INVITATION TO PROVIDE EXPRESSION OF INTEREST

YOU ARE HEREBY INVITED TO PROVIDE AN EXPRESSION OF INTEREST FOR DEVELOPMENT SERVICES

ADVERT DATE: 21 AUGUST 2026

COMPULSORY BRIEFING: **NOT APPLICABLE**

CLOSING DATE: 21 September 2026 CLOSING TIME: **12H00**

EOI DESCRIPTION: **EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE**

EOI NUMBER: **JD**AEOI/004/2026

OFFER

THE FOLLOWING PARTICULARS MUST BE FURNISHED
(FAILURE TO DO SO WILL RESULT IN YOUR BID BEING DISQUALIFIED)

NAME OF BIDDER .....

BID DESCRIPTION .....

BID NUMBER .....

POSTAL ADDRESS .....

STREET ADDRESS .....

CONTACT PERSON .....

TELEPHONE NUMBER CODE ..... NUMBER .....

CELLPHONE NUMBER .....

FACSIMILE NUMBER CODE ..... NUMBER .....

E-MAIL ADDRESS .....

COMPANY REGISTRATION NUMBER .....

NATIONAL CENTRAL SUPPLIER DATABASE NUMBER .....

VAT REGISTRATION NUMBER .....

TAX VERIFICATION PIN NUMBER .....

SUB TOTAL BID PRICE ..... excluding Value Added Tax

15 % VAT .....

TOTAL BID PRICE .....including Value Added Tax

TOTAL BID PRICE in words .....

.....

.....

..... excluding Value Added Tax / including Value Added Tax

SIGNATURE OF BIDDER .....

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

DATE .....

SUPPLIERS DATABASE REGISTRATION

Bidders must be actively registered on the National Treasury Central Supplier Database (CSD) at the time of tender closure. Failure to provide a valid CSD registration number will result in immediate disqualification.

For more information on registration, please:

Mr. Yandisa Dinga on 011 688 7878

EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE

To all Stake Holders

RE: The channels of reporting fraudulent and Corrupt Activities

The City of Johannesburg has a **zero-tolerance approach to Fraud, Theft, Corruption, Maladministration, and Collusion** by suppliers with employees.

To reinforce this commitment, more channels have been added to report any Fraudulent and Corrupt activities.

Instances of corporate fraud and misconduct remain a constant threat to service delivery. The City of Johannesburg took a resolution to adopt strategic interventions aimed at combatting fraud and corruption.

The City took a decision to centralize the reporting of fraudulent and corrupt activities through the establishment of an independent fraud hotline.
All people doing business with the Johannesburg Development Agency are encouraged to report any corrupt or illegal practice.

Employees are encouraged to report fraud, waste or other concerns suggestive of dishonest or illegal activities.

Anyone can report fraudulent and corrupt activities through one of the following channels:

- Toll free number: 0800-0025-87 (all official languages)
- Email Address: whistle@joburg.org.za
- Walk in: 48 Ameshhof Street, SAPPI Building, East Wing, 5th Floor
- Social Media Pages: Facebook (Group Forensic and investigation services GFIS) and Twitter (@cojgfis
- Management Request and referrals: Various Departments and Entities

Let’s join hands to take up the Fight against Fraud and Corruption in our society.

WE ENCOURAGE ALL PEOPLE DOING BUSINESS WITH US TO REPORT ANY CORRUPT OR ILLEGAL PRACTICE

JOHANNESBURG DEVELOPMENT AGENCY

ADVERT DATE: 21 August 2026

COMPULSORY BRIEFING: Not Applicable

CLOSING DATE: 21 September 2026 CLOSING TIME: **12H00**

EOI DESCRIPTION: **EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE**

EOI NUMBER: **JDA**EOI/0**04/2026**

August 2026

EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE

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EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE

COPY OF ADVERT

TENDERING PROCEDURES

Tender Notice and Invitation to Tender

BID DESCRIPTION: EPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE

BID NUMBER: JDAEOI/004/2026

The JDA is requesting for Expressions Of Interest from suitable and qualified Service Providers for the proposed mixed-use development and long-terms lease of Klipfontein Wellness Centre in Johannesburg, Gauteng.

