidder(s) or

5. GENERAL CONDITIONS OF TENDER

1. Sealed tenders, with the **“Tender Number and Title”** clearly endorsed on the envelope, must be deposited in the **tender box indicated** at the offices of EHC, Chris Hani Village, Cnr Victoria Street & Linton Jones Street, Germiston, 1400.
2. The tender must be lodged by the Tenderer in the tender box
Please Note:
 - **Mailed, telegraphic or faxed tenders will not be accepted.**
 - **Documents may only be completed in black ink.**
 - **The use of correction fluid/tape on the bid documents is not allowed. If there is an error, draw a line through it, initial and / or sign next to it and make the correction directly above /below/next to it.**
 - **All bids must be submitted in writing on the official forms supplied (not to be re-typed)**
 - **All prices shall be quoted in South African currency and be INCLUSIVE of VAT.**
3. Any Tender received after the appointed time for the closing of Tenders shall not be considered but shall be filed unopened with the other Tenders received or may be returned to the Tenderer at his request.
4. Tenders may not be telefaxed to the EHC and therefore any tenders received by fax will **not** be considered.
5. Tenders shall be opened in public at EHC’s Offices as soon as possible after the closing time for the receipt of tenders.
7. Alterations or deletions not signed by the Tenderer may render the tender invalid.
8. EHC shall have the right to summarily disqualify any Tenderer who, either at the date of submission of this tender or at the date of its award, is indebted to the Municipality in respect of any rental, levies, rates and/or service charges; ALTERNATIVELY;
9. That an agreement be signed whereby the Tenderer agrees that a percentage or fixed amount at the discretion of the Municipality, be deducted from payments due to him for this tender, until the debt is paid in full.
10. The tenderer shall declare and submit **all** the Municipal account numbers for which the enterprise or the proprietors or directors in their personal capacity is/ are responsible or co-responsible.
11. All prices shall be quoted in South African currency and be **INCLUSIVE** of VAT.
12. This bid will be evaluated and adjudicated according to the following criteria:
 Relevant specifications
 Value for money
 Capability to execute the contract
 PPPFA & associated regulations
13. **Invoices**
 All invoices must be forwarded to the following address:
 EHC
 Chris Hani Village
 Cnr Victoria Street & Linton Jones Street
 Germiston
14. **Value-Added Tax (VAT)**

- 14.1. Tax invoices are to comply with the requirements as contained in the Value Added Tax Act, Act 89 of 1991. The content of the invoice must contain sufficient information for audit purposes.
- 14.2. It is a requirement of this contract that the amount of value-added tax (VAT) must be shown clearly on each invoice.
- 14.3. The amended Value-Added Tax Act requires that a Tax Invoice for supplies in excess of R3,000 should, in addition to the other required information, also disclose the VAT registration number of the recipient, with effect from 1 March 2005.
- 14.4. The VAT registration number of EHC is 4110273739.

15. Standard Payment Terms

- 15.1. All money owed by EHC must be paid within 30 calendar days of receiving the relevant invoice or statement, unless prescribed otherwise for certain categories of expenditure.

6. MBD 2 – TAX CLEARANCE CERTIFICATE REQUIREMENTS

It is a condition of bid that the taxes of the successful bidder must be in order, or that satisfactory arrangements have been made with South African Revenue Services (SARS) to meet the bidder's tax obligations.

1. In order to meet this requirement, bidders are required to complete in full the TCC 0001 form, "Application for a Tax Clearance Certificate" and submit it to any SARS branch office nationally. The Tax Clearance Certificate Requirements are also applicable to foreign bidders / individuals who wish to submit bids.
2. SARS will then furnish the bidder with a Tax Clearance Certificate that will be valid for a period of 1 (one) year from the date of approval.
3. The original Tax Clearance Certificate must be submitted together with the bid. Failure to submit the original and valid Tax Clearance Certificate will result in the invalidation of the bid. Certified copies of the Tax Clearance Certificate will not be accepted.
4. In bids where Consortia / Joint Ventures / Sub-Contractors are involved, each party must submit a separate Tax Clearance Certificate.
5. Copies of the TCC 001 "Application for a Tax Clearance Certificate" form are available from any SARS branch office nationally or on the website www.sars.gov.za
6. Applications for the Tax Clearance Certificates 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

7. MBD 4 – DECLARATION OF INTEREST

1. No bid will be accepted from persons in the service of the state.
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 and/or take an oath declaring his/her interest.
3. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid:

3.1	Full Name																
3.2	Identity Number	<table border="1" style="width: 100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td><td style="width: 5%;"></td> </tr> </table>															
3.3	Company Registration Number																
3.4	Tax Reference Number																
3.5	VAT Registration Number																
3.6	Are you presently in the service of the state ☐ YES / NO																
3.6.1	If so, furnish particulars.																

MSCM Regulations: "in the service of the state" means to be –

- (a) a member of –
 - (i) any municipal council;
 - (ii) any provincial legislature; or
 - (iii) the national Assembly or the national Council of provinces;
- (b) a member of the board of directors of any municipal entity;
- (c) an official of any municipality or municipal entity;
- (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);
- (e) a member of the accounting authority of any national or provincial public entity; or
- (f) an employee of Parliament or a provincial legislature.

