

# RFI 01/2025: Request for Information Regarding the Commercial Real Estate Market within the Durban Metropolitan Precinct

**Virtual Briefing Session:** 05 June 2025, at 11H00

**RFI No.:** RFI 01/2025

**Closing Date:** 30 June 2025, at 11H00



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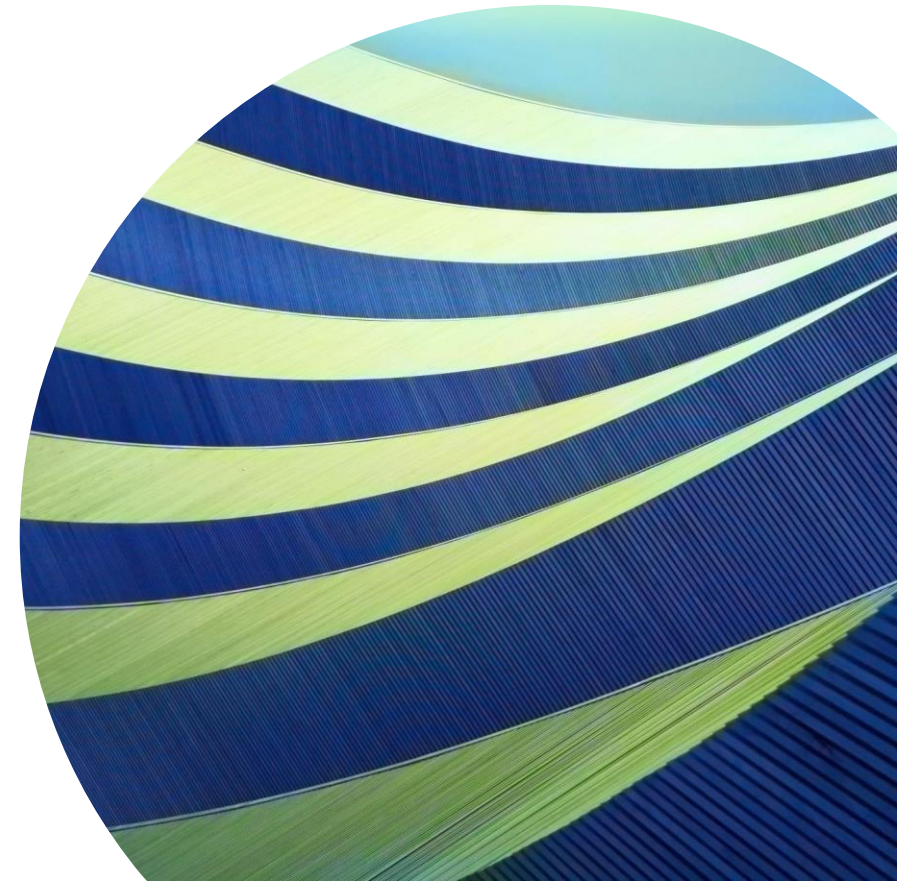
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# 1. Procedures during Briefing Session

- Questions during the session.
  - SARS will take questions submitted at the end of the session
  - SARS will review and focus on most pertinent themes arising from the questions and provide answers where possible
  - Respondents are requested to submit written question to Tender Office email published
  - All questions and answers will be published as part of the wider Q & A process
  - The published answers will take precedence over any verbal response given in the briefing session
- The session is being recorded.

## 2. Background and Scope of RFI

- **Purpose of the RFI:** The RFI is intended for SARS to collect information regarding commercial real estate options available in the Durban Metropolitan Precinct.
- **Current Office Situation:** SARS currently occupies an office in Durban Central and is looking to reduce its leased footprint while adopting modern building norms.
- **Requirements Overview:** The RFI serves as a market research tool rather than a competitive bid, and it does not imply any commitment from SARS to enter into a contract.





