



COMPILATION AND MAINTENANCE OF THE GENERAL VALUATION ROLL AND SUPPLEMENTARY VALUATION ROLL FOR FINANCIAL YEARS 1 JULY 2026 TO 30 JUNE 2031 AS WELL AS THE SUPPLY OF OTHER VALUATIONS RELATED SERVICES IN COMPLIANCE WITH THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, (ACT 6 OF 2004)

TENDER DATA

1.	The Employer is: Emalahleni Local Municipality 29 Mandela Street, Emalahleni, 1035				
2.	Tender Documents				
	<p>Tendering Procedures Tender notice and invitation to tender Tender data</p> <p>Returnable Documents List of Returnable Documents</p> <p>The Contract Agreements and Contract data Forms of Offer and Acceptance Contract Data</p> <p>Pricing Data Pricing Instruction Bill of Quantities</p> <p>Terms of Reference Terms of Reference</p> <p>Additional Relevant Documents Supply Chain Management Policy</p>				
3.	<p>Interpretation</p> <p>The tender data and additional requirements contained in the tender schedules that are included in the returnable documents are deemed to be part of these tender conditions.</p>				
4.	<p>Communication.</p> <p>The Employer's Representative is;</p> <table border="1"> <tr> <td> <p><u>Accounting Officer;</u> 29 Mandela Street, Emalahleni, 1035 Tel: at 013 690 6911</p> </td><td> <p><u>Procurement Enquiries.</u> Supply Chain Unit 29 Mandela Street, Emalahleni, 1035 Tel: 013 690 6483/6484/6497</p> </td><td> <p><u>Technical Enquiries.</u> K. Ramosibi 29 Mandela Street, Emalahleni, 1035 Tel: at 013 690 6742</p> </td></tr> </table>		<p><u>Accounting Officer;</u> 29 Mandela Street, Emalahleni, 1035 Tel: at 013 690 6911</p>	<p><u>Procurement Enquiries.</u> Supply Chain Unit 29 Mandela Street, Emalahleni, 1035 Tel: 013 690 6483/6484/6497</p>	<p><u>Technical Enquiries.</u> K. Ramosibi 29 Mandela Street, Emalahleni, 1035 Tel: at 013 690 6742</p>
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4.1	Attention is drawn to the fact that verbal communication given by the Employer's representative prior to the close of tenders will not be regarded as binding on the employer. Only information issued formally by the employer in writing to the tenders, under the signature of the Accounting Officer will be regarded as amending the tender documents.				
5	<p>The Employer's right to accept or reject any tender offer</p> <p>The employer has the right not to accept the lowest tender and to accept the whole or part of any tender or not to consider any tender not suitably endorsed is fully reserved by Emalahleni Local Municipality.</p>				



6	Tenderer Obligations
6.1	The Council retains the right to call for any additional information that it may deem necessary.
6.2	<p>If tendering as a Joint Venture, Joint venture must be constituted by means of a comprehensive and fair, written agreement between the members, which sets out their obligations, rights, risks, and rewards. Joint venture members should share at least the following aspects of the joint venture activities in a meaningful and equitable manner:</p> <ol style="list-style-type: none"> 1. Control 2. Management 3. Operations 4. Risk 5. Profit and Loss
6.3	If a Tenderer , or any person employed by him is found to have either directly or indirectly, promised or given to any person in the employment of Council, any commission, gratuity, gift or other consideration, The Council shall have the right to summarily and without recourse to law and without prejudice to any other legal remedy which it may have in regard to any loss and/ or additional costs or expenses, to disqualify the Tender or cancel the Contract without paying any compensation to the aforesaid Tender or Contract.
6.4	At the request of the Municipal Manager or his authorised representative from furnishing him with additional information, or with a sample or specimen for testing purposes or otherwise, or from giving a demonstration so as to enable the recommendation to the Council's responsible Committee on the award of the contract be formulated,
7.	<p>Eligibility</p> <p>Only those bidders who satisfy the following criteria are eligible to submit tenders:</p> <ul style="list-style-type: none"> • Tenderer registration with the SA Council of Professional Valuers: as Professional Valuer(s) • Public Liability Insurance for R5 000 000 per claim • Company maintaining Minimum Current Ratio of 3:1 for the past 3 financial years. • Company maintaining Minimum Acid Test Ratio of 3:1 for the 3 past financial years.
8	<p>Compensation of tendering</p> <p>The employer will not compensate the tenderer for any costs incurred in the preparation and submission of a tender offer, including the cost of any testing necessary to demonstrate that aspects of the offer satisfy requirements.</p>
9	<p>Check documents</p> <p>The Tenderer should check the tender documents on receipt for completeness and notify the employer of any discrepancy or omission.</p> <p>Emalahleni Local Municipality reserves the right to request the bidder to submit original documents which includes but not limited to, company registration document, qualifications of key personnel, compulsory returnables, reference letters & testimonials for review and certification by its Commissioner of Oath.</p>



