

SUID-AFRIKAANSE POLISIEDIENS



SOUTH AFRICAN POLICE SERVICE

Dokument/Printed by: SPS, Private 1881

Versending Reference	HO116/24/25 KZN
Naam Employee	Captain ME Mabusele
Telefoon Telephone	071 810 4008
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OFFICE OF THE SECTION HEAD
SUPPLY CHAIN MANAGEMENT
SECRET SERVICES ACCOUNT
CRIME INTELLIGENCE
HEAD OFFICE

The Component Head
SECRET SERVICES ACCOUNT
Crime Intelligence
Head Office

**APPLICATION FOR ELECTRONIC FUNDS TRANSFER / PAYMENT OF BALANCE OF
THE PURCHASE PRICE: PROCUREMENT OF A MULTI-CENTRE FACILITY FOR
OPERATIONAL AND SUPPORT SERVICE OFFICES: KWA-ZULU NATAL: SECRET
SERVICES ACCOUNT: CRIME INTELLIGENCE**

1. Herewith an application is made for electronic funds transfer / payment from the Secret Services Account to pay the balance of the purchase price for the procurement of the abovementioned facility.
2. The procurement of the facility was approved by the Divisional Commissioner, Crime Intelligence, with Heading: Submission for Approval: Procurement of a Multi-centre Facility for Operational and Support Service Offices: Kwa-Zulu Natal: Secret Services Account: Crime Intelligence with Reference Number: HO116/24/25 KZN dated 30 October 2024.
3. The Offer to Purchase was accepted by the Seller on 30 December 2024 for a purchase price of R 22 811 672.00 (Twenty Two Million Eight Hundred and Eleven Thousand Six Hundred and Seventy Two Rand) and in terms of the agreement, a deposit on the purchase price in the amount of R 2 000 000.00 (Two Million Rand) was paid on 7 January 2025. The balance of the purchase price is the amount of R 20 811 672.00 (Twenty Million Eight Hundred and Eleven Thousand Six Hundred and Seventy Two Rand).
4. Payment is to be effected by electronic funds transfer to the following trust bank account of the appointed Transfer Attorney:
 Account Holder: MA & ASSOCIATES SOLE PROPRIETOR
 Bank: STANDARD BANK
 Branch / code: KINGSMEAD 051001
 Account Number: 050003135
 Reference: MATLA STORAGE

PROOF OF PAYMENT TO: elile@pservice.co.za

rtlaac:

ME

ME MABUSELA

Page 1 of 2

[Signature]
NP LUBMATA

APPLICATION FOR ELECTRONIC FUNDS TRANSFER / PAYMENT OF BALANCE OF
THE PURCHASE PRICE: PROCUREMENT OF A MULTI-CENTRE FACILITY FOR
OPERATIONAL AND SUPPORT SERVICE OFFICES: KWA-ZULU NATAL: SECRET
SERVICES ACCOUNT: CRIME INTELLIGENCE

5. Payment is due as follows:

Balance of Purchase Price: R 20 811 672.00

6. The following supporting documents are annexed herewith:

6.1. Submission for Approval: Procurement of a Multi-centre Facility for Operational and
Support Service offices: Kwa-Zulu Natal: Secret Services Account: Crime Intelligence,
Reference Number HO116/24/25 KZN dated 30 October 2024;

6.2. Proof of payment of deposit on purchase price.

7. Your consideration and approval in this regard is appreciated.


CAPTAIN
SUPPLY CHAIN MANAGEMENT: SECRET SERVICES ACCOUNT
ME MABUSELA

Date: 2025-01-17

FUNDS AVAILABLE / FUNDS ~~NOT AVAILABLE~~


COLONEL
ACTING SECTION HEAD: FINANCE AND ADMINISTRATION
SECRET SERVICES ACCOUNT
S MAYEKISO

Date: 2025-01-17

APPROVED / NOT APPROVED

as per approval granted
Info note attached.