## 2. Background and Scope of RFI



AREA OF  
FOCUS:  
LOCALITY  
MAP

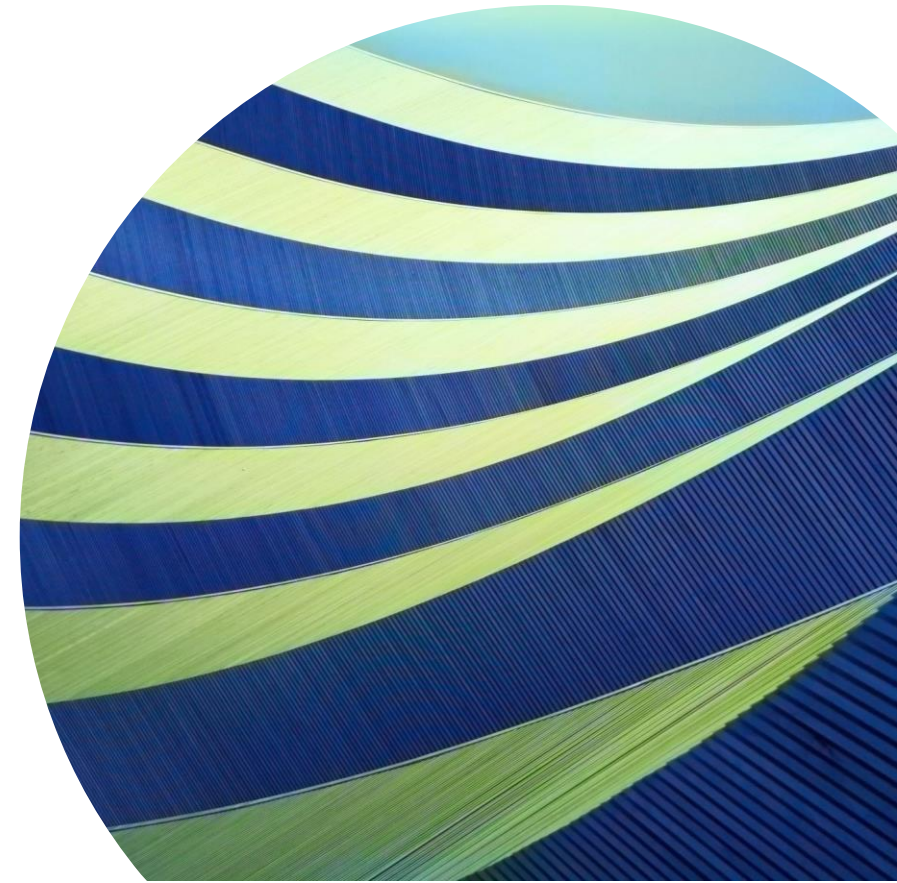
## 2.1 Background and Scope of RFI

EXISTING BUILDING OPTIONS

# 2.1 Background and Scope of RFI

a. Rent an Existing Building that is:

1. Building Grade of A to Premium.
2. Green Star Rated of 4 Stars or higher beneficial.
3. Roof suited to Solar PV arrays beneficial.

