

	Enquiry	Unique Identifier	240-75978567
		Revision	Rev. 0
		Revision Date	Feb-2016
		Investment Recovery Section	

INVITATION TO TENDER FOR SALES OF RESIDENTIAL PROPERTIES IN GAUTENG- HEIDELBERG, ROODEPOORT, GERMISTON AND CENTURION

ENQUIRY NUMBER: IRP062
CLOSING DATE: 20 APRIL 2017

Date:
13/3/2017

Ref:
IRP062

Enquiry:
Teboho Litsoane
011 – 800 5797

INVESTMENT RECOVERY SECTION
INVITATION TO TENDER FOR SALES OF RESIDENTIAL PROPERTIES IN GAUTENG- HEIDELBERG, ROODEPOORT, GERMISTON AND CENTURION

TENDER ENQUIRY No. IRP062

You are kindly invited to submit your offer to purchase the following properties in Heidelberg, Roodepoort, Germiston and Centurion as detailed in the Scope of Work and attached OFFER TO PURCHASE.

1. DESCRIPTION

Address	Improvements
Portion 1 of Erf 75 Address: 13 Rooibok Street, Jordaan park, heidelberg	<p style="text-align: center;"><u>Accommodation</u></p> <p>The accommodation consists of 4 bedrooms with build-in ward robes, 3 bathrooms one of which is an en-suit to the main bedroom, kitchen which is fitted with melamine units with granite tops a four plate electric hob with an under-counter oven and extractor, scullery, lounge, dining, enclosed patio with built-in braai stand and bar area, study and 3 garages with automated doors. There is a storage space in the garage.</p> <p style="text-align: center;"><u>Other Improvements</u></p> <p>Three garages and a swimming pool.</p> <p style="text-align: center;"><u>Conditions</u></p>

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	<p>The electrical fittings like a stove are in a good working order, the driveway is paved and the boundary walls consist of plastered and painted brick wall with electric fence on top which is in good working condition. The property has well maintained landscape garden and swimming pool which need some minor attention, alarm system with outside beams air-conditioning system in the lounge and main bedroom.</p> <p>In general the property is in good condition.</p>
<p>Erf 763 Address: Unit 11 SS Palma Nova, Germiston South</p>	<p><u>Accommodation</u></p> <p>This is one bedroom ground floor unit in a relatively small complex comprising of 24 units</p> <p>Accommodation comprises of the following</p> <ul style="list-style-type: none"> • 1x bedroom • 1x lounge-cum dining • 1x kitchen • 1x bathroom <p style="text-align: center;"><u>Sundry Improvements</u></p> <p>The property is fenced in precast to three sides and is paved in places. There is an intercom facility for each unit.</p> <p style="text-align: center;"><u>Conditions</u></p> <p>The property is somewhat neglected. Some doors to kitchen cupboards and light fittings are loose, painting is required internally, and carpets are worn, damp walls</p>
<p>Erf 364 Address: 13 Eagle Nest, Glissando Road, Radiokop ext15, Roodepoort</p>	<p style="text-align: center;"><u>Location</u></p> <p>The subject property is situated in Radiokop Ext 15 within the City of Johannesburg Metropolitan Municipality area of jurisdiction in Gauteng Province. The immediate neighbourhood is predominantly residential with most residential premises of exceptionally good standard of</p>