3.7	Have you been in the service of the state for the past twelve months? YES / NO	
3.7.1	If so furnish particulars	
3.8	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? YES / NO	
3.8.1	If so furnish particulars	
3.9	Are you, aware of any relationship (family, friend, other) between a bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid? YES / NO	
3.9.1	If so furnish particulars	
3.10	Are any of the company's directors, managers, principal shareholders in the service of the state? YES / NO	
3.10.1	If so furnish particulars	
3.11	Are any spouse, child or parent of the company's directors, managers, principal shareholders or stakeholders in the service of the state? YES / NO	
3.11.1	If so furnish particulars	

4. DECLARATION

I, the undersigned (name) _____, certify that the information furnished in paragraph 3 above is correct.

I accept that the state may act against me should this declaration prove to be false.

SIGNATURE		DATE	
NAME OF SIGNATORY			
POSITION			
NAME OF COMPANY			

8. MBD 6.1 PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022

Before completing this form, bidders must study the general conditions, definitions and directives applicable in respect of the tender and Preferential Procurement Regulations 2022

1. GENERAL CONDITIONS

- i) The following preference point systems are applicable to all bids:
 - the 80/20 system for requirements with a Rand value of up to R50,000,000 (all applicable taxes included); and
 - the 90/10 system for requirements with a Rand value above R 50,000,000 (all applicable taxes included).
- ii) The value of this bid is estimated to be below R50, 000,000 (all applicable taxes included) and therefore the 80/20 system shall be applicable.
- iii) **Points for this tender shall be awarded for:**

a) Specific goals

1.3.1 The maximum points for this bid are allocated as follows:

	POINTS
PRICE	80
SPECIFIC GOALS (BBBEE)	20
Total points for Price and SPECIFIC GOALS	100

- iv) Failure on the part of a bidder to fill in and/or to sign this form and **provide proof for all specific goals listed Above** will be interpreted to mean that preference points for specific economic goals status level of contribution are not claimed.
- v) EHC reserves the right to require of a bidder, either before a bid is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the Municipality.

2. DEFINITIONS

- i) “All Applicable Taxes” includes value-added tax, pay as you earn, income tax, unemployment insurance fund contributions and skills development levies;
- ii) “B-BBEE” means broad-based black economic empowerment as defined in section 1 of the Broad-Based Black Economic Empowerment Act;
- iii) “B-BBEE status level of contributor” means the B-BBEE status received by a measured entity based

on its overall performance using the relevant scorecard contained in the Codes of Good Practice on Black Economic Empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act;

- iv) *“Bid”* means a written offer in a prescribed or stipulated form in response to an invitation by an organ of state for the provision of services, works or goods, through price quotations, advertised competitive bidding processes or proposals;
- v) *“Broad-Based Black Economic Empowerment Act”* means the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003);
- vi) *“Comparative Price”* means the price after the factors of a non-firm price and all unconditional discounts that can be utilized have been taken into consideration;
- vii) *“Consortium or Joint Venture”* means an association of persons for the purpose of combining their expertise, property, capital, efforts, skills and knowledge in an activity for the execution of a contract;
- viii) *“Contract”* means the agreement that results from the acceptance of a bid by an organ of state;
- ix) *“EME”* means any enterprise with annual total revenue of R5 million or less (except where Sector Charter Thresholds apply);
- x) *“Firm Price”* means the price that is only subject to adjustments in accordance with the actual increase or decrease resulting from the change, imposition, or abolition of customs or excise duty and any other duty, levy, or tax, which, in terms of the law or regulation, is binding on the contractor and demonstrably has an influence on the price of any supplies, or the rendering costs of any service, for the execution of the contract;
- xi) *“Functionality”* means the measurement according to predetermined norms, as set out in the bid documents, of a service or commodity that is designed to be practical and useful, working or operating, taking into account, among other factors, the quality, reliability, viability and durability of a service and the technical capacity and ability of a bidder;
- xii) *“Non-firm Prices”* means all prices other than “firm” prices;
- xiii) *“Person”* includes a juristic person;
- xiv) *“Rand Value”* means the total estimated value of a contract in South African currency, calculated at the time of bid invitations, and includes all applicable taxes and excise duties;
- xv) *“Sub-contract”* means the primary contractor’s assigning, leasing, making out work to, or employing, another person to support such primary contractor in the execution of part of a project in terms of the contract;
- xvi) *“Total Revenue”* bears the same meaning assigned to this expression in the Codes of Good Practice on Black Economic Empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act and promulgated in the Government Gazette on 9 February 2007;
- xvii) *“Trust”* means the arrangement through which the property of one person is made over or bequeathed to a trustee to administer such property for the benefit of another person; and
- xviii) *“Trustee”* means any person, including the founder of a trust, to whom property is bequeathed in order for such property to be administered for the benefit of another person.

3. ADJUDICATION USING A POINT SYSTEM

- i) The bidder obtaining the highest number of total points will be awarded the contract.
- ii) Preference points shall be calculated after prices have been brought to a comparative basis taking into account all factors of non-firm prices and all unconditional discounts;
- iii) Points scored must be rounded off to the nearest 2 decimal places.
- iv) **In the event that two or more bids have scored equal total points, the successful bid must be the one scoring the highest number of preference points for specific economic goals.**
- v) **However, when functionality is part of the evaluation process and two or more bids have scored equal points including equal preference points for specific economic goals, the successful bid must be the one scoring the highest score for functionality.**
- vi) **Should two or more bids be equal in all respects, the award shall be decided by the drawing of lots.**

4. POINTS AWARDED FOR SPECIFIC GOALS

5.1 In terms of Regulation 4 (1) and 5 (1) of the Preferential Procurement Regulations, preference points must be awarded to a bidder for attaining the Specific Goal/s in accordance with the table below:

Table 1: Specific goals for the tender and points claimed are indicated per the table below.

