



DESCRIPTION

REFERENCE: PROPOSAL FOR DEVELOPMENT LEASE(S), VARIOUS ERVEN

The FDC invites proposals from parties who are interested in obtaining a development lease(s) on various erven in Phuthaditjhaba C, zoned for commercial use. The contract will be awarded for the period of twenty-five years (25). A notarial lease will be registered over the erf.

- **Erf 12 Phuthaditjhaba C, 7 953.7m²**
- **Erf 26 Phuthaditjhaba C, 4 288m²**
- **Erf 34 Phuthaditjhaba C, 24 028.8m²**
- **Erf 51 Phuthaditjhaba C, 35 113.2m²**
- **Erf 59 Phuthaditjhaba C, 6 440m²**
- **Erf 63 Phuthaditjhaba C, 13 575.5m²**
- **Erf 66 Phuthaditjhaba C, 12 699.8m²**
- **Erf 116 Phuthaditjhaba C, 7 998.2m²**
- **Erf 135 Phuthaditjhaba C, 6 466.5m²**

The bidder or resources/experts in its current employ must have demonstrable transaction experience in successfully executing similar projects. Demonstrable experience in successfully executing projects in different sectors of the global economy will be an added advantage.

- The bidder must submit, as part of its proposal, details of recent projects the bidder has worked on in real estate development and operations. Indicate the bidder's involvement in similar projects with associated deliverables and duration of the assignments, contract amount and the following reference information:
 - Client name; Project description, Project period.
 - Description of service performed and extend of bidder's responsibilities.
 - Name, title, telephone and email address for a reference contact person.

The bidder must provide reference/recommendation letter(s) from a client(s) where the bidder recently provided each service category the bidder is bidding for (relevant contact details must be submitted for reference check purposes).

The bidder must have in its current employ, resources/experts that have experience in the relevant sector. The bidders must submit, as part of its proposal, the following:

- List of resources/expert(s) in the current bidder's employ. Please indicate which resources have relevant experience in which previous projects
- CVs of the resources/expert(s) and CV's must clearly highlight qualifications, areas of experience/competence relevant to real estate transaction services

Please indicate your firm's value proposition and indicate what sets you apart. The proposal must include:

- How the bidder will ensure that FDC gets the best deal out of the transaction.
- Outline the bidder's approach including the work-plan.
- Outline the bidder quality control procedures.
- How the bidder will maintain efficient communication with the client.

The preferred bidder has to provide proof of its financial ability to do the proposed development.

Pre-qualification criteria:

- Pre-liminary construction drawings (not detailed) showing layout plan and elevation drawings of the proposed new development.
- Responsive to local demand: favourable market study demonstrating the need for the said development in that area (feasibility study).

Post-qualification criteria:

- Town planning documentation signed off and approved by the relevant professionals and statutory body: township establishment / rezoning / site development plan and building plans.
- Project time line indicating the milestone completion dates for each work trade.
- Geotech investigation report.

Proposal documents have to be accompanied with a fully completed FDC application form, signed at the correct spaces, as well as:

- Certified company documents relating to the entity; Certified copies of Identity Documents (ID's) of all the members/directors; Valid tax clearance pin.
- Audited financial statements not older than six (6) months and a cash flow for at least twelve (12) months signed approved and stamped by the accountant. If the financial statements are not available, the applicant should submit bank statements for six (06) months, accompanied by an income and expense statement.



- Next of kin for each member/director's.
- Credit references (two) must correspond with credit references mentioned in the application form.
- Proof of residential address of all members/directors.
- Lease agreement / latest invoice from landlord – if the entity is currently leasing premises.
- Resolution if more than one member.
- **Business plan (optional); BBBEE level 2.**
- **Rental offer per month for the facility and annual escalation and/or percentage of turnover rental offered.**
- **Quantum of Capital Investment committed by the applicant.**
- The applicant should note: should the tender be awarded, the applicant will be responsible for fire equipment, insurance, security and general upkeep of the premises. Monthly rates and taxes, as well as any municipal charges applicable to the premises will be for the account of the applicant and the recovery thereof from the tenants (monthly proof of payment will be required from the applicant)
- The preferred bidder will be responsible for all municipal approvals.
- The preferred bidder has to enter into a notarial lease with FDC for a period of up to twenty-five (25) years.
- The approved bidder has to keep FDC informed of all developments at all times.
- The approved bidder has to enter into a management agreement with FDC.

The documentation should be hand delivered in a sealed envelope marked for the attention of Mr T Taka, on or before **29/09/2023** at FDC offices situated at 33 Kellner Street, corner of Markgraaff Streets, Westdene, Bloemfontein.

CONTACT PERSON	EXPIRY DATE
<p>Mr Edgar Kgaile Email: Edgar@fdc.co.za Phone: (051) 400 1500</p> <p>Request for FDC application forms can be done via email to burnadette@fdc.co.za</p>	<p>Completed Proposal: Documents must be HAND DELIVERED in sealed envelope clearly marked: Development lease (and the erf for which the proposal is) before or not later than 29 September 2023 at 12h00</p>

Interest parties should note the following proposal conditions: The FDC rental policy will apply. FDC does not bind itself to accept the lowest proposal or any other proposal and reserves the right to accept the whole or part of the Proposals. Proposals which are late, incomplete, unsigned or submitted by fax or electronically, will not be accepted.