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	<p>construction, design and accommodation built mainly from brick and mortar under pitched tiled roofing.</p> <p>The neighbourhood is located close to clear water shopping centre. It has access to amenities including shopping centres, recreation centres/parks, public transport including: public taxis and buses, public schools and police stations.</p> <p style="text-align: center;"><u>Improvements</u></p> <p>The property is developed with a single-storey dwelling, a separate outbuilding with double garage. The property is constructed of brick and mortar plastered and painted externally under flat IRB roofing. Solid concrete floors fitted with ceramic and carpet floor tiles. Windows are glazed on steel framing. Solid eternal doors and painted skeleton core flush doors internally on steel framing.</p> <p>Accommodation to the property consists of the following</p> <ul style="list-style-type: none"> • 3x bedrooms • Kitchen fitted with BIC • Lounge-cum-dining • Ensuite bathroom fitted with bathtub, wc, shower and wash-hand-basin • Guest bathroom fitted with bathtub, shower and wash-hand-basin • Outbuilding with 2x garages <p style="text-align: center;"><u>Sundry Improvements</u></p> <p>The property is brick fenced all round defects were</p> <p style="text-align: center;"><u>Condition</u></p> <p>The subject property is in a fair state of repair, the following are notable</p> <ul style="list-style-type: none"> • Some minor cracks Noted. These are not structural • Replace carpets • Property requires redecorating all-round
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<p>Erf 1859, Burkes Street, Zwartkop Extension 5, Centurion</p>	<p style="text-align: center;"><u>Location</u></p> <p>The subject property is situated in Zwartkop Ext 5 within the City of Tshwane Metropolitan Municipality area of jurisdiction in Gauteng Province. The immediate neighbourhood is predominantly residential with most residential premises of exceptionally good standard of construction, design and accommodation built mainly from brick and mortar under pitched tiled roofing.</p> <p>The neighbourhood is located close to Centurion CBD. It has access to amenities including shopping centres, recreation centres/parks, public transport including: Gautrain and Gautrain buses public taxis and buses, public schools and police stations.</p> <p style="text-align: center;"><u>Improvements</u></p> <p>The property is developed with a single-storey dwelling, a separate outbuilding with double garage. The property is constructed of brick and mortar plastered and painted externally under flat IRB roofing. Solid concrete floors fitted with ceramic, stone masonry and carpet floor tiles. Windows are glazed on steel framing. Solid eternal doors and painted skeleton core flush doors internally on steel framing.</p> <p>Accommodation to the property consists of the following</p> <ul style="list-style-type: none"> • 4x bedrooms • Kitchen fitted with BIC and 4x plate gas stove • Jacuzzi Lounge-cum-TV room • Play room • Dining • Ensuite bathroom fitted with bathtub, wc, shower and wash-hand-basin • Guest bathroom fitted with bathtub, shower and wash hand-basin • Guest toilet fitted with Wc • Balcony • Outbuilding with 2x garages and maids room • Swimming pool
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	<u>Sundry Improvements</u>
	<p>The property is precast fenced all round with electric fencing accessible by a steel gate.</p>
	<u>Condition</u>
	<p>The subject property is in a fair state of repair, the following are notable</p> <ul style="list-style-type: none"> • Loose electrical cables and fittings to wash-area • Dump rise noted to main building and outbuilding • Ceilings boards are sagging to outbuilding • Property requires redecorating all-round

2. INSPECTION AND VIEWING

Viewing can be arranged by appointment with the site. Connie Mphahlele 016 457 5696 or emails address MphahlRC@eskom.co.za for Heidelberg property and Contact Dulcie; 011 800 6011 E-mail address GumbiFD@eskom.co.za for other properties.

ONLY TENDER IF YOU ARE ABLE TO PAY OR HAVE A PROOF OF FUNDS FROM THE BANK

3. SUBMISSION OF THE “OFFER TO PURCHASE”

THE FOLLOWING DOCUMENTATION FORMS AND A COMPLETE TENDER TO BE SUBMITTED TOGETHER WITH YOUR TENDER DOCUMENT:

Your quotation, as submitted by you on the “Offer to Purchase” document shall be either placed in a sealed envelope and marked, **Offer to Purchase Confidential Enquiry No. IRP062** and submitted as follows:

- By posting in Eskom’s Tender Box situated at the Main Reception, Eskom Megawatt Park, Maxwell Drive, and Sunninghill Park or Faxed to: **086 212 7654**- Please note: **Tenders may be faxed to these numbers only. The closing date is 10:00am on 20 April 2017**

ALL OFFERS TO PURCHASE ARE TREATED AS CONFIDENTIAL!