Note to tenderers: The tenderer must indicate how they claim points for each preference point system.)

The specific goals allocated points in terms of this tender	Number of points allocated (80/20 system)	Number of points claimed (80/20 system)
An enterprise which is owned by at least 51% female shareholders	3	
An enterprise which is at least 50% owned by people who are Youth	2	
An enterprise which is at least 50% owned by People Persons Living with Disabilities	2	

An enterprise which is owned by historically disadvantaged individuals.	5	
Enterprise situated within the Ekurhuleni demarcation	8	

6. DECLARATION WITH REGARD TO COMPANY / FIRM

Name of Enterprise		
VAT registration number		
Company registration number		
TYPE OF ENTERPRISE <i>(Tick applicable box)</i>	Partnership/Joint Venture/Consortium	
	One person business / sole proprietor	
	Company	
	Close Corporation	
Describe principal business activities		
Company Classification <i>(Tick applicable box)</i>	Manufacturer	
	Supplier	
	Professional service provider	
	Other service providers, e.g. transporter, etc.	
TOTAL NUMBER OF YEARS THE ENTERPRISE HAS BEEN IN BUSINESS		

6.1 I / we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals indicated in paragraph 7 of the foregoing certificate, qualifies the company/ firm for the preference(s) shown and I / we acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form.
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraph 7, the contractor may be required to furnish documentary proof to the satisfaction of the purchaser that the claims are correct;

- iv) If the B-BBEE status level of contribution has been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the purchaser may, in addition to any other remedy it may have –
- (a) disqualify the person from the bidding process;
 - (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
 - (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
 - (d) restrict the bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
 - (e) forward the matter for criminal prosecution

SIGNATURE OF BIDDER(S):			
WITNESS 1:		WITNESS 2:	
DATE:			
ADDRESS:			

7. DECLARATION OF BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES

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:
 - a. abused the municipality's / municipal entity's supply chain management system or committed any improper conduct in relation to such system;
 - b. been convicted for fraud or corruption during the past five years;
 - c. wilfully neglected, reneged on or failed to comply with any government, municipal or other public sector contract during the past five years; or
 - d. 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.

4.1.	Is the bidder or any of its directors listed on the National Treasury's database as a company or person prohibited from doing business with the public sector? <i>(Companies or persons who are listed on this database were informed in writing of this restriction by the National Treasury after the audi alteram partem rule was applied)</i>	Yes ☐	No ☐
4.1.1.	If so furnish particulars:		
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) (To access this Register enter the National Treasury's website, www.treasury.gov.za , click on the icon "Register for Tender Defaulters" or submit your written request for a hard copy of the Register to facsimile number (012) 3265445).	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:		
4.4.	Does the bidder or any of its directors owe any municipal rates and taxes or municipal charges to the municipality / municipal entity, or to any other municipality / municipal entity, that is in arrears for more than three months?	Yes ☐	No ☐
4.4.1.	If so furnish particulars:		
4.5	Was any contract between the bidder and the municipality / municipal entity or any other organ of state terminated during the past five years on account of failure to perform on or comply with the contract?	Yes ☐	No ☐

4.5.1	If so furnish particulars:
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5. CERTIFICATION

I, the undersigned (full name), _____, certify that the information furnished on this declaration form true and correct.

I accept that, in addition to cancellation of a contract, action may be taken against me should this declaration prove to be false.

SIGNATURE:		NAME (PRINT)	
CAPACITY:		DATE	
NAME OF FIRM:			

8. MBD 9 CERTIFICATE OF INDEPENDENT BID DETERMINATION

1. This Municipal Bidding Document (MBD) must form part of all bids¹ 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).² Collusive bidding is a *pe 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:
 - a. take all reasonable steps to prevent such abuse;
 - b. 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
 - c. 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:

CERTIFICATE OF INDEPENDENT BID DETERMINATION:

In response to the invitation for the bid made by:

I, the undersigned, in submitting the accompanying bid, hereby make the following statements that I certify to be true and complete in every respect:

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:

¹ Includes price quotations, advertised competitive bids, limited bids and proposals.

² 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.

- (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 consortium³ will not be construed as collusive bidding.
7. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:
- f) prices;
 - g) geographical area where product or service will be rendered (market allocation)
 - h) methods, factors or formulas used to calculate prices;
 - i) the intention or decision to submit or not to submit, a bid;
 - j) the submission of a bid which does not meet the specifications and conditions of the bid; or
 - k) 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.

SIGNATURE:		NAME (PRINT)	
CAPACITY:		DATE	
NAME OF FIRM:			

³ Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge activity for the execution of a contract.

9 MBD15 CERTIFICATE FOR PAYMENT OF MUNICIPAL SERVICES

NAME OF THE BIDDER: _____

FURTHER DETAILS OF THE BIDDER'S; Director / Shareholder / Partners, etc.:

Director / Shareholder / partner	Physical address of the Business	Municipal Account number (s)	Physical residential address of the Director / Shareholder / Partner	Municipal Account number (s)

NB: Please attach municipal accounts and or lease agreements if renting

I, _____,

(full name in block letters) the undersigned, certify that the information furnished on this declaration form is correct and that I / we have no undisputed commitments for municipal services towards a municipality in respect of which payment is overdue for more than 90 days.

If the value of the transaction is expected to exceed R10 million (VAT included) I certify that the bidder has no undisputed commitments for municipal services towards a **Municipality** in respect of which is overdue for more than 30 days.

