



Germiston Phase 2 Housing Company(PTY) Ltd.

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

Chris Hani Village, Cnr Victoria Street & Linton Jones Street, Germiston
Tel: 011 825 0158 | Email: info@ehco.org.za | Website: www.ehco.org.za

INVITATION FOR REQUEST FOR PROPOSAL

RFP NO: EHCCBL/009/2026

Issued: 28/09/2026

DESCRIPTION	CONTACT PERSON	CLOSING DATE & TIME
RFP: APPOINTMENT OF COMMERCIAL COMPANIES FOR THE COMMERCIAL BULK LEASING OF EHC RESIDENTIAL RENTAL UNITS FOR ACCOMMODATION OF QUALIFYING EMPLOYEES	Technical Queries: Ms. Pheladi Mojapelo Mr. Ayanda Magubane Pheladim@ehco.org.za Ayandam@ehco.org.za SCM Enquiries: Thozama Dalindyabo/ Dolly Phatlane/ Patricia Mngomezulu thozamad@ehco.org.za dollyp@ehco.org.za patriciam@ehco.org.za	CLOSING DATE: 27 October 2026 Delivery Address: Cnr Victoria Street and Linton Jones Street, Germiston (next to Fire Station) Note: Sign submission register Compulsory site briefing: Date: 6 October 2026 Address: Airport Park Ext 2 Complex, Cnr Galway Street & End Street, Germiston. Time: 11h00 am

Submissions are hereby invited from suitably qualified service providers for the above-mentioned services.

1. PREAMBLE

Ekurhuleni Housing Company (“EHC”) is a Municipal Entity set up in 2000. It was established to undertake the development and management of rental housing stock for low and moderate-income households in the City of Ekurhuleni.

- The Ekurhuleni Housing Company (EHC) seeks 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, as part of its strategy to optimise occupancy, strengthen revenue sustainability and broaden access to affordable rental accommodation: EHCCBL/009/2026
- 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 social and affordable rental accommodation to qualifying households within the applicable income categories.
- EHC intends to make available its residential rental portfolio for commercial bulk leasing, subject to availability, eligibility requirements, affordability assessments and EHC approval.
- 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 bidding document will be available for download on the EHC website (www.ehco.org.za) and the National Treasury E-Tender Portal.
- Compulsory Briefing session will be held 06 October 2026. Time 11:00am at Airport Park Ext 2 Complex, Cnr Galway Street & End Street, Germiston.

- All technical requirements and clarification must be directed to Property Development Department, Ms. Pheladi Mojabelo(pheladim@ehco.org.za) and Mr. Ayanda Magubane(ayandam@ehco.org.za) , SCM queries to be directed to Dolly Phatlane(dollyp@ehco.org.za) , Patricia Mngomezulu(patriciam@ehco.org.za) and Thozama Dalindyebo(thozamad@ehco.org.za) .
- Tender will be closing on 27 October 2026 @11:00am, Proposals submitted late will be received, marked as late, and will not be considered for evaluation. Proposal documents must be deposited in a red tender box by the reception and sign submission register at Cnr Victoria Street and Linton Jones Street , Germiston (next to the fire station). Submission must be hand delivered in a sealed envelope stating bid description and reference no: The appointment of commercial companies for the commercial bulk leasing of EHC residential rental units for accommodation of qualifying employees: EHCCBL/009/2026.
- Proposal validity period is 120 days after the closing date.
- Request for proposals will be evaluated in three stages: Stage 1 (Mandatory Disqualifying Compliance Requirements), Stage 2 (Administrative Compulsory Documents) and Stage 3 (Evaluation for functionality).
- Bidders must achieve a minimum score of 80 points out of 100 points at Stage 3: Functionality Evaluation to be considered for appointment of commercial companies for the commercial bulk leasing of EHC residential rental units for accommodation of qualifying employees NB: Proposals will only be evaluated up to functionality. There is no evaluation on price.

The entity reserves its following rights:

- To award the bid in part or in full,
- Not to make any award in this bid or accept any bids submitted,
- Request further technical information from any bidder after the closing date,
- 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.

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.

The entity reserves the right to conduct due diligence during the evaluation phases, before the final award, or at any time during the contract period and this may include pre-announced/ no announced site visits. During the due diligence process, the information submitted by the bidder will be verified and any misrepresentation thereof may disqualify the bid in whole or in part.

Kindly note that by submitting your documents in our Supply Chain Management processes, you acknowledge that Ekurhuleni Housing Company may process your personal information in terms of the Protection of Personal Information Act No. 4 of 2013 (POPIA).