



a world class African city

25 July 2008



City of Johannesburg  
Johannesburg Development Agency

No 3 President Street  
The Bus Factory  
Newtown  
Johannesburg, 2000

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[www.joburg.org.za](http://www.joburg.org.za)

Dear Sir / Madam

**REQUEST FOR PROPOSALS FOR A SPECIALIST PROPERTY CONSULTANT SERVICE PROVIDER TO UNDERTAKE AN ANALYSIS OF THE IMPACT OF THE JDA'S AREA-BASED REGENERATION PROJECTS ON PRIVATE SECTOR INVESTMENT**

The Johannesburg Development Agency (JDA) is a wholly owned agency of the City of Johannesburg which stimulates and supports area-based based development initiatives throughout the Johannesburg metropolitan area in support of the City of Johannesburg's Growth and Development Strategy.

As development manager of these initiatives, the JDA coordinates and manages capital investment and other programmes involving both public and private sector stakeholders.

Kindly furnish me with a written quotation for the supply of the professional services as stipulated below.

The JDA invites tenders from specialist property consultant service providers with experience in undertaking research and analysis and with detailed knowledge of the inner city property market. The JDA is calling for a service provider to undertake a review and analysis of the impact of JDA's area-based regeneration projects in the Inner City on leveraging private sector investment.

The purpose of this piece of work is to provide the JDA with detailed information on private sector investments in Greater Newtown, Fashion District, Greater Ellis Park, Braamfontein and the High Court Precinct developments which can either directly or indirectly be attributed to the JDA's area-based regeneration projects in these areas.

The scope of work will include, but not be limited:

- To establishing a typology of investors and their motivation for investing in these areas
- To quantifying private sector investment in these JDA development areas to date (in the last 5 years)
- To quantifying proposed future private sector investment in these JDA development areas
- To analysing the property market trends in the aforementioned JDA development areas

This project will commence by early of August 2008 and the completion date is end September 2008.

The quotation must be submitted on the letterhead of your business and can either be faxed or delivered by hand not later than 12.00 on 1 August 2008 to: The Bus Factory, 3 President Street, Newtown. Johannesburg. The quotation should also include a company profile and references for similar work undertaken.

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**Building a better city**

**Directors**

S. Nkosi (Chairperson) L. Bethlehem (CEO) R. Moola N. Fraser S. Sengani L. Matlhape V. Mokwena L. Vuthula  
A. Goldsmith (Company Secretary)  
Registration Number: 2001/005101/07

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The following conditions will apply:

- A valid Tax Clearance Certificate must be submitted
- Price(s) quoted must be valid for at least thirty (30) days from date of your offer.
- Price(s) quoted must be firm and must be inclusive of VAT.
- A firm delivery period must be indicated.
- If the price quoted is above R 30 000 (inclusive of VAT), the quotation will be evaluated in terms of the 80/20 preference point system as prescribed in the Preferential Procurement Policy Framework Act (No 5 of 2000). For this purpose the Tax Clearance Certificate, Declaration of Interest and the BEE Forms are enclosed and must be scrutinized, completed and submitted together with your quotation.
- If the JDA is unable to make an award that is less than R200 000 (including VAT) the work will be put out to public tender.
- The successful provider will be the one scoring the highest points.

The Johannesburg Development Agency's selection of qualifying tenders will be in the Johannesburg Development Agency's sole discretion and shall be final. The Johannesburg Development Agency does not bind itself to accept any particular tender. Correspondence shall be entered into with the successful tender.

The JDA reserves the right not to appoint a service provider.

Enquires can be directed to K Harrison on 011-6887841 or kharrison@jda.org.za

**NB: No quotations will be considered from persons in the service of the state<sup>1</sup>**

Failure to comply with these conditions may invalidate your offer.

Yours faithfully

Dr. K. Harrison  
Executive Manager: Planning and Strategy

<sup>1</sup> \* MSCM Regulations: "in the service of the state" means to be –

- (a) a member of –
  - (i) any municipal council;
  - (ii) any provincial legislature; or
  - (iii) the national Assembly or the national Council of provinces;
- (b) a member of the board of directors of any municipal entity;
- (c) an official of any municipality or municipal entity;
- (d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
- (e) a member of the accounting authority of any national or provincial public entity; or
- (f) an employee of Parliament or a provincial legislature.

DELIVERY ADDRESS:

The Bus Factory  
3 President Street, Newtown, Johannesburg





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DELIVERY ADDRESS:

**{Insert delivery address}**\_\_\_\_\_