THUS DONE AND SIGNED for and on behalf of the Bidder, at _____, on the

_____ day of _____ 20_____.

Number of sheets appended by the tenderer to this schedule (if nil, enter Nil)

SIGNATURE:		NAME (PRINT):	
CAPACITY:		NAME OF FIRM:	

10. SECTION 37(2) OF THE OCCUPATIONAL HEALTH AND SAFETY ACT, 1993 – OHASA
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THIS IS IN TERMS OF

**SECTION 37(2) OF THE OCCUPATIONAL HEALTH AND SAFETY ACT,
1993 (ACT 85 OF 1993)**

BETWEEN:

(Employer)

AND

(Mandatory)

INTRODUCTION

The Occupational Health and Safety Act, 1993 (Act 85 of 1993) stipulates that the Chief Executive Officer is primarily responsible or liable for the health and safety of all his/her employees. This is embedded in Section 16(1) of the said Act. This responsibility or liability is also extended to include a mandatory that performs work on behalf of the employer on his/her premises.

A “mandatory” is defined in the said Act as: - *“Including an agent, contractor or subcontractor for work, but without derogating from his status in his own right as an employer or user”.*

In terms of Section 37(2), read with Section 41, of the said Act, it is legally possible for an employer to indemnify himself from this responsibility or liability regarding the actions of the mandatory. Section 37(2) stipulates that there should be a written agreement in place between the employer and the mandatory regarding the arrangements and procedures between them to ensure compliance by the mandatory with the provisions of the Occupational Health and Safety Act, 1993.

By ensuring that there is a written agreement in place, the Management _____ of _____ is acting in a responsible manner, so as to ensure that this requirement is indeed being met. In order to ensure that this written agreement is honoured at all times, regular inspections of work that is performed will be conducted and if found not complying with the said agreement, a notice of noncompliance will be issued. All work will be stopped and reasons for non-compliance must be given and what corrective action will be taken to rectify the situation must be stipulated.

WRITTEN AGREEMENT

This is a written agreement between

(Name of EMPLOYER)

And

(Name of the MANDATARY)

in terms Section 37(2) of the Occupational Health and Safety Act, 1993 (Act 85 of 1993) as amended.

I, _____ representing the MANDATARY do hereby acknowledge that (*mandatary*) is an employer in its own right with duties as prescribed in the Occupational Health and Safety Act, 1993 (Act 85 of 1993) as amended and agree to ensure that all work that will be performed, any article or substance that will be produced, processed, used, handled, stored or transported and plant and machinery that will be used, will be done in accordance with the provisions of the said Act.

I furthermore agree to comply with the Health and Safety requirements and to liaise with the employer should I, for whatever reason, be unable to perform in terms of this Agreement.

SIGNED ON BEHALF OF MANDATARY			
DATE		PLACE	
PLACE			
CAPACITY			
SIGNATURE			

SIGNED ON BEHALF OF EMPLOYER			
DATE		PLACE	
PLACE			
CAPACITY			
SIGNATURE			

COMPENSATION FOR OCCUPATIONAL INJURIES AND DISEASES ACT, 1993 (ACT 130 OF 1993)

_____ **(Employer)** has legal duty in terms of Section 89 of the said

Act to ensure that all contractors with whom agreements are entered into for the execution of work are registered as employers in accordance with the provisions of this Act and that all the necessary assessments have been paid by the contractor.

In order to enter into this agreement, the following information is needed regarding the above-mentioned:

Contractor's registration number with the office of the Compensation Commissioner:	
Proof that assessment has been paid:	A copy of a receipt must be handed in, in this regard.

SIGNATURE OF CONTRACTOR:	
DATE:	

11. FORM OF INDEMNITY

INDEMNITY

Given by (Name of Company) _____ of (registered address of Company) _____ a

_____ company incorporated with limited liability according to the Company Laws of the Republic of South Africa (hereinafter called the Contractor), represented herein by (Name of Representative) _____ in his capacity as (Designation) _____ of the Contractor, is duly authorised hereto by a resolution dated _____/20_____, to sign on behalf of the Contractor.

WHEREAS the Contractor has entered into a Contract dated ____/ 20____, with EHC who require this indemnity from the Contractor.

NOW THEREFORE THIS DEED WITNESSES that the Contractor does hereby indemnify and hold harmless EHC in respect of all loss or damage that may be incurred or sustained by EHC by reason of or in any way arising out of or caused by operations that may be carried out by the Contractor in connection with the aforementioned contract; and also in respect of all claims that may be made against EHC in consequence of such operations, by reason of or in any way arising out of any accidents or damage to life or property or any other cause whatsoever; and also in respect of all legal or other expenses that may be incurred by EHC in examining, resisting or settling any such claims; for the due performance of which the Contractor binds itself according to law.

SIGNATURE OF CONTRACTOR:	
DATE:	
SIGNATURE OF WITNESS 1:	
DATE:	
SIGNATURE OF WITNESS 2:	
DATE:	

PART B
SPECIFICATIONS

REQUEST FOR PROPOSAL

APPOINTMENT OF COMMERCIAL COMPANIES FOR THE COMMERCIAL BULK LEASING OF EHC RESIDENTIAL RENTAL UNITS FOR ACCOMMODATION OF QUALIFYING EMPLOYEES.

1. INTRODUCTION AND BACKGROUND

Ekurhuleni Housing Company SOC Ltd (EHC) is a municipal entity of the City of Ekurhuleni (CoE) responsible for the development, management and operation of social and affordable rental housing within the City of Ekurhuleni.

