



DURBAN UNIVERSITY OF TECHNOLOGY
INYUVESI YASETHEKWINI YEZOBUCHWEPHESHE

ENVISION2030

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EXPRESSION OF INTEREST: PRIVATE DEVELOPERS TO PARTNER WITH DURBAN UNIVERSITY OF TECHNOLOGY FOR THE LEASE-REFURBISH-OPERATE-TRANSFER AGREEMENT FOR HERTINE COURT STUDENT RESIDENTIAL BUILDING, NO. 128 SAINT ANDREWS STREET (DIAKONIA AVENUE), DURBAN

Submission details:

Prospective service providers must email a zip folder, shared folder, WeTransfer file to tenders@dut.ac.za. Service providers are to note that submissions are to be sent on one folder by no later **30 September 2026 by 11am.**

CLOSING DATE AND SUBMISSION

Expressions of Interest with **ALL SUPPORTING DOCUMENTS** must be submitted no later **than 30 September 2026 at 11:00 via tenders@dut.ac.za**. Submissions must be by way of zipfile or WeTransfer or shared folder **NOT** various emails. **Final site visit at Hertine court will be conducted on 18 September 2026 at 11am to 12h30pm. Site visits are not compulsory.**

1. INTRODUCTION

The Durban University of Technology (DUT) is seeking expressions of interest from qualified developers for the **Lease-Refurbish-Operate-Transfer Model**, a strategic partnership identified as part of the Student Accommodation Framework as a means to accelerate the pace of delivering student accommodation and diversify options/models available to the university for the same. This strategic partnership proposes a structure where the developer/Project Proponent will undertake the refurbishment including financing, operation and maintenance of the subject facility.

This EOI may lead to a closed bidding process involving only those service providers who have submitted the required documentation and complied with all specified requirements.

2. BACKGROUND

The Durban University of Technology owns a student accommodation building on 128 Saint Andrews Street (Diakonia Avenue), that has been left in a non-operational state for some years. This has left the university with a deficit when it comes to student residence provision, thus exposing students to longer distance travels. In trying to resolve that, the DUT is inviting developers to express their interest in partnering with the university and enter into a lease agreement to refurbish Hertine Court Student Residence to a habitable state, operate until the completion of the agreed period.

3. EXPLAINING THE LEASE-REFURBISH-OPERATE-TRANSFER MODEL

This development model proposes a working relationship with a developer that instills a culture of collaboration. The university and project proponent/developer will enter into a lease agreement for a fixed term period. The developer will operate the facility over a fixed term during which it is allowed to charge facility users appropriate fees, rentals, and charges not exceeding those that would be proposed in its bid or as negotiated and incorporated in the contract to enable the developer to recover its investment and operating and maintenance expenses in the project. The developer will be expected to transfer the facility to the Durban University of Technology at the end of the fixed term that shall not exceed **thirty** (30) years.

4. STAGE ONE: OVERVIEW OF MINIMUM REQUIREMENTS

For purposes of the above, the prospective developing partner shall, as part of their expression of interest, submit a business plan which shall, among others, identify their members, the equity, interest/contribution of each member to the company, their prospective professional team and contractor, if applicable. The experience of the company members must be attached so the university can determine the capacity to undertake the refurbishments and further operate the facility as needed. Key Personnel Experience must indicate sufficient experience in the relevant subject project. The Financial Capability must indicate capability to sustain the financing requirements for the detailed engineering design, construction and/or operation and maintenance phases of the project.

Interested developers are required to note the following compliance requirements. Submissions that do not meet these requirements will not be engaged further.

Required Documents	(Tick, if annexed)
Supplier information from page 7 to 8 including declaration must be completed.	
The Tax compliance status PIN (TCS PIN) must be submitted. Should the Bidders tax clearance status not be in order at close of the evaluation of the bid, this will lead to the invalidation of the bid document	
Valid entity registration documents, Trust documents, (for sole identity documents for sole owners)	
Business plan with CVs of company members with key personnel experience in the fields relevant or related to the subject project	
The prospective developer must have successfully undertaken a project(s) similar or related to the subject infrastructure or development project to be bid. The individual firms and/or their Contractor(s) may individually specialize in any or several phases of the project(s).	
Evidence of operational experience on commercial or residential developments for a minimum of 5 years.	
The developer shall demonstrate its capability to finance the project by submitting a letter testimonial from a bank attesting that the company is in good financial standing and/or are qualified to obtain credit accommodations from such bank to finance the project equivalent to the value of the project requirement.	
Contractual arrangement that will be entered into by the developer and facility operator, in a case where there are two separate entities	
Proposed timeframes for refurbishments in a chart	

5. HERTINE COURT STUDENT RESIDENCE POTENTIAL

Hertine Court residence is currently in an uninhabitable condition and has been non-operational for a few years. DUT is now forging ahead towards increasing its ability to provide student residence within its own properties, this proposed revitalization will increase the number of purpose-built student residence within a preferred distance. Another advantage associated with this building is its prime location on the coastal precinct and potential for student accommodation, holiday accommodation and mixed-use redevelopment. Furthermore, this notion has also considered the high demand location, zoning and overall potential.