MAJOR GENERAL (CFO)
COMPONENT HEAD: SECRET SERVICES ACCOUNT
CRIME INTELLIGENCE: HEAD OFFICE
NP LUSHABA

Date: 25/1/17

Original price
excl VAT R 20'990'0
Payment: R 20 811 672.00
as per final
agreement. Col Haupt
- Service contract

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Ref: HO118/24/25 KZN

INFORMATION NOTE

To: The Divisional Commissioner
CRIME INTELLIGENCE

SUBMISSION FOR APPROVAL: PROCUREMENT OF A MULTI-CENTRE FACILITY FOR OPERATIONAL AND SUPPORT SERVICE OFFICES: KWA-ZULU NATAL: SECRET SERVICES ACCOUNT: CRIME INTELLIGENCE.

1. PURPOSE

- 1.1 The purpose of this information note is to obtain approval for the procurement of a multi-Centre facility for operational and support service: Kwa- Zulu Natal province: Secret Services Account: Crime Intelligence from the Divisional Commissioner.

2. BACKGROUND

- 2.1 The Secret Services Account budget for 2024/2025 financial year carried out by the Crime Intelligence Division of the SAPS, has been approved by the Minister in terms of Section 38 of the Act and was also approved by the President in terms of Section 3A (8)(a) of the Act.
- 2.2 The PFMA SCM Instruction note no. 03 of 2021/2022 paragraph 3.1 compels the accounting officer or Accounting Authorities to establish and maintain an appropriate procurement and provisioning system which is fair, equitable, transparent, competitive and cost-effective.
- 2.3 Due to the covert nature of functions performed by the Secret Services Account (SSA) environment, it is impractical to procure services/goods/properties using normal procurement processes since the secrecy of the environment must at all times be maintained. Therefore, it is impractical to comply with the requirements listed above.

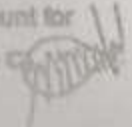
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SUBMISSION FOR APPROVAL: PROCUREMENT OF MULTI-CENTRE FACILITY FOR
OPERATIONAL AND SUPPORT SERVICE OFFICES: KWA-ZULU NATAL: SECRET
SERVICES ACCOUNT: CRIME INTELLIGENCE.

- 2.4 In terms of SCM Instruction No. 02 of 2021/22 Accounting Officers/ authorities must invite written price quotations for requirements up to an estimated value of R1 000 000 (inclusive of all applicable taxes) from prospective suppliers who are registered on the Central Supplier Database and above the transaction value of R 1000 000 (inclusive of all applicable taxes). Accounting Officer/authorities must invite open competitive bids.
- 2.5 An application for deviation from the normal procurement processes was submitted to the National Commissioner: South African Police Service in terms of paragraph 4 of the PFMA SCM Instruction Note 03 of 2021/2022. The application was approved on 09 May 2024. The Secret Services Account: Crime Intelligence was granted the deviation from not participating in the National Treasury RT-contract; therefore, the procurement of the premise was done through obtaining a minimum of three written price quotations/proposals as per PFMA SCM Instruction No. 02 of 2021/2022. (See annexure A).
- 2.6 Though the process did not follow the normal procurement process, all reasonable steps were implemented to ensure the process is fair, equitable, transparent, competitive and cost effective, except that open bids were not advertised (a quotation process was followed).

3. DISCUSSION

- 3.1 The approved procurement plan signed by the National Commissioner dated 2024-03-07 refers: (See annexure B).
- 3.2 A revised submission was received from Kwa-Zulu Natal: Secret Services Account for the procurement of a facility. Details of this need are as follows: (See annexure C) 

SERVICES ACCOUNT: CRIME INTELLIGENCE

3.2.1 Approval was granted by the Divisional Commissioner on 2024 September 17 for the procurement of a property in Kwa-Zulu Natal for the amount of R48 000 000.00 as per attached Annexure D.

The approved property is no longer in the market as the owner has since accepted an offer from another buyer.

3.2.2 An instruction was given to Kwa-Zulu Natal Secret Services Account to initiate the process of identifying alternative accommodation as their lease portfolio is quite extensive and it was of utmost importance that it be reduced.