EHC currently has a residential rental portfolio of approximately **1,432 units under management**, comprising bachelor/studio, one-bedroom, two-bedroom and three-bedroom units. The units are intended to provide affordable rental accommodation to qualifying households within the applicable income categories.

As part of its strategy to optimise occupancy, strengthen revenue sustainability and broaden access to affordable rental accommodation, EHC intends to introduce a **Commercial Bulk Leasing Programme** through agreements with qualifying commercial companies, employers and/or corporate institutions for the accommodation of their eligible employees.

EHC intends to make available **its residential rental portfolio** for commercial bulk leasing, subject to availability, eligibility requirements, affordability assessments and EHC approval.

The portfolio is dynamic and may increase or change as EHC develops additional properties and/or receives additional residential properties transferred by the City of Ekurhuleni from time to time.

2. PURPOSE

The purpose of this Request for Proposal (RFP) is to invite suitably qualified and financially capable commercial companies, employers and/or corporate institutions to submit proposals to enter into **bulk commercial lease agreements with EHC for residential accommodation for their qualifying employees**.

The programme seeks to establish structured partnerships with employers requiring affordable, well-located rental accommodation for their employees while supporting EHC's objectives of:

- a) improving and maintaining sustainable occupancy levels;
- b) optimising rental revenue and financial sustainability;
- c) providing affordable rental accommodation to qualifying households;
- d) improving the utilisation and condition of available residential stock;
- e) establishing sustainable partnerships with employers; and
- f) supporting access to housing close to employment and economic opportunities.

3. OBJECTIVES

The key objectives of the commercial bulk leasing programme are to:

- a) Allocate **available EHC residential stock** to qualifying commercial bulk leasing arrangements.
- b) Secure sustainable demand for EHC rental units through partnerships with established employers and commercial entities.
- c) Provide affordable residential accommodation to employees who meet EHC's prescribed tenant eligibility, affordability and vetting requirements.
- d) Improve occupancy and rental collection within the EHC residential portfolio.
- e) Facilitate the refurbishment and occupation of units that may require repairs or improvements prior to occupation.
- f) Leverage private-sector funding for agreed refurbishment works, where required, through an approved **cost-recovery model**.
- g) Ensure that all employees accommodated through the programme remain compliant with EHC's applicable tenant qualification requirements.
- h) Establish transparent, financially sustainable and auditable commercial leasing arrangements.

4. EHC PROPERTY PORTFOLIO AND PROPOSED UNIT MIX

EHC currently manages approximately **1,432 residential units** comprising different unit typologies designed to accommodate households of different sizes and family dynamics.

The current property landscape provided for purposes of this RFP is reflected below. The contract shall, however, **not necessarily be limited to the properties listed**, as additional properties may be developed, acquired and/or transferred by the City of Ekurhuleni to EHC from time to time.

Property Name	No. of Units	Project Location
Airport Park Social Housing	300	Germiston
Old Delville Affordable Rental Housing	248	Germiston
New Delville Affordable Rental Housing	112	Germiston
Pharoe Park Affordable Rental Housing	332	Germiston
Subtotal of properties listed	992	
Stated total EHC portfolio	1,432	

4.1 Commercial Lease Allocation

EHC proposes to make available **its residential rental stock** for commercial bulk leasing. EHC reserves the right to allocate units to one or more successful bidders based on demonstrated demand, qualifying employees, available stock, property location, unit typology and operational requirements.

4.2 Unit Typologies

Depending on the specific EHC development and availability, residential units may comprise:

- Studio/bachelor units;
- One-bedroom units;
- Two-bedroom units; and three-bedroom units.

Units generally comprise the applicable bedroom/sleeping area together with a **bathroom, kitchen and living area**, subject to the particular design and configuration of each development.

5. TARGET MARKET, INCOME BANDS AND INDICATIVE RENTALS

The programme is intended to accommodate qualifying employees within the applicable affordable and social housing income categories. The indicative rental structure is as follows:

Unit Typology	Indicative Monthly Rental	Applicable Gross Household Income
Studio apartment	Approximately R1,300	Approximately R6,700
Bachelor / 1-bedroom	Approximately R1,800 – R3,500	Applicable qualifying income band, subject to EHC affordability assessment
2–3 bedroom	Approximately R3,500 – R5,500	R6,700 – R22,000

The final rental applicable to each unit shall be determined by EHC based on the specific property, unit typology, approved rental structure and applicable housing programme requirements.

6. SCOPE OF SERVICES

The successful bidder(s) shall enter into a commercial bulk lease arrangement with EHC for the accommodation of qualifying employees. The scope shall include, but not be limited to, the following:

6.1 Employee Demand and Allocation

The bidder shall:

- identify the number of employees requiring accommodation;

- provide a breakdown of employees according to applicable household income bands;
- indicate the number and preferred typology of units required;
- provide evidence of the employment relationship with the employees proposed for accommodation;
- submit signed employment contracts and/or other EHC-approved proof of employment for employees proposed for accommodation;
- facilitate the submission of all documents required by EHC for tenant vetting and affordability assessment; and
- cooperate with EHC throughout the tenant approval and allocation process.

No employee shall automatically qualify for accommodation merely because their employer has been appointed under the commercial bulk lease programme.

6.2 Employee Vetting and Final Approval

All employees proposed for occupation shall undergo EHC's prescribed **tenant vetting, eligibility and affordability assessment** prior to occupation.