Documents can be downloaded from the JDA website: www.jda.org.za and e-Tenders portal www.etenders.gov.za from the 21 **August 2026,** and only tender documents that are downloaded from the stipulated websites only can be submitted. The retyping of the tender document is not permitted.

Queries relating to the issue of these documents and procurement related issued may be addressed to Yandisa Dinga on e-mail: YDinga @jda.org.za

Technical queries or queries relating to the project may be addressed to Tebogo Molosiwa on e-mail: TMolosiwa@jda.org.za

The closing time for receipt of tenders is 12:00pm on 21 September 2026. Telegraphic, telephonic, telex, facsimile, e- mail and late tenders will not be accepted.

Tenders must only be submitted on the tender documentation that is issued. The retyping of the tender document is not permitted.

Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender Data.

The JDA's selection of qualifying tenders will be at the JDA's sole discretion and will be final. The JDA does not bind itself to accept any particular tender and correspondence will be entered into with successful tenderer.

"WE ENCOURAGE ALL PEOPLE DOING BUSINESS WITH US TO REPORT ANY CORRUPT OR ILLEGAL PRACTICE, USING THE ANTI-FRAUD HOTLINE NUMBER: 0800 002 587".

EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE

1. INTRODUCTION

The Johannesburg Development Agency (JDA) plays a pivotal role in driving area-based developments that support the strategic vision and long-term objectives of the City of Johannesburg. As a key implementing entity within the Economic Growth Cluster, the JDA delivers programmes that advance the City's Growth and Development Strategy while contributing to an equitable, sustainable, and resilient urban environment. Through innovative and efficient project management, the JDA ensures that its interventions meaningfully support spatial transformation and inclusive economic growth.

Johannesburg, like many South African cities, is undergoing rapid and often unpredictable transformation. Accelerated urbanisation presents both significant development opportunities and complex challenges. Targeted, sustained interventions in urban planning and development are essential to ensure that these changes do not further entrench socio-spatial inequalities between affluent and marginalised communities. The momentum generated by rapid urbanisation, increasing global connectivity, and local economic growth represents an opportunity that must be strategically harnessed through purposeful public investment in the city's spatial fabric. Spatial transformation remains a central priority for South African cities as they work to redress the spatial and systemic inequities created by historical segregation. Achieving this transformation is crucial to ensuring that all residents have equitable access to opportunities, services, and urban amenities.

The City of Johannesburg is firmly committed to advancing spatial transformation to improve liveability, sustainability, and urban resilience. In support of this commitment, the Johannesburg Development Agency (JDA) grounds its development interventions in a 6 clear set of strategic objectives. The Agency's mandate aligns with the Growth and Development Strategy 2040 (GDS 2040), which emphasises resilience, liveability, and sustainability, and it contributes to the broader cross-cutting targets of the City's Economic Growth Cluster.

The City of Johannesburg is proposing to redevelop the site as a mixed-use area through a long-term development lease and operational model. This approach is designed to mobilise private-sector investment to complete Klipfontein Wellness Centre while ensuring its continued operation, proper maintenance, and long-term sustainability as a community-serving asset. The proposed development will enable the City to retain ownership of the property whilst appointing a developer to fund the completion of the facility and manage its operation and maintenance for the duration of an agreed long-term lease.

EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE

1.1.1 Invitation for Expression of Interest

The Johannesburg Development Agency (JDA) in collaboration with the City of Johannesburg Departments of Health and Social Development hereby invites an Expression of Interest from private sector companies/consortia/developers/funders (hereby referred to as Private Parties) according to the terms set out in this Expression of Interest (EOI).

Private parties may ask for clarification on this EOI invite up to the close of business day, 48 hours before the closing date specified for this EOI. Any request by Private parties must be e-mailed to the responsible officials set out in section 9 of this EOI and it is important to note that telephonic or written requests will not be accepted.