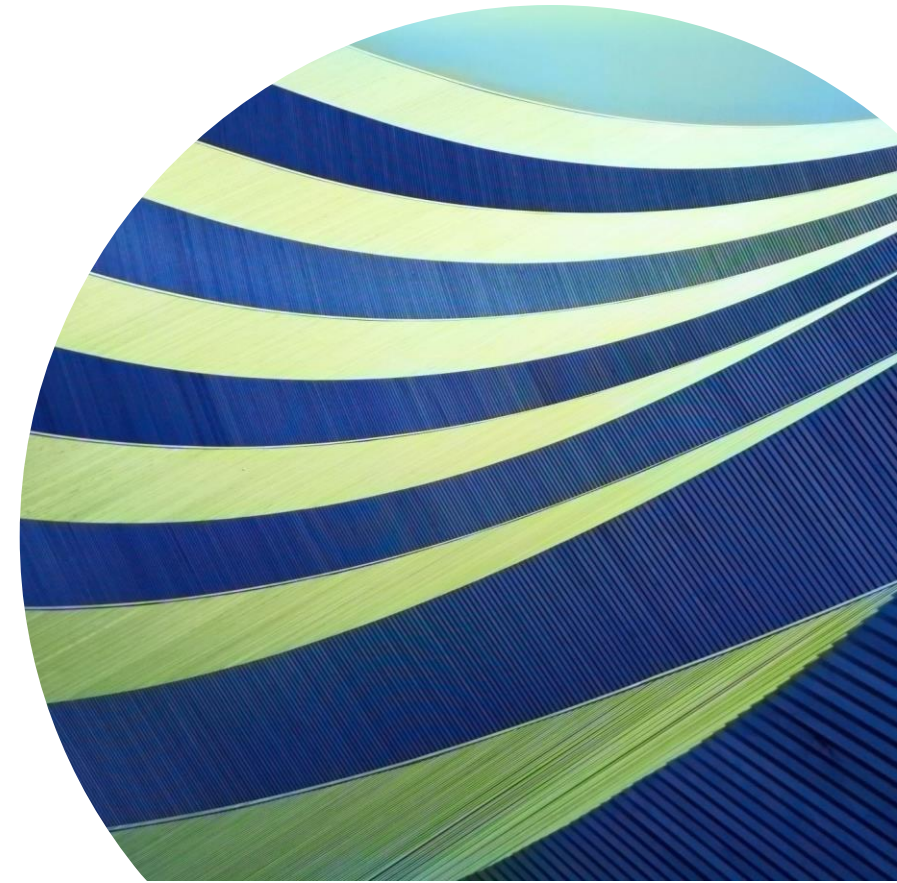




# 2.1 Background and Scope of RFI

b. Buy an Existing Building that is:

1. Building Grade of A to Premium.
2. Green Star Rated of 4 Stars or higher beneficial.
3. Roof suited to Solar PV arrays beneficial.