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NO LATE OFFERS WILL BE ACCEPTED!

4. PRICING AND TENDERING

- Please quote the tender enquiry number on all correspondence.
- The offered price must be tendered in Rand and will be the full offered price for the purchase of the property on sale, and must exclude costs. Only a price as such will be accepted for evaluation.
- The successful buyer must provide their own finance and will be responsible and liable for transfer duties, registration fee and all costs related to the transfer of ownership from the seller to the buyer.
- Should the property be sold in such a way that will require or need the use of Value Added Tax, the tenderer must clearly indicate this position and provide their VAT number and details on their tender document. The tender document must show Value Added Tax separate from the price that is offered for the property on sale.
- Please take note of the STANDARD CONDITIONS OF TENDER, (March 2013) noted in this letter and any amendments that accompany the TENDER ENQUIRY IRP062. The tenderer should understand that his / her signed Offer to Purchase serves as his legal agreement to the Standard conditions of tender.
- Please take note of the SOE NON-CORE PROPERTY DISPOSAL POLICY AND B-BBEE GUIDELINES JUNE 2008 RESIDENTIAL POINTERS. **Officials in the employ of a specific SOE shall not have the right to make an offer for the acquisition of immovable properties assets being disposed of by that SOE.**

STANDARD CONDITIONS OF TENDER	SOE NON-CORE PROPERTY DISPOSAL POLICY
 Standard Conditions of Tender March 2013	 SOE Non-Core Property Disposal Poli

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5. SCOPE OF WORK

Invitation to tender for properties on sale around Heidelberg, Roodepoort, Germiston and Centurion

NOTES

- a. Tender is subject to proof of funds from the bank that would be payable within 30 days upon signing deed of sale with Eskom to.
- b. Undisturbed occupation of the property shall be given to the purchaser upon registration of the property to the purchaser's name.
- c. The conveyancer shall ensure the registration of the transfer immediately after all the relevant conditions as set out in this agreement have been fulfilled. Transfer and bond costs must be paid by the purchaser to an interest bearing account in accordance with Section 78 (2A) of the Attorneys Act (Act No 53 of 1979) established and administered by the Conveyancers on request, immediately by the purchaser to the transferring attorneys. The Purchaser and seller must immediately and on request, provide all information and sign all documents in order to ensure registration of the property and/or bonds over the property.
- d. On the date of registration of transfer, all risks of damage in connection with the property and ownership shall be transferred to the purchaser, together with all the benefits and responsibilities for payment of any rates, property taxes and/or expenses in connection with the Property. The Purchaser shall also be responsible to insure the property against any contingency.
- e. The property is sold VOETSTOOTS, subject to all conditions of title and servitudes contained in the current and/or previous Title Deeds of the property, which are available for public inspection at the relevant deeds office, as well as any new conditions of title and servitudes for Eskom infrastructure that may exist regarding the current condition and size of the Property.
- f. All parties will declare that they have acquainted with the VOETSTOOTS clause and the legal effect thereof. The Property is sold in its current condition, excluding any normal wear and tear from the date of signature of this agreement to the date of registration.

6. RISK AND OWNERSHIP

On the date of registration of transfer, the full risk and ownership of the property on sale shall pass to the successful buyer, who will become fully responsible and liable for the property.

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7. GUARANTEE / WARRANTY

Eskom Holdings SOC Limited gives no guarantee or warranty to the workability or condition of the property on sale, other than allow each tenderer to familiar themselves at the site prior to tendering in terms of the Consumer Protection Act.

8. OFFERS

Offers received for this tender will be deemed valid for a period of 1 month (30 days) from tender closing date.

Eskom reserves the right not to accept the lowest or any tender / offer or withdraw the property it wishes to retain.

Only the successful tenderer will be notified.

9. VALUE ADDED TAX (VAT)

Value Added Tax Act no 89 Of 1991 and VAT invoices will be issued on request.

