



COMPANY NAME: _____

DESCRIPTION: CSOS007-2025 – THE APPOINTMENT OF A SERVICE PROVIDER IN PROPERTY MANAGEMENT OR OWNS COMMERCIAL PROPERTIES FOR LEASING FOR THE HEAD OFFICE AND GAUTENG REGIONAL OFFICE, FOR FIVE (5) YEARS.

PUBLICATION DATE	06 JUNE 2025
NON-COMPULSORY BREIFING SEASON	18 JUNE 2025 @ 10:00 AM
CLOSING DATE	30 JUNE 2025 @ 12:00 PM

BIDDERS MUST SUBMIT PROPOSALS AT THE CSOS OFFICE:
COMMUNITY SCHEMES OMBUD SERVICE
BUILDING 4 BERKELY OFFICE PARK
8 BAUHINIA STREET
CENTURION
0157.

PART A INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE COMMUNITY SCHEMES OMBUD SERVICE.					
BID NUMBER:	CSOS007-2025	CLOSING DATE: 30 JUNE 2025		CLOSING TIME:	12H00
DESCRIPTION	THE APPOINTMENT OF SERVICE PROVIDER IN PROPERTY MANAGEMENT OR OWNS COMMERCIAL PROPERTIES FOR LEASING FOR THE HEAD OFFICE AND GAUTENG REGIONAL OFFICE, FOR FIVE (5) YEARS.				
NON-COMPULSORY BRIEFING SESSION : 18 JUNE 2025 @ 10:00 AM.					
https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjFiZmQ2OTQ0TFjNS00NDM4LWE0ZTIhMTAyYzUwZjk5Mjdm%40thread.v2/0?context=%7b%22Tid%22%3a%226b6557b3-4111-4623-9cca-6281a5a00539%22%2c%22Oid%22%3a%22176956a5-10d9-4055-a088-e87ad3142391%22%7d					
BID RESPONSE DOCUMENTS MAY BE DEPOSITED IN THE BID BOX SITUATED AT (STREET ADDRESS).					
Building 4 Berkley Office Park, 8 Bauhinia Street, Highveld Techno Park, Centurion 0157					
BIDDING PROCEDURE MAY BE DIRECTED TO			TECHNICAL ENQUIRIES MAY BE DIRECTED TO:		
CONTACT PERSON	Mr. Mabhu Manaka		CONTACT PERSON	Ms. Lindi Sibiya	
TELEPHONE NUMBER	(010) 593 0533		TELEPHONE NUMBER	(010) 593 0533	
E-MAIL ADDRESS	tenders@csos.org.za		E-MAIL ADDRESS	lindi.sibiya@csos.org.za	
SUPPLIER INFORMATION					
NAME OF BIDDER					
POSTAL ADDRESS					
STREET ADDRESS					
TELEPHONE NUMBER	CODE		NO.		
CELLPHONE NUMBER					
FACSIMILE NUMBER	CODE		NO.		
E-MAIL ADDRESS					
VAT REGISTRAT ION NUMBER					
SUPPLIER COMPLIAN CE STATUS	TAX COMPLIAN CE SYSTEM PIN:		OR	CSD No:	MAAA

B-BBEE STATUS LEVEL VERIFICATI ON CERTIFICAT E	TICK APPLICABLE BOX] ☐ Yes ☐ No	B-BBEE STATUS LEVEL SWORN AFFIDAVIT	[TICK APPLICABLE BOX] ☐ Yes ☐ No
[A DETAILED CSD REPORT REFLECTING AT LEAST 51% OR MORE BLACK OWNERSHIP FOR AT LEAST ONE OF THE DESIGNATED GROUPS MUST BE SUBMITTED IN ORDER TO QUALIFY FOR PREFERENCE POINTS FOR SPECIFIC GOALS]			

ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES /WORKS OFFERED?	☐ Yes ☐ No [IF YES ENCLOSE PROOF]	ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES /WORKS OFFERED?	☐ Yes ☐ No [IF YES, ANSWER PART B:3]
QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS			
IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? ☐ YES ☐ NO DOES THE ENTITY HAVE A BRANCH IN THE RSA? ☐ YES ☐ NO DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA? ☐ YES ☐ NO DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA? ☐ YES ☐ NO IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? ☐ YES ☐ NO IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 BELOW.			

PART B
TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:

- 1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
- 1.2. **ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED (NOT TO BE RE-TYPED) OR IN THE MANNER PRESCRIBED IN THE BID DOCUMENT.**
- 1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT, 2000 AND THE PREFERENTIAL PROCUREMENT REGULATIONS 2022, GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.
- 1.4. **THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A SERVICE LEVEL AGREEMENT.**

2. TAX COMPLIANCE REQUIREMENTS

- 2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.
- 2.2 BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ~~THE~~ ^{THE} ORGAN OF STATE TO VERIFY THE PROFILE AND TAX STATUS.
- 2.3 APPLICATION FOR TAX COMPLIANCE STATUS (TCS) PIN MAY BE MADE VIA E-FILING THROUGH THE SARS WEBSITE WWW.SARS.GOV.ZA.
- 2.4 BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.
- 2.5 IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED; EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE / PIN / CSD NUMBER.
- 2.6 WHERE NO TCS IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.
- 2.7 NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE, COMPANIES WITH DIRECTORS WHO ARE PERSONS IN THE SERVICE OF THE STATE, OR CLOSE CORPORATIONS WITH MEMBERS PERSONS IN THE SERVICE OF THE STATE."

NB: FAILURE TO PROVIDE / OR COMPLY WITH ANY OF THE ABOVE PARTICULARS MAY RENDER

THE BID INVALID. SIGNATURE OF BIDDER:

CAPACITY UNDER WHICH THIS BID IS SIGNED:.....

(Proof of authority must be submitted e.g., company

resolution) DATE:



REQUEST FOR PROPOSAL (RFP)

TERMS OF REFERENCE FOR THE APPOINTMENT OF A SERVICE PROVIDER IN PROPERTY MANAGEMENT OR OWNS COMMERCIAL PROPERTIES FOR LEASING FOR THE HEAD OFFICE AND GAUTENG REGIONAL OFFICE, FOR FIVE (5) YEARS

JUNE 2025

ACRONYM	DESCRIPTION/DEFINITION
CSOS	Community Schemes Ombud Service
COC	Certificate of Compliance
ECSA	Engineering Council of South Africa registered as a Fire Engineer
Grade A building	- A high-quality office space with modern designs and architecture. The building located in prime areas, with modern features, design and amenities. - The building must not be older than 15 years. A confirmation certificate is issued by a professional architect, the NHBRC, or any other relevant building Regulators

Grade B Building	A well-maintained building that is 10 – 20 years old A confirmation_certificate is issued by a professional architect, the NHBRC or any other relevant building Regulators
M	Metres
OHSP	Occupational Health and Safety Profession
QCTO	Quality Control for Trades & Occupations
SACAP	South African Council of the Architectural Profession
SACPCMP	South African Council of Project and Construction Management Profession
SAIOSH	South African Institute of Occupational Safety and Health
SANS10400	Building regulations in South Africa are fundamental for successful building and construction projects.
SANS 10400-PART	Building Regulations Part T on Fire Protection
SANS 1475-1998	South African National Standard to provide a sound management system for reconditioned fire-fighting equipment.
SANS 10142-1	A Standard to regulate the use of a device with a specified voltage and current output
CHSP (SACPCMP)	Construction Health and Safety Profession
SQM	Square Metres

THIS REQUEST FOR PROPOSAL (RFP) HAS BEEN COMPILED BY THE CSOS AND IS MADE AVAILABLE TO BIDDERS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS, WHICH BIDDERS ARE DEEMED TO ACKNOWLEDGE AND ACCEPT:

- 1.1. A Bid submitted in response to this RFP will constitute a binding offer that will remain binding and irrevocable for a period of one hundred and twenty (120) days from the date of submission to the CSOS.
- 1.2. Unless or until a binding contract is concluded between the CSOS and the successful Bidder, the offer constituted by the Bid will be deemed not to have been accepted, and no agreement will be deemed to be reached with any Bidder.
- 1.3 The CSOS reserves the right to amend, modify, withdraw, or terminate this RFP or any of the requirements set out herein at any time (and from time to time), without prior notice and without liability to compensate or reimburse any Bidder or person.
- 1.4 Should this RFP be amended, the CSOS undertakes to publicize or send each Bidder in writing the amended RFP. No oral amendments by the Bidder or the CSOS shall be considered.
- 1.5 It is compulsory for a Bidder submitting a bid to be registered on the National Treasury's Central Supplier Database ("the CSD") and ensure that it remains registered for the duration of the services and/or contract, if successful.
- 1.6 The Bidder needs to ensure that it is tax compliant at the time of submitting its Bid and remains tax compliant for the duration of the contract and/or services, if successful, and undertakes to provide supporting documentation or tax compliance status confirmation proof issued by the South African Revenue Services ("SARS") confirming it is tax compliant upon request by the CSOS.
- 1.7 The CSOS reserves the right to conduct site inspections or call for additional supporting documentation to confirm any information provided by a Bidder in its response to this Bid.
- 1.8 This RFP is not intended to form the basis of a decision to enter into any transaction with the CSOS and does not constitute an offer or recommendation to enter into such a transaction, or an intention to enter into any legal relationship with any person.
- 1.9 Neither the CSOS nor any of its respective directors, officers, employees, agents, representatives, or advisors will assume any responsibility for any costs or expenses incurred by any party in or associated with preparing or submitting a Bid in response to this RFP.
- 1.10 No entity or associated entities may be involved, whether directly or indirectly, in more than one Bid in response to this RFP. Failure to comply with this requirement may, within

the sole discretion of the CSOS, result in the disqualification of both entities.

