



INVITATION TO PROVIDE EXPRESSION OF INTEREST

YOU ARE HEREBY INVITED TO PROVIDE AN EXPRESSION OF INTEREST FOR DEVELOPMENT SERVICES

ADVERT DATE: 21 AUGUST 2026

COMPULSORY BRIEFING: **NOT APPLICABLE**

CLOSING DATE: 21 September 2026

CLOSING TIME: **12H00**

EOI DESCRIPTION: **EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/
DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE UPGRADING OF
VARIOUS PROPERTIES AT CONSTITUTION HILL PRECINCT**

EOI NUMBER: **JDAEOI/002/2026**

**EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIAM/
DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE UPGRADING OF
VARIOUS PROPERTIES AT CONSTITUTION HILL PRECINCT**

OFFER

**THE FOLLOWING PARTICULARS MUST BE FURNISHED
(FAILURE TO DO SO WILL RESULT IN YOUR BID BEING DISQUALIFIED)**

NAME OF BIDDER

BID DESCRIPTION

BID NUMBER

POSTAL ADDRESS

STREET ADDRESS

CONTACT PERSON

TELEPHONE NUMBER CODE NUMBER

CELLPHONE NUMBER

FACSIMILE NUMBER CODE NUMBER

E-MAIL ADDRESS

COMPANY REGISTRATION NUMBER

NATIONAL CENTRAL SUPPLIER DATABASE NUMBER

VAT REGISTRATION NUMBER

TAX VERIFICATION PIN NUMBER

SUB TOTAL BID PRICE excluding Value Added Tax

15 % VAT

TOTAL BID PRICE including Value Added Tax

TOTAL BID PRICE in words

.....

.....

..... excluding Value Added Tax / including Value Added Tax

SIGNATURE OF BIDDER

CAPACITY UNDER WHICH THIS BID IS SIGNED

DATE

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SUPPLIERS DATABASE REGISTRATION

Bidders must be actively registered on the National Treasury Central Supplier Database (CSD) at the time of tender closure. Failure to provide a valid CSD registration number will result in immediate disqualification.

For more information on registration, please:

Mr. Yandisa Dinga on 011 688 7878

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To all Stake Holders

RE: The channels of reporting fraudulent and Corrupt Activities

The City of Johannesburg has a **zero-tolerance approach to Fraud, Theft, Corruption, Maladministration, and Collusion** by suppliers with employees.

To reinforce this commitment, more channels have been added to report any Fraudulent and Corrupt activities.

Instances of corporate fraud and misconduct remain a constant threat to service delivery. The City of Johannesburg took a resolution to adopt strategic interventions aimed at combatting fraud and corruption.

The City took a decision to centralize the reporting of fraudulent and corrupt activities through the establishment of an independent fraud hotline.

All people doing business with the Johannesburg Development Agency are encouraged to report any corrupt or illegal practice.

Employees are encouraged to report fraud, waste or other concerns suggestive of dishonest or illegal activities.

Anyone can report fraudulent and corrupt activities through one of the following channels:

- Toll free number: 0800-0025-87 (all official languages)
- Email Address: whistle@joburg.org.za
- Walk in: 48 Ameshhof Street, SAPPI Building, East Wing, 5th Floor
- Social Media Pages: Facebook (Group Forensic and investigation services GFIS) and Twitter (@cojgfs)
- Management Request and referrals: Various Departments and Entities



Let's join hands to take up the Fight against Fraud and Corruption in our society.

WE ENCOURAGE ALL PEOPLE DOING BUSINESS WITH US TO REPORT ANY CORRUPT OR ILLEGAL PRACTICE

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JOHANNESBURG DEVELOPMENT AGENCY

ADVERT DATE: 21 August 2026

COMPULSORY BRIEFING: Not Applicable

CLOSING DATE: 21 September 2026

CLOSING TIME: 12H00

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EOI NUMBER: JDAEOI/002/2026

21 August 2026

EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIUM/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE UPGRADING OF VARIOUS PROPERTIES AT CONSTITUTION HILL PRECINCT

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COPY OF ADVERT

TENDERING PROCEDURES

Tender Notice and Invitation to Tender

**BID DESCRIPTION: EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/DEVELOPERS/FUNDERS
TO SUBMIT AN EXPRESSION OF INTEREST FOR THE UPGRADING OF VARIOUS PROPERTIES AT
CONSTITUTION HILL PRECINCT**

BID NUMBER: JDAEOI/002/2026

The JDA is requesting for Expressions Of Interest from suitable and qualified Service Providers for the Upgrading of various properties at Constitution Hill located in Johannesburg CBD, Gauteng.