The assessment may include:

- confirmation of identity and legal capacity;
- verification of employment;
- verification of household income;
- affordability assessment;
- credit assessment;
- background checks;
- property ownership verification;
- verification of applicable housing subsidy status; and
- any other verification required under EHC policies or applicable legislation.

Compliance with EHC's tenant eligibility and affordability requirements is mandatory and shall be a prerequisite for final allocation and occupation.

EHC shall retain the final authority to approve or decline individual employee applications.

7. MINIMUM SELECTION CRITERIA FOR EMPLOYEE ACCOMMODATION

Employees proposed by the bidder must, at a minimum:

- a) Be between **18 and 65 years of age** and legally competent to enter into a contract.
- b) Be married or single, with or without dependants.
- c) Not own residential property, subject to the requirements of the applicable EHC housing programme.

- d) Not be receiving a state housing subsidy in respect of another property, where such subsidy would render the applicant ineligible.
- e) Be permanently employed or self-employed, subject to acceptable proof of sustainable income.
- f) Have a total gross household income within the applicable EHC qualifying income band, currently envisaged to fall between **R3,500 and R22,000 per month**, subject to the specific programme and unit category.
- g) Successfully undergo the required **credit, background, affordability and eligibility checks**.
- h) Meet all other applicable EHC tenant admission and allocation requirements.

8. REFURBISHMENT OF UNITS AND COST-RECOVERY MODEL

Certain units made available under the commercial bulk leasing programme may require refurbishment, repairs or improvements before occupation.

Where refurbishment is required, the successful commercial partner may be required to **fund the approved refurbishment costs upfront**, subject to prior assessment and written approval by EHC.

The successful bidder shall not undertake refurbishment works without EHC's prior written approval of:

- the scope of works;
- technical specifications;
- bill of quantities/cost estimate;
- proposed contractor or service provider, where applicable;
- programme and completion period;
- quality standards;
- approved refurbishment budget; and
- agreed cost-recovery mechanism.

Approved refurbishment expenditure may be recovered by the commercial partner through a **cost-recovery model agreed with EHC**, which may provide for recovery over an agreed period and against an agreed payment mechanism.

The final cost-recovery arrangement shall be clearly defined in the commercial lease agreement and shall be subject to EHC's governance, financial, legal and approval processes.

No unauthorised expenditure shall be recoverable from EHC.

Upon completion, all refurbishment works shall be subject to inspection, verification and written acceptance by EHC before occupation and/or commencement of any approved cost recovery.

9. KEY DELIVERABLES

The successful bidder(s) will be required to deliver, as applicable:

- A confirmed schedule of the number of residential units required.
- A breakdown of required unit typologies.
- A schedule of employees proposed for accommodation, including applicable household income categories.
- Proof of employment and signed employment contracts or other approved employment verification documentation.
- Completed tenant application documentation for each proposed employee.
- Cooperation with EHC in respect of credit, background, eligibility and affordability assessments.
- An occupancy implementation and tenant placement plan.
- A refurbishment proposal and costed scope of works where refurbishment is required.
- Proof of financial capacity to fund approved refurbishment works.
- A proposed cost-recovery model for consideration and approval by EHC.
- Appropriate contract management, reporting and liaison arrangements throughout the lease period.
- Compliance with the commercial lease agreement and all applicable EHC policies and procedures.

10. MINIMUM BIDDER REQUIREMENTS

The bidder must demonstrate that it:

- is a legally registered and operational commercial entity/employer;
- has employees requiring residential accommodation within Ekurhuleni;
- is willing to collect rental on behalf of the entity through payroll deductions or bulk rental payment to the entity;
- has sufficient financial and operational capacity to meet its obligations under the proposed commercial lease;
- has employees falling within the prescribed EHC income and eligibility bands;
- is willing and able to facilitate employee vetting and affordability assessments;
- has the financial capacity to fund approved refurbishment costs where applicable;
- accepts that employee placement remains subject to EHC's final tenant approval process;
- and
- is capable of managing its obligations under a bulk commercial leasing arrangement.

11. BID EVALUATION STAGES

The bid evaluation will be subjected to the following three evaluation stages:

11.1 STAGE 1: MINIMUM MANDATORY DISQUALIFYING COMPLIANCE REQUIREMENTS

11.2 STAGE 2: ADMINISTRATIVE COMPULSORY COMPLIANCE DOCUMENTS

11.3 STAGE 3: FUNCTIONALITY

NB: Bidders who fail to submit and comply with the mandatory requirements of Stage 1 will result in automatic disqualification and will not be considered for further evaluation on the administrative and functionality requirements.

BID EVALUATION PROCEDURE	
Stage 1: Minimum Mandatory Disqualifying Compliance Requirements	<u>The following prequalification criteria apply: -</u> ✓ Attendance of compulsory briefing - Bidders must attend, complete and sign the compulsory briefing attendance register. ✓ If the submission is done as a Joint Venture (JV), all requested documents will be required for each individual company forming the JV. ✓ Bidders must ensure that they sign the submission register(s) with the correct description and Bid number. Failure to do so will result in automatic disqualification ✓ No late submissions will be accepted. ✓ Bidders must submit annual financial statements for the past three (3) financial years, as follows: • Entities that are legally required to have their annual financial statements audited must submit audited annual financial statements for the past three (3) financial years. • Entities that are not legally required to have audited financial statements must submit annual financial statements for the past three (3) financial years, signed by the owner, member, director, accounting officer, or an independent accounting professional, as applicable. • Where a bidder has been in operation for less than three (3) financial years, the bidder must submit the available annual financial statements for the period in which it has been in operation. A bidder that fails to meet any of these pre-qualifying criteria stipulated above is an unacceptable tender.