- 1.11 Any material changes in the control and/or composition of any Bidder or any core member of a Bidder after submission of a Bid must be brought to the attention of the CSOS Supply Chain Management (“SCM”) Section in writing. The CSOS shall be the sole arbiter as to what constitutes a material change in the control and/or composition of any Bidder and may, in its sole discretion, disqualify the Bidder from any further participation in the bid process.
- 1.12 Any requirement set out in this RFP which stipulates the form and/or content of any aspect of a Bid is stipulated for the sole benefit of the CSOS, and unless the contrary is expressed by the CSOS, may be waived by the CSOS in its sole discretion at any stage in the bid process.
- 1.13 The CSOS and its advisors shall rely on a Bid as being accurate and complete in relation to the information and proposals provided therein by the Bidders.
- 1.14 All Bids submitted to CSOS shall become the property of the CSOS and will not be returned to the Bidders. The CSOS will make all reasonable efforts to maintain the information contained in proposals confidentially.
- 1.15 A Bid submitted by the Bidder shall be considered non-responsive if it shows any omissions or irregularities of any kind. However, the CSOS reserves the right to waive any aspect of non-responsiveness and to make an award in the best interest of the organisation, provided that any such waiver shall be applied consistently across all Bidders.
- 1.16 The CSOS reserves the right to accept or reject in part or whole any submitted Bid.
- 1.17 The CSOS reserves the right to require a Bidder to provide a formal presentation of its RFP at a date and time to be determined by the CSOS. The CSOS shall provide adequate instructions and clarification regarding the purpose and scope of the presentation. All expenses shall be borne by the Bidder.
- 1.18 In this RFP, the words “service provider”, “supplier” will be used interchangeably to refer to the Bidder.
- 1.19 All costs associated with the preparation and submission of the Bid remain the responsibility of the Bidder. The costs shall not be chargeable to the CSOS by the successful or unsuccessful Bidder.
- 1.20 All Bids must be formulated and submitted in accordance with the requirements of this RFP.
- 1.21 All warranty-related matters will be discussed at the point of concluding the service level agreement (SLA).

- 1.22 For the purposes of this bid, a project leader/project manager will be used interchangeably.
- 1.23 Bids received after the closing date and time as specified in this RFP shall be rejected.
- 1.24 The CSOS is not obliged to appoint a Bidder with the lowest price if, based on its sole discretion and assessment, the said bidder does not exhibit or demonstrate adequate capacity or full comprehension of the scope of work to be undertaken. In this regard, CSOS may appoint the lower-ranked bidder provided that the reasons for such deviation are properly justified and accurately recorded.

2 INTRODUCTION

- 2.1 The Community Schemes Ombud Services (CSOS) is established in terms of the Community Schemes Ombud Services Act 2011 (Act 9 of 2011), to regulate the conduct of parties within community schemes and to ensure good governance within community schemes. To deliver on its mandate, key amongst the key priorities of the organisation are:
 - 2.1.1 Provide an alternative dispute resolution service.
 - 2.1.2 Regulate, monitor and quality assure all community schemes governance documentation
 - 2.1.3 Provide training for conciliators, adjudicators, and other employees of the CSOS.
 - 2.1.4 We are the custodians of, preserve, and provide public access (electronically or by other means) to schemes governance documentation.
 - 2.1.5 Promote good governance of community schemes.
 - 2.1.6 Provide education, information, documentation, and other such services as may be required to raise awareness to owners, occupiers, executive committees, and other persons or entities who have rights and obligations in community schemes, as regards those rights and obligations.
 - 2.1.7 Monitor community schemes governance, and
 - 2.1.8 Deal with any matters as may be necessary to give effect to the objectives of this CSOS Act.

3 PROJECT BACKGROUND

- 3.1 The CSOS aims to request proposals from service providers for the provision of office space within the Centurion, Irene, or Midrand areas.
- 3.2 This office is to cater for the Head office and the Gauteng Regional Office, including organisational growth for five (5) years.
- 3.3 The CSOS intends to appoint a service provider who can provide a Grade A or Grade B commercial office, measuring a minimum of 7000 square meters.

4 PROJECT PURPOSE

- 4.1 The purpose of this Bid is to invite and find suitably qualified service providers to submit proposals for the provision of office space with onsite parking facilities, under a lease agreement, to the CSOS, over a period of five (5) years.
- 4.2 The building must be a Grade A or a Grade B commercial office building and must be a minimum of 7000 sqm.

5. SCOPE OF WORK AND DELIVERABLES

The scope of work is to appoint a service provider in property or who owns commercial properties for leasing for the CSOS Head Office and the Gauteng Regional Office, for five (5) years.

5.1 OFFICE LOCATION

The office space should be within the Centurion, Irene, or Midrand areas, close to public transport services.

5.2 BUILDING FEATURES

- 5.2.1 The building must be in a secure environment that promotes the safety of the CSOS' employees, stakeholders and visitors and must have provision for access for persons with disabilities.
- 5.2.2 The usable leased floor space size (not the total size of the property) must be a minimum of 7000 sqm
- 5.2.3 The building should be a block or within an office park/complex

- 5.2.4 The preferred premises should be easily accessible by public transport as well as accessible to persons with disabilities.
- 5.2.5 The CSOS requires beneficial occupation of the office space facility within three months after appointment, before 1 February 2026, to allow the tenant installation.
- 5.2.6 The CSOS requires the office premises to be customised to fit its image and suit its functions.
- 5.2.7 The building should be compliant with SANS 10400.
- 5.2.8 All building-related issues, such as zoning rights, servitudes, municipality regulations, environmental requirements, Occupational Health and Safety requirements and compliance certificates, and other applicable statutory requirements must be complied with.
- 5.2.9 The landlord must provide a standby generator or any form of electricity backup with the capacity to supply power to the office and its equipment (including air cons) during a power outage.
- 5.2.10 The landlord must provide water tanks with the capacity to supply water during a water outage.

5.3 BUILDING COMPLIANCE AND GRADING

The building should meet the following statutory requirements:

- 5.3.1 A Grade A or Grade B Building - A certificate from a Professional Registered Architect must be provided.
- 5.3.2 The Occupational Health and Safety (OHS) certificate must be available upon occupation of the office(s).
- 5.3.3 An Electricity Certificate of Compliance (COC) certificate must be available upon occupation of the office(s).
- 5.3.4 The Fire Certificate of Compliance must be presented with the bid documents.

5.3.5 The building should allow for an easily accessible entrance/exit to and from the building by staff, clients, and stakeholders.

5.3.6 The building must make provision for perimeter access control, which must be accessible to staff, clients, and stakeholders. Access for persons with disabilities must be made available

5.4 BATHROOM FACILITIES

5.4.1 The Landlord shall hand over fully functional toilet facilities at an agreed occupation date. Bathrooms must be in a neat condition and fitted with a minimum of pans, wash hand basins, automatic hand dryers or appropriate hand towels, normal-length mirrors, partitioning, and floor tiles.

5.4.2 The Landlord should install sanitation equipment, toilet roll holders, liquid soap dispensers, paper dispensers, and any other hygiene requirements.

5.4.3 If the required square meters consist of more than a single floor, each floor must have two separate toilet facilities for males and females. The total number of toilets should be as specified below:

A minimum of 10 Female toilets

A minimum of 8 Male toilets with a minimum of six (6) urinals, and

A minimum of two (2) toilets for people with disabilities (to be shared by males and females).

5.5 PERSON WITH DISABILITIES

5.5.1 The building shall accommodate persons with disabilities and comply with the relevant acts, regulations, and municipal by-laws.

5.5.2 Bathroom facilities for persons with disabilities (clients and staff) must be provided for, as per National Building Regulations 103 of 1997, SANS 10400.

5.6 LEASE PERIOD

5.6.1 The lease period shall be for five (5) years.

5.6.2 The lease must be flexible to provide for:

- a) Extension
- b) Termination
- c) First right of refusal

5.7 BUILDING AMENITIES

The office space should have the following:

- 5.7.1 The building must be at street level for the front office
- 5.7.2 The building should allow for comfortable entrance/exit to and from the building by staff, clients, and stakeholders.
- 5.7.3 The building must make provision for perimeter access control, which must be accessible to both staff and stakeholders.
- 5.7.4 Access for people with disabilities must be made available.
- 5.7.5 Windows must have blinds or appropriate curtaining or an option to brand them.
- 5.7.6 Air conditioners, fire equipment installation and maintenance, and building maintenance, both inside and outside, remain the responsibility of the landlord.
- 5.7.7 The office space must have kitchens, with cupboards, adequate space to accommodate fridges and microwaves as well as adequate plug points, and a sink with hot and cold taps.
- 5.7.8 There must be visible exit doors with keys to be used in the event of an emergency.
- 5.7.9 The building's evacuation floor plans must be available and displayed.
- 5.7.10 There must be well-functioning conditioning systems in individual offices, meeting rooms, and servers, with full history and maintenance plan
- 5.7.11 A comprehensive list of all fixtures installed, and maintenance history, where applicable.
- 5.7.12 A fully functional lift, with a full-service history and maintenance plan in a building with more than one (1) floor
- 5.7.13 Boardrooms, as guided by the table in Paragraph 6.1.15 (estimated)
- 5.7.14 External signage must be permissible.
- 5.7.15 The floor plan must be approved by CSOS before the commencement of any relevant work.
- 5.7.16 The office maintenance remains the responsibility of the landlord

5.8 EXTERIOR

- 5.8.1 The building must be an existing building (complete built structure) with a professional look and feel, and external signage must be permissible.

5.9 FIRE PROTECTION AND RISK MANAGEMENT

The building should comply with SANS 10400 Part T and the following risk management requirements:

- 5.9.1 Smoke detectors/ system
- 5.9.2 A designated smoking area
- 5.9.3 Emergency Assembly Point
- 5.9.4 Approved emergency escape doors
- 5.9.5 Automatic sprinklers (exclude server room)
- 5.9.6 Waste Disposal Area
- 5.9.7 Separate kitchens
- 5.9.8 Approved emergency alarm systems
- 5.9.9 Serviced fire extinguishers and hoses
- 5.9.10 Health and Safety Signs.
- 5.9.11 It will be required that a complete Automatic Sprinkler Inspection Bureau (ASIB) report be submitted, along with all other information regarding fire protection compliance.
- 5.9.12 The Fire control, safety, and risk management shall be in full compliance with the National Building Regulations, SABS 10400 as amended

5.10 SERVER ROOM

A Suitable location for a server room, with the following requirements, should be provided for by the service provider.