Documents can be downloaded from the JDA website: www.jda.org.za and e-Tenders portal www.etenders.gov.za from the **21 August 2026**, and only tender documents that are downloaded from the stipulated websites only can be submitted. The retyping of the tender document is not permitted.

Queries relating to the issue of these documents and procurement related issued may be addressed to Yandisa Dinga on e-mail: YDinga@jda.org.za

Technical queries or queries relating to the project may be addressed to Manyedi Rakabe on e-mail: MRakabe@jda.org.za

The closing time for receipt of tenders is 12:00pm on 21 September 2026. Telegraphic, telephonic, telex, facsimile, e- mail and late tenders will not be accepted.

Tenders must only be submitted on the tender documentation that is issued. The retyping of the tender document is not permitted.

Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender Data.

The JDA's selection of qualifying tenders will be at the JDA's sole discretion and will be final. The JDA does not bind itself to accept any particular tender and correspondence will be entered into with successful tenderer.

"WE ENCOURAGE ALL PEOPLE DOING BUSINESS WITH US TO REPORT ANY CORRUPT OR ILLEGAL PRACTICE, USING THE ANTI-FRAUD HOTLINE NUMBER: 0800 002 587".

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1. INTRODUCTION

The Johannesburg Development Agency (JDA) plays a pivotal role in driving area-based developments that support the strategic vision and long-term objectives of the City of Johannesburg. As a key implementing entity within the Economic Growth Cluster, the JDA delivers programmes that advance the City's Growth and Development Strategy while contributing to an equitable, sustainable, and resilient urban environment. Through innovative and efficient project management, the JDA ensures that its interventions meaningfully support spatial transformation and inclusive economic growth.

Johannesburg, like many South African cities, is undergoing rapid and often unpredictable transformation. Accelerated urbanisation presents both significant development opportunities and complex challenges. Targeted, sustained interventions in urban planning and development are essential to ensure that these changes do not further entrench socio-spatial inequalities between affluent and marginalised communities. The momentum generated by rapid urbanisation, increasing global connectivity, and local economic growth represents an opportunity that must be strategically harnessed through purposeful public investment in the city's spatial fabric. Spatial transformation remains a central priority for South African cities as they work to redress the spatial and systemic inequities created by historical segregation. Achieving this transformation is crucial to ensuring that all residents have equitable access to opportunities, services, and urban amenities.

The City of Johannesburg is firmly committed to advancing spatial transformation to improve liveability, sustainability, and urban resilience. In support of this commitment, the Johannesburg Development Agency (JDA) grounds its development interventions in a 6 clear set of strategic objectives. The Agency's mandate aligns with the Growth and Development Strategy 2040 (GDS 2040), which emphasises resilience, liveability, and sustainability, and it contributes to the broader cross-cutting targets of the City's Economic Growth Cluster.

The City of Johannesburg (COJ) continues to make substantial investments into the Inner City, as part of the implementation of the Inner-City Roadmap. The investment the City has been making in the Inner City is focused on the public spaces and streets aimed towards creating a livable, walkable and safe neighbourhood, with excellent integrated public transportation, social infrastructure and open spaces. Constitution Hill is one of South Africa's most significant heritage and civic precincts located on the northern edge of the Johannesburg inner city, the precinct occupies the historic Old Fort Prison Complex and today houses the Constitutional Court of South Africa, together with a number of museums, heritage buildings and public spaces that collectively represent a powerful symbol of South Africa's democratic transition and constitutional values. Over the past two decades the precinct has developed into an important national

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heritage destination attracting local and international visitors, school groups and public audiences. However, despite its historic significance and central location, several assets within the precinct remain underutilized or require refurbishment and activation. Key buildings such as the Nurses' Home and portions of the Transwerke building, as well as several open public spaces, represent opportunities for adaptive reuse and new forms of development that can strengthen the precinct's long-term financial sustainability.