3.2.3 The proposed premises will accommodate the following units as a multi-center facility with (139) one hundred and thirty-nine officials who are currently occupying different premises on a month-to-month lease agreement:

Section to be accommodated	Total number of personnel
Section Head: Intelligence Collection	1
MDOC (Durban)	31
Comfin (Westville)	5
Surveillance (Durban)	28
Security Intelligence	37
Counter Narcotics	15
Counter Intelligence	15
Cyber Crime	8
Total	139

3.2.4 The current expenditure of the above is as follows:

Unit	Amount
MDOC (DBN)	R410 382,9
COMFIN(DBN)	R321 403,8

31/09/24

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SUBMISSION FOR APPROVAL: PROCUREMENT OF MULTI-CENTRE FACILITY FOR OPERATIONAL AND SUPPORT SERVICE OFFICES: KWA-ZULU NATAL: SECRET SERVICES ACCOUNT: CRIME INTELLIGENCE.

Unit	Amount
SURVEILLANCE (DBN)	R1 173 166,80
COUNTER INTELLIGENCE (DBN)	R1 173 166,80
SECURITY INTELLIGENCE (DBN)	R857 316,80
COUNTER NARCOTICS (DBN)	R285 436,60
CYBER CRIME (DBN)	R377 394,20
BORDER SECURITY (DBN)	R195 019,00
TOTAL EXPENDITURE ANNUALLY	R4 765 621,82

3.3 As indicated in the previous submission, the annual rental payment is exorbitant, some of the buildings have been occupied for over five years, it makes better management sense to take a strategic decision to buy and own a facility and only lease on a temporary basis based on critical operational projects where a safe house would be required.

3.4 As the original approval had already been approved, the process to identify alternative accommodation was extended from the original search and two properties had been identified:

3.4.1 Facility 1 – Commercial Property
12-14 Enniendale Drive, Durban North.
1412m2
R13 455 000,00 asking price

(See annexure E).

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SUBMISSION FOR APPROVAL: PROCUREMENT OF MULTI-CENTRE FACILITY FOR
OPERATIONAL AND SUPPORT SERVICE OFFICES: KWA-ZULU NATAL: SECRET
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3.4.2 Facility 2 – Commercial Property

(See annexure F).

376-394 Moksba Peler ridge road, Musgrave, Durban

3909 m2

R24 990 000,00



- 3.5 Both of the above purchases can accommodate multiple sections as they consist of multiple houses / facilities on site and units may remain separated on the new sites.
- 3.6 Attempts were made to obtain three proposals however other suppliers do not have facilities in line with the requirement, only individual identified proposals had been obtained. The acquisition of property is unique with limited commodities available in the market and at times the required facility might not be available at all in the market.

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MISSION FOR APPROVAL: PROCUREMENT OF MULTI-CENTRE FACILITY FOR
ERATIONAL AND SUPPORT SERVICE OFFICES: KWA-ZULU NATAL: SECRET
RVICES ACCOUNT: CRIME INTELLIGENCE.

The above-mentioned process was done by the Provincial Commander: Secret
Services in Kwa-Zulu Natal, a submission was prepared and signed off by the
Provincial Head: KZN recommending the procurement of the identified facility.

It was further observed that all other estate agents identified above are also not CSD
registered.

It is not possible to persuade the Estate Agent to register in the CSD without exposing
the identity and the nature of our environment therefore it is recommended that the
property be purchase from the Estate Agent/Seller without the CSD registration.

FINANCIAL IMPLICATION

It is therefore requested that the Divisional Commissioner, Crime Intelligence approves
the procurement of two (2) immovable property for the amount of R38 445 000,00.
Additionally, the approval of the transfer cost to register the property under the Secret
Services Account as indicated above, total registration costs (inclusive of VAT).

Transfer cost for the two properties is estimated at R10 000 000,00 which will be
payable to the transferring attorneys to be agreed upon between SSA and the Sellers

RECOMMENDATION

It is recommended that the Divisional Commissioner approves the purchase of the two
properties from ACUTTS Morningside with the amount of R24 980 000,00 and PAM
Golding for the amount of R13 465 000,00 deviating from the normal procurement
processes at a combined asking price of R38 445 000,00.

It is also recommended that the transfer cost at an estimated cost of R10 000 000,00
is approved.

