



SEKHUKHUNE
District Municipality

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PUBLIC NOTICE: SK-8/2/1-059/2024/2025

IN TERMS OF SEKHUKHUNE DISTRICT MUNICIPALITY SUPPLY CHAIN MANAGEMENT POLICY, QUOTATIONS ARE HEREBY INVITED FROM ELIGIBLE AND INTERESTED COMPANIES, CONSORTIUM OR JOINT VENTURES WITHIN SEKHUKHUNE DISTRICT REGION TO APPOINT SERVICE PROVIDER FOR VALUATION OF PROPERTY(BAREKI MALL) FOR THE PURPOSE OF PURCHASING THE PROPERTY.

NO	DESCRIPTION
	DELIVERABLES
1.	The service provider is required to do valuation of Bareki Mall in Groblersdal as sectional title or whole.
2.	Conduct property inspections inside and outside, taking detailed measurements and photographs to assess the condition and features of the property, exterior and interior pictures of the property should be included in the report.
3.	Provide expert advice on property related matters by assessing various factors influencing property value such as: <ul style="list-style-type: none">● Location, size and age● Condition of property (any potential damages or structural issues like a damaged roof, broken window, chipping paint or termite damage)● Potential for future renovations or any significant improvements that could increase the value of the property.● Current market trends, fair market value and interest rate
4.	Local zoning requirements
5.	Advise the municipality on both income capitalization approach and cost approach to determine the future potential income stream for both sectional title and entire property.
6.	Produce detailed comprehensive valuation report outlining the methodology ,assumptions, and conclusions regarding property value in both sectional title and entire property
7	NB: Must be a professional property valuer registered with South African Council for the Property Valuers Profession (SACPVP).

Fully Completed quotation documents, Priced, must be placed in a sealed envelope and marked **(REQUEST FOR QUOTATIONS FOR VALUATION OF PROPERTY(BAREKI MALL) FOR THE PURPOSE OF PURCHASING THE PROPERTY .)** deposited in a tender box at Groblersdal Fire Station by no later than 11h00 on **3 June /2024**. No compulsory briefing session will be held. For

further information, contact **Voster Masemola** of SCM on 013 262 7656 or **Boshigo Kgaki** of **AUXILLARY SERVICES** -on 013 262 7300

Please note:

The bid will be evaluated on Functionality as per the attached TOR's.

Bidders who fail to score the minimum points required will not be evaluated further

The following returnable documents are compulsory and will lead to disqualification if not attached.

- Tax Compliance Status Pin/Tax Clearance Certificate
- Proof of Registration with South African Council for the Property Valuers Profession (SACPVP).
- Valid Copy of Company Registration documents
- Original Certified ID copies of Directors (Not older than 3 months)
- Proof of municipal rates and taxes for both company and Director(s) not in arrears for more than three months or proof of lease agreement including rates for the landlord. In case where the Company or Director is registered in a rural area where the rates are not paid, please attach proof from Local Authority and affidavit under oath indicating that there are no municipal rates payable.
- MBD 4, MBD 8, MBD 9 and MBD 6.1 forms must be signed and attached with quotation.
- CSD Summary Report.
- Any alterations must be signed. ((NB: not initialed)
- Telegraphic, facsimile, e-mailed, Copy and telefax bids will not be accepted.
- No late bids will be accepted.

Evaluation Criteria

- A preferential points system shall apply whereby the points will be allocated in accordance with the Preferential procurement Regulations of 2022, where 80 points will be allocated in respect of price and 20 points in respect of preference points claimed for attainment of other specified goals summarized as follows:

HDI SPECIFIC GOALS	POINTS
HDI (Blacks, Indians and Coloureds)	12
Woman-Ownership of more than 50%	2
Disability ownership of more than 50%(Physically impaired)	2
Youth	2
Locality	2
Total	20


Mr. KGWALE M.M
MUNICIPAL MANAGER

16/05/2025
Date



TERMS OF REFERENCE FOR PROFESSIONAL PROPERTY VALUER FOR VALUATION OF PROPERTY FOR THE PURPOSE OF PURCHASING THE PROPERTY

Project	: Valuation of Property
Department	: Cooperate services
Institution	: Sekhukhune District Municipality
Location	: Sekhukhune District Area
Report to	: Manager Auxiliary Services

1. PURPOSE

The purpose of the terms of reference is to enable the Municipality to appoint suitable service providers for the valuation of property.

2. BACKGROUND

The municipal council has resolved and approved the facilitation of the acquisition of Sekhukhune municipal offices.

3. SCOPE OF WORK

The potential service provider must be adhered and comply with the following requirements of:

- Must be a Professional property valuer registered with the South African Council for the Property Valuers Profession (SACPVP).

Deliverables

The scope of the service provider shall include but not limited to the following:

1. The service provider is required to do valuation of Bareki Mall as sectional title or whole.

2. Conduct property inspections inside and outside, taking detailed measurements and photographs to assess the condition and features of the property, exterior and interior pictures of a property to be included in the report.
3. Provide expert advice on property related matters by assessing various factors influencing property value such as:
 - location, size and age
 - condition of the property (any potential damages or structural issues like a damaged roof, broken window, chipping paint or termite damage)
 - potential for future renovations or any significant improvements that could increase the value of the property.
 - current market trends, fair market value and interest rate
4. Local zoning requirements
5. Advise the municipality on both income capitalization approach and cost approach to determine future potential income stream for both sectional title and entire property.
6. Produce detailed comprehensive valuation report outlining the methodology, assumptions, and conclusions regarding property value in both sectional title and entire property.

4. PRICING

In accordance to guidelines professional fees determined in terms of section 35 (2) of Property Valuers Profession Act, No 47 of 2000.

5. REFERENCES

Verifiable references of professional organizations where you provided services.

6. PERFORMANCE CRITERIA

The performance of service provider will be evaluated based on the work done and report submitted.

7. DURATION OF CONTRACT

The project shall be once off.

8. FUNCTIONALITY

All certified copies of not exceeding three months.

Methodology and Implementation plan Response according to specific task. Brochures/Data sheet must be attached for each and every vehicle (Failure to attach may lead to automatic disqualification). <ul style="list-style-type: none">• No methodology (0 points)• With 50% of specific task (10 points)• Above 50% of specific task (20 points)	(20) points
Company previous/current projects related to the scope of work with contactable references (Attach appointment letters) <ul style="list-style-type: none">• No projects (0 points)• 1 – 2 projects (5 points)• 3 – 5 projects (15 points)• 6 and above projects (20)	(20) points
Registered Relevant body of knowledge. (Attach CV and certificates) <ul style="list-style-type: none">• South African Council for the Property Valuers Profession (SACPVP) (20 points)	(20) points
Qualifications of staff/ key personnel (Attach CV and certificates) <ul style="list-style-type: none">• No Qualifications (0 point)• 1 Diploma in Property Valuation & Management or Real Estate (10 points)• BCom in Property Valuation & Management or Real Estate (20 points)	(20) points
Bank Rating <ul style="list-style-type: none">• Letter of Support from a FSCA registered Financial Institution (Access to funding) (20 points)	(20) points
TOTAL	(100) Points