1.1.1 Invitation for Expression of Interest

The Johannesburg Development Agency (JDA) in collaboration with the Gauteng Department of Economic Development hereby invites an Expression of Interest from private sector companies/consortia/developers/funders (hereby referred to as Private Parties) according to the terms set out in this Expression of Interest (EOI).

Private parties may ask for clarification on this EOI invite up to the close of business day, 48 hours before the closing date specified for this EOI. Any request by Private parties must be e-mailed to the responsible officials set out in section 9 of this EOI and it is important to note that telephonic or written requests will not be accepted.

The JDA makes no guarantees and takes no responsibility for the accuracy and completeness of this request of EOI and disclaims and liability for any interested party's use of the information. The JDA may change or replace any information contained in this EOI at any time, without giving any prior notice or providing any reason. Private Parties may not contact the JDA on any matter pertaining to the EOI invite from the closing date of the EOI to the time the JDA deems it necessary to provide feedback. In respect of communication to the respective Private Parties, between the closing date of the EOI and the completion of the process, such may be done through e-mail communication by any JDA official or person acting on advisory capacity to/for the JDA.

1.1.2 Location

Constitution Hill Precinct is bounded by Sam Hancock to the North, Joubert Street to the West, Kotze Street on the South and Queens Road on the east located in Braamfontein. The Township is divided into 3 portions namely Constitution Hill Proper, Constitution Hill Extension 2 and Constitution Hill Extension 3.

Constitution Hill Proper constitutes the Constitutional Court as the main development of the precinct.

Constitution Hill Extension 2 includes:

- Women's Jail; Old Fort;
- Land Parcel A (Visitors Centre); and

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- Constitution Square

Constitution Hill Ext 3 includes:

- Nurses' Home
- People's Park
- Land Parcel B
- Land Parcel C

PROPERTY DESCRIPTION	OWNER	EXTENT	CURRENT USE	ZONING
Constitution Hill Ext 2 Erven: 4, 6, 7,8, 9, 10, 11,12,13	City of Johannesburg Queens Road, Braamfontein	82,765 m ²	Mixed Use	Special
Constitution Hill Ext 3 Erf 17	City of Johannesburg Hospital Street	40 314 m ²	Private Open Space Mixed Use	Private open space Institutional Government

2. Scope of works

The City intends to develop and lease the site as a mixed-use precinct aimed at enhancing the existing infrastructure of Constitutional Hill. The proposed development plans to redevelop and upgrade the Women's Jail, Old Fort, the Visitors Centre, Constitution Square, and the Nurse's home. Due to its strategic location and existing use, the property offers a compelling opportunity for a carefully planned, mixed-use development that maximises its social, economic, and commercial potential. This integrated development approach is expected to drive local economic growth, attract private sector investment, and create sustainable opportunities for small, medium, and micro enterprises (SMMEs). The proposed mixed-use development, implemented through a long-term lease arrangement, aligns with the City's broader developmental objectives and contributes to the delivery of the Mayoral Priorities by promoting inclusive economic development, urban regeneration, and the optimal utilisation of municipal assets.

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ASSETS TO BE REDEVELOPED AND UPGRADED

1) Transwerke Building



Building profile

Attribute	Detail
GLA	2,400 m ²
Floors	Multi-storey (2–3 levels plus potential rooftop)
Current status	Occupied / operating — studio and production use
Character	Industrial heritage; concrete frame; high ceilings; natural light
Current tenancy	Mixed studio, production, and creative occupiers
Rooftop	Available for activation — views over precinct and Braamfontein
NHRA classification	Part of Constitution Hill heritage complex; Section 34 applicable to material alterations
Parking	Accessible from precinct parking field
Connectivity	Braamfontein fibre infrastructure available
Key adjacency	Constitutional Court forecourt; Old Fort; Braamfontein restaurant / bar strip

