



Request For Proposal (RFP) for Leasing Proposals For The Student Centres Of The University of Johannesburg

Specifications

1. General

The University of Johannesburg (UJ) seeks to invite prospective tenants to submit proposals for leasing of space for vending machines on our campuses:

- Auckland Park Kingsway (APK)
- Auckland Park Bunting (APB)
- Doornfontein (DFC)
- Soweto Campus (SWC)

The request for prospective tenants to provide leasing proposals to the University of Johannesburg is based upon the following scope definition.

2. Scope Description

The university has four student centres located on its four campuses with a number of shops as detailed in the schedule listed below. The university is looking for prospective tenants to submit interest in providing our students and staff with a different mixed offering.

2.1 Shop Specifications

- Entertainment Area/Bar (APB & SWC)
- Supermarket (SWC)
- Pharmacy (All Campuses)
- Retail Resellers and Boutiques (All Campuses)
- eCommerce Retailers (All Campuses)
- Driving School (APB, DFC & SWC)
- Beauty salon or Barbershop (DFC & SWC)

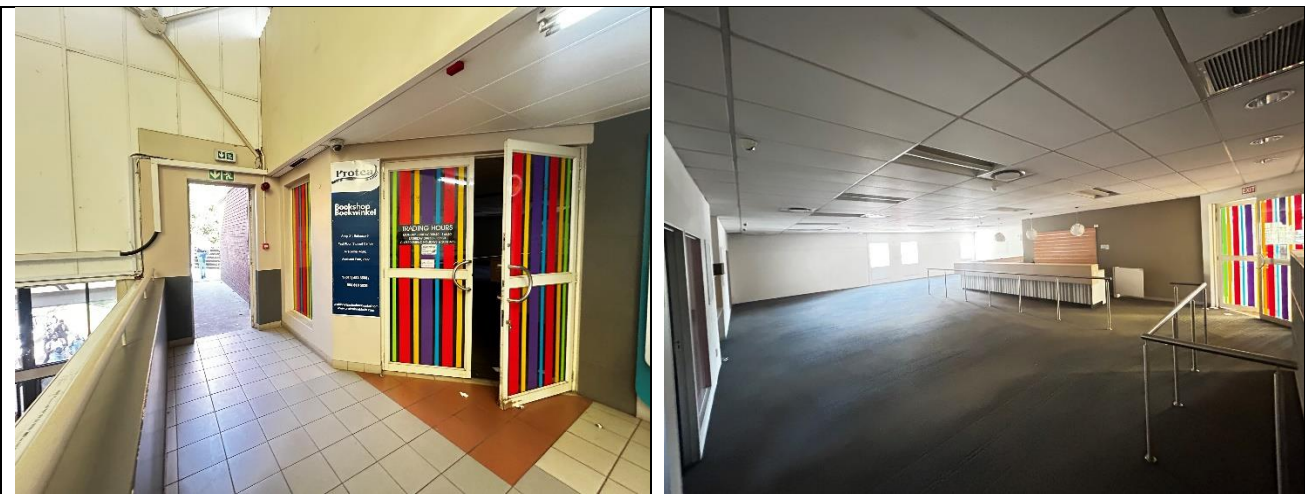
2.2 Schedule of Available Shops

Auckland Park Kingsway Campus – (APK)

R7000,00 pm Office & Retail shop to Let - Shop 2



R20,000 pm
200m² Office & Retail to Let – Shop 03



R7,000 pm
70m² Office To Let – Shop 05



Auckland Park Bunting Campus – (APB)

R10,050 pm

134m² Retail/Entertainment Area to Let – Shop 06



R 1575,00 pm

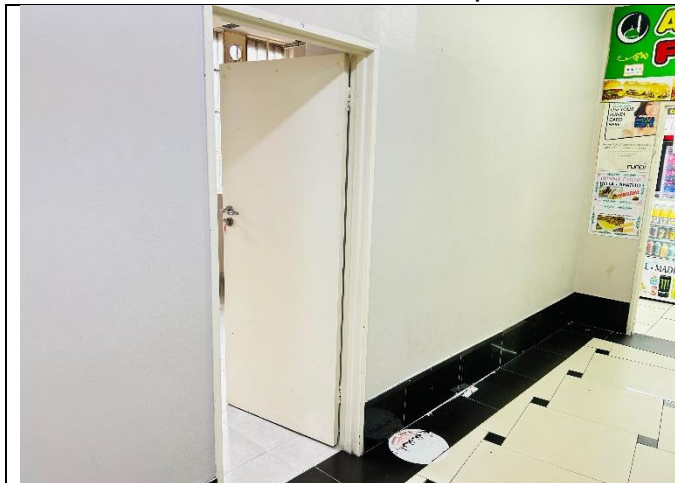
21m² Retail – Shop 07



Doornfontein Campus (DFC)