SUID-AFRIKAANSE POLISIEDIENS



SOUTH AFRICAN POLICE SERVICE

Divisie/Divisie Reg K201 Pretoria 8871

Verwysing Referensie	HO116/24/25 KZN
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Telefoon Telefoon	671 610 4008
E-Pos Email	ellie@pservice.co.za

OFFICE OF THE SECTION HEAD
SUPPLY CHAIN MANAGEMENT
SECRET SERVICES ACCOUNT
CRIME INTELLIGENCE
HEAD OFFICE

The Component Head
SECRET SERVICES ACCOUNT
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**APPLICATION FOR ELECTRONIC FUNDS TRANSFER / PAYMENT OF VAT ON
PURCHASE PRICE: PROCUREMENT OF A MULTI-CENTRE FACILITY FOR
OPERATIONAL AND SUPPORT SERVICE OFFICES: KWA-ZULU NATAL: SECRET
SERVICES ACCOUNT: CRIME INTELLIGENCE**

1. Herewith an application is made for electronic funds transfer / payment from the Secret Services Account to pay the VAT due on the purchase price for the procurement of the abovementioned facility.
2. The procurement of the facility was approved by the Divisional Commissioner, Crime Intelligence, with Heading: Submission for Approval: Procurement of a Multi-centre Facility for Operational and Support Service Offices: Kwa-Zulu Natal: Secret Services Account: Crime Intelligence with Reference Number: HO116/24/25 KZN dated 30 October 2024.
3. The Offer to Purchase was accepted by the Seller on 30 December 2024 for a purchase price of R 22 811 672.00 (Twenty Two Million Eight Hundred and Eleven Thousand Six Hundred and Seventy Two Rand). The VAT, calculated at 15% of the purchase price is due and payable, is the amount of R 3 421 750.80 (Three Million Four Hundred and Twenty One Thousand Seven Hundred and Fifty Rand and Eighty Cents).
4. Payment is to be effected by electronic funds transfer to the following trust bank account of the appointed Transfer Attorney:

Account Holder: MA & ASSOCIATES SOLE PROPRIETOR
Bank: STANDARD BANK
Branch / code: KINGSMEAD 051001
Account Number: 050003135
Reference: MATLA STORAGE

PROOF OF PAYMENT TO: ellie@pservice.co.za

Initials:

ME

ME MABUZELA

E MAYEKISO

W LUSHABA

APPLICATION FOR ELECTRONIC FUNDS TRANSFER / PAYMENT OF VAT ON
PURCHASE PRICE: PROCUREMENT OF A MULTI-CENTRE FACILITY FOR
OPERATIONAL AND SUPPORT SERVICE OFFICES: KWA-ZULU NATAL: SECRET
SERVICES ACCOUNT: CRIME INTELLIGENCE

5. Payment is due as follows:

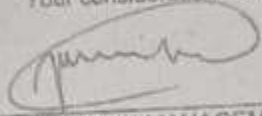
VAT on Purchase Price: R 3 421 750.80

6. The following supporting documents are annexed herewith:

6.1. Submission for Approval: Procurement of a Multi-centre Facility for Operational and
Support Service offices: Kwa-Zulu Natal: Secret Services Account: Crime Intelligence,
Reference Number HO118/24/25 KZN dated 30 October 2024;

6.2. Proof of banking details of transferring attorney.

7. Your consideration and approval in this regard is appreciated.


CAPTAIN
SUPPLY CHAIN MANAGEMENT: SECRET SERVICES ACCOUNT
ME MABUSELA

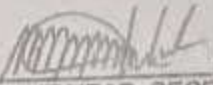
Date: 2025-02-06

FUNDS AVAILABLE / FUNDS NOT AVAILABLE


COLONEL
ACTING SECTION HEAD: FINANCE AND ADMINISTRATION
SECRET SERVICES ACCOUNT
S MAYEKISO

Date: 2025-02-06

APPROVED / NOT-APPROVED


MAJOR GENERAL (CFO)
COMPONENT HEAD: SECRET SERVICES ACCOUNT
CRIME INTELLIGENCE: HEAD OFFICE
NP LUSHABA

Date: 2025-02-06