- 5.10.1 Brick walls on all surrounding walls of the server room space for three server cabinets minimum (at least 5m X 5 M = 25sqm).
- 5.10.2 Raised flooring (20CM) covering the surface area of the entire server room (access flooring with panels to access the floor).
- 5.10.3 The server room must not have windows.
- 5.10.4 Fire-rated door with galvanized burglar bars.
- 5.10.5 Serviced fire extinguisher (outside the server room)
- 5.10.6 Roof access to the room.
- 5.10.7 The CSOS must be able to add an access control system to the server room door.
- 5.10.8 Dedicated three-phase generator feed from the main generator DB board to the UPS.
- 5.10.9 At least a multi-split Dual Zone 18000 Btu/hr (9+9) Inverter Air Conditioner in the server room with service and maintenance plan attached (Must be serviced regularly for the duration of the contract).
- 5.10.10 Suitable route for network reticulation to the server room. The bidder must provide upfront approval should core drilling need to be done to allow the installation of a new fibre network link.
- 5.10.11 Available trunking in the building for network reticulation (dedicated power plug and Normal power plug per workstation
- 5.10.12 Should the bidder be proposing more than one building that meets the CSOS requirements of this TOR, each additional building that will accommodate the server room must accommodate a cabinet room of 3X3 M.

5.11 ICT INFRASTRUCTURE

- 5.11.1 The roof structure and access to the roof must comply with minimum health and safety requirements for technicians to install or maintain equipment.
- 5.11.2 Landlord pre-approvals for site surveying and installation of wireless communication equipment (microwave equipment).
- 5.11.3 The landlord must allow for the mounting of connectivity equipment (wireless internet) on the outer walls of premises.
- 5.11.4 Landlord to give consent for the mounting of biometric units throughout the building (dry walls and hard walls).

5.12 ELECTRICITY

- 5.12.1 The Installation and design shall comply with all relevant regulations and bylaws.
- 5.12.2 A sufficient power supply is to be provided to increase demand at peak times, and each functional area shall have independent control of lighting, while emergency lights shall comply with the National Building Regulations.
- 5.12.3 The proposed building must have a backup generator unit or any electricity backup system that provides enough electricity without disruption to the business.
- 5.12.4 Each office must be equipped with easily accessible and sufficient electrical plugs.
- 5.12.5 LED lights to be installed in all the offices and common areas.
- 5.12.6 The building shall have enough lightning protection in line with SANS 62305, which must be provided at the bidder's cost, and proof of compliance must be submitted.
- 5.12.7 The service provider must provide an Electrical Certificate of Compliance upon occupation of the office(s).

5.13 SECURITY OF THE BUILDING

The building must be secured with internal and external security access control systems as follows:

- 5.13.1 Burglar proofing for ground floor offices, entrances, etc, where applicable.

- 5.13.2 Security to include, peripheral fencing, not limited to electric, palisade, wire mesh, metal, etc (this list is not exhaustive).
- 5.13.3 The parking area must be well-lit.
- 5.13.4 The office park/complex security services (if applicable) should be part of the building package, including the security personnel at the entrance/ gate.
- 5.13.5 Emergency assembly area.
- 5.13.6 Adequate lighting (floodlights)
- 5.13.7 After-hours access to the office

5.14 PARKING

5.14.1 Covered parking for employees

- a) Covered parking bays are required for employees' vehicles at the premises and must be available for exclusive use by the CSOS.
- b) Undercover parking is to be according to the SANS 10400 building code of practice.
- c) A minimum of 125 undercover parking bays are required for exclusive use by CSOS employees, either undercover basement or shade cloth, or panels.

5.14.2 Visitors parking

- a) Open bays must be secured within security-controlled access premises.
- b) A minimum of 15 parking bays for the CSOS clients at the premises, as well as a minimum of two (2) parking bays for people with disabilities, are required.
- c) The parking bays provided shall be made available to the CSOS on a 24-hour basis.
- d) There must be an option available to increase or decrease parking bays as and when required.

5.15 AVAILABILITY

- 5.15.1 Occupation to commence on **1 February 2026**.

5.16 INSURANCE

- 5.16.1 Structural building insurance is the responsibility of the landlord. The Bidder must provide proof of Public Liability Insurance of a minimum of R30 000 000.

5.17 VERTICAL MOVEMENTS

5.17.1 Stairs

If the building has more than one floor, it must have stairs in case of fire.

5.17.2 Lifts

If the building has more than one floor, it must provide lifts to be utilised as passenger lifts and or goods with a minimum payload of 1,000 kg at any given time. The building and lifts must comply with the relevant legislation. The lift must allow accessibility for persons with disabilities (in wheelchairs) and must be regularly maintained by the landlord. The service provider must be able to **provide a lift maintenance schedule and certificate when requested.**

5.18 OPERATING EXPENSES

5.18.1 All services offered by the Bidder must be stated.

5.18.2 The services should include, as a minimum, but not limited to, the provision of all utilities and building services, building security, building compliance with Health and Safety requirements, general maintenance, repairs of electrical installations, air conditioning, custodial, and municipal services.

6 THE LANDLORD'S RESPONSIBILITIES

The Landlord's responsibilities include the following:

6.1 The total cost of the contract is to be indicated, with a breakdown of the rental schedule for the period of the lease agreement, including the following items: -

6.1.1 Payment of rental and deposit.

6.1.2 Rental amount per square meter.

6.1.3 Office partitioning as guided by the CSOS – where required.

6.1.4 Parking.

6.1.5 Air-conditioning maintenance.

- 6.1.6 Breakdown of operating cost items and an indication and or estimates of operating costs per month.
- 6.1.7 Proposed lease agreement with relevant appendices,
- 6.1.8 Back-up generator or alternative power supply in the absence of electricity, or intention to install them within a month of appointment.
- 6.1.9 Water tanks for backup water, or the intention to install them within a month of appointment.
- 6.1.10 Installation and management of fire equipment inside the offices.
- 6.1.11 The cost of drawing and mounting evacuation plans for the office in strategic areas.
- 6.1.12 Maintenance of the CSOS office, including replacing light bulbs and other maintenance issues, at the CSOS' cost.
- 6.1.13 The Bidder must submit a list of items as well as a total amount thereof that will form part of a standard tenant installation that will be covered by the landlord, where applicable.
- 6.1.14 The Bidder is required to incorporate this into the Pre-Occupation Plan. Maintenance of the CSOS office, including the replacement of light bulbs and other maintenance issues.
- 6.1.15 The table below indicates the estimated number of closed offices, boardrooms, and open plans for the office.

GUIDE ON THE FRAMEWORK FOR THE OFFICE SPACE TO BE USED (ESTIMATES, NOT ACTUALS)			
Item No	Head Office	Number	Estimated Office (m²)
1.	Executives	11	20-30
2.	Managers	30	15-20
3.	Junior Staff	130	15-20 (open plan)
4.	Interns	20	15-20 (open plan)
5.	Reception Area	3	40-50 (1 reception area of one floor/building)
6.	Kitchens	3	5-10 for each floor

7.	Toilets	20	• A minimum of 10 Female toilets • A minimum of 8 Male toilets with a minimum of six (6) urinals, and • A minimum of two (2) toilets for people with disabilities (Male and Female)
8.	Storerooms	6	10-15
9.	Board Rooms	10	35-45
10.	Server Rooms	1	25-35
11.	Sick Bays	3	15-20
12.	Theatre Style Training rooms	2	150

6.2 PRE-OCCUPATION REQUIREMENTS

The Bidder must

- 6.2.1 Provide a turn-key service which will include all repairs and maintenance requirements; these estimated costs should be included in the total bid price.
- 6.2.2 Ensure the use of appropriately qualified, competent, skilled, and experienced employees for undertaking the maintenance and repairs of the property.
- 6.2.3 Ensure there is a Compliance Certificate (Fire) – issued by a competent authority in terms of SANS 1475-1998 (please attach a copy).
- 6.2.4 Ensure that there is a Certificate of Compliance for Electrical Installations – Issued by the Electrical Contracting Board.
- 6.2.5 Ensure there is a ventilation layout/certificate, as per the building plan.
- 6.2.6 The Bidder is required to compile a 30-day Plan on how Pre-Occupancy arrangements will be handled.

7 EVALUATION

- 7.1 The bid will be evaluated in four (4) phases, namely.
 - 7.1.1 **Phase 1:** Supply Chain Management Requirements
 - 7.1.2 **Phase 2:** Mandatory requirements
 - 7.1.3 **Phase 3:** Site Visit
 - 7.1.4 **Phase 4:** Price and preference points
- 7.2 In order to facilitate a transparent selection process that allows equal opportunity to all bidders, CSOS has a Supply Chain Management policy that will be adhered to.
- 7.3 Proposals will be evaluated in terms of the prevailing Supply Chain Management policy applicable to CSOS, and it should be noted that proposals will be assessed using the 90/10 formula (preference points system) for Price and specific goals as per the 2022 PPPFA Regulations.
- 7.4 Bidders that meet mandatory requirements will be evaluated further on price and specific goals
- 7.5 The bidder must provide all the necessary information and proof for each of these requirements in this regard. Failure to supply all the required and supplementary information will result in the tender being deemed non-responsive, and therefore, the proposal will not be considered for the award.
- 7.6 Bidders may be requested to submit any additional information required by the CSOS.
- 7.7 Proposals will be evaluated based upon, but not limited to, in no particular order:
- 7.8 Compliance with the RFP document, including the provision of all information requested in this RFP.
- 7.9 Demonstrated ability to provide services and expertise as listed in this RFP.
- 7.10 Experience, and in particular, those staff members proposed to generally handle the contract.
- 7.11 Reference checks.

8. RETURNABLE DOCUMENTS

Documents must be returned as per below.

8.1 SUPPLY CHAIN MANAGEMENT REQUIREMENTS

Bidders must comply with the following compliance requirements.

Documents required	Submitted (Yes/No)
Valid B-BBEE certificate issued by an accredited SANAS verification agency /Sworn Affidavit signed by the EME/QSE representative and attested by a Commissioner of Oath/B-BBEE certificate issued by the Companies and Intellectual Property Commission (CIPC)	
Proof of registration on the National Treasury Central Supplier Database (provide full detailed CSD report)	
Valid tax PIN/Tax compliance letter.	
Fully completed SBD documents (SBD 1, 3.3, 4, and 6.1)	

8.2 MANDATORY DOCUMENTS

Bidders must attach the following to be further evaluated. Failure to comply with ALL the mandatory requirements below will result in disqualification and will not be further evaluated on the site inspection.

