



# NDWEDWE LOCAL MUNICIPALITY UMASIPALA WASENDWEDWE

## INVITATION FOR BIDS

### PROPOSALS FOR HIGH-DENSITY RESIDENTIAL WITHIN NDWEDWE TOWN LEASE AND DEVELOPMENT

#### PROPOSAL NO: NDWP 02/25/26

Ndwedwe Local Municipality are hereby inviting interested companies/developers to submit proposals for the leasing of the property stated hereunder as per the below-mentioned project.

- Proposal for the Long-Term Lease and Development of High-Density Residential property on Lot 322, 327, Measuring Approximately 12,236 m<sup>2</sup> as depicted on the Ndwedwe Town Layout

Bid documents will be available upon a payment of **R500.00, non - non-refundable** documentation fee from the office of the **SCM unit** at **NDWEDWE LOCAL MUNICIPALITY OFFICES**, P100 Road Lot 47- 48 Ndwedwe. (08:00 am to 14:00 pm) Bid documents will be available for sale as **MONDAY, the 11th of AUGUST 2025**.

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Banking Details                                                                                                                                                                                                            | : The Ndwedwe Local Municipality, Name of the BANK: NEDBANK |
| Account Name                                                                                                                                                                                                               | : Ndwedwe Local Municipality                                |
| Account Number                                                                                                                                                                                                             | : 119 744 1085                                              |
| Branch                                                                                                                                                                                                                     | : ZULULAND BUSINESS BANKING                                 |
| Branch Code                                                                                                                                                                                                                | : 198765                                                    |
| Accounttype                                                                                                                                                                                                                | : CHEQUE ACCOUNT                                            |
| The Proof of Payment must reflect the Bid Number and Company Name as Reference. Enquiries: Busiswa Msomi Tel. No.: 032 532 5051 or email to <a href="mailto:busiswa.msomi@ndwedwe.gov.za">busiswa.msomi@ndwedwe.gov.za</a> |                                                             |

There will be no briefing clarification meeting. Bidders are requested to submit e-mail queries related to the bid to the Director of Economic Development and Planning ([zempilo.khuluse@ndwedwe.gov.za](mailto:zempilo.khuluse@ndwedwe.gov.za))

**Pre-qualifying Criteria for Preferential points** will be used to advance certain designated groups.

- Specific goals – Locality and race.

#### Mandatory Requirement:

1. Bidders are to provide a funding model to incorporate how and where the funding will be sourced/raised, and it must include collateral to be pledged against such funding if required. The Bidder is to demonstrate proof availability of 100% of the funding required for the development. This must include written support from verifiable funding institutions.

- If the letter from the registered funder reflects the full amount of the development cost or;
- If there is a shortfall and the bidder shows how they fund the shortfall or;
- If the funder demonstrate access to equity to cover the development cost
- If the AFS reflect cash and cash equivalent or;
- If the bidder submits a letter from the funder

1. Concept drawings

3. Site Development Plan

**Only bidders who score a minimum of 45 points out of 60 points in stage 2 (two) will advance to the next stage of evaluation.**

#### Mandatory Compliance Requirements:

- Valid Tax Compliant Verification Pin issued by SARS.
- Proof of registration of the Entity – CIPC
- An original/Certified up-to-date Municipal account, a letter from the Landlord or Tribal authority not older than 3 months
- In the event the Bidder is Tendering as a tendering as a Joint Venture/ Consortium, all members of the JV/Consortium must submit all required documentation, a JV/ Consortium agreement, and a Joint Venture.
- Completion and Signature of all municipal bidding documents
- Central Supplier Database (CSD) registration.
- Annual turnover of 20 million and above (for the last three-year Annual Financial Statement) to be attached.

Bid document must be sealed in an envelope marked with the relevant: **"Project Name and Bid Number"** and must be deposited in the bid box situated at the reception area: Ndwedwe Municipal offices, Lot 47- 48, Road P100, Ndwedwe, not later than **12H00 on TUESDAY the 30th of SEPTEMBER 2025** where bids will be opened in public. (Time will **ONLY** be determined by the Municipal clock at the reception)

The Ndwedwe Municipality subscribes to the Preferential Procurement Framework Act, Act 5 of 2000. The new 80/20, 90/10 preference points system will apply in terms of the Preferential Procurement Regulation 2022.

Bids shall be valid for a period of **120** days. The Ndwedwe Local Municipality does not bind itself to accepting the lowest, or any bid, either wholly or in part or give any reason for such action. **BIDDERS SHALL BE REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD).**

**Late proposals or proposals received by way of post, facsimile or e-mail will, under no circumstances, be considered.**

Enquiries regarding this notice may be directed as follows

SCM Enquiries : **Mrs Mati Shangase** - 032 532 5000

Technical Enquiries : **Ms Akhona Ngcobo/ Ms Zempilo Khuluse** - 066 071 9460 / 063 694 8745

**MR SDG KHUZWAYO  
MUNICIPAL MANAGER**