The JDA makes no guarantees and takes no responsibility for the accuracy and completeness of this request of EOI and disclaims and liability for any interested party's use of the information. The JDA may change or replace any information contained in this EOI at any time, without giving any prior notice or providing any reason. Private Parties may not contact the JDA on any matter pertaining to the EOI invite from the closing date of the EOI to the time the JDA deems it necessary to provide feedback. In respect of communication to the respective Private Parties, between the closing date of the EOI and the completion of the process, such may be done through e-mail communication by any JDA official or person acting on advisory capacity to/for the JDA.

1.1.2 Location

The Klipfontein Wellness Centre is being developed on a portion of the land, which constitutes the first phase of the development. There is a still a significant portion of the land that can be developed and can attract investment through further uses of the land parcel. The Klipfontein Wellness Centre is located on Erf 538, Klipfontein View, South-East of Midrand within the City of Johannesburg.

PROPERTY DESCRIPTION	OWNER	EXTENT	CURRENT USE	ZONING
Klipfontein Wellness Centre	CoJ	33 521 m²	Health Facilities	Institutional

EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE

SITE DEVELOPMENT PLAN: ERF 538 KLIPFONTEIN VIEW

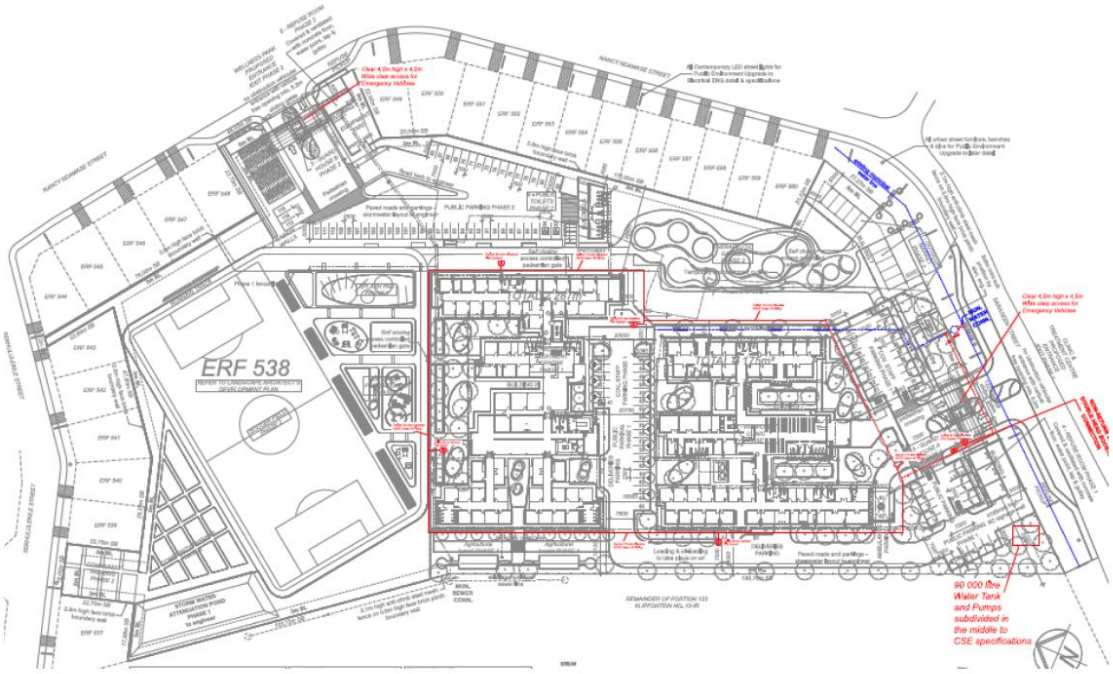

Figure 1 Site Development Layout

2. Scope of works

The Klipfontein View Wellness Centre is currently at construction stage and has reached an estimated 60% completion progress. The progress achieved to date demonstrates the City of Johannesburg's commitment toward the successful completion of the projects. However, due to financial strains and destress faced by the City the project is currently suspended. Additional funding and sponsorship support are therefore being sought through seeking interesting partners to assist the City with completion of the project.