2) Nurses Home Building

Attribute	Detail
GLA	3,200 m ²
Current status	Vacant / urgent intervention required
Heritage classification	Grade II heritage structure (part of the Constitution Hill complex)
Distance to Wits East Campus gate	~200 metres (pedestrian)
Distance to Wits West Campus	~450 metres
Distance to Wits Medical School (Parktown)	~1.0 km

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Building character	Multi-storey residential; original purpose was staff accommodation
NHRA compliance	Section 34 permit required for internal alterations; external envelope protected
Structural condition	Requires rehabilitation investment; no active deterioration

3) Old Fort Building

The Old Fort is Constitution Hill's most architecturally significant structure and its most under-monetised major asset. At 4,100 m², the largest single building in the precinct, it combines the spatial grandeur of a Victorian-era colonial fortress with the emotional weight of one of South Africa's most significant carceral sites. It housed Mahatma Gandhi, Nelson Mandela and thousands of political prisoners. It anchors the UNESCO World Heritage Site designation. And it is in partial use.

Building Profile

Attribute	Detail
GLA	4,100 m ²
Current status	Partial use — interpretation and occasional tours
Heritage classification	Grade I equivalent (UNESCO World Heritage Site; NHRA protection)
Constructed	1893–1899 (British colonial period)
Historical significance	Housed Gandhi (1906, 1908), Mandela (1956), Sisulu, Tambo; site of apartheid-era political detention
Structural character	Sandstone walls; multi-storey cellblock wings; central courtyard; original ironwork and fixtures intact
Conservation status	Structurally sound; internal interpretation partially dated
Compatible workspace potential	Upper floors and ancillary wings — estimated 600–800 m ² available without impacting interpretation circuit
NHRA compliance	Section 38 HIA required for any material programme change; external fabric fully protected

4) Number Four Ramparts and Towers

The ramparts and towers of the Old Fort constitute the precinct's most underdeveloped vertical asset. Their elevated positions offer unobstructed views across the Johannesburg inner city, northward to Hillbrow's dense residential profile, westward to the Braamfontein commercial corridor, southward to the CBD skyline, in a city where accessible elevated urban viewpoints are rare. The ramparts also serve a critical precinct function as programmable outdoor linear spaces, elevated walkways that can function as sculpture installations, outdoor exhibition space, food and drink activation routes, and visitor circulation connectors between the Old Fort, Number Four, and the Women's Jail.

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Asset Profile

Attribute	Detail
Asset type	Historic fortification ramparts and observation towers
Scale	Precinct-wide linear; towers at key corners
Height	Estimated 8–14m above precinct grade at tower peaks
Current use	Incidental visitor access; not formally programmed
Views	Hillbrow; Braamfontein; CBD; Wits campus
Heritage classification	UNESCO World Heritage Site; NHRA Grade I equivalent
NHRA compliance	No permanent structural addition to rampart walls; all infrastructure reversible
Key constraint	Structural survey required before public activation; safety railing to current standards
Accessibility	Challenging for mobility-impaired visitors — lift or ramp infrastructure technically complex

5) Women's Jail

The Women's Jail is arguably the most spatially distinctive asset in the Constitution Hill precinct. Its central courtyard, encircled by the original prison wings with their intact ironwork galleries, constitutes one of the most visually compelling open-air event spaces in Johannesburg. It is currently used on a seasonal and occasional basis.

Building Profile

Attribute	Detail
GLA	2,100 m ²
Key spaces	Central courtyard (~900 m ²); prison wings (4 wings × ~250 m ² ground floor); upper galleries (~400 m ²)
Current status	Seasonal event and exhibition use
Heritage classification	UNESCO World Heritage Site; NHRA Grade I equivalent
Historical significance	Held Winnie Madikizela-Mandela, Ruth First, and thousands of Black and Coloured women under apartheid
Key spatial asset	Central courtyard — original ironwork, upper galleries, open-air with natural cover potential
Event infrastructure (current)	Minimal: no permanent AV, limited power, temporary facilities only
Access	Direct pedestrian access from Constitution Hill main forecourt
UNESCO/NHRA constraints	Temporary and reversible installations permitted; no permanent structural addition to protected fabric