NO	REQUIREMENTS	COMPLY/NOT COMPLY FOR OFFICE USE
1.	Certificate of Occupancy Issued by Local Authority in terms of the National Building Regulations and Building Standards Act (please attach a certified copy). <i>(Certificate of Occupancy from the Local Authority)</i>	
2.	Fire Certificate of Compliance (FOC) certificate (Issued by the Municipal Fire Department or approved Inspection Authorities (AIA's): private companies approved by the South African Qualifications Authority (SAQA) or an equivalent accreditation body that conducts fire safety inspections and issues certificates OR Fire Safety Consultants with the relevant qualifications and experience to conduct fire safety inspections and issue certificates <i>(proof of accreditation by a regulatory body must be submitted)</i>	

3.	Building Grade “A” or a Grade B building certificate. (A certificate from A Professional Registered Architect or a certificate from the South African Council for the Architectural Profession, SACAP, or an equivalent Board, confirming the building Grade, must be provided.)	
4.	Proof of Public Liability Insurance of a minimum of R30 million.	
5.	Proof of ownership (Bidders to submit a copy of the title deed/ deed of transfer).	
6.	Documents to be submitted by the real estate agent: Where the bidder is not the owner of the building, a signed mandate/ agreement between the bidder and the owner of the building must be attached. <i>* Not applicable if the landlord is a bidder.</i>	
7.	Office Space size: The office space provided must be a minimum of 7000 m2. (Building/ floor plans must be provided.)	
8.	Parking: A minimum of 125 covered staff parking bays, a minimum of 15 uncovered visitors parking bays, and a minimum of two (2) parking bays for persons living with disabilities. (Parking plans to be provided)	
9.	Bidders must submit a letter confirming that the external and internal signage will be permissible.	
10.	Bidders must submit a letter, confirming that climate-controlled air conditioning will be provided in all offices, boardrooms and reception area (s).	
11.	The landlord must have a minimum of three (3) years of relevant experience as a landlord or estate agent for commercial properties. Three (3) signed contactable references must be provided. <i>The letter should be signed, dated, and on the company letterhead. The reference letter must be proof that the bidder has been a landlord or an estate agent for commercial properties.</i>	
12.	The bidder must provide a 30-day Plan on how Pre-Occupancy arrangements will be handled.	

8.3 SITE INSPECTION

NO	REQUIREMENTS	COMPLY	NOT COMPLY
1.	Office location: The office space should be in Centurion, Irene or Midrand. The office space must be within proximity to public transport services.		
2.	Bathroom facilities: • Minimum 10 Female toilets • Minimum 8 Male toilets with a minimum of 6 urinals, and • A minimum of 2 toilets for people with disabilities (Male and Female)		
3.	Accessibility for persons with disabilities: The building must accommodate people with disabilities by having the following:		
3.1	The building must accommodate people with disabilities by having ramps leading up to the entrance and lifts, where required.		
3.2	Lift(s) – if the building has more than one floor.		
3.3	The building must accommodate persons with disabilities by having a parking bay designated for persons with disabilities, which must be accessible to the CSOS visitors.		
4.	Electricity and backup electricity: The building must have a backup generator or any electricity backup system, or the intention to install the backup electricity within a month of appointment (<i>a letter, confirming the intention, must be provided during the site inspection</i>).		
5.	Water tanks for backup water, or intention to install them within a month of appointment (<i>a letter, confirming the intention, must be provided during the site inspection</i>).		
6.	Security:		
	a) The building must be secured, with external (perimeter) security access control systems, e.g. electric fence, high walls, palisade, wire mesh, or metal etc. (<i>this list is not exhaustive</i>)		

	b) Must have a fire/ smoke detection or fire control system.		
	c) Must have emergency assembly area(s).		
7.	Accessibility to public transportation: Bidders must indicate the location and kilometres of public transport accessibility, within the public transport route,		
8.	Emergency evacuation doors a) The building must have a marked emergency exit door (s), with visible signs, indicating the direction of the exit. b) The exit door must always be accessible. The exit doors must be easy to open, with a simple mechanism.		

8.4 PRICE & SPECIFIC GOALS

8.4.1 Pricing Instructions.

8.4.2 All pricing must be in South African Rands and fixed for the contract duration.

8.4.3 All bidders should provide a pricing schedule indicating their rates to be charged as per the pricing schedule below:

THE SPECIFIC GOALS ALLOCATED POINTS IN TERMS OF THIS TENDER.	NUMBER OF POINTS ALLOCATED (90/10 SYSTEM) TO BE COMPLETED BY THE ORGAN OF STATE.	NUMBER OF POINTS ALLOCATED (90/10 SYSTEM) TO BE COMPLETED BY THE TENDERER.
1. EME or QSE owned by 51% or more black person women	2	
2. EME or QSE owned by 51% or more black person youth.	2	
3. EME or QSE owned by 51% or more black persons living with a disability.	2	
4. EME or QSE is owned by 51% or more black person who is military veteran.	1	
5. EME or QSE is owned by 51% or more black people living in rural or underdeveloped areas or townships.	1	
6. EME or QSE owned by 51% or more black people.	1	
7. EME or QSE is owned by 51% or more black people in general, with a focus in order of priority on Africans, Indians, and Coloureds.	1	
Total Points for Price and Specific Goals		

TERMS OF REFERENCE FOR THE APPOINTMENT OF A SERVICE PROVIDER TO PROVIDE OFFICE SPACE FOR THE CSOS HEAD OFFICE AND GAUTENG REGIONAL OFFICE, FOR FIVE (5) YEARS,

8.5 PRICING SCHEDULE

8.5.1 Bidders must factor in Year 2, Year 3, Year 4 and Year 5 escalations when submitting their financial proposals.

8.5.2 The rates must be fixed for the first 12 months, and the subsequent years' monthly rates must be escalation inclusive.

Description	Monthly Cost -Year 1	Monthly Cost- Year 2	Monthly Cost- Year 3	Monthly Cost- Year 4	Monthly Cost - Year 5
1. Upfront Deposit (once off, if required)	R				
2. Admin fee (once off)	R				
(A) Monthly rate Rand value per m ²	R				
(B) Total square meters (on offer)					
3. Monthly Office Rental =(A x B)	R	R	R	R	R
4. Monthly Operating Costs	R	R	R	R	R
5. Monthly Open parking rent	R	R	R	R	R
6. Monthly Covered parking	R	R	R	R	R
7. Other (Bidder to specify)					
Subtotal (1+2+3+4+5+6+7)	R	R	R	R	R
VAT @ 15% (if applicable)	R	R	R	R	R
Total Monthly Cost (incl. VAT)	R	R	R	R	R
To be used for evaluation purposes					

9. NON-COMPULSORY BRIEFING SESSION

9.1 There will be a non-compulsory briefing session that will be held on the following

Date: 18 June 2025

Time: 10:00 AM

Meeting link: [https://teams.microsoft.com/l/meetup-](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjFiZmQ2OTQOTFjNS00NDM4LWE0ZTIhMTAyYzUwZjk5Mjdm%40thread.v2/0?context=%7b%22Tid%22%3a%226b6557b3-4111-4623-9cca-6281a5a00539%22%2c%22Oid%22%3a%22176956a5-10d9-4055-a088-e87ad3142391%22%7d)

[join/19%3ameeting_NjFiZmQ2OTQOTFjNS00NDM4LWE0ZTIhMTAyYzUwZjk5Mjdm%40thread.v2/0?context=%7b%22Tid%22%3a%226b6557b3-4111-4623-9cca-6281a5a00539%22%2c%22Oid%22%3a%22176956a5-10d9-4055-a088-e87ad3142391%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjFiZmQ2OTQOTFjNS00NDM4LWE0ZTIhMTAyYzUwZjk5Mjdm%40thread.v2/0?context=%7b%22Tid%22%3a%226b6557b3-4111-4623-9cca-6281a5a00539%22%2c%22Oid%22%3a%22176956a5-10d9-4055-a088-e87ad3142391%22%7d)

9.2 Meeting link may be requested at the following email: tenders@csos.org.za

10. SUPPLIER DUE DILIGENCE

10.1 The CSOS reserves the right to conduct supplier due diligence before the final award or at any time during the contract period. This may include site visits, confirmation of financial stability, and requests for additional information

11. RESPONSE FORMAT (SUBMISSION OF PROPOSALS)

11.1 The proposals must be submitted in the prescribed format. Standard bidding documents attached with Terms of Reference must be completed in full.

12. LATE BIDS

12.1 Bids received after the closing date and time, at the address indicated in the bid documents, will not be accepted for consideration and where practicable, be returned unopened to the bidder(s).

13. COUNTER CONDITIONS

13.1 Bidders' attention is drawn to the fact that amendments to any of the Bid Conditions or setting of counter conditions by Bidders or qualifying any Bid Conditions will result in the invalidation of such bids.

14. FRONTING

14.1 Government supports the spirit of Broad-Based Black Economic Empowerment and recognizes that real empowerment can only be achieved through individuals and businesses conducting themselves in accordance with the Constitution and in an honest, fair, equitable,

transparent, and legally compliant manner. Against this background, the Government condemns any form of fronting.

- 14.2 The Government, in ensuring that bidders conduct themselves in an honest manner will, as part of the bid evaluation processes, conduct or initiate the necessary enquiries/investigations to determine the accuracy of the representation made in bid documents. Should any of the fronting indicators as contained in the Guidelines on Complex Structures and Transactions and Fronting, issued by the Department of Trade and Industry, be established during such enquiry / investigation, the onus will be on the Bidder / contractor to prove that fronting does not exist. Failure to do so within a period of 14 days from date of notification may invalidate the bid / contract and may also result in the restriction of the Bidder /contractor to conduct business with the public sector for a period not exceeding ten years, in addition to any other remedies CSOS may have against the Bidder / contractor concerned.

15. COMMUNICATION AND CONTACT DETAILS

- 15.1 A nominated official of the bidder(s) can make enquiries in writing, to the specified person, Ms Lindi Sibiya (Lindi.sibiya@csos.org.za), Tel: 010 593 0533
- 15.2 Further information regarding Supply Chain Management matters can be sent via email to Mr. Mabu Manaka tenders@csos.org.za or at Tel: 010 593 0533.
- 15.3 The delegated office of CSOS may communicate with Bidder(s) where clarity is sought in the bid proposal.
- 15.4 Any communication to an official or a person acting in an advisory capacity for CSOS in respect of the bid between the closing date and the award of the bid by the Bidder(s) is discouraged.
- 15.5 All communication between the Bidder(s) and CSOS must be done in writing.
- 15.6 Whilst all due care has been taken in connection with the preparation of this bid, CSOS makes no representations or warranties that the content of the bid or any information communicated to or provided to Bidder(s) during the bidding process is, or will be, accurate, current or complete. CSOS, and its employees and advisors will not be liable with respect to any information communicated which may not be accurate, current or complete.
- 15.7 If Bidder(s) finds or reasonably believes it has found any discrepancy, ambiguity, error or inconsistency in this bid or any other information provided by CSOS (other than minor clerical matters), the Bidder(s) must promptly notify CSOS in writing of such discrepancy, ambiguity, error or inconsistency to allow CSOS to consider what corrective action is necessary (if any).