The building accommodates 162 students both male and female in 9-storey building, with all necessary amenities such as launderette, common areas for social and creative activities. Such amenities refer to communal lounges, games rooms, gymnasias, television rooms, meeting/seminar rooms, dedicated group study spaces, computer rooms or other appropriate spaces. The building is compliant with legislative requirements (national, regional and municipal) regulating health and safety.

6. INVESTMENT OPPORTUNITY

This expression of interest presents an innovative partnership, a new approach to real estate development where a commercial opportunity is made available to the market to substantially improve an existing asset. The Durban University of Technology has developed this new approach to a development relationship in terms of how responsibilities and processes are managed and distributed. This call is aimed at soliciting a private partner into forming a mutually beneficial relationship that is driven by both partners extracting value from the development.

Essentially private developer will be expected to serve as an extension of the campus ecosystem that is determined at upholding the student experience, that is aligned with the rates offered by the national subsidy NSFAS, and are aligned with the university's brand, academic and social calendar and operational standards.

7. VALIDITY PERIOD FOR RESPONSES

Each expression of interest shall be valid for a minimum period of six (6) months calculated from the closing date

8. COST OF EXPRESSION INTEREST

Service Providers undertake all risks for resource and financial commitment and expenses of this EOI. The DUT will not be liable for any cost incurred by service providers

9. RESERVATION OF RIGHTS

The DUT reserves rights to commit to any service provider, cancel or withdraw this EOI as a whole or in part.

10. DISCLAIMER

This EOI is an expression on interest only and not an offer document; answering 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, providers shall be deemed to have satisfied themselves with and to have accepted all Terms and Conditions of this EOI. The University makes no representation, warranty, assurance, guarantee or endorsements to service provider concerning the EOI, whether with regards to its accuracy, completeness or otherwise and the college have no liability towards the provider or any party in connection therewith.

- a) Providers shall not assure that information and/or documents supplied to the university, at any time prior to this request, are still available to the university, and shall consequently not make any reference to such information document in its response to this request.
- b) Copies of any building compliance, affiliations, memberships and or accreditations that support your

submission must be included in the response.

- c) An omission to disclose material information, a factual inaccuracy, and/or a misrepresentation of fact may result in the disqualification of response, or cancellation of any contract.
- d) Failure to comply with any of the terms and conditions as set out in this document will invalidate the response.

11. FINANCIAL COMMITMENTS AND CONTRACTING

The success of this EOI will yield principle commitment (agreement). Such agreement used by service provider to secure student accommodation. When the holistic student accommodations labelled in this call for EOI are ready and compliant, the minimum 30-year lease period shall commence. The risk distribution pattern of this agreement is at zero cost to DUT ancillary services such as transport, utilities maintenance etc (Break-even approach as aligned to NSFAS).

12. CONCLUSION

The successful service providers will play a vital role in providing student housing to the students of DUT. It is imperative that all interested parties thoroughly review the requirements outlined in this document and ensure full compliance with the specified criteria.

Any inquiries or requests for clarification should be directed to:

Contact persons: (Procurement)	Wandile Ntokozo Ndlovu - WandileN4@dut.ac.za – Intern Ms Nirupa Kemraj: Sourcing Manager khemrajn@dut.ac.za
Contact person (Technical queries)	Ms Xoliswa Nombuso Madela – Spatial Planning Specialist 031 373 2249 MadelaXN@dut.ac.za

SUPPLIER INFORMATION	
Name of Bidder:	
Company registration no.: <i>If applicable or ID</i>	
Income tax number:	
Stipulate both Central supplier database (CSD) numbers here: 1. MAAA..... 2. CSD unique reference registration number (36 characters with “-“, numbers and alphabets	

Full Name of Owner /shareholders	Identity Number	Citizenship:
Physical Address of tenderer:		
Contact Number/s:		
Fax Number:		
Email address:		
Web Address:		
Business type:		
Close corporation		Partnership
Trust		Company (Private/Public)
Other: Specify		Joint Venture
Sole owner		

List of properties:

#	Number of beds	Physical address	GPS co-ordinates

DECLARATION

I, THE UNDERSIGNED (NAME)

CERTIFY THAT THE INFORMATION FURNISHED ABOVE IS CORRECT FOR EACH OF ALL PARTIES/PARTNERS OF THIS SUBMISSION. I ACCEPT THAT DUT MAY REJECT THE EXPRESSION OR ACT AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature Date

.....
Position Name