



Tender Notice and Invitation to Tender

THEEWATERSKLOOF MUNICIPALITY, Directorate: Economic Development and Planning invites tenders for Contract No.: **TPM 02/2025/26– LONG TERM LEASE OF ERF 4762, CALEDON FOR A COMMERCIAL MIXED-USE DEVELOPMENT.**

Only tenderers who satisfy the eligibility and responsiveness criteria stated in the Tender Conditions and Tender Data are eligible to submit tenders.

All bids received shall be evaluated in terms of the Theewaterskloof Municipality Supply Chain Management Policy, read with the Preferential Procurement Regulations of 2022. It is estimated that the 80/20 preference points system will be applicable. Tenders will be evaluated in terms of price and preference.

A set of Tender Documents may be obtained from the Theewaterskloof Municipality, Supply Chain Management Department, 06 Plein Street, Caledon from **Wednesday 29 October 2025** during office hours Monday to Thursday 07h45-13h00 and 13h45-16h45 and Fridays 07h45-13h00 and 13h45-15h30. **Payment of a non-refundable tender participation**

fee

of

R 550.00 (VAT Inclusive) is applicable. It is an administrative criterion and is payable by means of electronic transfer or direct deposit only. Proof of payment of the participation fee should accompany your tender document when submitting it. Refer enquiries **only in the aforementioned regard** to Hanro September at hanrose@twk.gov.za.

All technical enquiries must be directed to Directorate Economic Development and Planning to:

Mr. Edward Wessels
Theewaterskloof Municipality,
Caledon
7230
E-mail: ronaldwe@twk.gov.za

A compulsory clarification meeting with representatives of the Employer will take place at the Caledon Town Hall, 22 Plein Street, Caledon, 7230 on Friday 14 November 2025, starting at 10:00. Prospective tenderers who arrive later than 10:15 will not be allowed into the Clarification meeting. Tenderers should be represented at the site visit/clarification meeting by a person who is suitably qualified and experienced to comprehend the implications of the work involved.

The closing time for receipt of tenders is **12h00 on Friday, 05 December 2025** at the Theewaterskloof Municipality, 6 Plein Street, Caledon. Tenders, in sealed envelopes, marked **TPM 02/2025/26 LONG TERM LEASE OF ERF 4762, CALEDON FOR A COMMERCIAL MIXED-USE DEVELOPMENT**, must be placed in Tender Box No.1, located at the main entrance of Theewaterskloof Municipality, 6 Plein Street, Caledon. Telegraphic, telephonic, telex, facsimile,

electronic/e-mailed and late tenders will not be accepted. Tenders may only be submitted on the tender documentation that has been issued. Please note that the tender box is open 24/7 and that the deposit slot opening is 5 x 30 cm.

Functionality criteria will be assessed and scored as prescribed by PPPFA Regulation and a minimum threshold as indicated below applies. A tender that fails to meet the minimum functionality threshold will be regarded as an unacceptable tender.

	Principle	Minimum Points
a.	OVERALL EXPERIENCE AND TRACK RECORD OF BIDDER, SITE AND DEVELOPMENT PLAN, AND CSI CONTRIBUTION	40 out of 65

Council reserves the right to accept a tender in full, partially, or not at all and is not obliged to accept the highest tender received. Requirements for sealing, addressing, delivery, opening and assessment of tenders are stated in the Tender Data.

The 80/20 preference point system in terms of the Theewaterskloof Municipality's Preferential Procurement Policy will be applicable as follows;

Price 80

Specific goals: (20)

a) B-BBEE status level of the contributor 10

b) promotion of local area enterprises 10

Total points 100

WF Hendricks
Municipal Manager
Theewaterskloof Municipality
P O Box 24
6 Plein Street
Caledon
7230