- 15.8 Any actual discrepancy, ambiguity, error or inconsistency in the bid or any other information provided by CSOS will, if possible, be corrected and provided to all Bidder(s) without attribution to the Bidder(s) who provided the written notice.
- 15.9 All persons (including bidder(s) obtaining or receiving the quotation and any other information in connection with the quotation or the tendering process must keep the contents of the quotation and other such information confidential and not disclose or use the information except as required for developing a proposal in response to this quotation.

16. SUBMISSION OF PROPOSALS

- 16.1 Bid documents should be placed in the **tender box** on or before the closing date and time.
- 16.2 Bid documents will only be considered if received by CSOS before the closing date and time at 12h00:

Community Schemes Ombud Service

Building 4 Berkeley Office Park

8 Bauhinia Street

Centurion

DOCUMENT CHECKLIST

ANNEXURE A

1. SUPPLY CHAIN MANAGEMENT COMPLIANCE REQUIREMENTS			
NO	DOCUMENT TO BE ATTACHED	SUBMITTED	
		YES	NO
a.	Valid B-BBEE certificate issued by an accredited SANAS verification agency /Sworn Affidavit signed by the EME/QSerepresentative and attested by a Commissioner of Oath /B-BBEEcertificate issued by the Companies and Intellectual Property Commission (CIPC).		
b.	Proof of registration on the National Treasury Central Supplier Database (provide full detailed CSD report).		
c.	Valid tax PIN/Tax compliance letter.		
d.	Fully completed SBD Documents (1, 3.3, 4 and 6.1).		
2. MANDATORY REQUIREMENT			
a.	Certificate of Occupancy Issued by Local Authority in terms of the National Building Regulations and Building Standards Act (please attach a certified copy). <i>(Certificate from the Local Authority- Building Plan Department).</i>		
b.	Fire Certificate of Compliance (FOC) certificate (Issued by the Municipal Fire Department or approved Inspection Authorities (AIA's): private companies approved by the South African Qualifications Authority (SAQA) or an equivalent accreditation body to conduct fire safety inspections and issue certificates OR Fire Safety Consultants with the relevant qualifications and experience to conduct fire safety inspections and issue certificates <i>(the consulting company must include proof of accreditation by a regulatory body)</i>		
c.	Building Grade "A" certificate or a Grade B building certificate that was redeveloped in the last five (5) years – <i>(certificate from A Professional Registered Architect or a certificate from the South African Council for the Architectural Profession, SACAP, or an equivalent Board must be provided.)</i>		
d.	Proof of Public Liability Insurance of a minimum of R30 million		
e.	Proof of ownership (Bidders to submit a Copy of title deed/ deed of transfer).		
f.	<u>Documents to be submitted by the real estate agent:</u> Where the bidder is not the owner of the building, a signed mandate/ agreement between the bidder and the owner of the building must be attached.		

	<i>* Not applicable if the landlord is a bidder.</i>		
g.	Office Space size: The office space provided must be a minimum of 7000 m2. Building plans must include the square meterage, which must be inclusive of shared areas inside the building. <i>(Building/ floor plans must be provided)</i>		
h.	Parking: A minimum of 125 covered staff parking bays and a minimum of 15 uncovered visitors parking bays, and a minimum of two (2) parking bays for persons living with disabilities. <i>(Parking plans to be provided) .</i>		
i.	Bidders must submit a letter, confirming that climate-controlled air conditioning will be provided in all offices, boardrooms and reception area (s).		
j.	The landlord must have a minimum of three (3) years of relevant experience as a landlord or estate agent for commercial properties. Three (3) signed contactable references must be provided. <i>The letter should be signed, dated, and on the company letterhead. The reference letter must be proof that the bidder has been a landlord or an estate agent for commercial properties.</i>		
k.	Provision of a 30-Day Plan on how Pre-Occupancy arrangements will be handled.		

3. SITE INSPECTION

a.	Office location: The office space should be in Centurion, Irene or Midrand. The office space must be within proximity to public transport services.		
b.	Bathroom facilities: • Minimum 10 Female toilets • Minimum 8 Male toilets with a minimum of 6 urinals, and • A minimum of 2 toilets for people with disabilities (Male and Female)		
	Accessibility for persons with disabilities: The building must accommodate people with disabilities by having the following:		
c.	The building must accommodate people with disabilities by having ramps leading up to the entrance,		
d.	Lift(s) – if the building has more than one floor.		

e.	The building must accommodate persons with disabilities by having a parking bay designated for persons with disabilities, which must be accessible to the CSOS visitors.		
f.	Electricity and backup electricity: The building must have a backup generator or any electricity backup system, or the intention to install the backup electricity within a month of appointment (<i>a letter, confirming the intention, must be provided during the site inspection</i>).		
g.	Water tanks for backup water, or intention to install them within a month of appointment (<i>a letter, confirming the intention, must be provided during the site inspection</i>).		
h.	Security:		
	1. The building must be secured, with external (perimeter) security access control systems, e.g. electric fence, high walls palisade, wire mesh, or metal etc (this list is not exhaustive) .		
	2. Must have a fire/ smoke detection and fire control system.		
	3. Must have emergency assembly area(s).		
4.	Accessibility to public transportation: Bidders must indicate the location and kilometres of public transport accessibility, within the public transport route.		
5.	Emergency evacuation doors 1. The building must have a marked emergency exit door (s), with visible signs, indicating the direction of the exit. 2. The exit door must be accessible at all times. The exit doors must be easy to open, with a simple mechanism.		

PRICING SCHEDULE
(Professional Services)

NAME OF BIDDER:

BID NO:CSOS007-2025 THE APPOINTMENT OF A SERVICE PROVIDER IN PROPERTY MANAGEMENT OR OWNS COMMERCIAL PROPERTIES FOR LEASING IN GAUTENG REGIONAL OFFICE, FOR FIVE (5) YEARS

OFFER TO BE VALID FOR 120 DAYS FROM THE CLOSING DATE OF BID

BID PRICE IN RSA CURRENCY INCLUSIVE OF VALUE ADDED TAX

Description	Monthly Cost -Year 1	Monthly Cost- Year 2	Monthly Cost- Year 3	Monthly Cost- Year 4	Monthly Cost - Year 5
1. Upfront Deposit (once off, if required)	R				
2. Admin fee (once off)	R				
(A) Monthly rate Rand value per m ²	R				
(B) Total square meters (on offer)					
3. Monthly Office Rental =(A x B)	R	R	R	R	R
4. Monthly Operating Costs	R	R	R	R	R
5. Monthly Open parking rent	R	R	R	R	R
6. Monthly Covered parking	R	R	R	R	R
7. Other (Bidder to specify)					
Subtotal (1+2+3+4+5+6+7)	R	R	R	R	R
VAT @ 15% (if applicable)	R	R	R	R	R
Total Monthly Cost (incl. VAT) To be used for evaluation purposes	R	R	R	R	R

1. Services must be quoted in accordance with the attached terms of reference.

Total cost of the assignment (R inclusive VAT) R.....

SIGNATURE

DATE

The financial proposal for this assignment should cover for all assignment activities as per reference

2. Period required for commencement with project after acceptance of bid_____
3. Are the rates quoted firm for the full period? Yes/No
4. If not firm for the full period, provide details of the basis on which Adjustments will be applied for, for example consumer price index.

Technical enquiries regarding bidding procedures may be directed to:

Lindi Sibiya

Tel: (010) 593 0533

E-mail address: Lindi.Sibiya@csos.org.za

Supply Chain queries may be directed to:

Mabu Manaka

Tell: (010) 593 0533

Email: tenders@csos.org.za

PLEASE REFER TO THE ATTACHED TERMS OF REFERENCE FOR MORE INFORMATION.

BIDDER'S DISCLOSURE

1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. Bidder's declaration

2.1 Is the bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest¹ in the enterprise, employed by the state? **YES/NO**

2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

Full Name	Identity Number	Name of State institution

¹ the power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise.

2.2 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution? **YES/NO**

2.2.1 If so, furnish particulars:

.....

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract? **YES/NO**

2.3.1 If so, furnish particulars:

.....

3 DECLARATION

I, _____ the _____ undersigned,
 (name)..... in
 submitting the accompanying bid, do hereby make the following
 statements that I certify to be true and complete in every respect:

- 3.1 I have read and I understand the contents of this disclosure;
- 3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;
- 3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium² will not be construed as collusive bidding.
- 3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.
- 3.4 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

² Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

- 3.5 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.
- 3.6 I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT.

I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....	
Signature	Date
.....	
Position	Name of bidder

PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

NB: BEFORE COMPLETING THIS FORM, TENDERERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022

1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to invitations to tender:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
- the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

1.2 To be completed by the organ of state

a) The applicable preference point system for this tender is the **90/10** preference point system.

1.3 Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:

- (a) Price; and
- (b) Specific Goals.

1.4 To be completed by the organ of state:

The maximum points for this tender are allocated as follows:

		POINTS
PRICE		90
SPECIFIC GOALS	Detailed (Full Registration) CSD Report	10
Total points for Price and SPECIFIC GOALS		100

- 1.5 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.
- 1.6 The organ of state reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

2. DEFINITIONS

- (a) **“tender”** means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;
- (b) **“price”** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;
- (c) **“rand value”** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;
- (d) **“tender for income-generating contracts”** means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and
- (e) **“the Act”** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

3.1. POINTS AWARDED FOR PRICE

3.1.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

$$P_s = 80 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right) \quad \text{or} \quad P_s = 90 \left(1 - \frac{P_t - P_{min}}{P_{min}} \right)$$

80/20 or 90/10

Where

- P_s = Points scored for price of tender under consideration
- P_t = Price of tender under consideration
- P_{min} = Price of lowest acceptable tender

3.2. FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME GENERATING PROCUREMENT

3.2.1. POINTS AWARDED FOR PRICE

A maximum of 80 or 90 points is allocated for price on the following basis:

$$\begin{array}{ccc} 80/20 & \text{or} & 90/10 \\ P_s = 80 \left(1 + \frac{P_t - P_{max}}{P_{max}} \right) & \text{or} & P_s = 90 \left(1 + \frac{P_t - P_{max}}{P_{max}} \right) \end{array}$$

Where

P_s = Points scored for price of tender under consideration
 P_t = Price of tender under consideration
 P_{max} = Price of highest acceptable tender

4. POINTS AWARDED FOR SPECIFIC GOALS

- 4.1. In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:
- 4.2. In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—
- (a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or
 - (b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,
- then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system.