Stage 2: Administrative Compulsory Compliance Requirements	✓ Up to date municipal account/statement for both the company and all its active directors (not older than 3 months). In case where a bidder or the director is a lessee, a certified copy of a valid lease agreement must be supplied ✓ CIPC (company registration documents) ✓ Certified ID copies of Directors (Certification not to be older than six months) ✓ All Municipal Bidding Document (MBD) forms completed and signed ✓ Proof of compliance with COIDA (certified copy of a valid letter of good standing) ✓ Valid SARS pin / Tax Clearance Certificate ✓ CSD report ✓ Original letter from Bank not older than 3 months confirming bank account details. A tender that fails to meet any of these administrative compliance requirements will be awarded or further evaluated on conditions.										
Stage 3: Functionality Evaluation Criteria	<table border="0" style="width: 100%;"> <tr> <td>a) Refurbishment Contribution</td><td style="text-align: right;">30.00</td></tr> <tr> <td>b) Number of Employees Requiring Accommodation</td><td style="text-align: right;">25.00</td></tr> <tr> <td>c) Rental payment and collection management approach</td><td style="text-align: right;">30.00</td></tr> <tr> <td>d) Presentation of Methodology Proposal</td><td style="text-align: right;">15.00</td></tr> <tr> <td>Total</td><td style="text-align: right;">100.00</td></tr> </table> Bidder must score a minimum of 80 out of 100 points to be appointed on the panel. NB: Bids will only be evaluated up to functionality. There is no evaluation on price.	a) Refurbishment Contribution	30.00	b) Number of Employees Requiring Accommodation	25.00	c) Rental payment and collection management approach	30.00	d) Presentation of Methodology Proposal	15.00	Total	100.00
a) Refurbishment Contribution	30.00										
b) Number of Employees Requiring Accommodation	25.00										
c) Rental payment and collection management approach	30.00										
d) Presentation of Methodology Proposal	15.00										
Total	100.00										

FUNCTIONALITY EVALUATION CRITERIA

The minimum qualifying score for functionality is 80%. All bids that fail to achieve the minimum qualifying score on functionality shall not be considered.

No.	Functionality Criteria	Assessment / Scoring Criteria		Points
1	Refurbishment Contribution			30
		Bidder undertakes 100% of the required refurbishment costs	30	
		Bidder undertakes 90%–99% of the required refurbishment costs	20	
		Bidder undertakes 50%–89% of the required refurbishment costs	10	
		Bidder undertakes 1%–49% of the required refurbishment costs	5	
2	Number of Employees Requiring Accommodation			25
		298 or more employees	25	
		101–297 employees	15	
		50–100 employees	10	
		Below 50 employees	5	
3	Rental payment and collection management approach			30
		6 months bulk rental payment in advance with deposits on behalf of all employees	30	
		4 months bulk rental payment in advance with deposits on behalf of all employees	20	
		2 months bulk rental payment in advance with deposits on behalf of all employees	10	
4.	Presentation of Methodology Proposal: Bidders will be required to present their proposed methodology and approach for the commercial bulk leasing of EHC residential rental units.	Bulk Leasing & Implementation Approach: Demonstrate a clear and practical approach covering unit take-up, implementation timelines and management of the bulk lease arrangement	5	15
		Employee Accommodation & Occupancy Management: Demonstrates a clear approach to employee nominations, allocation, occupancy, vacancies and tenant administration	5	
		Refurbishment / Property Improvement Approach: Demonstrates a practical approach to proposed refurbishment, upgrades, maintenance or improvements to EHC properties, where applicable.	5	

	Scoring Excellent - 5 points Good – 3 points Poor/Non Responsive – 0 points			
		TOTAL FUNCTIONALITY SCORE: 80/100		100

NB: Successful bidders will be required to present their proposed methodology to EHC. The presentation will be limited to **20 minutes, followed by 10 minutes for questions and clarification**. Only information supporting and clarifying the bidder’s originally submitted proposal will be considered during the presentation.

Notwithstanding the functionality score achieved, all proposed employees will be required to undergo EHC’s **individual tenant vetting and affordability assessment process**.

Accordingly, the number of employees presented at tender stage shall **not constitute automatic approval, entitlement to, or guarantee the allocation of an equivalent number of residential units**. Unit allocation will be subject to successful individual vetting, affordability assessment and availability of suitable EHC units.

The final number of units awarded and occupied shall be determined by:

- the number of employees successfully vetted and approved;
- availability of appropriate EHC units;
- affordability;
- required unit typology;
- location and property availability;
- approved commercial allocation limits; and
- final contractual agreement between EHC and the successful bidder.

12. COMMERCIAL LEASE ARRANGEMENT

The successful bidder(s) shall enter into a formal commercial bulk lease agreement with EHC.

The agreement shall regulate, among other matters:

- the number and location of units allocated;
- applicable unit typologies;
- rental amounts and rental escalation;
- lease duration and renewal provisions;

- payment arrangements;
- employee nomination and replacement procedures;
- tenant eligibility and continued compliance;
- occupancy and house rules;
- maintenance responsibilities;
- refurbishment obligations;
- approved refurbishment expenditure;
- cost-recovery arrangements;
- utilities and municipal charges, where applicable;
- reporting requirements;
- breach and remedial provisions;
- termination and exit arrangements;
- hand-back condition of units; and
- any other contractual requirements prescribed by EHC.

The commercial company shall remain responsible for fulfilling its obligations under the commercial lease notwithstanding the nomination or occupation of units by individual employees.

