

THEMBISILE HANI LOCAL MUNICIPALITY



APPOINTMENT OF A SERVICE PROVIDER FOR SUPPLY, DELIVERY AND INSTALLATION OF TEMPORARY RESIDENTIAL UNITS (TRU) IN VARIOUS AREAS AS AND WHEN REQUIRED FOR A PERIOD OF 36 MONTHS.

THLM/SCM20/2025-2026/CDS04

SCOPE OF WORK

OVERVIEW OF THE WORKS

Appointment of service provider for supply, delivery and installation of Temporary Residential Units (TRU) in various areas shall comply with the following minimum specification:

Project Name

Appointment of service provider for supply, delivery and installation of Temporary Residential Units (TRU) in various areas located within Thembisile Hani Local Municipality as and when required.

Purpose of the Terms of Reference

The purpose of the Terms of Reference is to outline the requirements, scope and expectations for the appointment of a competent and experienced Appointment of a service provider for supply, delivery and installation of Temporary Residential Units (TRU) in various areas for 36 months in various areas within Thembisile Hani Local Municipality as and when required.

Background to the project

Thembisile Hani Local Municipality is committed to ensuring the safety and wellbeing of its communities through effective and responsive emergency services. The municipality faces increasing demand for housing due to recent disaster occurrence, informal settlement expansion which results to emergency situations such as floods, fires, or relocation due to development projects.

To address these needs, the Municipality plans to provide Temporary Residential Units (TRU) as interim accommodation for households awaiting permanent housing. TRUs are essential to ensure safe, secure and dignified living conditions in the short-term to medium-term.

OBJECTIVE

Is to procure a qualified and experienced service provider to supply, transport, deliver and install temporary residential units that meet specified quality, safety, and regulatory standards. The service provider will ensure that the units are fully operational, structurally sound and suitable for immediate occupation within the agreed timeframe.

This includes:

- Providing durable and habitable temporary housing units to comply with relevant building and safety regulations.
- Ensuring timely delivery and installation at designated sites.
- Managing all logistics, site preparation (if required), and assembly of the units.
- Guaranteeing that installations are completed in a safe, efficient and environmentally responsible manner.
- Providing after-installation support, including maintenance (if applicable) and defect resolution within the agreed period.

1.1 DETAILED DESCRIPTION: SCOPE OF WORK

The appointed service provider will be responsible for:

1. Design, purchase all material, transport and store all material, site clearance and necessary earthworks to build the foundations and assemble TRU's, and to safely dispose surplus material.
2. Design and construction of TRU houses for all the temporary structures.

3. Construction of 30 m² TRU¹s using any other certified material or method that complies or exceeds the regulation as stipulated in the National Housing Code, wooden frames and wooden floorboards will not be permitted Installation of access gates (vehicle and pedestrian)
4. Building contractor to design and provide drawings and specifications for approval within one day of receipt of the job card and before construction can commence. Lists of material suppliers is also mandatory.
5. The design to meet SABS 0160 (loading) and SABS 0162 (for steel work) and adaptable to local conditions. Weatherproof walls, windows and roof.
6. The building contractor must take responsibility for construction, supervision and project management.
7. The building contractor to comply with the Standard Specifications/ Drawings for the construction of temporary residential units.
8. The building contractor to comply with the National Building Regulations (NBR) and the South African National Standards (SANS 10400) and SANS517.
All works to be completed within 14 days after introduction of the service provider to the municipality

DELIVERABLES

1. Planning and Design

- **Design Development:** Produce detailed layout drawings and specifications for 15m² (typical single) and 30m² (typical family) units.
- **Compliance:** Ensure all designs conform to National Building Regulations (e.g., SANS 10400-A and SANS 10400-C).
- **Technical Specs:** Structures must have a minimum 5-year lifespan, be able to be dismantled for re-use, and conform to SABS 0160 (loading).
- **Structural Integrity:** Design must be certified for high wind, waterproofing, and durability.

2. Site Preparation and Installation

- **Site Clearance:** Clear the site of vegetation, debris, and topsoil.
- **Earthworks:** Perform necessary excavation and soil compaction to ensure a level site (+/- 6") for unit placement.
- **Foundation:** Install suitable foundations (concrete, timber piles, or ballasted anchoring systems) to ensure stability, particularly against wind.
- **Installation:** Transport, offload, and position units using appropriate machinery (crane/rigging).

