

TRANSNET SOC LIMITED

ADDENDUM NO. 1

TP/2025/03/0002/92763/RFP: RFP FOR THE LEASE OF THE REMAINDER OF ERF 34104 BELLVILLE (UNREGISTERED SUBDIVISION OF REMAINDER OF ERF 11661 BELLVILLE), ERF 34103 BELLVILLE (UNREGISTERED SUBDIVISION OF REMAINDER OF ERF 11659 BELLVILLE), ERF 22933 PAROW.

Date: 16 May 2025

Notice is hereby given of amendments to the RFP that was published on both National Treasury e-Tender website and the Transnet e-Tender portal on the 02 May 2025. The following changes (highlighted in blue for ease of identification here) are herewith made:

ADDENDUM 1: CHANGES EFFECTED ON THE RFP NO. TP/2025/03/0002/92763/RFP

No.	RFP Paragraph Reference	FROM	TO
1.	Section 2 Briefing Session	Non-compulsory briefing date: 19 May 2025. Bidders are required to confirm their attendance and to send their contact details including the number of representatives (where applicable) to the following address: BelconLeaseDev@transnet.net	Non-compulsory briefing date: 19 May 2025. Bidders are required to confirm their attendance and to send their contact details including the number of representatives (where applicable) to the following address: BelconLeaseDev@transnet.net MS Teams link: Join the meeting now
2.	Section 3 Par 4.3	Bidders are invited to offer the monthly basic rental they are willing to pay which is evaluated on a competitive basis against other offers received, with the minimum acceptable basic rental being R1 000 000,00 (excluding VAT) per month.	Bidders are invited to offer the monthly basic rental they are willing to pay as well as the income participation rental percentage, which are both evaluated on a competitive basis against other offers received, with the minimum acceptable basic rental being R1 000 000,00 (excluding VAT) per month and the minimum income participation being 1.5%.



No.	RFP Paragraph Reference	FROM		TO	
3.	Section 3 STANDARD RENTAL OFFER SCHEDULE	STANDARD RENTAL OFFER SCHEDULE		STANDARD RENTAL OFFER SCHEDULE	
		1.	Lease commencement date	1.	Lease commencement date
		2.	Lease term (no. of months) (Inclusive of Beneficial Occupation period)	2.	Lease term (no. of months) (Inclusive of Beneficial Occupation period) 360 months
		3.	Beneficial occupation period (no. of months)	3.	Beneficial occupation period (no. of months)
		4.	Rental commencement date	4.	Rental commencement date
		5.	Capital expenditure to be invested in the property (Rand)	5.	Capital expenditure to be invested in the property (Rand)
		6.	Basic monthly rental (Rand/month) (Note: The basic rental is exclusive of all municipal costs, which will be for the Lessee's account and will be recovered separately from the Lessee.)	6.	Basic monthly rental (Rand/month) (Note: The basic rental is exclusive of all municipal costs, which will be for the Lessee's account and will be recovered separately from the Lessee.)
		7.	Valid BBBEE (level 1 or 2) Certificate for scoring	7.	Valid BBBEE (10 points for Level 1 or 2) Specify Level 1 or 2 and include a valid BBBEE Certificate for scoring
		8.	Annual rental escalation rate (% per annum)	8.	Annual rental escalation rate (% per annum) 7%
		9.	Percentage of Income Participation Rental (% of gross rental income) (Note: The income participation rental will be calculated as a percentage of the Lessee's gross turnover generated as described in clause 4.3 above-)	9.	Percentage of Income Participation Rental (% of gross rental income): minimum 1.5% (Note: The income participation rental will be calculated as a percentage of the Lessee's gross turnover generated as described in clause 4.3 above-)
4.	Section 4 Returnable Documents b)	RETURNABLE DOCUMENTS USED FOR SCORING	SUBMITTED [Yes or No]	RETURNABLE DOCUMENTS USED FOR SCORING	SUBMITTED [Yes or No]
		1.	Schedule of Property investments to show track record supported by completion certificates.	1.	Schedule of Property investments to show track record supported by completion certificates.
		2.	Concept design and priced Bill of Quantities for development proposal.	2.	Concept design and priced Bill of Quantities for development proposal.
		3.	Financial Model and Feasibility report showing NPV, Profitability Index, Initial yield, IRR, Discounted Payback Period.	3.	Financial Model and Feasibility report showing NPV, Profitability Index, Initial yield, IRR, Discounted Payback Period.
		4.	Valid BBEE Certificate / Sworn-Affidavit / B-BBEE CIPC Certificate. (In case of a JV, submit a consolidated scorecard) as per Department of Trade, Industry and Competition guideline.	4.	Valid BBEE Certificate / Sworn-Affidavit / B-BBEE CIPC Certificate. (In case of a JV, submit a consolidated scorecard) as per Department of Trade, Industry and Competition guideline.
		Some of the supporting documents may be requested in soft copies for the evaluation committee to be able to test the data provided		Some of the supporting documents may be requested in soft copies for the evaluation committee to be able to test the data provided	



NOTE: The full RFP document has been revised to incorporate the above amendments, and the revised RFP has been published on the National Treasury e-Tender website and the Transnet e-Tender portal.

From: _____

Address: _____

**TO: Transnet Property
150 Commissioner Street
Johannesburg
2001,**

Dear Sir/Madam

TP/2025/03/0002/92763/RFP – RFP FOR THE LEASE OF THE REMAINDER OF ERF 34104 BELLVILLE (UNREGISTERED SUBDIVISION OF REMAINDER OF ERF 11661 BELLVILLE), ERF 34103 BELLVILLE (UNREGISTERED SUBDIVISION OF REMAINDER OF ERF 11659 BELLVILLE), ERF 22933 PAROW.

Receipt of **Addendum No. 1** dated **16 May 2025** is hereby acknowledged.

Kind regards

TENDERER / CONTRACTOR: Name: _____ Signature: _____ Date: _____	WITNESS: Name: _____ Signature: _____ Date: _____
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NOTE: This acknowledgement must be signed and returned to this office on or before closing date of tender.