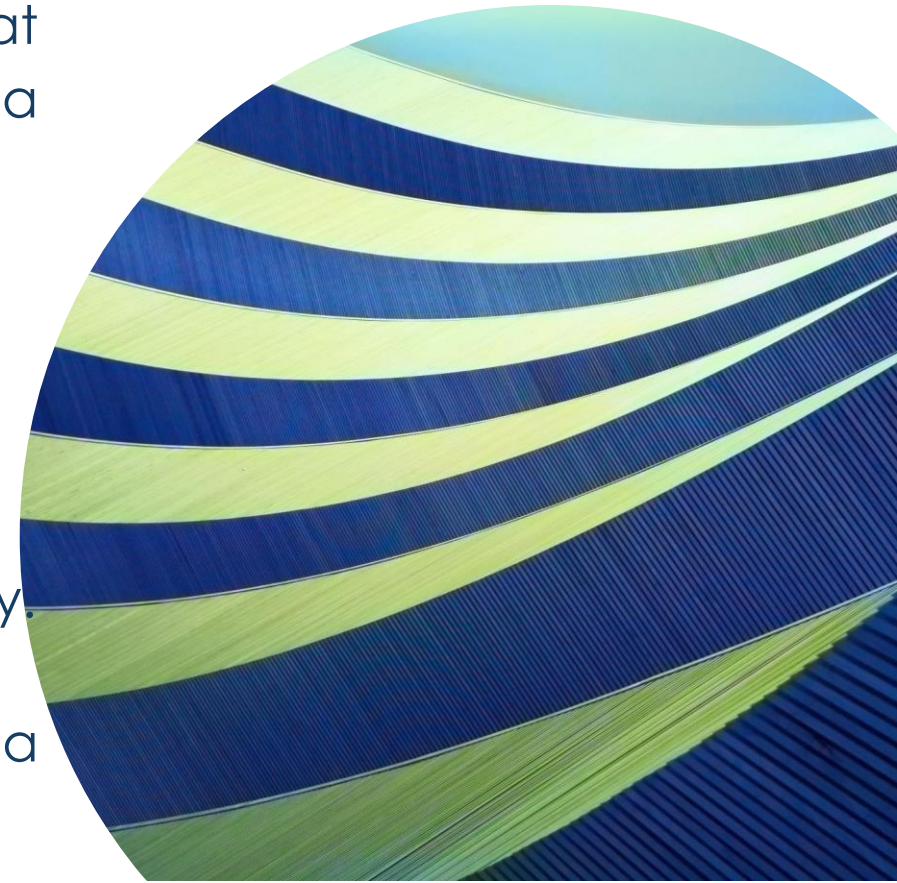
## 2.2 Background and Scope of RFI

NEW DEVELOPMENT OPTIONS

## 2.2 Background and Scope of RFI

c. New commercial real estate office park / campus development project wherein the developer will build at their own cost for SARS over a pre-defined period on a "Lease-to-Own" approach.

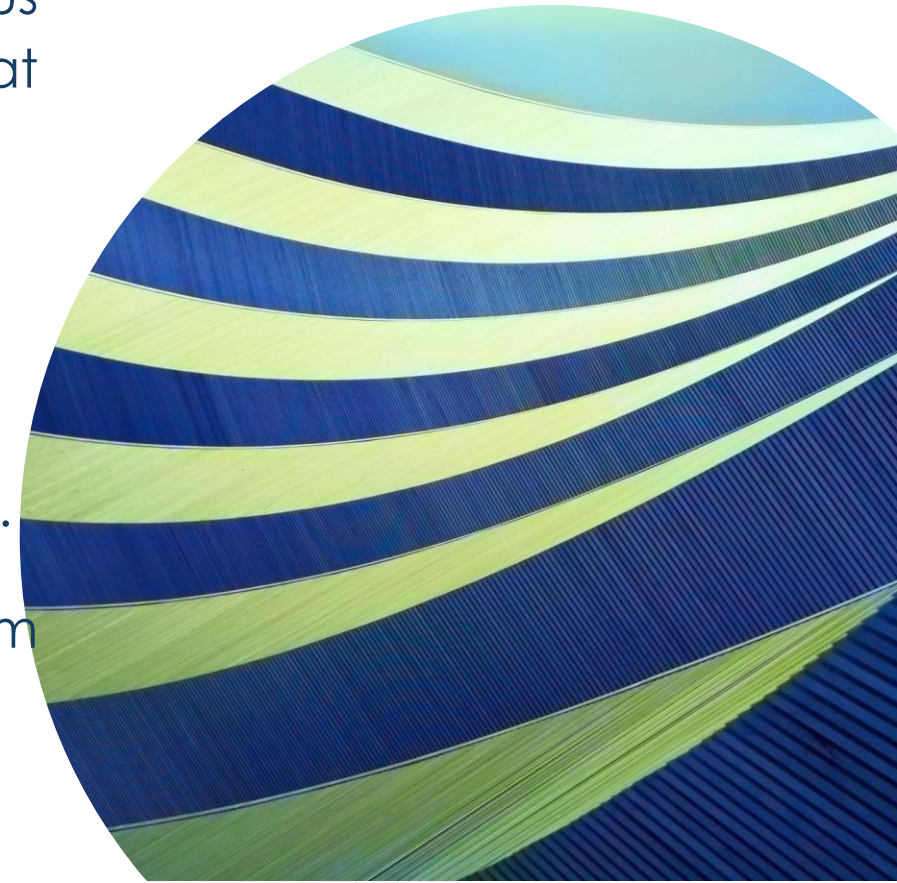
1. 5 Star Green Rated minimum.
2. 5 Star Green Interiors Fitout minimum.
3. Extensive roof and carport based Solar PV capacity.
4. Extensive basement parking (4/100m<sup>2</sup>) to a minimum of 500 bays.



## 2.2 Background and Scope of RFI

d. New commercial real estate office park / campus development project wherein the developer will build at their own cost for SARS to purchase.