3. Construction and Assembly (Prefabricated/Modular)

- **Structural Frame:** Erect walls, roof, and floor structures using approved materials (lightweight steel, timber, or composite panels).
- **Envelope:** Install insulated wall panels, windows, and doors, ensuring weatherproofing.
- **Roofing:** Install roofing sheets, including flashings, sealing, and roof screws to prevent water leaks.
- **Internal Finishing:** Install internal partitions (for 30m² units), ceiling boards, insulation, and floor finishes (e.g., vinyl planks).

4. Services and Reticulation

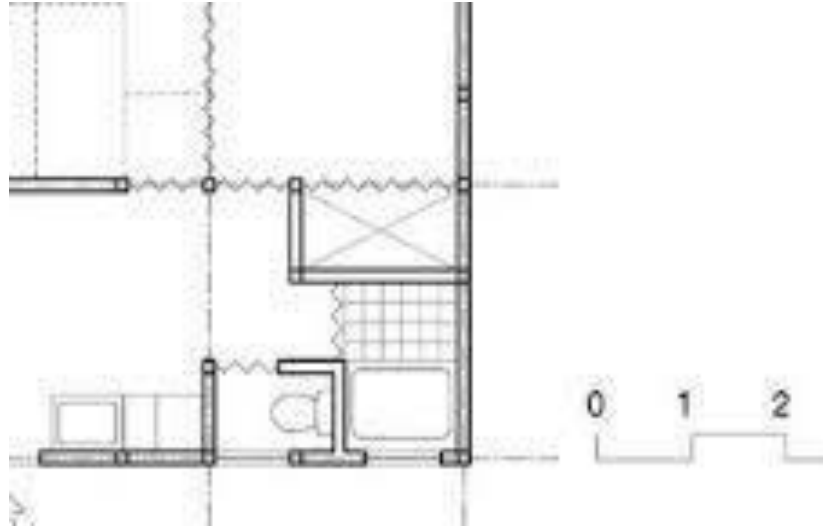
- **Electrical:** Install DB board, lighting points, plug points, and, if required, exterior security lighting.
- **Plumbing:** Install sanitation systems, including piping for kitchen sinks and bathrooms.
- **Connection to Services:** Connect units to municipal or site-specific water, sewer, and electrical points.
- **HVAC:** Install basic ventilation or heating/cooling systems as required.

5. Amenities and Fitting

- **Kitchen/Living Area:** Install kitchen sink, cupboards, and, depending on the contract, appliances.
- **Ablution (Bathroom):** Install toilet, washbasin, and shower.

6. Project Closeout

- **Cleanup:** Remove all construction debris, waste materials, and equipment from the site.
- **Site Restoration:** Reinststate the area to its original condition after removing temporary structures.
- **Final Inspection:** Obtain inspection approval from the relevant authority.



30m² disaster temporary residential unit of two bedrooms that is designed to accommodate 2-4 people.

DURATION

- The project must be completed within the Municipal financial year allocated as per the date of appointment.
- Delays must be communicated in writing and approved by the municipality.

The following activities are expected to be met by the service provider:

General Specifications

- **Size:** Generally, between 15m² and 30m².
- **Lifespan:** Minimum of 5 years.
- **Reusability:** Capable of being dismantled, stored, and re-used at least 3 times.
- **Assembly:** Designed for quick, easy assembly by non-skilled people or with minimal specialized labour.
- **Structure:** Often steel frame or panelised systems that offer superior durability in harsh conditions.

Structural Specifications

- **Foundation:** Moveable precast concrete, timber footings, or steel anchored systems to allow for relocation.
- **Roofing:** Durable, lightweight, and often waterproof galvanized mild steel (e.g., 0.5 mm - 0.6 mm thick) or similar profiled cladding.

- **Wall Cladding:** Galvanized steel or similar durable, fire-resistant material, offering adequate resistance to water penetration and meeting OHS (Occupational Health and Safety) Act requirements.
- **Height:** Minimum height of 2.2m.
- **Flooring:** Level and solid, typically raised 150mm above ground level to prevent flooding, built on compacted fill.

Thermal and Environmental Comfort

- **Insulation:** Roofs should have a minimum R-value of 2.7 K•m²/W, while walls require at least 1.9 K•m²/W.
- **Ventilation & Light:** Windows on opposite walls should provide at least 10% of the floor area for ventilation and a 2% daylight factor.

Safety and Compliance

- **Structural Safety:** Units must adhere to standards like SABS 0160/0162 for wind and load.
- **Fire & Access:** Materials must be fire-retardant, and designs must be accessible to disabled users.

LOCATION OF THE WORKS

The project is situated within Nkangala District Municipality in Mpumalanga province in Thembisile Hani.