



CITY OF uMHLATHUZE

TENDER 8/2/1/UMH1587-25/26: EXPRESSION OF INTEREST FOR THE ALIENATION, LONG-TERM LEASE AND DEVELOPMENT OF PORTIONS 1-5 OF ERF 18557, RICHARDS BAY ALONG ANDREW LANE. COMMONLY KNOWN AS "THE RIDGE"

Tenderers are hereby invited from suitably qualified suppliers for the following:

Bid Number	Bid Descriptions	No-Refundable Tender Fee	Preferential point system	Opening Date for Bid Document Collection	Compulsory Briefing Session Date, Time and Venue	Bid Closing date and time
8/2/1/UMH1587-25/26	EXPRESSION OF INTEREST FOR THE ALIENATION, LONG-TERM LEASE AND DEVELOPMENT OF PORTIONS 1-5 OF ERF 18557, RICHARDS BAY ALONG ANDREW LANE. COMMONLY KNOWN AS "THE RIDGE"	NO CHARGE	Price=90 Equity= 10	Date: 03/11/2025 Time: 12:00	Date: 12/11/2025 Time: 10:00 AM Venue: Committee Room 3	Date: 20/01/2026 Time: 12:00 pm

Note: Mandatory requirements for tenders:

- Respondents to have access to a minimum of R 250 000 000. 00 cash or intention by the bank to fund the project upon award in order to qualify to be evaluated for this Bid. This condition is subject to the ability to obtain financing for major developments such as this offering and should provide general information regarding the financial condition of their company in order to qualify to be evaluated for this BID. This condition is subject to submission of all returnable documents in this Bid.
- This call is for expression of interest and will be evaluated in terms of the qualifying criteria in the document, therefore, the Municipality's closed bid with the successful respondents will follow.
- The successful respondent will have at his/her disposal approximately 3,83ha of land to lease for mixed use development and other auxiliary uses subject to Council's standard conditions of lease.
- There shall be a lease period of 420 (four hundred and twenty) months from the commencement date of the lease agreement with provision of a one-time renewal, at Council's sole discretion.
- The alienation of Portion 4 of Erf 18557 Andrews Lane has an upset purchase price of R16 700 000, 00 (VAT Excl.) and assessment rates shall be billed separately.
- Regulation 44 of the Supply Chain Management Regulations states that the Municipality may not make any award to a person who is in the service of the state (government), and if that person is not a natural person, of which any Director, Manager, Principal, Shareholder or Stakeholder is a person in the service of the state; or who is an advisor or consultant contracted with the municipality or municipal entity.
- uMhlathuze Municipality does not bind itself to accept the lowest or any tender, and reserves the right to accept any tender in whole or in part
- For detailed zoning description the tenderer is referred to the Municipal Land Use Scheme on www.umhlathuze.gov.za
- All bids are subject to the terms and conditions contained herein and in the bid documentation as stipulated by various legislations governing public procurement including City of uMhlathuze's policies.

Submission of bids

- Sealed bids, **clearly endorsed: "TENDER NO":** must be placed in the Bid box at the Stores and Procurement, Alton, Richards Bay **before 12:00 noon on Tuesday, 20/01/2026.**
- The Tenderers **details and return address** must be indicated on the back of the sealed envelope in which the Tender is deposited, this is required for the purposes of returning tenders in cases where it may be required.
- Only tender documents obtained from the municipality, where the respondent will complete and sign a tender collections register, will be considered for evaluation.
- Intention to Award and Cancellation notices in terms of the Bid Adjudication Committee resolution will be published on the municipal website.

Tender Documents will be available from the Civic Centre, 5 Mark Strasse, Richards Bay, Customer Contact Centre situated at the foyer on the Ground Floor from **Monday, 03/11/2025 at 12:00** up to the day before the site meeting. **Failure to obtain the document as specified will invalidate the tender submission.**

Council will not accept responsibility for the late delivery of Tenders by courier services or any other means that are not placed in the tender box on or before the date and time of closing of the tender.

Enquiries can be directed to Lungisa Nakin at email address NakinLN@umhlathuze.gov.za and Dumisani Mabanga at e-mail address mabangad@umhlathuze.gov.za

It is the requirement of this tender that the successful bidder must implement a successful Corporate Social Investment (CSI).

Tenderers who have not been contacted within 120 days after the closing date of this tender must accept that their tender was unsuccessful.

Civic Offices
Private Bag X1004
RICHARDS BAY
3900
MN/35/2025

MR. PN MHLONGO
CITY MANAGER