R2800,00 pm

20m² Retail/Office To Let – Shop 08



R3,920 pm
28m² Entertainment Space to Let – Shop 09



R4,200 pm
30m² Retail To Let – Shop 10



Soweto Campus (SWC)

R8,700 pm
87m² Office/Entertainment Space To Let – Shop 12



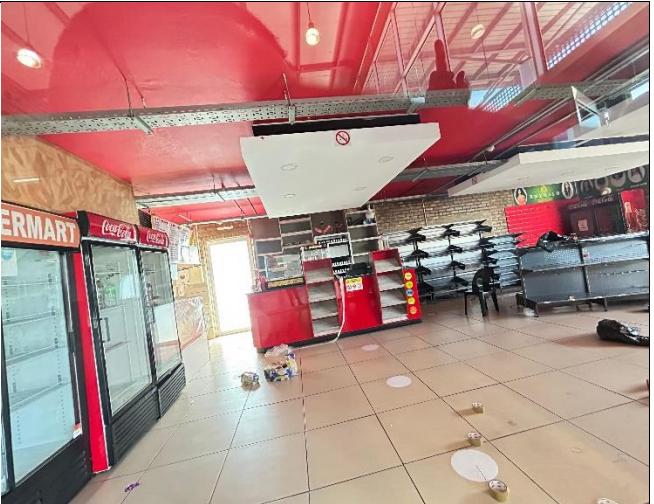
R8,800 pm

88m² Office/Entertainment Space to Let – Shop 13



R10 000,00 pm

87m² Supermarket to Let – Shop14



R4 400,00 pm

38m² Retail to let – Shop 15



Client

The client for this proposal is the University of Johannesburg, represented by Property Management (PM), situated at UJ on Empire, Corner Barry Hertzog and, Napier Rd, Richmond, Johannesburg, 2092.

3. Tenant's Responsibility

It is the duty of the tenants to ensure that the essential professional services that may be deemed necessary for the speedy execution of the proposal are specified within their brief.

The principal responsibilities of the tenant will be to:

- Provide professional services consistent with best practice from their area of expertise.
- Ensure compliance with all applicable regulations.
- Identify options and opportunities to enhance student wellbeing and income generation.
- Adhere to recyclable packaging

4. Legal Compliance

All tenants to comply with the Occupational Health and Safety Act (Act 85 of 1993) and all sub-regulations. All tenants to abide with conditions as set out in the signed Lease Agreements.

5. Commencement of Work

The tenants are to occupy available shops within one (1) month from signing of lease agreement from UJ.

6. Scope of Services

High Level Project Objectives:

The brief is to invite prospective tenants to provide leasing proposals for Student Centres of the University of Johannesburg. The overall objective is to ensure transparency and increase tenant mix and offerings at the Student Centres whilst meeting the needs of students and the University.

The Leasing Process should include, but not be limited to, the following:

- Review of current tenant-mix
- Review of current lease conditions
- Review of University Strategy and re-alignment of the role of the Student Centres objectives
- Review of the current rental charges
- UJ Stakeholder analysis and perception studies of the following
 - Staff
 - Students and International Students
 - Local Communities around the various campuses

7. Rental Schedule

Rental rates will be in accordance to the market rates as amended by the University of Johannesburg.

8. Contractual Agreement

The successful tenants will sign leases for a fixed period of 3 years with a 1-year option to renew period, with the University of Johannesburg as compiled by the Client and the Department of Corporate Governance of the University.

9. Documentation Required

- BBBEE Certificate
- SARS Tax Pin Clearance Certificate
- Letter of Good Standing
- Employee code of conduct handbook
- Certificate of compliance
- Company Registration Documents
- ID Copies Directors of the company
- Bank statements
- Proof of Address

NB all successful applicants will be subject to the universities vetting process.

Additional documentation required for Supermarket & Food Premises

- Certificate of acceptability
- R638 Training Certificate

Closing Date

**YOUR REQUEST FOR PROPOSAL AND SUPPORTING DOCUMENTATION
MUST BE SUBMITTED BY NO LATER THAN Friday, 30 May 2025**

**SUBMIT YOUR PROPOSALS AND SUPPORTING DOCUMENTS AT:
activations@uj.ac.za**

For enquiries, please email: activations@uj.ac.za.

LATE SUBMISSIONS WILL NOT BE CONSIDERED.