13. ALLOCATION OF UNITS

EHC reserves the right to determine the number, location and typology of units allocated to each successful bidder.

The allocation shall be informed by:

- demonstrated and verified employee demand;
- number of employees successfully vetted;
- affordability and household income;
- available unit typologies;
- geographical requirements;
- availability and condition of stock;
- refurbishment requirements;
- financial capacity of the bidder;
- EHC's operational requirements; and
- the approved maximum commercial allocation.

EHC further reserves the right to appoint **more than one commercial partner** and to distribute available units among successful bidders.

14. GENERAL CONDITIONS

Participation in the tender process does not guarantee the award or allocation of residential units.

EHC reserves the right, subject to applicable procurement requirements, to:

- verify any information submitted by a bidder;
- conduct due diligence on bidders and proposed employees;
- determine the final number and mix of units to be allocated;
- reduce the number of units allocated where employee applications do not meet the qualifying criteria;
- allocate units progressively as they become available;
- include additional EHC properties during the contract period, where permissible;
- approve all refurbishment scopes and costs prior to commencement;
- reject unauthorised refurbishment expenditure; and
- conclude agreements with one or more successful bidders.
- Accept any proposals it deems responsive.
- Reject bids that may be deemed to not cover fully the intended outcomes of the RFP.

All appointments and allocations shall remain subject to applicable legislation, EHC policies, approved delegations, governance requirements and the final commercial lease agreement.

15. EXPECTED OUTCOME

The intended outcome of this procurement is the establishment of sustainable commercial bulk leasing partnerships through which **EHC's available residential rental portfolio** may be occupied by qualifying employees of successful commercial partners.

The programme is intended to strengthen occupancy and revenue sustainability, improve utilisation of EHC's residential assets, facilitate the refurbishment of identified units where required, and expand access to affordable rental accommodation for qualifying employees within the City of Ekurhuleni.

16. CONTRACT / LEASE PERIOD

The proposed contract / lease period shall be for three (3) years, with a potential for extension, subject to satisfactory performance and approval by EHC.

- The final lease tenure may be adjusted for a specific property or investment package where justified by the scale of the approved capital investment and the agreed investment recovery model, subject to the applicable approval processes.

17. GENERAL AND CONTRACT CONDITIONS

- The tender will be advertised in the following media space: e-tender, EHC website and EHC notice boards.
- NB: Tender documents will be issued in English only.
- Bid document will be available 1 day after the day of advertisement on both EHC website and e-tender portal.
- Attendance at the briefing session is compulsory. Failure to attend will result in automatic disqualification. The date of the briefing session will be indicated in the advertisements and tender documents.
- The tender is valid for 120 days from the closing date.
- NB: Bidders must ensure that their bid document(s) are appropriately bound; missing documents may result in disqualification.

The entity reserves the following rights:

- To award the bid in part or in full,
- Not to make any award in this bid or accept any bids submitted,
- Verify information and documentation of the bidder(s),
- Not to accept any of the bids submitted,
- To withdraw or amend any of the bid conditions by notice in writing to all bidders before closing of the bid and post-award, and
- If an incorrect award has been made to remedy the matter in any lawful manner it may deem fit.
- EHC reserves the right not to accept any proposal, as it may deem expedient. Proposals are subject to the Standard Conditions of Tender and the Supply Chain Management Policy of EHC.
- The entity reserves the right to negotiate with the shortlisted bidder prior to the award and with the successful bidder post award. The terms and conditions for negotiations will be communicated to the shortlisted bidder prior to the invitation to negotiations. This phase is meant to ensure value for money is achieved through the measure of quality that will assess the monetary cost of the items or services against the quality and or benefits of that item or services.
- EHC reserves the right to appoint one or more stakeholders.
- EHC may negotiate commercial terms, subject to the applicable procurement and governance requirements.
- EHC may award by property portfolio or geographical area.
- EHC reserves the right not to make an appointment.
- EHC may conduct due diligence on preferred bidders.
- EHC may request presentations or interviews.
- EHC may verify references and financial capability.
- EHC may require shortlisted bidders to undertake site inspections and/or clarification sessions to validate the condition, investment requirements and proposed commercial model for the identified properties.

PART C
ANNEXURES (RETURNABLE DOCUMENTS)

- a. Number of related contracts during the past five (5) years (Past and present current projects

Project Name	Place (Town)	Reference Contact Person	Designation of Contact Person	Contact Tel Number	Contract Amount	Contract Period	Commencement Date	Completion Date
1.								
2.								
3.								
4.								
5.								

SIGNATURE		DATE	
NAME OF SIGNATORY			
POSITION			

Project Name	Place (Town)	Reference Contact Person	Designation of Contact Person	Contact Tel Number	Contract Amount	Contract Period	Commencement Date	Completion Date
1.								
2.								
3.								
4.								
5.								
6.								

SIGNATURE		DATE	
NAME OF SIGNATORY			
POSITION			

b. DETAILS OF THE BIDDER'S MANAGEMENT TEAM

WORK CAPACITY: (The bidder is required to furnish the following particulars and attach additional pages if more space is required. Failure to furnish the particulars may result in the Bid being disregarded) Name and Experience of Key Person(s)

Names of Key Person(s)	Experience of Key Person(s)
State name of person(s) responsible for project supervision	
Name of Person(s) Responsible for Project Supervision	Experience of Person(s) responsible for Project Supervision of services

SIGNATURE		DATE	
NAME OF SIGNATORY			
POSITION			