Table 1: Specific goals for the tender and points claimed are indicated per the table below.

(Note to organs of state: Where either the 90/10 or 80/20 preference point system is applicable, corresponding points must also be indicated as such.

Note to tenderers: The tenderer must indicate how they claim points for each preference point system.)

The specific goals allocated points in terms of this tender	Number of points allocated (90/10 system) (To be completed by the organ of state)	Number of points claimed (90/10 system) (To be completed by the tenderer)
1. EME or QSE owned by 51 % or more black person woman	2	
2. EME or QSE owned by 51 % or more black person youth	2	
3. EME or QSE owned by 51 % or more black person living with disability.	2	
4. EME or QSE owned by 51 % or more black person who is military veteran	1	
5. EME or QSE owned by 51 % black people living in rural or underdeveloped areas or township	1	
6. EME or QSE Co-operative owned by 51% or more black people	1	
7. EME or QSE owned by 51% or more black people in general, with focus in order of priority on africans, Indians and coloureds.	1	

DECLARATION WITH REGARD TO COMPANY/FIRM

4.3. Name of company/firm.....

4.4. Company registration number:

4.5. TYPE OF COMPANY/ FIRM

- ☐ Partnership/Joint Venture / Consortium
- ☐ One-person business/sole propriety
- ☐ Close corporation
- ☐ Public Company
- ☐ Personal Liability Company
- ☐ (Pty) Limited
- ☐ Non-Profit Company
- ☐ State Owned Company

[TICK APPLICABLE BOX]

4.6. I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/ firm for the preference(s) shown and I acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;
- iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –
 - (a) disqualify the person from the tendering process;
 - (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
 - (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
 - (d) recommend that the tenderer or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
 - (e) forward the matter for criminal prosecution, if deemed necessary.

.....
SIGNATURE(S) OF TENDERER(S)

SURNAME AND NAME:

DATE:

ADDRESS:

.....

.....

.....



SPECIAL REQUIREMENTS AND CONDITIONS OF THE CONTRACT.

CSOS007-2025: THE APPOINTMENT OF A SERVICE PROVIDER IN PROPERTY MANAGEMENT OR OWN COMMERCIAL PROPERTIES FOR LEASING IN GAUTENG REGIONAL OFFICE FOR FIVE (5) YEARS.

CLOSING DATE: 30 JUNE 2025

VALIDITY PERIOD: 120 DAYS

S U P P L Y C H A I N M A N A G E M E N T

1. SPECIAL CONDITIONS OF CONTRACT.

- 1.1 This bid and all contracts emanating there from will be subject to the General Condition of Contract issued in accordance with of the Treasury Regulations 16A published in terms of the Public Finance Management Act, 1999 (Act 1 of 1999). The Special Conditions of Contract are supplementary to that of the General Conditions of Contract. Where, however, the Special Conditions of Contract are in conflict with the General Conditions of Contract, the Special Conditions of Contract prevail.

2. EVALUATION

- 2.1 Bids will be evaluated strictly according to the bid evaluation criteria stipulated in the Terms of Reference.

3. CLIENT BASE

- 3.1 Bidders must have specific experience and submit references (in a form of written proof (s) on their company's letterhead).
- 3.2 The CSOS reserves the right to contact references during the evaluation and adjudication process to obtain information.

4. SHAREHOLDERS/DIRECTORS PORTFOLIO

- 4.1 The bidder shall submit copies of the company's shareholding portfolio with the bid documents at the closing date and time of the bid.

5. COMMUNICATION

- 5.1 Supply Chain Management will communicate with bidders for, among others, where bid clarity is sought, to obtain information or to extend the validity period. Any communication either by facsimile, letter or electronic mail or any other form of correspondence to any government official, department or representative of a testing institution or a person acting in an advisory capacity for the CSOS in respect of this bid between the closing date and the award of the bid by the bidder is prohibited.

6. COUNTER CONDITIONS

- 6.1 Bidders' attention is drawn to the fact that amendments to any of the Special Conditions by bidders will result in the invalidation of such bids

7. PROHIBITION OF RESTRICTIVE PRACTICES

- 7.1 In terms of section 4(1) of the Competition Act No. 89 of 1998, as amended, an agreement between, or concerted practice by, firms, or a decision by an association of firms, is prohibited if it is between parties in a horizontal relationship and if a bidder(s) is/ are or

contractor(s) was/were involved in:

- 7.2 Directly or indirectly fixing a purchase or selling price or any other trading condition.
- 7.3 Dividing markets by allocating customers, suppliers, territories or specific types of goods or services; or collusive bidding
- 7.4 If a bidder(s) or contractor(s), in the judgment of the purchaser, has/have engaged in any of the restrictive practices referred to above, the purchaser may, without prejudice to any other remedy provided for, invalidate the bid(s) for such item(s) offered or terminate the contract in whole or in part and refer the matter to the Competition Commission for investigation and possible imposition of administrative penalties as contemplated in the Competition Act No. 89 of 1998.

8. FRONTING

- 8.1 The Community Schemes Ombud Service supports the spirit of broad-based black economic empowerment and recognizes that real empowerment can only be achieved through individuals and businesses conducting themselves in accordance with the Constitution and in an honest, fair, equitable, transparent, and legally compliant manner. Against this background, the CSOS condemns any form of fronting.
- 8.2 The CSOS, in ensuring that bidders conduct themselves in an honest manner will, as part of the bid evaluation processes, conduct, or initiate the necessary enquiries/investigations to determine the accuracy of the representation made in bid documents. Should any of the fronting indicators as contained in the Guidelines on Complex Structures and Transactions and Fronting, issued by the Department of Trade and Industry, be established during such enquiry/investigation, the onus will be on the bidder/contractor to prove that fronting does not exist. Failure to do so within a period of 14 days from the date of the notification may invalidate the bid/contract and may also result in the restriction of the bidder/contractor to conduct business with the public sector for a period not exceeding ten years, in addition to any other remedies the CSOS may have against the bidder/contractor concerned.

9. TIMEFRAMES AND FORMAL CONTRACT

Successful bidder(s) will be required to enter into a formal contract with the CSOS.

10. PACKAGING OF BID

The bidder shall place the sealed bid proposal into a sealed envelope or package, and must be clearly marked with a description of the bid as follows:

Bid No: CSOS007-2025; THE APPOINTMENT OF SERVICE PROVIDER IN PROPERTY MANAGEMNT OR OWN COMMERCIAL PROPERTIES FOR LEASING IN GAUTENG REGIONAL OFFICE FOR FIVE (5) YEARS

Time: 12h00

Name and address of the bidder:

11. CONTACT DETAILS

Supply Chain Management Office:

Physical address: Building 4, Berkley Office Park,

8 Bauhinia Street, Highveld Techno Park, Centurion

For General SCM enquiries: Mr. Mabu Manaka Contact: 010 593 0533 or email:
tenders@csos.org.za

For Technical enquiries: Ms. Lindi Sibiya; Contact:010 593 0533 or email:
lindi.sibiya@csos.org.za



Supplier Maintenance: Bank Details

Supplier name _____

I/We hereby request and authorize you to pay any amounts which accrue to me/us to the credit of my/our account with the mentioned bank.

I/We understand that the credit transfers hereby authorized will be processed by computer through a system known as the "ACB ELECTRONIC FUND TRANSFER SERVICE", and I/we also understand that no additional advice of payment will be provided by my/our bank, but details of each payment will be on my/our bank statement or any accompanying voucher. (This does not apply where it is not customary for banks to furnish bank statements).

I/We understand that a payment advice will be supplied by the organization in the normal way, and that it will indicate the date on which funds will be available in my/our account. This authority may be cancelled by me/us by giving thirty days' notice by prepaid registered post.

Initial and Surname

Authorized Signature

Date dd/mm/yyyy									

NB. Only original signed forms will be accepted.

Registered name: _____

Co. Registration No: _____

Account Holder: _____

Name of Bank: _____

Name of Branch: _____

Branch Code: _____

Account Number: _____

Type of Account: _____

It is hereby confirmed that these details have been verified against the following screens:

ABSA-
FNB-
STD Bank-
Nedbank-
Other Banks-

Bank Stamp Here

Bank Official Name: _____

Contact Detail: _____

NB: IT IS THE RESPONSIBILITY OF THE SUPPLIER TO ENSURE THAT DETAILS PROVIDED ARE CORRECT.

A LETTER FROM THE BANK CONFIRMING BANKING DETAILS WILL ALSO SUFFICE

GOVERNMENT PROCUREMENT

GENERAL CONDITIONS OF CONTRACT

NOTES

The purpose of this document is to:

- (i) Draw special attention to certain general conditions applicable to government bids, contracts and orders; and
- (ii) To ensure that clients be familiar with regard to the rights and obligations of all parties involved in doing business with government.

In this document words in the singular also mean in the plural and vice versa and words in the masculine also mean in the feminine and neuter.

- The General Conditions of Contract will form part of all bid documents and may not be amended.
- Special Conditions of Contract (SCC) relevant to a specific bid, should be compiled separately for every bid (if applicable) and will supplement the General Conditions of Contract. Whenever there is a conflict, the provisions in the SCC shall prevail.

