



Western Cape
Government

BETTER TOGETHER.

BID NOTICE

PROCUREMENT OF A PROPERTY DEVELOPER FOR THE BETTER LIVING MODEL EXEMPLAR PROJECT IN CAPE TOWN.

TENDER NO: RFP 001/18 TPW

The Western Cape Government (WCG) is currently implementing seven priority projects called 'Game Changers'. The 'Better Living Model' Game Changer aims to develop safe and affordable 'Live, Work, Play & Learn' environments on well-located state property. The former Conradie Hospital site has been selected as the location for the first project of this kind, which has been afforded catalytic priority status by the National Department of Human Settlements. A Property Developer is required to deliver a residentially-led, mixed-use development maximizing urban land-use and incorporating a range of subsidized and open-market housing products and tenure options.

The 22 hectare site is located west of Thornton and northeast of Pinelands. The WCG will make the site available to a Property Developer through a Land Availability and Development Agreement. Subdivided and sectionalized improvements will transfer directly from the WCG to end users. The City of Cape Town Municipal Planning Tribunal granted approval for rezoning to sub-divisional area in October 2017. The rezoning approval is subject to the City's appeals process that is currently underway. The City and WCG have committed Urban Settlements Development Grant (USDG) and other funding respectively for a portion of bulk infrastructure and service requirements and the project is eligible for social housing grants. The WCG plans to award the project to a Developer before end of 2018.

The WCG through its implementing Department of Transport & Public Works invites interested and suitably experienced Property Developers to submit development Proposals for this multi-billion rand project, which must comply with the Rezoning and WCG development conditions. At least one suitably experienced and fully-accredited Social Housing Institution (SHI) must be included in the Developer's Project delivery structure.

NOTE: Developers and their nominated SHI's must meet specified qualification criteria in order for their proposals to be considered eligible.

Request for Proposal (RFP) documents will be available electronically from **8.00am on Friday 16 March 2018** and may be obtained by submitting a request to the following email address: **betterlivingmodel@westerncape.gov.za**

Any queries may be submitted to the same email address or if technical difficulties are being experienced, the Better Living Model Project Management Unit may be contacted telephonically on: **+27 21 483 5668**.

NOTE: A Compulsory Briefing Session will take place at the former Conradie Hospital Site entrance (**GPS: 33°55'21.6"S 18°31'14.9"E**) in Cape Town on Tuesday 27 March 2018 from 10.00am - 12.00pm. The RFP submission date is **Monday 21 May 2018 at 11.00am**. Late responses will not be accepted.