1. 5 Star Green Rated minimum.
2. 5 Star Green Interiors Fitout minimum.
3. Extensive roof and carport based Solar PV capacity.
4. Extensive basement parking (4/100m<sup>2</sup>) to a minimum of 500 bays.

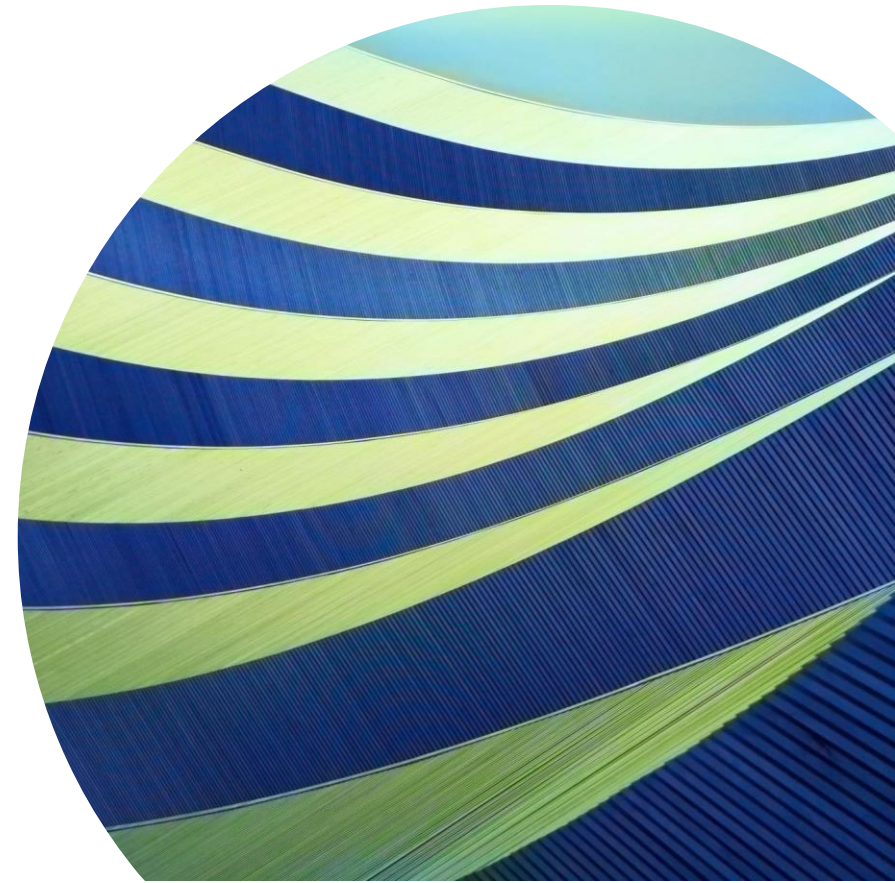




## 2.2 Background and Scope of RFI

e. New commercial real estate development project wherein the developer will build at their own cost for SARS to rent over a minimum pre-defined period with options for lease extension.

1. 5 Star Green Rated minimum.
2. 5 Star Green Interiors Fitout minimum.
3. Extensive roof and carport based Solar PV capacity.
4. Extensive basement parking (4/100m<sup>2</sup>) to a minimum of 500 bays.



# 3. RFI submission and contact details

- Respondents must submit their responses to the following email address:

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Email: [tenderoffice@sars.gov.za](mailto:tenderoffice@sars.gov.za)

**Respondents can respond with information to one or more options indicated under paragraphs 2.4.1 to 2.4.5. The response (s) should be in detail and answer all bullet points under the selected option (s).**

## 4. RFI TIMELINES

Document  
available for  
download.

30 May  
2025

SARS to respond  
to queries.

05 June  
2025 to 21  
June 2025

30 June  
2025

Proposals  
due at  
11:00 AM.

Deadline for  
respondents to submit  
queries.



Thank you

Rea leboha

Re a leboga

Ndza Khenza

Dankie

Ndi a livhuwa

Ngiyabonga

Enkosi

Ngiyabonga



South African Revenue Service