The scope of works to comprise of, but not limited to:

- Wellness and healthcare facilities;
- Community support services;
- Administrative facilities;
- Outdoor recreational facilities;
- Outdoor gym facilities;
- Running track and sports fields;
- Community farming areas;
- Public open space and recreational facilities;
- Associated civil, electrical, mechanical and landscaping infrastructure.

3. Elimination Criteria

Expression of Interest will be eliminated under the following conditions:

Submission after the deadline;
Responses submitted at incorrect locations;
Submissions from restricted suppliers in line with Treasury Regulations.

TERMS AND CONDITIONS

4. EOI Programme

The EOI programme, as currently envisaged, incorporates the following key dates:

- Issue of EOI documents: 21 August 2026
- Closing/Submission Date: 21 September 2026

The JDA will inform all successful service providers to be places on the pre-qualification list in due course.

5. Submission of Responses

- All expressions of interest are to be submitted to **tenders@jda.org.za**
- Mail size limit is 25MB (multiple e-mails can be sent if necessary).
- All expressions of interest are to be clearly marked with EOI number on the subject line.
- Responses submitted by companies must be signed by a person(s) duly authorized.

Parties interested in this EOI should submit information under the headings below. They are welcome to provide additional information.

Respondents must submit information on Sections A, B and C relating to the EOI as per below:

SECTION A: CONTACT INFORMATION	
Name of respondent (Company name)	
Name of contact person submitting the EOI response	
Contact details	
Postal address	
Telephone	
Cell phone	
E-mail address	

EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE

SECTION B: COMPANY PROFILE AND EXPERIENCE	
Names and locations of past development or current operations	
Market segment(s) currently actively engaged in	
Number of years in operation	
Black Economic Empowerment profile/status	
Memberships/Affiliations	

NB: Please submit latest company profile.

SECTION C: PROPOSED INTEREST IN THE KLIPFONTEIN WELLNESS CENTRE OPPORTUNITY
Fully describe your proposed solution(s) related to the opportunity at hand including the potential development and any other amenities. **Please attach proposal(s).**
Are you interested as a developer or as an operator or both?
What estimated period of agreement would make your investment viable?
What specific conditions would encourage you to bid?
What specific conditions would discourage you from bidding?

Please feel free to provide additional information.

6. Deadline for Submission

- Expression of Interest shall be submitted at the e-mail address mentioned above, no later than the closing date of 21 September 2026 at 12h00.
- Where an EOI is not received by the JDA by the due date and stipulated place, it will be regarded as a late EOI. Late EOIs will not be considered.

7. Evaluation Process

- The EOI evaluation will not include a functionality nor price evaluation.

8. Validity of Responses

The Expression of Interest shall be valid for a minimum period of 180 days/ six (6) months calculated from the closing date.

9. Enquiries and Contact with the JDA

Any enquiries regarding this EOI shall be submitted in writing to the JDA at NMashamaite@jda.org.za with "EOI No JDAEOI/004/2026 – **Invitation for private parties/consortia/developers/funders to submit an Expression of Interest for the Klipfontein Wellness Centre" as the subject.**

10. Medium of Communication

All documentation submitted in response to this Expression of Interest must be in English.

11. Medium of Communication

Service providers are expected to fully acquaint themselves with the conditions, requirements and specifications of this EOI before submitting responses. Each service provider assumes all risks for resource commitment and expenses, direct and indirect, of EOI preparation and participation throughout the EOI process. The JDA is not responsible for direct and indirectly for any costs incurred by service providers.

12. JDA Reserves the Right To

- Extend the Closing Date.
- Verify any information contained in a response.
- Cancel of withdraw this EOI as a whole or in part.
- Not include any supplier on a list of pre-approved potential bidders for further consideration i.e. Request for Proposal (RFP) or Request for Bid (RFB).

