



**BID NOTICE AND INVITATION TO BID**  
**BID NO: NLM/BTO/PVVIP/2024/2025**

**PROPERTY VALUERS TO SUBMIT PROSOSAL FOR  
PHYSICAL VERIFICATION AND VALUATION OF INVESTMENT PROPERTY USING  
FAIR VALUE METHOD FOR A PERIOD OF THREE (3) YEARS**

Ntabankulu Local Municipality seeks to appoint a qualified and registered property valuer for a period of three (3) years.

A detailed specification will be attached to the tender document.

Bid documents may be obtained from the Ntabankulu Local Municipality offices at ERF 85, Main Street, Ntabankulu, 5130, **during office hours 08H00 to 16H30 (Monday to Thursday), and 08H00 to 15H30 on Fridays. Bid documents will be available immediately after the briefing session.** A non-refundable cash payment of **R200.00** is required upon collection of the tender document.

EFT payments can also be made to the Municipality on the following details:

- **Account Name:** Ntabankulu Local Municipality
- **Cheque Account Number:** 62233334250 (First National Bank)
- **Brach Code:** 250035
- **Reference:** PVVIP & Company Name

A **compulsory briefing meeting/session** has been scheduled for **the 30<sup>th</sup> of May 2025 at 10H30, at Ntabankulu Local Municipality main boardroom.**

Bids are to be completed in accordance with the conditions attached to the Bid document and must be sealed and endorsed with the relevant bid number and must be deposited in the official bid box clearly marked, **"PROPERTY VALUERS TO SUBMIT PROSOSAL FOR PHYSICAL VERIFICATION AND VALUATION OF INVESTMENT PROPERTY USING FAIR VALUE METHOD FOR A PERIOD OF THREE (3) YEARS BID NO: NLM/BTO/ PVVIP /2024/2025"** in the main entrance of the Ntabankulu Municipality at ERF 85, Main Street, Ntabankulu, 5130 not later than **12h00 on the 23<sup>rd</sup> June 2025**, at which time bids will be opened in public. Bids shall be valid for a period of 90 days after the closing date of the submission of bids. **Under no circumstances will late tenders be accepted.**

Service providers are requested to attach the following mandatory documents for their bids on the pages indicated in the bid document:

- Valid SARS tax compliance status document with pin.
- Original certified ID copy/s of all company directors.
- A company profile with completed projects for similar work and contactable references.
- Proof of municipal rates for the company and all directors or signed lease agreement by both parties or confirmation that there is no billing where the entity is based.

- Proof of registration with Central Supplier Database (CSD) must be attached.
- All MBD. 3.1,4,6.1,8 & 9 must be fully completed and signed.

**NB: All certifications must not be more than three months old and must be in its original format.**

**Failure to submit the mandatory documents will deem the tender non-responsive and it will not be evaluated further.**

**Stage 1 Technical or Functionality Evaluation**

**Stage 1. Functionality will be evaluated based on the following criteria and tenderers who fail to score a minimum functionality assessment of 70% will be considered non-responsive and will not be evaluated further.**

<b>Professional Experience</b>		<b>60</b>
A degree in Property Valuation, Real Estate	25	
5 years or more experience in property valuation.	10	
Registration with the South African Council for the Property Valuers Profession (SACPVP) as a Professional Valuer or Associate Valuer is mandatory.	25	
<b>Previous Company Experience</b>		<b>40</b>
Proven track record in conducting valuations for [specific sectors, e.g., municipal, commercial & residential.		
• 5 letters of appointments and letters of reference	40	
• 4 letters of appointments and letters of reference	30	
• 3 letters of appointments and letters of reference	20	
• 2 letters of appointments and letters of reference	10	
• 1 letter of appointments and letters of reference	05	
• 0 letters of appointments and letters of reference	0	
<b>TOTAL Scoring</b>		<b>100</b>

*JBN*

**Stage 2: Price and Specific Goals**

**Table 1: Specific goals for the tender and points claimed are indicated per the table below.**

*(Note to organs of state: Where either the 90/10 or 80/20 preference point system is applicable, corresponding points must also be indicated as such.*

*Note to tenderers: The tenderer must indicate how they claim points for each preference point system.)*

The specific goals allocated points in terms of this tender	Number of points allocated (90/10 system) (To be completed by the organ of state)	Number of points allocated (80/20 system) (To be completed by the organ of state)	Number of points claimed (90/10 system) (To be completed by the tenderer)	Number of points claimed (80/20 system) (To be completed by the tenderer)
Business owned by =>50% black people		4		
OR Business owned by <50% black people		1		
Business owned by =>50% women		3		
OR Business owned by <50% women		1		
Business owned by =>50% Youth (age <= 35 years on the closing date)		5		
OR Business owned by <50% Youth (age >35 years on the closing date)		3		
Business owned by People with Disability / Military veteran		2		
Small Enterprise (SMME Category – QSE/EME		2		
Promoting Locality - Business located within Ntabankulu		4		

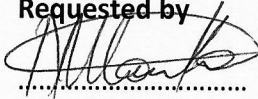
*ZBL*

OR Promoting Locality - Business located in Alfred Nzo District		3		
OR Promoting Locality - Business located in Eastern Cape		2		
OR Promoting Locality - Business located in South Africa		1		

NTABANKULU LOCAL MUNICIPALITY reserves the right not to accept the lowest tender or any tender. Late, incomplete, telegraphic, or facsimile tenders will not be considered. The Council is not bound to accept the lowest or any proposal and reserves the right to accept the whole or part of the proposal any tender or to furnish reasons for its decisions.

Further enquiries should be directed to **Mrs Y. Xuzu-Yase** at **067 4113 703**, **xuzuy@ntabankulu.gov.za** or **Mr O. Mdudi: Manager Supply Chain** at **mdudio@ntabankulu.gov.za** or **082 786 0772** during office hours i.e. between 08h00 and 16h30.

Requested by



.....  
**N. Mankahla**  
Bid Specification Chairperson

Recommended by



.....  
**M. Mhlifili**  
Chief Financial Officer

Approved by



.....  
**I. Sikhulu-Nqwena**  
Municipal Manager