



**ELUNDINI LOCAL MUNICIPALITY**  
**CALL FOR EXPRESSION OF INTEREST**

Potential service providers in Property Development and Management field are hereby requested to express interest by submitting a proposal for a development lease of the following:

PROJECT NAME	COMPULSORY BRIEFING VENUE, DATE & TIME	SUBMISSION DATE OF PROPOSAL	QUERIES CONTACTS
Development Lease of Mixed Use Commercial Buildings in Ugie	Ugie Municipal Offices, Kruger Street, Erf 2882, Tuesday, 27 September 2016 at 12H00 to 13H00	Thursday, 27 October 2016 at 12H00 in Tender Box at Elundini Local Municipality No.1 Seller Street, Maclear	Technical: Mr M. Skosana 045932 8212 E-mail: madodas@elundini.gov.za Bidding: Ms H. Mdzulwana 045 932 8101

**PROJECT PURPOSE**

The Elundini Local Municipality is inviting interested Service Providers who operate within the Property Development and Management fields to submit proposals for a **property development lease** for Mixed Use Commercial Buildings in Ugie.

The municipality has earmarked two properties situated adjacent to the R56 main road in the Ugie Central Business District, which is a small rural town within the borders of the Elundini Local Municipality for this project. The first property on the corner of R56 (Main street) and Umnga Road formally used as the **Community** Hall since been demolished for the purpose of development of the centre. The second property is an existing building, suitable for retail purposes. Both sites are in prime location with site 1 measuring approximately eight hundred and seventy two square metres (872m<sup>2</sup>) and site 2 measuring one thousand square metres (1,000m<sup>2</sup>) and are both appropriately zoned to conduct business.

**PROJECT SCOPE**

1. Bidders are expected to submit development proposals indicating the type and size of buildings that will be erected on both sites including any other value addition issues around the development project. (Bids must be accompanied by sketches and artist impressions together with detailed descriptions that will enable lay people to understand the submission)
2. The successful bidder will be expected to finance the development and in return will be given the right to manage the properties and claw back the investment for the duration of the proposed developmental lease period and this will include the maintenance of the buildings to standards acceptable to the municipality. At the end of the development lease period, the property will be handed over to the municipality with all the relevant information and records
3. The successful bidder will be responsible for the tenant selection and contracting, which will take into account Small and Micro enterprise promotion. The bidder must indicate how they will cater for small and micro enterprises during the development and in the management of the building during the lease period.

## FIRST PHASE FUNCTIONALITY

Submissions received will be assessed based on the functionality and preference will be given in accordance with points scored as follows:

Qualifying Criteria	Evidence	Points
Minimum of 3 commercial property developments	Portfolio of evidence	20
Experience	Experience of Commercial Property Development working in partnership with a municipality, government department/entity or tribal authority.	10
Property leasing and management experience	Provide relevant documentation	10
Funding	Correspondence to proof aligned funding and audited financial statements for the past three years	30
Anchor tenants	Provide valid proof of intent to rent	15
Proposed Project and value of the building to be constructed	Plans and sketches with detailed costing of the project	15
Proposed Project plan	Clear project plan with approach, methodology and proposed time frames	10
Value addition by tenderer	Draft plans and sketches of value addition	10
	<b>TOTAL</b>	<b>120</b>

Only Bidders who score 70% and more on the first phase functionality assessment will be considered for the tender procedure to follow. This will include a tender document at no cost for completion and submission with all relevant mandatory documents in order to be considered for the second phase of assessment based on the value and desirability of the proposal.

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**K. GASHI**  
**MUNICIPAL MANAGER**  
**ELUNDINI LOCAL MUNICIPALITY**