



CALL FOR THE EXPRESSION OF INTEREST FOR DEVELOPMENT OF ANDA PROPERTIES

The Alfred Nzo Development Agency calls for the Expression of Interest for the four Properties listed below:

No.	Name of Property	GPS COORDINATES
1.	Msukeni Development Centre	-30.722288, 29.426573
2.	Fort Donald Trading Centre	-30.756786, 29.557386
3.	Mbizana Chicken Abattoir	-30.868848, 29.861173
4.	Steward Trading Centre	-30.898552, 29.520353

All proposal must be submitted in a sealed envelope clearly marked with property details as stipulated above and submitted at ANDA Offices, Umzimvubu Goat Complex, Hospital Road Mount Ayliff NOT later than 07 November 2023 at 12h00PM. No emailed bids will be accepted

Proposal received after the indicated closing date and time will not be accepted. ANDA will not consider any proposal that does not conform to administrative compliance, functionality and concept requirements or promote sustainable development of the prospective properties in accordance with the developmental mandate of ANDA.



Should any bidder interested in submitting a proposal on more than one property, separate bid documents must be completed for each. No combined proposals will be accepted.

Note: Depending on the outcome of scoring and delegation framework approvals, no bidder will be awarded on more than one proposal submitted. Nothing in this notice or in the actions of ANDA, its board of directors, or employees must be construed as creating any expectation, legitimate or otherwise regarding matters dealt with in this notice

Section 1: Introduction

Alfred Nzo Development Agency has various properties which intends making available on the long term lease basis (not longer than 25 years, excluding any period of renewal) to suitable and qualified persons for the purpose of development which will lead to economic and social development which will respond to the needs of the community.

This serves as an invitation to interested individual/companies for the submission of proposals to lease and develop the various properties listed hereunder. Bidders must submit separate proposals for each property.

No.	Erf	Location	Size	Property Name
1	Farm 8	Emfundisweni @ Ntabankulu LM	68 000 m ² .	Steward
2	Farm 1	Dumsi @ WMMLM	72 734m ²	Fort Donald
3.	Plot 110	WMMLM	21 369m ²	Mbizana Chicken Abattoir
4.	Farm 21	Endzongiseni @ Umzimvubu	52,010.02 m ²	Msukeni Development Centre

Locality

The subject properties are located in Ntabankulu, Umzimvubu and 2 in Winnie Madikizela Mandela local municipalities.



Land Ownership

The properties are owned by Alfred Nzo Development Agency

Availability of Services

Farm 1 and 8 are currently vacant with no service, however services such as water, electricity and communications are available in the neighborhood. Three of the properties are closer to the main roads except one which is not closer but have a tar road which serves as the access to the properties. Should the bidder require specific information with respect to each property, they are advised to contact the Development Agency

Section 2: Background

Alfred Nzo Development Agency has properties in its possession that have a potential to generate revenue, but cannot due to underutilization and therefore not contributing to the revenue base of the Agency but instead may pose a threat of being invaded. The disposal of these properties are in line with the set of principles and values, which underpin the Agency's policy.

Section 3: Agency Development Objectives Relevant to the Properties

Bidders must ensure that their proposals address how their proposed development will achieve the following objectives:

- Promote rural economic development
- Provide opportunities to the local SMMEs
- Provision of sustainable job creation



Section 4: Scope of Work

The envisaged bid proposals are expected to conform to the following:

- 4.1 Proposal must have clear infrastructure designs and architectural impressions of the proposed development;
- 4.2 Proposal must clearly indicate how and what extent the proposed development will achieve the objectives set out in section 3 above;
- 4.3 Proposals must include preliminary costing;
- 4.4 Proposal must include business plans with respect to the financial ability of the bidder to undertake the proposed development successfully;
- 4.5 Proposal must present a development project which will be completed within maximum of two years, unless the proposed development is of such a nature that a longer period of time is necessary, in which case proper motivation must be included in the proposal;
- 4.6 Proposal must clearly set out the project team with relevant experience of all key team members, and must at a minimum include the following disciplines, civil and structural engineering, environmental specialists; architects and finance specialists.

Section 6 Compliance Documents to be submitted by Bidders

The following compulsory documents must be included the bid

For Companies

- 6.1 Tax clearance certificate with pin of legal entity;
- 6.2 Proof of registration on the central supplier database;
- 6.3 Certified copies of identity documents of each member/director or owner of the company;
- 6.4 Company profile with traceable references;



- 6.5 In the case of partnership or joint venture, a valid partnership agreement or joint venture agreement must be included. In the case of a joint venture the bidder must nominate the principal member;
- 6.6 Municipal clearance certificate certifying that no municipal rates and services charges are owed by the bidder and any of its directors to Alfred Nzo District Municipality or to any other municipality where the bidder's business operations are located, are in arrears for more than three months/Lease Agreement of Residence
- 6.7 All bidders should complete MBD 4, MBD 8 and MBD 9
- 6.8 Description of the legal entity submitting the proposal including a 2-page CV of each member, director, owner or shareholder or partner;
- 6.9 All bidders should submit recent company Annual Financial Statements.

Section 7: Format for Submitting Development Proposals

- 7.1 Comprehensive proposal with detailed concept plan design clearly demonstrating all phases of development in a hard copy and may include digital format together with tender documents;
- 7.2 All proposal should be clearly indexed and easy to read;
- 7.3 All prospective developers will be requested to make a presentation to the Agency Appraisal Committee and other relevant stakeholders on the proposed development.

Section 8: General Terms and Condition of the Bid

- 8.1 Awarding the bid will be subject to the developer's express acceptance of the Agency Supply Chain Management general contract of conditions;



8.2 The Agency and the developer will enter into a development agreement in the form of a lease agreement, the terms and conditions of which will be negotiated and agreed upon by both parties, but which shall not deviate from the provision of these Terms of Reference;

8.3 No material or information derived from the from the provision of the services under the contract may be used for any other purpose except for those of the Agency, except where duly authorized to do so in writing by the Agency;

Section 9: Evaluation Criteria

Proposals will be evaluated in terms of the Procurement Policy of Alfred Nzo Development Agency and shall be applied as follows:

- All proposal received shall be evaluated on functionality.

Functionality Evaluation

The functionality evaluation points will be applied as per the table below:

NB: Bidders must demonstrate by submitting documentary proof in relation to the claim of points with respect to the following key competencies:



Competencies

The successful bidders or consortium must demonstrate the following key competencies for the functionality evaluation:

Competency	Point Allocation	Maximum Points
Knowledge and practical experience in the preparation of business plans. (Please include the company profile and detailed CV's of team members who will be involved in the project in order to claim points in this competency)	<1 year (5 points) 1-5 years (10 points) 5-10 years (15 points) Above 10 years (20 points)	20
Proof of similar projects undertaken related to the project. (Please submit reference letter(s) for this competency.)	50	50
Proven Financial Viability (Attach most recent Annual Financial Statements)	30	30

Section 9: Contact Persons with Regards to this Disposal Brief

For any queries regarding these terms of reference, feel free to contact the following persons during office hours

Mr Tshonga : Telephone number 039 492 0011

Ms O. Somba : (039 492 0011/ 066 440 7301)



Alfred Nzo Development Agency
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MR. N.R XOLO
ACTING CHIEF EXECUTIVE OFFICER