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6) Gym Building

Attribute	Detail
GLA	600 m ²
Current status	Storage / under-used
Heritage classification	Part of Constitution Hill complex; Section 34 applicable
Access	Internal precinct access; external access from Kotze or Joubert Street to be confirmed
Key constraint	Size limits independent food service viability; primary use must be focused

Possible key Smart City Elements to be Reimagined include:

- **Smart Heritage & Education:** Implementing Augmented Reality (AR) and Virtual Reality (VR) to visualize historical events, allowing visitors to experience the site's transformation from a prison to a court.
- **4IR Technologies & Innovation:** Creating space for 3D prototyping, robotics, and digital fabrication to support local innovation and education within the precinct.
- **Sustainable Infrastructure:** Enhancing energy efficiency through smart grids, water management, and sustainable building technologies, reinforcing the precinct's role in environmental justice.

3. Elimination Criteria

Expression of Interest will be eliminated under the following conditions:

Submission after the deadline;

Responses submitted at incorrect locations;

Submissions from restricted suppliers in line with Treasury Regulations.

TERMS AND CONDITIONS

4. EOI Programme

The EOI programme, as currently envisaged, incorporates the following key dates:

- Issue of EOI documents: 21 August 2026
- Closing/Submission Date: 21 September 2026

The JDA will inform all successful service providers to be placed on the pre-qualification list in due course.

5. Submission of Responses

- All expressions of interest are to be submitted to tenders@jda.org.za

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- Mail size limit is 25MB (multiple e-mails can be sent if necessary).
- All expressions of interest are to be clearly marked with EOI number on the subject line.
- Responses submitted by companies must be signed by a person(s) duly authorized.

Parties interested in this EOI should submit information under the headings below. They are welcome to provide additional information.

Respondents must submit information on Sections A, B and C relating to the EOI as per below:

SECTION A: CONTACT INFORMATION

Name of respondent (Company name)	
Name of contact person submitting the EOI response	
Contact details	
Postal address	
Telephone	
Cell phone	
E-mail address	

SECTION B: COMPANY PROFILE AND EXPERIENCE

Names and locations of past development or current operations	
Market segment(s) currently actively engaged in	
Number of years in operation	
Black Economic Empowerment profile/status	
Memberships/Affiliations	

NB: Please submit latest company profile.

SECTION C: PROPOSED INTEREST IN THE CONSTITUTION HILL PRECINCT UPGRADE OPPORTUNITY

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Fully describe your proposed solution(s) related to the opportunity at hand including the potential redevelopment options and any other amenities. **Please attach proposal(s).**

Are you interested as a developer or as an operator or both?

What estimated period of agreement would make your investment viable?

What specific conditions would encourage you to bid?

What specific conditions would discourage you from bidding?

Please feel free to provide additional information.

6. Deadline for Submission

- Expression of Interest shall be submitted at the e-mail address mentioned above, no later than the closing date of 21 September 2026 at 12h00.
- Where an EOI is not received by the JDA by the due date and stipulated place, it will be regarded as a late EOI. Late EOIs will not be considered.

7. Evaluation Process

- The EOI evaluation will not include a functionality nor price evaluation.

8. Validity of Responses

The Expression of Interest shall be valid for a minimum period of 180 days/ six (6) months calculated from the closing date.

9. Enquiries and Contact with the JDA

Any enquiries regarding this EOI shall be submitted in writing to the JDA at TNtuli@jda.org.za with “EOI No JDAEOI/002/2026 – **Invitation for private parties/consortia/developers/funders to submit an Expression of Interest for the upgrade of various properties at Constitution Hill Precinct**” as the subject.

EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIUM/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE UPGRADING OF VARIOUS PROPERTIES AT CONSTITUTION HILL PRECINCT

10. Medium of Communication

All documentation submitted in response to this Expression of Interest must be in English.

