DURBAN UNIVERSITY OF TECHNOLOGY
INYUVESI YASETHEKWINI YEZOBUCHWEPHESHE

ENVISION2030 transparency • honesty • integrity • respect • accountability
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CREATIVE. DISTINCTIVE. IMPACTFUL.

EXPRESSION OF INTEREST: PRIVATE DEVELOPERS TO PROVIDE PROPOSALS INNOVATIVE AND COMMERCIALLY VIABLE OPTIONS OF THE FOLLOWING BUILDINGS:

a) BALTIMORE STUDENT RESIDENTIAL BUILDING, NO. 10 ANTON LEMBEDE ROAD, DURBAN

b) HERTINE COURT 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 November 2026 by 11H00.**

IMPORTANT DATES AND SUBMISSION

Expressions of Interest with **ALL SUPPORTING DOCUMENTS** must be submitted no later than **30 November 2026 at 11:00 via tenders@dut.ac.za** by way of Zip folder, Shared file or WeTransfer only, several emails will not be accepted.

Non-compulsory site visit to be conducted on 13 November 2026 at 09h00 to 10h30.

NB: The previous Expression of Interest (EOI) for the above-mentioned buildings, which closed on 30 September 2026, *has been formally withdrawn*. This EOI supersedes and replaces the previous EOI in its entirety. Interested parties who responded to the withdrawn EOI, as well as new respondents, are invited to submit proposals in accordance with the requirements and conditions set out in this EOI.

1. INTRODUCTION

The Durban University of Technology (DUT) is seeking expressions of interest from qualified developers for the above properties.

Information obtained through this EOI may be used to inform a future procurement or disposal process. DUT reserves the right to invite all interested parties, including respondents and non-respondents to this EOI, to participate in any subsequent process.

2. THE PURPOSE OF THE EOI

DUT invites proposals from interested parties to submit ***innovative and commercially viable options*** **for the properties**, including, but not limited to, Purchase proposal; Long-term lease proposal; Development partnership; Joint venture arrangement or alternative proposal uses, that maximise the value and potential of the buildings.

The purpose of this invitation is to test the market, obtain diverse perspectives, and better understand potential opportunities for the future utilisation, development, or disposal of the property. The University seeks to assess market interest and identify options that will deliver optimal value and strategic benefit from the asset.

3. 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.

These documents are requested to assist DUT in assessing market interest and capability. DUT reserves the right to seek clarification where information is incomplete

Required Documents
Respondents are required to provide a valid SARS TCS PIN for verification purposes
Valid entity registration documents, Trust documents, (for sole identity documents for sole owners)
Detailed Business plan/s and proposal/s related to the subject project • Strategic fit • Financial value • Deliverability • Development capability • Funding capacity • Risk allocation

• Benefit to DUT
Proposed timeframes for refurbishments or purchase of the property
Indicative commercial and financial model

All information submitted becomes the property of DUT for evaluation and planning purposes, without any entitlement to compensation

4. BALTIMORE POTENTIAL

Baltimore residence is currently in a dilapidated and inhabitable condition and has been non-operational for several years. However, an 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 is a 12-storey building that has amenities such as existing ground floor commercial stores, communal lounges, games rooms, gymnasium, television rooms, meeting/seminar rooms, dedicated group study spaces, computer rooms or other appropriate spaces.

6. HERTINE COURT POTENTIAL

Hertine Court is currently in a dilapidated and inhabitable and has been non-operational for a few years. 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 is a 10-storey building that has amenities such as communal lounges, games rooms, gymnasium, television rooms, meeting/seminar rooms, dedicated group study spaces, computer rooms or other appropriate spaces.

7. 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 or sell an existing asset.

8. VALIDITY PERIOD FOR RESPONSES

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

9. 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

10. RESERVATION OF RIGHTS

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

11. DISCLAIMER

This EOI is an expression on interest only, and not an offer document. Any response/; answerto this EOI must not

be construed as an 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 or warranty, whether express or implied, regarding the accuracy, completeness, or adequacy of the information contained in this EOI. Service providers participate entirely at their own risk, and the University shall not incur any liability whatsoever to any provider or third party arising from or in connection with the EOI, the procurement process, or any information provided therein.

a. Copies of any building compliance, affiliations, memberships and or accreditations that support your submission must be included in the response.

12. FINANCIAL COMMITMENTS AND CONTRACTING

The outcome of this Expression of Interest (EOI) will be utilised by DUT to assess market interest and determine the most appropriate future strategy for the two buildings.

Respondents are encouraged to propose solutions that optimise value while ensuring that the allocation of risks, responsibilities, and associated costs rests entirely with the respondent.

This EOI is issued solely for information-gathering and market-testing purposes. It does not constitute a procurement process, offer, commitment, or undertaking by DUT, nor does it give rise to any contractual, legal, financial, or other obligation between DUT and any respondent. DUT reserves the right not to proceed with any proposal received, to pursue alternative options, or to undertake a separate procurement process should it decide to proceed with any transaction relating to the property.

Any transaction shall be subject to all internal governance approvals and applicable legislation and policies.

DUT reserves the right, at its sole discretion, to:

- proceed with a public tender process;
- undertake a closed invitation process where permitted by University policy and applicable legislation;
- negotiate with one or more identified parties where permitted;
- pursue an alternative strategy; or
- not proceed at all.

Participation in this EOI shall not confer any preferential status, right of appointment, exclusivity, or entitlement to participate in any future process.

13. CONCLUSION

Any inquiries or requests for clarification should be directed at:

Contact person: (Procurement)	Shailanp@dut.ac.za
Contact person (Technical and Site-visit queries)	Ms Xoliswa Nombuso Madela – Spatial Planning Specialist 031 373 2249 MadelaXN@dut.ac.za