

Amahlathi Local Municipality



OFFICE OF THE MUNICIPAL MANAGER

12 Maclean Street

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RE-ADVERT:

CALL FOR EXPRESSION OF INTEREST FOR STUTTERHEIM (N6 GATEWAY) COMMERCIAL AND SOCIAL HOUSING DEVELOPMENTS: BID NO. ALM/49/2024-25

Invitation is made to suitably qualified and experienced developers, investors and consortium of firms to submit Expression of Interest for the planning, designing, funding and the development of social housing and commercial development (shopping centre) in Stutterheim. Through this invitation, we seek to identify visionaries and capable partners with demonstrated and traceable track record in producing, cost-effective, exceptional and sustainable developments in urban areas.

PROJECT PURPOSE

The primary objective of this initiative is to invite all potential investors to submit a comprehensive proposal for the purposes of entering into a long-term lease with the municipality for the proposed development on Erf 80 Stutterheim for the purposes of revenue enhancement for the municipality. Furthermore, the primary objective of the initiative is to successfully develop a shopping centre and social housing as part of the municipality's extensive strategic effort to promote sustainable economic growth, expand access to affordable housing and enhance economic activities through well integrated commercial infrastructure.

Bidders must include a detailed work plan in their Technical Proposal supporting the methodology to be applied, reflecting the activities to be undertaken and the estimated duration for each activity.

The service provider will be required to commence with the assignment within fourteen (14) calendar days of being advised of the appointment.

EVALUATION CRITERIA

No	Requirement	Minimum Requirements	Means of verification
1	COMPANY EXPERIENCE: 3 Similar Projects that were successfully completed in public / private sector in the following component: Property Development Company Audited Financial Statements	3 traceable references with names, contact details etc.	<ul style="list-style-type: none"> 3 Appointment Letters for similar developments 3 Reference Letters on work successfully completed on similar developments Company audited financial statements
2	EXPERTISE: <ul style="list-style-type: none"> The Project Team Leader must have a Degree in Property Management/ Development and must have at least 5 years working experience in similar projects. Must have proven experience in similar projects Registration with professional body in Property Management/Development 	All Team Members with relevant qualifications must have 5 years of working experience and must be registered with the relevant professional bodies.	<ul style="list-style-type: none"> Comprehensive CVs + certified ID copies and relevant certifications Proof of registration with relevant professional bodies

INFORMATION IS COMPLETED AND PROOF SUBMITTED AS PER THE SOURCE OF EVIDENCE COLUMN.

Please note that the above is a minimum set of skills required, the developer is welcome to add more skills as deemed necessary to undertake the work.

- FAILURE TO COMPLETE THIS DOCUMENT WILL RENDER YOUR SUBMISSION TECHNICALLY UNACCEPTABLE, HENCE NO FURTHER EVALUATION WILL TAKE PLACE AND YOU WILL NOT QUALIFY TO BE INCLUDED ON THIS CONTRACT**
- Bid documents can be collected from Tuesday, 26 August 2025, at No.12 MaClean Street, Stutterheim after furnishing the officials at the supply chain management department with a proof of payment of the non-refundable bid fee of R350.**
- Bidders who are unable to collect the document must email the proof of payment to: zntengu@amahlathi.gov.za and the document will be emailed.**
- Proposals shall be deposited in the Bid Box situated in the Supply chain management unit on or before **Friday 19 September 2025 at 12h00.****
- Enquiries are to be directed to : Development & Town Planning Ms. B. Voyi on 043 683 5007 / bvoyi@amahlathi.gov.za : SCM related queries to skambi@amahlathi.gov.za.**

TENDERERS SHALL TAKE NOTE OF THE FOLLOWING TENDER CONDITIONS:

- a) The Amahlathi Municipality Supply Chain Management Policy will apply.
- b) The Amahlathi Municipality does not bind itself to accept the lowest bid or any other bid and reserves the right to accept the whole or part of the bid and to award to more than one bidder.
- c) Bids which are late, incomplete, unsigned, or submitted by facsimile or electronically, will not be accepted.
- d) All pages must be signed where necessary.
- e) Additional annexure(s) is/are accepted only if cross referencing has been done and the page signed.
- f) Bids submitted are to hold good for a period of 90 days.
- g) Submit original valid tax clearance certificate or proof of pin from SARS failure will result in a tender deemed non-responsive.
- h) Bid documents must remain intact and priced bids must be firm and VAT Inclusive.
- i) Corrections-Use of Tippex will render the bid non-responsive; corrections should be in the form of a single line striking through what is being corrected and information written a new. All alterations must be signed for and failure to sign will result in tender deemed non-responsive.
- j) Declaration pages must be fully completed and signed.
- k) Joint Ventures/consortiums must provide signed copies of such agreements and all other returnable documents for each partner to the Joint Venture.
- l) Failure to submit comprehensive JV agreement (where applicable), will result in a tender deemed non-responsive. Individual partners of JV are to comply and submit all relevant documents. Failure to do so will result in a tender deemed non-responsive.
- m) Bidders to submit the following MBD's with their proposals MBD 1, MBD 3, MBD 4, MBD 6, MBD 9 will result in a tender deemed non-responsive.
- n) All copies must be originally certified and not older than three (3) months.
- o) Failure to submit or complete supplementary information will result in the tender being null, void, and non-responsive.
- p) All bidders from ALM jurisdiction must submit latest municipal statement not older than three months showing that they do not owe the Municipality, non-ALM bidders must attach proofs not older than three months from their respective Municipalities. The council reserves the right to disqualify any service provider whose members and or shareholders owe the Municipal rates & taxes (Lease agreements and sworn statements / affidavits are also accepted).
- q) ALM shall not do business with any person in the service of the state.
- r) Bidders must be registered on National Treasury's Central Supplier Database (CSD).

Dr. Z. Shasha, Municipal Manager
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