

Amahlathi Local Municipality



OFFICE OF THE MUNICIPAL MANAGER

12 Maclean Street

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BID NOTICE

CALL FOR EXPRESSION OF INTEREST FOR STUTTERHEIM (N6 GATEWAY) COMMERCIAL DEVELOPMENT (SHOPPING MALL) BID NO. ALM/SCM/11/2026-27

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 a shopping mall 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 commercial 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 mall 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.

EVALUATION CRITERIA

No	Requirement	Minimum Requirements	Means of verification
1.	COMPANY EXPERIENCE Similar Project successfully completed in public / private sector in project/s relating to property development.	Minimum of 1 Similar Project (Development of a shopping mall) successfully completed in public / private sector.	Service Level Agreement (SLA) or Memorandum of Understanding (MoU) / Memorandum of Agreement (MoA)
2.	EXPERTISE Project Team Organisational Structure denoting the team members and their key experience and role on the project.	Project Team Organisational Structure denoting the team members and their key experience and role on the proposed development.	- Organizational Structure showing team members. - Valid certified ID copies of all team members - Copies of certified qualifications of all the members on the organizational structure. - Detailed CVs of every team member.
	FINANCIAL CAPACITY		
3.	Confirmation of availability of funds for financing the proposed development – both own funding and financier.	Confirmation of availability of funds for financing the proposed development – both own funding and financier.	- Audited Financial Statements for 3 Financial Years. - Signed confirmation of availability of funding from financiers for financing of the proposed development/or bank confirmation for own funding.

	METHODOLOGY		
4.	METHODOLOGY Detailed methodology indicating how the project will be undertaken. Methodology statement must include a concise and clear cost and time breakdown of the implementation of the project. Methodology must be expressed in project phases.	Detailed methodology indicating how the project will be undertaken. Methodology statement must include a concise and clear cost and time breakdown of the implementation of the project. Methodology must be expressed in project phases.	Detailed methodology indicating how the project will be undertaken. Methodology statement must include a concise and clear cost and time breakdown of the implementation of the project. Methodology must be expressed in project phases.
	STAGE 2: POWERPOINT PRESENTATION (IN-PERSON) Presentation shall cover the following: 3D Architectural concept sketch of the proposed development. - Financial documents showing the financial strength of the developer to undertake the development (Demonstrate Access to Investment Capital and a bank rating letter). - Methodology		

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 **Monday, 31 August 2026**, 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 R350,00. The non-refundable bid fee should be deposited to:

Account Name: Amahlathi Municipality

Bank: First National Bank

Account Number: 53813535227

Reference: Bid No.

- 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.

AMAHLATHI LOCAL MUNICIPALITY
“Together for Prosperity”

- **Proposals shall be deposited in the Bid Box situated in the Supply chain management unit on or before **Wednesday 30 September 2026 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
C/o Hill & Maclean Streets, Stutterheim, South Africa, 4930
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