

LETTER OF AWARD FOR EXTENSION OF EKURHULENI LEASE WITH HERACLE SHAREBLOCK
REPRESENTED BY CITY PROPERTY



**COMMISSION FOR CONCILIATION,
MEDIATION & ARBITRATION**

Revolutionising Workplace Relations

18 September 2023

Enquiries: Maggie Naidoo

E-mail: MaggieN@ccma.co.za

Tel: 011 845 9027

HERACLE SHAREBLOCK REPRESENTED BY CITY PROPERTY ADMINISTRATION

CPA House, 101 Du Toit

Pretoria

0001

Email: Linda Chabula <linda@Cityprop.co.za>

**LETTER OF INTENTION TO EXTEND THE EKURHULENI LEASE (HERACLE SHARE BLOCK
RERESENTED BY CITY PROPERTY) FOR A PERIOD OF EIGHT (08) MONTHS**

The CCMA is pleased to inform you that your proposal and quote in respect of extending the Ekurhuleni lease has been successful and accepted at a total amount of **R3 353 499.52** (Three million three hundred and fifty-three thousand four hundred and ninety-nine rands and fifty cents only) **including VAT.**

We confirm that the award is for a period of twelve (08) Months, effective from **01 October 2023 to 31 May 2024**

This award of the extension is subject to compliance with all terms and conditions embodied in the original bid documents issued.

Once **City Property** has accepted the offer, both parties will formulate and enter into a contract that indicates the obligations of both parties.

In light of the above, you are requested to contact the project manager; Ms Maggie Naidoo at 011 845 9027 or MaggieN@ccma.org.za, to discuss and agree on the expected deliverables of this award. Please note that price changes will not be entertained.

CCMA Head Office:

Call Center Tel: 0861 16 16 16 - 28 Harrison Street, Johannesburg, 2001 - HO Reception Tel: (011) 377 6600

Web: www.ccma.org.za - e-mail: ho@ccma.org.za - Fraud Hotline: 0860 666 348

INTENTION FOR EXTENTION OF LEASE AGREEMENT WITH THE CITY PROPERTY ADMINISTRATION REPRESENTING
CENTPRET PROPERTIES FOR THE CCMA JOHANNESBURG OFFICE FOR A PERIOD OF EIGHT (08) MONTHS.

Regional Offices:

Eastern Cape – East London

Eastern Cape – Port Elizabeth

Free State – Bloemfontein

Free State – Welkom

Gauteng – Ekurhuleni

Gauteng – Johannesburg

Gauteng – Tshwane

Gauteng – Veroi

KwaZulu-Natal – Durban

KwaZulu-Natal – Newcastle

KwaZulu-Natal – Pietermaritzburg

KwaZulu-Natal – Port Shepstone

KwaZulu-Natal – Richards Bay

Limpopo – Polokwane

Mpumalanga – Nelspruit

Mpumalanga – Witbank

Northern Cape – Kimberley

North West – Klerkskop

North West – Rustenburg

Western Cape – Cape Town

Western Cape – George

Yours faithfully



Cameron Morajane
28/09/2023 15:01:18(UTC+02:00)
Signed by Cameron Morajane,
CameronM@CCMA.org.za

SIGNFLOW.COM

PROF. CAMERON SELLO MORAJANE
CCMA DIRECTOR

OFFER ACKNOWLEDGEMENT BY SERVICE PROVIDER

ACCEPT

SIGNATURE

INTENTION FOR EXTENTION OF LEASE AGREEMENT WITH THE CITY PROPERTY ADMINISTRATION REPRESENTING
CENTPRET PROPERTIES FOR THE CCMA JOHANNESBURG OFFICE FOR A PERIOD OF EIGHT (08) MONTHS.



CITY PROPERTY
Addressing the Future

CPA House, 101 du Toit Street, Pretoria
P.O. Box 15, Pretoria 0001
Tel: 012 319 8811 • Fax: 012 319 8812
E-mail: propworld@cityprop.co.za
Website: www.cityproperty.co.za

Commission for Conciliation, Mediation and Arbitration
28 Harrison Street
Johannesburg
2001

Attention: Freddy Monama

20 July 2023

BY: EMAIL

Re: Lease Renewal: Presmooli (PTY) LTD / Commission for Conciliation, Mediation and Arbitration: Office Accommodation and Parking at the Building known as CCMA Place situated at Corner Woburn & Rothsay Street, Benoni

1. City Property Administration (Proprietary) is the authorised representative of the Lessor, at whose instructions we address this letter to you.
2. Thank you for giving us an opportunity to quote the CCMA on the lease extension for a period of 8 months.
3. The details of the proposed renewal are as follows and kindly note that the amounts quoted herein exclude utilities.

A. The Premises:

- CCMA Place, Corner Woburn & Rothsay Streets, Benoni
- Leased area: 3598m² comprising of :
 - Shop G0001: 106m²
 - Office F0001 : 862m²
 - Office F0002 : 844m²
 - Office F0003: 844m²
 - Office F0004: 844m²
 - Supplementary : 98m² and
 - Basement parking no. 0001 – 0024 (excluding bay no. 0010)
- On-site parking bays: 23 parking bays
- Off-site parking bays: 20 parking bays

B. Lease Period: 01 October 2023 – 31 May 2024

C. Rental offer per square metre excluding VAT

- Basic rent/m²: R90.10/m²
- Operational costs: R7.18/m²
- Parking rent per bay: R435.69/ bay

Monthly rental excluding VAT

- Basic Rent : R324 179.80
- Operational Costs : R25 858.11
- Parking Rent (On-site) : R10 020.91
- Parking Rent (Off-site) : R4 452.00
- Total monthly rent excluding utilities and excluding VAT: R364 510.82
- Total monthly rental excluding utilities and including VAT: R419 187.44

D. Escalation %: NIL

E. Expected Tenant Installation allowance & Landlord Work: NIL

With kindest regards



Linda Chabula | Head Commercial Leasing

City Property Administration

☐ 011 378 3211 | ☐ 012 319 8812

☐ linda@cityprop.co.za | ☐ www.cityproperty.co.za