

# ADVERTISEMENT



## INKOSI LANGALIBALELE LOCAL MUNICIPALITY

### **GENERAL VALUATION AND PREPARATION OF THE VALUATION ROLL FOR IMPLEMENTATION 1 JULY 2025 AND PREPARATION AND UPDATING OF VALUATION ROLLS FOR THE PERIOD 1 JULY 2025 TO 30 JUNE 2030**

Inkosi Langalibalele Local Municipality hereby invites tenderers in terms of Section 83 of the Municipals Systems Ac, Act 32 of 2000 as amended and Sections 110 and 112 of the Municipal Finance Management Act, Act 56 of 2003 from experienced and suitably qualified service providers to undertake a general valuation and compilation of a new valuation roll and subsequent updating of the valuation roll in terms of the Local Government Municipal Property Rates Act (ACT No 6 of 2004). The date of implementation of the new valuation roll is planned for 1 July 2024.

Project Name	Bid No	Compulsory Briefing Session	Closing Date
GENERAL VALUATION AND PREPARATION OF THE VALUATION ROLL FOR IMPLEMENTATION 1 JULY 2025 AND PREPARATION AND UPDATING OF VALUATION ROLLS FOR THE PERIOD 1 JULY 2025 TO 30 JUNE 2030	ILM02/23/24	10 January 2024 at 10h00	24 January 2024 at 10h00

Tender documents will be available in pdf format as from **11 December 2023** on e-tenders website on Municipal website ([www.ilm.gov.za](http://www.ilm.gov.za)) and e-tenders website ([www.etenders.gov.za](http://www.etenders.gov.za))

The evaluation of functionality will be based on the following functionalities:

Tenderers need to score a minimum of **70 %** to be considered for further evaluation.

ITEM	FUNCTIONALITY	POINTS
<b>A. RESOURCES AND EXPERIENCE</b>		
1. Municipal Valuer must comply with Section 39 (1) of the MPRA	Registered as a professional valuer or professional associated valuer (with no restrictions) in terms of the Property Valuers Profession Act, 2000 (Act No. 47 of 2000 with experience as a municipal Valuer for –  Less than 3 years = 0 points 3 - 5 years = 3 points 6 and above = 5 points  To attach proof of the years registered with SACPPV	5
2. Experience as municipal valuer	Certified copy of designation as a municipal valuer from previous appointments of completed General Valuation (GV) projects –  0 GV Projects = 0 points 1 to 3 Completed GV Projects = 5 points 4 or more Completed GV Projects = 10 points	10

ITEM	FUNCTIONALITY	POINTS
<b>A. RESOURCES AND EXPERIENCE</b>		
<b>3.</b> Bidders experience in carrying out a General Valuation and preparing valuation rolls for rating purposes in terms of the MPRA	<p>Proof of supporting evidence by a letter of reference confirming successful completion of a General Valuation and preparing valuation rolls (GV Projects) <b>from a local or metropolitan municipality with a similar or greater count of roll records</b> –</p> <p>0 GV Project = 0 points  1 to 3 GV Projects = 10 points  4 to 7 GV Projects = 15 points  8 or more GV Projects = 20 points</p>	20
<b>4.</b> Municipal Valuer experience in processing objections and defending appeals to valuations	<p>Proof of supporting evidence by a letter of reference confirming successful completion of General Valuation objections and appeals as the designated municipal valuer <b>from a local or metropolitan municipality with a similar or greater count of roll records</b> –</p> <p>0 GV Project = 0 points  1 to 3 GV Projects = 5 points  4 or more GV Projects = 10 points</p>	10
<b>5.</b> Skills transfer and municipal capacity building	<p>Provision of a detailed skills transfer and capacity building plan for the duration of the bid contract</p> <p>Trade references from a local or metropolitan municipality confirming successful skills transfer and capacity building programs on a general valuation (GV) project –</p> <p>0 references = 0 points  1 to 3 references and a skills transfer plan = 3 points  4 or more references and a skills transfer plan = 5 points</p>	5
<b>A - Total</b>		<b>50</b>

ITEM	FUNCTIONALITY	POINTS
<b>B. PROJECT METHODOLOGY AND SYSTEMS</b>		
<b>1.</b> General Valuation Project plan and implementation methodology	<p>The bidder must provide a general valuation project plan and implementation methodology which must cover the following topics and activities –</p> <p>Property register preparation = 2 points  Data collection = 2 points  Sales analysis and market reports = 2 points  Valuation of property = 3 points  GV Project management = 2 points  Objections and Appeals = 2 points  Stakeholder engagement = 2 points</p>	15
<b>2.</b> Quality Assurance (QA) Project methodology and plan	<p>Provision of a Quality Assurance (QA) implementation Plan with project phase details and process flow to include –</p> <p>Property register / Valuation roll = 2 points  Data collection/Capture (QA) = 2 points  Sales review (QA) = 2 points  Value review (QA) = 2 points</p>	8

