

Tender Questions and Answers

Document Identifier	240-7124948	Rev	1
Effective Date	July 2024		
Review Date	July 2027		

To whom it may concern	Date	05 March 2025
	Enquiries	Sandi Bokveldt-Lize
	E-mail address	LizeSN@ntcsa.co.za

Dear Sir/Madam

Request for Enquiry Number	NTCSA1240SLR
Description / Project Title	Lease of office space for Stikland over a period of 60 months
Tender Questions Closing Date	25 March 2025

Item	Questions	Answers	Clarity Published Dates
1.	1. Refer to “Preference for single building” Question: Would you consider an office block with multiple tenants but with separate entrances for each Tenant? 2. Question: Who is responsible for payment of • Water and Electricity • Refuse removal • Internal Maintenance • External Maintenance • Internal Cleaning (she bins, office cleaner etc etc) • External Cleaning • Internal Security • Burglar alarm system linked to armed response	Yes Please check the agreement documents as it is well explained.	11/03/2025

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	• External Security • Rates and Taxes • Fire charges • Servicing of fire equipment • Generator Maintenance • Generator Fuel • Pest Control • Sewerage 3. Question : Do you require a UPS over and above the generator? Question: If “yes” please provide us with the specifications of the UPS. Question: What must run off the generator? Question: Please provide us with the specifications of the generator. 4. Question: If we offer you an amount for Tenant Installation and you exceed this amount due to the fact that you require additional Tenant Installation or you have specific needs requirements which are not contained in this Tender document, will NTCSA pay for the overruns? 5. Question: It was mentioned that the Certificate of Occupancy must accompany the bid document. However, the Certificate of Occupancy can only be issued after the tenant installation is complete and the Fire Chief has inspected the premises. Could you please advise on how this requirement will affect our bid submission? We can confirm that the Certificate of	No UPS To support building occupancy Lights plugs for computers In South Africa, to obtain a building occupational certificate, you'll need to provide the following: Required Documents	
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	Occupancy will be available at the handover of the building, prior to the commencement of the lease. 6. Question: Could you provide some clarification regarding the SDL&I. Could you please explain in detail what this entails and responsibilities associated with it?	Approved building plans: Ensure your building plans are approved by the local authority. Proof of completion: Submit proof that all building work is complete. Electrical Certificate of Compliance: Obtain from a registered electrician. Plumbing Certificate of Compliance: Obtain from a certified plumber. Glazing Certificate of Compliance: Obtain from a registered glazing specialist. Fire Equipment Certificate of Compliance: Obtain from a registered fire equipment specialist. Energy Efficiency Certificate: Obtain from a registered energy efficiency specialist. Additional Requirements Inspections: Arrange for inspections by the local authority. Payment of fees: Pay any required fees. Compliance with building regulations: Ensure your building meets all relevant building regulations. Application Process Submit application: Submit your application to the local authority. Review and approval: The local authority will review your application and conduct inspections. Issue of certificate: If everything is in order, the local authority will issue an occupational certificate. Note: Requirements may vary depending on the local authority and specific building type. Consult with your local authority for specific requirements.	
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6. Please check the SDL&I presentation and please submit your valid BBBEE certificate. SDL&I undertaking will form part of negotiations.

3.	Signed minutes Commercial presentation SDL&I presentation Environmental presentation Technical presentation	Will be uploaded on Eskom Tender Bulletin and NT website	31/01/2025
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Signature: _____

Date: 05/03/2025

Name: Sandi Bokveldt-Lize

Designation: Procurement Practitioner

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