DECLARATION (BY TENDERERS) OF GOOD STANDING REGARDING TAX

IT IS A CONDITION OF TENDERERS THAT:

- 9.1 It is an absolute requirement that the taxes of the successful tenderer must be in order, or that suitable arrangement is made with the Receiver of Revenue to satisfy them.
- 9.2 The tenderer must include with his tender documents a copy of a Tax Clearance Certificate (in respect of Tenders)
- 9.3 If the certificate is not included or found to be incorrect, Eskom may, in addition to any other remedy it may have:
- 9.4 Recover from the buyer all costs, losses or damage incurred or sustained by Eskom as a result of the award of the disposal agreement: and/or
- 9.5 Cancel the disposal agreement and claim any damages, which Eskom may suffer by having to make less favourable arrangements after such cancellation.
- 9.6 Each party to Consortium/purchaser must complete a separate declaration.

The onus will be on the tenderer/Purchaser to obtain "Tax Clearance Certificate (in respect of tenders)", from the office of the South African Revenue Services (SARS) and submit the same with their tenders.

10. VARIATION

No variation or modification of the proposed agreement shall be in force, unless the same is confirmed in writing.

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11. CRITERIA USED FOR EVALUATION OF OFFERS

In terms of the Eskom Purchasing Pact, the following criteria will be used in the evaluation and awarding of the contract:

Evaluation Criteria	Weighting
Financial – Best price	100%

Yours Faithfully

Teboho Litsoane
 Investment Recovery Section
 Group Commercial

This has been sent electronically and must be considered as signed.

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	INVESTMENT RECOVERY OFFER TO PURCHASE FORM	IRP062
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ENQUIRY NO: IRP062

CLOSING DATE: 10:00, 20 April 2017

CONTACT PERSON: Teboho Litsoane
 Tel no: (011) 800 5797
 Fax No: **086 212 7654**

Commercially required Returnable Documentation:

Your tender must be submitted strictly in accordance with the requirements stipulated in the following sections, forms and/or documents on the basis that tenders out of time or incomplete tenders will not qualify for consideration and the under mentioned documents and required declarations are to accompany the "Offer to Purchase" to qualify for evaluation purposes.

PLEASE NOTE: PRICES LOWER THAN THE RESERVE PRICE WILL NOT BE ACCEPTED BY ESKOM

Item No.	Stand No.	Extent	Eskom Reserved Price	Offered Price
1	Portion 1 of Erf 75 Address: 13 Rooibok Street, Jordaan park, heidelberg	468 m ²	2 400 000.00	
2	Erf 763 Address: Unit 11 SS Palma Nova, Germiston South	56 m ²	250 000.00	
3	Erf 364 Address: 13 Eagle Nest, Glissando Road, Radiokop ext15, Roodepoort	365 m ²	1 220 000.00	
4	Erf 1859, Burkes Street, Zwartkop Extension 5, Centurion	897 m ²	2 177 000.00	

OFFER SUBMITTED BY:

NAME (Print): **SIGNATURE:**

Identity number: **DATE:**

TEL: **CELL:** **FAX:**

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E-Mail address:

MARITAL STATUS: PLEASE CIRCLE/TICK ONE OF THE BELOW

Single/Divorced/Married in/out of Community of Property

Spouse Details

NAME (Print): **SIGNATURE:**

Identity number: **DATE:**

Pre-approved Bond: Yes / No

Bank Guarantee: Yes/ No

Who are legally authorized to provide this tender on behalf of:

BUSINESS NAME:

BUSINESS REG. No...... **VAT NUMBER:**

ADDRESS:
.....
.....

POSTAL CODE:

I understand that this 'Offer to Purchase' is not a binding Contract between me and Eskom. This 'Offer to Purchase' is subject to evaluation and approval by Eskom

PURCHASER
DATE:

SPOUSE
DATE:

ENCLOSE COPIES OF BOTH I.D. DOCUMENTS & PRE-APPROVED BOND LETTER