ITEM	FUNCTIONALITY	POINTS
<b>B. PROJECT METHODOLOGY AND SYSTEMS</b>		
<b>3. Valuation Roll Management System (VRMS)</b>	<p>Bidders Valuation Roll Management System (VRMS) licenced, functional and operational as per bid and bid specification.</p> <p>a. Trade references from a local or metropolitan municipality confirming successful VRMS system implementation, operational and functionality for General Valuations and in the updating of the valuation rolls –</p> <p style="text-align: right;">0 references = 0 points 1 to 3 references = 10 points 4 or more references = 20 points</p>	20
<b>4. CAMA modelling projects - Development of CAMA models to support mass valuations</b>	<p>To submit CAMA modelling evidence in the form of statistical reports and CAMA models of previous projects where CAMA modelling was performed by the bidder.</p> <p style="text-align: right;">0 CAMA modelling projects = 0 points 1 to 3 CAMA modelling projects = 3 points 4 or more CAMA modelling Projects = 7 points</p>	7
<b>B - Total</b>		<b>50</b>

Total Functionality Points for this bid is A + B = 100 points

Evaluation criteria will be based on the preferential points system whereby the specific goals will be considered as follows:

#### 1. Specific Goals

Goal	Method of Evaluation	Points
<b>a) HDI Equity</b> 100% HDI Equity Between 50% and 99% Equity Between 25% and 49% Equity	<b>Detailed CSD Report</b>	<b>3</b> 3 2 1
<b>b) Female Ownership</b> 100% Female Owned Between 50% and 99% Equity Between 25% and 49% Equity	<b>Detailed CSD Report</b>	<b>2</b> 2 1 0
<b>c) Promotion of local business</b> Located within Midlands  Located within KwaZulu Natal  Located within The Republic of South Africa	<b>Utility account/lease agreement (Rates)</b> Company/Director's Rates and Taxes Statement (Not older than three months); or Company/Director's Valid Lease Agreement	<b>3</b> 3 2 1
<b>d) Management</b> Female 25% Disability 25% Youth 25%	<b>Certified ID's for female management staff</b> <b>Sworn affidavit from the SAPS</b> <b>Certified ID's for youth management staff</b>	<b>2</b> 2 2 2
<b>Total Special Goals</b>		<b>20</b>

Tenders are to be completed in full bond and in accordance with the conditions and bid rules contained in the bid documents and supporting documents must be placed in a sealed envelope and clearly marked “**(GENERAL VALUATION AND PREPARATION OF THE VALUATION ROLL FOR IMPLEMENTATION 1 JULY 2025 AND PREPARATION AND UPDATING OF VALUATION ROLLS FOR THE PERIOD 1 JULY 2025 TO 30 JUNE 2030)**” **QUOTING THE RELEVANT BID NUMBER** must be deposited in the designated tender box situated at the Foyer, ground floor, Inkosi Langa libalele Municipality, Victoria Street, Estcourt, 3310 by not later than **15 January 2024 at 10h00** where they will be opened and registered in public.

The Inkosi Langalibalele Municipality subscribes to the Preferential Procurement Regulations, pertaining to the preferential procurement policy framework act (PPPFA) principles. The tender will be evaluated on 90/10 as per the PPPFA Regulations 2022 and shall be based on pre-qualification, functionality and price. Bidders are required to submit a Company Profile accompanied by the company's CSD (Central Supplier Database) Report, Audited Annual Financial Statements for the previous 3 years, CIPC Documents, Certified Identity Documents of all Directors, Valid Tax Clearance Certificate/PIN from the Receiver of Revenue, Rates and Taxes Statement obtainable from the Local Municipality, alternatively, Valid Lease Agreement. Please note that the onus is upon the tenderer to ensure that the Tax matters are **always** up to date. The contract is beyond the three years covered in the annual budget of the municipality and the public is accordingly invited to comment on the proposed contract in terms of the Municipal Finance Management Act (MFMA) Section 33 and which comments must be submitted by ordinary mail within 14 days of this notice to the municipal manager. The bidder may be required to present their bid proposal, at their own cost, in terms of the evaluation criteria on request by the INKOSI LANGALIBALELE Municipality.

**Service providers operating in exempted areas shall submit an exemption letter obtainable from a Local Municipality.**

Technical enquiries shall be directed to: Finance and Planning Department – Miss Lindelwa Nzunza for Finance and Mrs Nombuso Zaphe for Planning and GIS on 036 342 7800 or emailed to [lindelwa@ilm.gov.za](mailto:lindelwa@ilm.gov.za)/ [nombuso@ilm.gov.za](mailto:nombuso@ilm.gov.za) and SCM Compliance enquiries shall be directed to - Mr Lindani Madinane on 036 342 7800 **or emailed to** [madinane@ilm.gov.za](mailto:madinane@ilm.gov.za) during office hours 07H30 till 16H30 a.m.

***The INKOSI LANGALIBALELE Municipality does not bind itself to accept the lowest or any bid and reserves the right to accept a bid in whole or any part. The municipality further reserves the right not to award this bid.***

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**MR S.B. MTHEMBU**  
**MUNICIPAL MANAGER**

**Notice: 44/23**