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General Conditions of Contract

1. Definitions

1. The following terms shall be interpreted as indicated:
 - 1.1 "Closing time" means the date and hour specified in the bidding documents for the receipt of bids.
 - 1.2 "Contract" means the written agreement entered into between the purchaser and the supplier, as recorded in the contract form signed by the parties, including all attachments and appendices thereto and all documents incorporated by reference therein.
 - 1.3 "Contract price" means the price payable to the supplier under the contract for the full and proper performance of his contractual obligations.
 - 1.4 "Corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value to influence the action of a public official in the procurement process or in contract execution.
 - 1.5 "Countervailing duties" are imposed in cases where an enterprise abroad is subsidized by its government and encouraged to market its products internationally.
 - 1.6 "Country of origin" means the place where the goods were mined, grown or produced or from which the services are supplied. Goods are produced when, through manufacturing, processing or substantial and major assembly of components, a commercially recognized new product results that is substantially different in basic characteristics or in purpose or utility from its components.
 - 1.7 "Day" means calendar day.
 - 1.8 "Delivery" means delivery in compliance of the conditions of the contract or order.
 - 1.9 "Delivery ex stock" means immediate delivery directly from stock actually on hand.
 - 1.10 "Delivery into consignees store or to his site" means delivered and unloaded in the specified store or depot or on the specified site in compliance with the conditions of the contract or order, the supplier bearing all risks and charges involved until the supplies are so delivered and a valid receipt is obtained.
 - 1.11 "Dumping" occurs when a private enterprise abroad market its goods on own initiative in the RSA at lower prices than that of the country of origin and which have the potential to harm the local industries in the RSA.
 - 1.12 "Force majeure" means an event beyond the control of the supplier and not involving the supplier's fault or negligence and not foreseeable.

Such events may include, but is not restricted to, acts of the purchaser in its sovereign capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions and freight embargoes.

- 1.13 "Fraudulent practice" means a misrepresentation of facts in order to influence a procurement process or the execution of a contract to the detriment of any bidder, and includes collusive practice among bidders (prior to or after bid submission) designed to establish bid prices at artificial non-competitive levels and to deprive the bidder of the benefits of free and open competition.
- 1.14 "GCC" means the General Conditions of Contract.
- 1.15 "Goods" means all of the equipment, machinery, and/or other materials that the supplier is required to supply to the purchaser under the contract.
- 1.16 "Imported content" means that portion of the bidding price represented by the cost of components, parts or materials which have been or are still to be imported (whether by the supplier or his subcontractors) and which costs are inclusive of the costs abroad, plus freight and other direct importation costs such as landing costs, dock dues, import duty, sales duty or other similar tax or duty at the South African place of entry as well as transportation and handling charges to the factory in the Republic where the supplies covered by the bid will be manufactured.
- 1.17 "Local content" means that portion of the bidding price which is not included in the imported content provided that local manufacture does take place.
- 1.18 "Manufacture" means the production of products in a factory using labour, materials, components and machinery and includes other related value-adding activities.
- 1.19 "Order" means an official written order issued for the supply of goods or works or the rendering of a service.
- 1.20 "Project site," where applicable, means the place indicated in bidding documents.
- 1.21 "Purchaser" means the organization purchasing the goods.
- 1.22 "Republic" means the Republic of South Africa.
- 1.23 "SCC" means the Special Conditions of Contract.
- 1.24 "Services" means those functional services ancillary to the supply of the goods, such as transportation and any other incidental services, such as installation, commissioning, provision of technical assistance, training, catering, gardening, security, maintenance and other such obligations of the supplier covered under the contract.
- 1.25 "Written" or "in writing" means handwritten in ink or any form of electronic or mechanical writing.

- | | |
|--|--|
| 2. Application | <p>2.1 These general conditions are applicable to all bids, contracts and orders including bids for functional and professional services, sales, hiring, letting and the granting or acquiring of rights, but excluding immovable property, unless otherwise indicated in the bidding documents.</p> <p>2.2 Where applicable, special conditions of contract are also laid down to cover specific supplies, services or works.</p> <p>2.3 Where such special conditions of contract are in conflict with these general conditions, the special conditions shall apply.</p> |
| 3. General | <p>3.1 Unless otherwise indicated in the bidding documents, the purchaser shall not be liable for any expense incurred in the preparation and submission of a bid. Where applicable a non-refundable fee for documents may be charged.</p> <p>3.2 With certain exceptions, invitations to bid are only published in the Government Tender Bulletin. The Government Tender Bulletin may be obtained directly from the Government Printer, Private Bag X85, Pretoria 0001, or accessed electronically from www.treasury.gov.za</p> |
| 4. Standards | <p>4.1 The goods supplied shall conform to the standards mentioned in the bidding documents and specifications.</p> |
| 5. Use of contract documents and information; inspection. | <p>5.1 The supplier shall not, without the purchaser's prior written consent, disclose the contract, or any provision thereof, or any specification, plan, drawing, pattern, sample, or information furnished by or on behalf of the purchaser in connection therewith, to any person other than a person employed by the supplier in the performance of the contract. Disclosure to any such employed person shall be made in confidence and shall extend only so far as may be necessary for purposes of such performance.</p> <p>5.2 The supplier shall not, without the purchaser's prior written consent, make use of any document or information mentioned in GCC clause 5.1 except for purposes of performing the contract.</p> <p>5.3 Any document, other than the contract itself mentioned in GCC clause 5.1 shall remain the property of the purchaser and shall be returned (all copies) to the purchaser on completion of the supplier's performance under the contract if so required by the purchaser.</p> <p>5.4 The supplier shall permit the purchaser to inspect the supplier's records relating to the performance of the supplier and to have them audited by auditors appointed by the purchaser, if so required by the purchaser.</p> |
| 6. Patent rights | <p>6.1 The supplier shall indemnify the purchaser against all third-party claims of infringement of patent, trademark, or industrial design rights arising from use of the goods or any part thereof by the purchaser.</p> |
| 7. Performance security | <p>7.1 Within thirty (30) days of receipt of the notification of contract award, the successful bidder shall furnish to the purchaser the performance security of the amount specified in SCC.</p> |

- 7.2 The proceeds of the performance security shall be payable to the purchaser as compensation for any loss resulting from the supplier's failure to complete his obligations under the contract.
- 7.3 The performance security shall be denominated in the currency of the contract, or in a freely convertible currency acceptable to the purchaser and shall be in one of the following forms:
- (a) a bank guarantee or an irrevocable letter of credit issued by a reputable bank located in the purchaser's country or abroad, acceptable to the purchaser, in the form provided in the bidding documents or another form acceptable to the purchaser; or
 - (b) a cashier's or certified cheque
- 7.4 The performance security will be discharged by the purchaser and returned to the supplier not later than thirty (30) days following the date of completion of the supplier's performance obligations under the contract, including any warranty obligations, unless otherwise specified in SCC.

**8. Inspections,
tests and
analyses**

- 8.1 All pre-bidding testing will be for the account of the bidder.
- 8.2 If it is a bid condition that supplies to be produced or services to be rendered should at any stage during production or execution or on completion be subject to inspection, the premises of the bidder or contractor shall be open, at all reasonable hours, for inspection by a representative of the Department or an organization acting on behalf of the Department.
- 8.3 If there are no inspection requirements indicated in the bidding documents and no mention is made in the contract, but during the contract period it is decided that inspections shall be carried out, the purchaser shall itself make the necessary arrangements, including payment arrangements with the testing authority concerned.
- 8.4 If the inspections, tests and analyses referred to in clauses 8.2 and 8.3 show the supplies to be in accordance with the contract requirements, the cost of the inspections, tests and analyses shall be defrayed by the purchaser.
- 8.5 Where the supplies or services referred to in clauses 8.2 and 8.3 do not comply with the contract requirements, irrespective of whether such supplies or services are accepted or not, the cost in connection with these inspections, tests or analyses shall be defrayed by the supplier.
- 8.6 Supplies and services which are referred to in clauses 8.2 and 8.3 and which do not comply with the contract requirements may be rejected.
- 8.7 Any contract supplies may on or after delivery be inspected, tested or analyzed and may be rejected if found not to comply with the requirements of the contract. Such rejected supplies shall be held at the cost and risk of the supplier who shall, when called upon, remove them immediately at his own cost and forthwith substitute them with

supplies which do comply with the requirements of the contract. Failing such removal the rejected supplies shall be returned at the suppliers cost and risk. Should the supplier fail to provide the substitute supplies forthwith, the purchaser may, without giving the supplier further opportunity to substitute the rejected supplies, purchase such supplies as may be necessary at the expense of the supplier.

- 8.8 The provisions of clauses 8.4 to 8.7 shall not prejudice the right of the purchaser to cancel the contract on account of a breach of the conditions thereof, or to act in terms of Clause 23 of GCC.

9. Packing

- 9.1 The supplier shall provide such packing of the goods as is required to prevent their damage or deterioration during transit to their final destination, as indicated in the contract. The packing shall be sufficient to withstand, without limitation, rough handling during transit and exposure to extreme temperatures, salt and precipitation during transit, and open storage. Packing, case size and weights shall take into consideration, where appropriate, the remoteness of the goods' final destination and the absence of heavy handling facilities at all points in transit.
- 9.2 The packing, marking, and documentation within and outside the packages shall comply strictly with such special requirements as shall be expressly provided for in the contract, including additional requirements, if any, specified in SCC, and in any subsequent instructions ordered by the purchaser.

10. Delivery and documents

- 10.1 Delivery of the goods shall be made by the supplier in accordance with the terms specified in the contract. The details of shipping and/or other documents to be furnished by the supplier are specified in SCC.
- 10.2 Documents to be submitted by the supplier are specified in SCC.

11. Insurance

- 11.1 The goods supplied under the contract shall be fully insured in a freely convertible currency against loss or damage incidental to manufacture or acquisition, transportation, storage and delivery in the manner specified in the SCC.

12. Transportation

- 12.1 Should a price other than an all-inclusive delivered price be required, this shall be specified in the SCC.

13. Incidental services

- 13.1 The supplier may be required to provide any or all of the following services, including additional services, if any, specified in SCC:
- (a) performance or supervision of on-site assembly and/or commissioning of the supplied goods;
 - (b) furnishing of tools required for assembly and/or maintenance of the supplied goods;
 - (c) furnishing of a detailed operations and maintenance manual for each appropriate unit of the supplied goods;
 - (d) performance or supervision or maintenance and/or repair of the supplied goods, for a period of time agreed by the parties, provided that this service shall not relieve the supplier of any warranty obligations under this contract; and

- (e) training of the purchaser's personnel, at the supplier's plant and/or on-site, in assembly, start-up, operation, maintenance, and/or repair of the supplied goods.

