

# Request for Expressions of Interest relating to certain properties owned by the City of Johannesburg

## 1 Introduction

- 1.1 The City of Joburg Property Company (Pty) Ltd ("JPC") is a dynamic visionary company mandated to manage and develop the City of Johannesburg's ("CoJ") property portfolio.
- 1.2 The property portfolio comprises of properties zoned as residential, commercial and mixed use development.
- 1.3 JPC is currently exploring various options with regards to maximising the value of their property portfolio.
- 1.4 JPC hereby invites interested persons (including juristic persons, cc's, Pty's and joint ventures) to express an interest in acquiring certain properties (by purchase or long-term lease) to be made available by JPC ("Expression of Interest or EOI's").

## 2 Process

- 2.1 Those persons who are interested, whether individually or as a consortium ("Interested Party/ies") in exploring the acquisition of properties are invited to submit Expressions of Interest which will be reviewed for shortlisting and the possible formation of a Panel of Interested Parties ("The Panel").
- 2.2 Interested Party/ies are required to meet the Criteria set out in 3 below and comply with the Submission Requirements set out in 4 below.
- 2.3 It is the intention that members of the panel will be given the opportunity to submit offers for the acquisition of certain properties (still to be advised) owned by the City of Johannesburg as the second stage of a bid process.
- 2.4 Offers for the acquisition of properties in the second stage will be evaluated using the 90:10 principle.

## 3 Criteria

- 3.1 Interested Parties are required to demonstrate an ability to fund transactions of a minimum of R10 million, through the interested party's own funds or secured credit lines within 30 days from offer.

## 4 Submission Requirements

- 4.1 Interested Parties are required to complete an Expression of Interest Form which will be available at JPC's offices from Monday, 24 January 2011 for a fee of R100.00 which must be paid in cash and is non-refundable.
- 4.2 Expressions of Interest WHICH DO NOT INCLUDE the following items for the lead bidder will immediately be disqualified and Expressions of Interest WILL NOT BE EVALUATED:
  - An original, valid Original Tax Clearance Certificate as issued by South African Revenue Services valid at the time of submission;
  - Proof of registration of entity (e.g. CK1 and/or CK2 and/or CM29);
  - Annual financial statements for the past three (3) years or since the establishment if less than three (3) years (since the value of the bid exceeds R10 million);
  - Declaration by bidder duly signed (included in Expression of Interest Form).
- 4.3 No briefing sessions will be held.
- 4.4 The fully completed document with annexures must be sealed and submitted before 12:00 on 21 February 2011 (the closing date) and be deposited in the tender box made available at the Client Services Centre of: **The City of Joburg Property Company (Pty) Ltd, 9th Floor Braamfontein Centre, 23 Jorissen Street, Braamfontein.**

## 5 Questions or Queries

- 5.1 All communication and enquiries relating to this advert or the Proposed Transaction should be directed to [TMbedzi@jhbproperty.co.za](mailto:TMbedzi@jhbproperty.co.za)
- 5.2 JPC reserves the right in their sole and absolute discretion to respond to any such question or query as they deem appropriate.

## 6 Disclaimer and Conclusion

- 6.1 This announcement is published for information purposes only and does not constitute an offer, nor does it constitute a commitment or obligation.
- 6.2 None of JPC or its directors, employees will be liable or responsible for any costs or expenses incurred by any Interested Party in connection with the preparation or submission of an Expression of Interest.
- 6.3 JPC reserves the right not to make any awards in terms of this process.

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