Date: 16 November 2026

CLARIFICATION TO BIDDERS

Bid Number	**EWSETA/RFQ/048/2026-27**
Bid Scope	**APPOINTMENT OF AN ESTATE AGENT TO CONDUCT COMMERCIAL PROPERTY RESEARCH AND MARKET ANALYSIS**

QUESTIONS AND ANSWERS RAISED DURING THE BRIEFING SESSION.

No.	Questions	Answers
Q1.	Would a bid be considered compliant if the Market Research Company is the primary contracting entity, but the registered Estate Agent acts as the lead technical partner (providing the required PPRA registration, Fidelity Fund Certificate, and relevant experience)?	Please note that the primary bidding entity must meet the mandatory eligibility and compliance requirements stipulated in the RFQ. The PPRA registration and Fidelity Fund Certificate of a technical partner cannot automatically substitute for those of the primary contracting entity. Bidders are therefore required to ensure that their submissions comply with all mandatory requirements of the RFQ.
Q2.	Alternatively, do you strictly require the Estate Agent to be the formal Lead Bidder / Primary Entity within the Joint Venture structure?	The entity responsible for undertaking the regulated property-practitioner activities must hold valid PPRA registration and a Fidelity Fund Certificate
Q3.	Could EWSETA please confirm if there is a minimum number of properties required for the shortlist and comparative market analysis report?	There is no specified minimum number of properties required. The focus should be on the requested areas and locations as outlined in the RFQ, in accordance with EWSETA's requirements.
Q4.	Is the bidder permitted to submit a quotation of R0.00 for this RFQ, on the basis that the properties are identified through the SA State Agent, with the agency fees payable by the landlord? The bidder would then recover its commission from the eventual sale of the identified building.	No. Bidders are not permitted to quote R0.00 for this RFQ on the basis that the agency commission will be recovered from the eventual sale of the identified property. The bidder is required to submit a quotation in accordance with the pricing requirements stipulated in the RFQ.

No.	Questions	Answers
Q5.	The five-day RFQ turnaround period is relatively short and may limit bidders' ability to prepare comprehensive and competitive submissions. RFQ 5 days' timeline is limited	The five-day RFQ turnaround period is in accordance with EWSETA's procurement policy.
Q6.	Methodology – Item 4: Obtaining rental costs from landlords may present a challenge	Bidders were clarified that the requirement is to provide rental costs per square metre to enable EWSETA to estimate and budget for the anticipated rental expenditure. The information is required for budgeting purposes and not necessarily as a confirmed rental offer from the landlord.
Q7.	Clarification was sought on alternative documents to submit where certain Clause 3.13 deliverables may not readily available.	Bidders were advised to use the deliverables as a checklist to assess each recommended property against the specified requirements and available supporting documentation. EWSETA will request compliance document once a property has been recommended.

NB: The revised/amended RFQ is re-uploaded on all platforms where the original RFQ was advertised

EWSETA reserves the right to verify documentation submitted during the bid evaluation process.

NB: All other terms and conditions of the original bid document remain unchanged and in full force and effect.