13.2 Prices charged by the supplier for incidental services, if not included in the contract price for the goods, shall be agreed upon in advance by the parties and shall not exceed the prevailing rates charged to other parties by the supplier for similar services.

14. Spare parts

14.1 As specified in SCC, the supplier may be required to provide any or all of the following materials, notifications, and information pertaining to spare parts manufactured or distributed by the supplier:

- (a) such spare parts as the purchaser may elect to purchase from the supplier, provided that this election shall not relieve the supplier of any warranty obligations under the contract; and
- (b) in the event of termination of production of the spare parts:
 - (i) Advance notification to the purchaser of the pending termination, in sufficient time to permit the purchaser to procure needed requirements; and
 - (ii) following such termination, furnishing at no cost to the purchaser, the blueprints, drawings, and specifications of the spare parts, if requested.

15. Warranty

15.1 The supplier warrants that the goods supplied under the contract are new, unused, of the most recent or current models, and that they incorporate all recent improvements in design and materials unless provided otherwise in the contract. The supplier further warrants that all goods supplied under this contract shall have no defect, arising from design, materials, or workmanship (except when the design and/or material is required by the purchaser's specifications) or from any act or omission of the supplier, that may develop under normal use of the supplied goods in the conditions prevailing in the country of final destination.

15.2 This warranty shall remain valid for twelve (12) months after the goods, or any portion thereof as the case may be, have been delivered to and accepted at the final destination indicated in the contract, or for eighteen (18) months after the date of shipment from the port or place of loading in the source country, whichever period concludes earlier, unless specified otherwise in SCC.

15.3 The purchaser shall promptly notify the supplier in writing of any claims arising under this warranty.

15.4 Upon receipt of such notice, the supplier shall, within the period specified in SCC and with all reasonable speed, repair or replace the defective goods or parts thereof, without costs to the purchaser.

15.5 If the supplier, having been notified, fails to remedy the defect(s) within the period specified in SCC, the purchaser may proceed to take such remedial action as may be necessary, at the supplier's risk and expense and without prejudice to any other rights which the purchaser may have against the supplier under the contract.

- 16. Payment**
- 16.1 The method and conditions of payment to be made to the supplier under this contract shall be specified in SCC.
- 16.2 The supplier shall furnish the purchaser with an invoice accompanied by a copy of the delivery note and upon fulfillment of other obligations stipulated in the contract.
- 16.3 Payments shall be made promptly by the purchaser, but in no case later than thirty (30) days after submission of an invoice or claim by the supplier.
- 16.4 Payment will be made in Rand unless otherwise stipulated in SCC.
- 17. Prices**
- 17.1 Prices charged by the supplier for goods delivered and services performed under the contract shall not vary from the prices quoted by the supplier in his bid, with the exception of any price adjustments authorized in SCC or in the purchaser's request for bid validity extension, as the case may be.
- 18. Contract amendments**
- 18.1 No variation in or modification of the terms of the contract shall be made except by written amendment signed by the parties concerned.
- 19. Assignment**
- 19.1 The supplier shall not assign, in whole or in part, its obligations to perform under the contract, except with the purchaser's prior written consent.
- 20. Subcontracts**
- 20.1 The supplier shall notify the purchaser in writing of all subcontracts awarded under this contracts if not already specified in the bid. Such notification, in the original bid or later, shall not relieve the supplier from any liability or obligation under the contract.
- 21. Delays in the supplier's performance**
- 21.1 Delivery of the goods and performance of services shall be made by the supplier in accordance with the time schedule prescribed by the purchaser in the contract.
- 21.2 If at any time during performance of the contract, the supplier or its subcontractor(s) should encounter conditions impeding timely delivery of the goods and performance of services, the supplier shall promptly notify the purchaser in writing of the fact of the delay, its likely duration and its cause(s). As soon as practicable after receipt of the supplier's notice, the purchaser shall evaluate the situation and may at his discretion extend the supplier's time for performance, with or without the imposition of penalties, in which case the extension shall be ratified by the parties by amendment of contract.
- 21.3 No provision in a contract shall be deemed to prohibit the obtaining of supplies or services from a national department, provincial department, or a local authority.
- 21.4 The right is reserved to procure outside of the contract small quantities or to have minor essential services executed if an emergency arises, the supplier's point of supply is not situated at or near the place where the supplies are required, or the supplier's services are not readily available.

21.5 Except as provided under GCC Clause 25, a delay by the supplier in the performance of its delivery obligations shall render the supplier liable to the imposition of penalties, pursuant to GCC Clause 22, unless an extension of time is agreed upon pursuant to GCC Clause 21.2 without the application of penalties.

21.6 Upon any delay beyond the delivery period in the case of a supplies contract, the purchaser shall, without canceling the contract, be entitled to purchase supplies of a similar quality and up to the same quantity in substitution of the goods not supplied in conformity with the contract and to return any goods delivered later at the supplier's expense and risk, or to cancel the contract and buy such goods as may be required to complete the contract and without prejudice to his other rights, be entitled to claim damages from the supplier.

22. Penalties

22.1 Subject to GCC Clause 25, if the supplier fails to deliver any or all of the goods or to perform the services within the period(s) specified in the contract, the purchaser shall, without prejudice to its other remedies under the contract, deduct from the contract price, as a penalty, a sum calculated on the delivered price of the delayed goods or unperformed services using the current prime interest rate calculated for each day of the delay until actual delivery or performance. The purchaser may also consider termination of the contract pursuant to GCC Clause 23.

23. Termination for default

23.1 The purchaser, without prejudice to any other remedy for breach of contract, by written notice of default sent to the supplier, may terminate this contract in whole or in part:

- (a) if the supplier fails to deliver any or all of the goods within the period(s) specified in the contract, or within any extension thereof granted by the purchaser pursuant to GCC Clause 21.2;
- (b) if the Supplier fails to perform any other obligation(s) under the contract; or
- (c) if the supplier, in the judgment of the purchaser, has engaged in corrupt or fraudulent practices in competing for or in executing the contract.

23.2 In the event the purchaser terminates the contract in whole or in part, the purchaser may procure, upon such terms and in such manner as it deems appropriate, goods, works or services similar to those undelivered, and the supplier shall be liable to the purchaser for any excess costs for such similar goods, works or services. However, the supplier shall continue performance of the contract to the extent not terminated.

24. Anti-dumping and countervailing duties and rights

24.1 When, after the date of bid, provisional payments are required, or anti-dumping or countervailing duties are imposed, or the amount of a provisional payment or anti-dumping or countervailing right is increased in respect of any dumped or subsidized import, the State is not liable for any amount so required or imposed, or for the amount of any such increase. When, after the said date, such a provisional payment is no longer required or any such anti-dumping or countervailing right is abolished, or where the amount of such provisional payment or any such right is reduced, any such favourable

difference shall on demand be paid forthwith by the contractor to the State or the State may deduct such amounts from moneys (if any) which may otherwise be due to the contractor in regard to supplies or services which he delivered or rendered, or is to deliver or render in terms of the contract or any other contract or any other amount which may be due to him

25. Force Majeure

25.1 Notwithstanding the provisions of GCC Clauses 22 and 23, the supplier shall not be liable for forfeiture of its performance security, damages, or termination for default if and to the extent that his delay in performance or other failure to perform his obligations under the contract is the result of an event of force majeure.

25.2 If a force majeure situation arises, the supplier shall promptly notify the purchaser in writing of such condition and the cause thereof. Unless otherwise directed by the purchaser in writing, the supplier shall continue to perform its obligations under the contract as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the force majeure event.

26. Termination for insolvency

26.1 The purchaser may at any time terminate the contract by giving written notice to the supplier if the supplier becomes bankrupt or otherwise insolvent. In this event, termination will be without compensation to the supplier, provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the purchaser.

27. Settlement of Disputes

27.1 If any dispute or difference of any kind whatsoever arises between the purchaser and the supplier in connection with or arising out of the contract, the parties shall make every effort to resolve amicably such dispute or difference by mutual consultation.

27.2 If, after thirty (30) days, the parties have failed to resolve their dispute or difference by such mutual consultation, then either the purchaser or the supplier may give notice to the other party of his intention to commence with mediation. No mediation in respect of this matter may be commenced unless such notice is given to the other party.

27.3 Should it not be possible to settle a dispute by means of mediation, it may be settled in a South African court of law.

27.4 Mediation proceedings shall be conducted in accordance with the rules of procedure specified in the SCC.

27.5 Notwithstanding any reference to mediation and/or court proceedings herein,

- (a) the parties shall continue to perform their respective obligations under the contract unless they otherwise agree; and
- (b) the purchaser shall pay the supplier any monies due the supplier.

28. Limitation of liability

28.1 Except in cases of criminal negligence or willful misconduct, and in the case of infringement pursuant to Clause 6;

- (a) the supplier shall not be liable to the purchaser, whether in contract, tort, or otherwise, for any indirect or consequential loss

or damage, loss of use, loss of production, or loss of profits or interest costs, provided that this exclusion shall not apply to any obligation of the supplier to pay penalties and/or damages to the purchaser; and

- (b) the aggregate liability of the supplier to the purchaser, whether under the contract, in tort or otherwise, shall not exceed the total contract price, provided that this limitation shall not apply to the cost of repairing or replacing defective equipment.

29. Governing language

- 29.1 The contract shall be written in English. All correspondence and other documents pertaining to the contract that is exchanged by the parties shall also be written in English.

30. Applicable law

- 30.1 The contract shall be interpreted in accordance with South African laws, unless otherwise specified in SCC.

31. Notices

- 31.1 Every written acceptance of a bid shall be posted to the supplier concerned by registered or certified mail and any other notice to him shall be posted by ordinary mail to the address furnished in his bid or to the address notified later by him in writing and such posting shall be deemed to be proper service of such notice
- 31.2 The time mentioned in the contract documents for performing any act after such aforesaid notice has been given, shall be reckoned from the date of posting of such notice.

32. Taxes and duties

- 32.1 A foreign supplier shall be entirely responsible for all taxes, stamp duties, license fees, and other such levies imposed outside the purchaser's country.
- 32.2 A local supplier shall be entirely responsible for all taxes, duties, license fees, etc., incurred until delivery of the contracted goods to the purchaser.
- 32.3 No contract shall be concluded with any bidder whose tax matters are not in order. Prior to the award of a bid the Department must be in possession of a tax clearance certificate, submitted by the bidder. This certificate must be an original issued by the South African Revenue Services.