13. Disclaimer and Limitations

This EOI is an Expression of Interest only and not an offer document; answers/responses to it must not be construed as acceptance of an offer or imply the existence of a contract between the parties. By submission of its EOI, service providers shall be deemed to have satisfied themselves with and to have accepted all Terms and Conditions of this EOI. The JDA makes no representation, warranty, assurance, guarantee or endorsements to service provider(s) concerning the EOI, whether with regards to its accuracy, completeness or otherwise and the JDA shall have no liability towards the service provider or any other party in connection therewith.

The JDA will acknowledge receipt of EOIs received but reserves the right not to proceed any further with the proposed process. If a procurement process follows for the opportunity, all interested parties that submitted the EOI will be open to bid as well as any other interested commercial parties.

EXPRESSION OF INTEREST: INVITATION FOR PRIVATE PARTIES/CONSORTIA/ DEVELOPERS/FUNDERS TO SUBMIT AN EXPRESSION OF INTEREST FOR THE PROPOSED MIXED-USE DEVELOPMENT AND LONG-TERM LEASE OF KLIPFONTEIN WELLNESS CENTRE

ANNEXURE A : BUSINESS DECLARATION

Tender/EOI Number : ……

Tender/EOI Description : ……

Name of Company : ……

Contact Person : ……

Postal Address : ……

……

Physical Address : ……

……

Telephone Number : ……

Fax Number : ……

Cell Number : ……

E-mail Address : ……

Company/enterprise Income Tax Reference Number : ……
(Insert personal income tax number if a one person business and personal income tax numbers of all partners if a partnership)

VAT Registration Number : ……

Company Registration Number : ……

1. Type of firm

- ❑ Partnership
- ❑ One person business/sole trader
- ❑ Close corporation
- ❑ Public company
- ❑ Private company

(Tick one box)

2. Principal business activities

……

……

……

3. Total number of years company has been in business: ……

4. Detail all trade associations/professional bodies in which you have membership

……

……

……

5. Did the firm exist under a previous name?

- ❑ Yes
- ❑ No

(Tick one box)

If yes, what was its previous name? ……

6. How many permanent staff members are employed by the firm:

Full Time : ……

Part Time : ……

7. In the case of a firm which renders services for different disciplines, how many permanent staff members are employed by the firm in the discipline for which you are tendering:

Full Time : ……

Part Time : ……

8. What is the enterprise's annual turnover for the last three years and what is the estimated turnover of current commitments from 1 July 2015 to 30 June 2016 (excl. VAT):

R …… Year.....

R …… Year.....

R …… Year.....

Annexure B: COVER LETTER FROM RESPONDENT

Company Letterhead

[Date]

The Project Management Office

Johannesburg Development Agency

3 Helen Joseph Street

Newtown, 2001

Reference: Invitation for Expression of Interest for private parties/consortia/developers/funders to submit an expression of interest for the proposed mixed-use development and long-term lease of the Klipfontein Wellness Centre in Gauteng Province, South Africa.

Dear Sir/Madam,

This is to notify you that our company/firm/consortium intends to submit an interest in response to the EOI for the proposed mixed-use development and long-term lease of Klipfontein Wellness Centre in Gauteng, South Africa. Primary and secondary contacts for our company are:

Details	**Primary**	**Secondary**
Name:		
E-mail:		
Telephone:		
Cell Phone:		
Address:		

We confirm that the information contained in the response or any part thereof, including its exhibits, and other documents and instruments delivered or to be delivered to the JDA, is true, accurate, verifiable and complete.

The response includes all information necessary to ensure that the statements there in do not in whole or in part misleads JDA in its evaluation process. We fully understand and agree to comply that on verification, if any of the information provided here is found to be misleading, we are liable to be dismissed from the EOI process for the Klipfontein Wellness Centre.

We agree by the conditions set within this EOI. It is hereby confirmed that I/We are entitled to act on behalf of our company/consortium and empowered to sign this document as well as such other documents, which may be required in this connection.

Sincerely,

_____

(Signature)

In the capacity of:

Duly authorized to sign the EOI Response for and behalf of: [Bidder's Name]