11. Medium of Communication

Service providers are expected to fully acquaint themselves with the conditions, requirements and specifications of this EOI before submitting responses. Each service provider assumes all risks for resource commitment and expenses, direct and indirect, of EOI preparation and participation throughout the EOI process. The JDA is not responsible for direct and indirectly for any costs incurred by service providers.

12. JDA Reserves the Right To

- Extend the Closing Date.
- Verify any information contained in a response.
- Cancel or withdraw this EOI as a whole or in part.
- Not include any supplier on a list of pre-approved potential bidders for further consideration i.e. Request for Proposal (RFP) or Request for Bid (RFB).

13. Disclaimer and Limitations

This EOI is an Expression of Interest only and not an offer document; answers/responses to it must not be construed as acceptance of an offer or imply the existence of a contract between the parties. By submission of its EOI, service providers shall be deemed to have satisfied themselves with and to have accepted all Terms and Conditions of this EOI. The JDA makes no representation, warranty, assurance, guarantee or endorsements to service provider(s) concerning the EOI, whether with regards to its accuracy, completeness or otherwise and the JDA shall have no liability towards the service provider or any other party in connection therewith.

The JDA will acknowledge receipt of EOIs received but reserves the right not to proceed any further with the proposed process. If a procurement process follows for the opportunity, all interested parties that submitted the EOI will be open to bid as well as any other interested commercial parties.

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ANNEXURE A : BUSINESS DECLARATION

Tender/EOI Number :

Tender/EOI Description :

Name of Company :

Contact Person :

Postal Address :

.....

Physical Address :

.....

Telephone Number :

Fax Number :

Cell Number :

E-mail Address :

Company/enterprise Income

Tax Reference Number :

(Insert personal income tax number if a one person business and personal income tax numbers of all partners if a partnership)

VAT Registration Number :

Company Registration Number :

1. Type of firm

☐ Partnership

☐ One person business/sole trader

☐ Close corporation

☐ Public company

☐ Private company

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(Tick one box)

2. Principal business activities

.....

.....

.....

3. Total number of years company has been in business:

4. Detail all trade associations/professional bodies in which you have membership

.....

.....

.....

5. Did the firm exist under a previous name?

- ☐ Yes
☐ No

(Tick one box)

If yes, what was its previous name?

6. How many permanent staff members are employed by the firm:

Full Time :

Part Time :

7. In the case of a firm which renders services for different disciplines, how many permanent staff members are employed by the firm in the discipline for which you are tendering:

Full Time :

Part Time :

8. What is the enterprise's annual turnover for the last three years and what is the estimated turnover of current commitments from 1 July 2015 to 30 June 2016 (excl. VAT):

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R **Year.....**

R **Year.....**

R **Year.....**

Annexure B: COVER LETTER FROM RESPONDENT

Company Letterhead

[Date]

The Project Management Office
Johannesburg Development Agency
3 Helen Joseph Street
Newtown, 2001

Reference: Invitation for Expression of Interest for private parties/consortia/developers/funders to submit an expression of interest for the upgrading of various properties at Constitution Hill Precinct in Gauteng Province, South Africa.

Dear Sir/Madam,

This is to notify you that our company/firm/consortium intends to submit an interest in response to the EOI for the upgrading and funding model for various properties located at Constitution Hill Precinct in Gauteng, South Africa. Primary and secondary contacts for our company are:

Details	Primary	Secondary
Name:		
E-mail:		
Telephone:		
Cell Phone:		
Address:		

We confirm that the information contained in the response or any part thereof, including its exhibits, and other documents and instruments delivered or to be delivered to the JDA, is true, accurate, verifiable and complete.

The response includes all information necessary to ensure that the statements there in do not in whole or in part misleads JDA in its evaluation process. We fully understand and agree to comply that on verification, if any of the information provided here is found to be misleading, we are liable to be dismissed from the EOI process for the Constitution Hill Precinct upgrade.

We agree by the conditions set within this EOI. It is hereby confirmed that I/We are entitled to act on behalf of our company/consortium and empowered to sign this document as well as such other documents, which may be required in this connection.

Sincerely,

(Signature)

In the capacity of:

Duly authorized to sign the EOI Response for and behalf of: [Bidder's Name]