

Annexure B

Technical Evaluation Criteria: Commercial (Rentals, Purchase and Sale, Development Leases)

External Valuers Technical evaluation Criteria	Output	Scoring Guidelines	Weighting
Previous Experience	Previous Experience	Commercial (Rentals, Purchase and Sale, Development Leases)	
Experience and track record property valuation field: Relevant Commercial written reference letters from clients in the Company's letterhead. Reference letters should include: a) Description of work delivered; b) Size of project; c) Contact details of the Client; and d) Value of the Project . Provide Detailed company proposal indicating your understanding of Valuation of Investment Properties and Acceptable Valuation approaches/practices	- Company proposal must indicate best valuation practices, methods of valuation approach in Valuations of Investment Property Valuation, i.e Shopping Centers Valuation, Filling Stations, sectional Titles, Development Lease valuation and Heavy or Light Industrial Valuations (Please provide at least 2 different types examples of Fully Motivated Property valuation reports for Commercial Valuations) (Reference Letters) Reference letters should Indicate commercial valuation types/service contracts of service delivered by the Service Provider including, value and duration. Excluding Municipal valuation work for rates and taxes or valuation roll.	1 – Less than 05 years experience or No Experience in Property Valuation and demonstrated no understanding of what is required (0) 2 - Company Proposal lacks Demonstration of Property Valuation but has greater than 05 years but less than or equal to 10 years experience working in Property Valuations, Proposal only demonstrates to have performed less than 2 different types of Projects/valuation and Indicates limited Experience. (10) 3 - Company has sufficient track record of Property Valuation with National experience and footprint, greater than 10 years experience less than 15 years. The proposal demonstrates the three different types of valuation projects successfully completed and provided 2 types of examples of commercial valuation report (20) 4 – Company demonstrates competency in Property Valuation and a track record of greater than 15 years experience and well resourced personnel, Proposal demonstrate the more than 3 types of Valuation Projects done using the use of Valuation best practices and provided 2 Fully Motivated Valuation 1 – No Reference Letters Submitted (0) 2 - Company has Submitted only 1 to 2 reference letters of commercial property valuations and have performed more than 2 different types of commercial property valuations (10) 3 - Company has Submitted only 3 to 4 reference letters of commercial property valuations and have performed more that 3 different types of commercial properties (15) 4 – Company has Submitted more than 4 reference letters of commercial property valuations and have performed different types of commercial project. (20)	30 20
Professional Membership	Professional Membership		
Please Provide certificates of accredited Property Valuation bodies a) Royal Institute of Chartered Surveyors (RICS) , b) South African Council forthe Property Valuers Profession c) South African Institute of Property Valuers d) Property Industry accredited bodies in construction & building management and project management institute	a) Valid Certificate with Royal Institute of Chartered Surveyors b) Valid Certificate with South African Council for the Property Valuers Profession (Council MUST confirm validity of your membership in form of a letter of good standing) c) accreditation with SAIV d) Accreditation in construction & building management and project management institute	0 - Property Industry Accreditations (5) 1 - 2 Accreditation with SAIV (10) 2 - 3 Accreditation with SAIV and SACPVP (20) 4 – Relevant accreditation with RICS, SAIV AND SACPVP (30)	30
Expertise and Professional Qualifications	Expertise and Professional Qualifications		
Expertise and professional experience of team members assigned to work on the project (Minimum of 5 years' experience) (Quality of the Resources and their skills)	CV's of key/lead Personnel CV's to demonstrate relevant experience	1 – less than 5 years experience in Commercial Property Valuations (0) 2 - less than 10 years but greater than or equal to 5 years in Commercial Property Valuations (10) 3 - Less than 15 years experience but greater than or equal to 10 years experience In Commercial Property Valuations (15) 4 – Greater than 15 years experience in Local and International Commercial Property Valuations (20)	20
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