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10.1	<p>Confidentiality and Copyright of Documents.</p> <p>Treat as confidential all matters arising in connection with the tender. Use and copy the documents issued by the employer only for the purpose of preparing and submitting a tender offer in response to the invitation</p> <p>In submitting any information or documentation requested in this tender or any other information that may be requested pursuant to this Tender, you are consenting to the processing by ELM or its stakeholders of your personal information and all other personal information contained therein, as contemplated in the Protection of Personal Information Act, No.4 of 2013 and Regulations promulgated thereunder ("POPI Act"). Further, you declare that you have obtained all consents required by the POPI Act or any other law applicable. Thus, you hereby indemnify ELM against any civil or criminal action, administrative fine or other penalty or loss that may arise as a result of the processing of any personal information that you submit.</p>
10.2	<p>Clarification Meeting</p> <p>No compulsory clarification meeting</p>
11	<p>Submitting tender offer:</p> <p>11.1 No Tender document will be considered unless submitted on Council's Official Tender Document</p> <p>11.2 Return all the returnable documents to the employer after completing them.</p> <p>11.3 Tenders must be deposited in the tender box clearly marked: COMPILATION AND MAINTENANCE OF THE GENERAL VALUATION ROLL AND SUPPLEMENTARY VALUATION ROLL FOR FINANCIAL YEARS 1 JULY 2026 TO 30 JUNE 2031 AS WELL AS THE SUPPLY OF OTHER VALUATIONS RELATED SERVICES IN COMPLIANCE WITH THE LOCAL GOVERNMENT: MUNICIPAL PROPERTY RATES ACT, (ACT 6 OF 2004)</p> <p>Location of tender Box: Main Physical Address: Emalahleni Local Municipality, Civic Centre, 29 Mandela Street, Emalahleni, 1035.</p> <p>Telephonic, telegraphic, telex, facsimile or emailed tenders will not be considered</p> <p>11.4 All tender received by the Emalahleni Local Municipality will remain in the Municipality's possession until after the stipulated closing date and time.</p> <p>11.5 Accept that a tender submitted to the employer cannot be withdrawn or substituted. No substitute tenders will be considered.</p>
12.	<p>Closing Time:</p> <p>12.1 The time and location for opening of the Tender offers are:</p> <p>Closing Time: 11:00 Closing Date: 20 September 2024 Location: Emalahleni Local Municipality Civic Centre 29 Mandela Street, Emalahleni, 1035</p>



12.2	<p>Tenders will be opened in public at the same time.</p> <p>After the opening of the tenders, no information relating to the clarification, determination of responsiveness, evaluation and comparison of tender proposals and recommendations concerning the award of the tender shall be disclosed to any other tenderer or persons not concerned with such process until the award of the Tender has been announced by the ELM.</p>								
13.	<p>Pricing the tender</p> <p>State the rates and prices in Rand</p>								
14.	<p>Alterations to the Tender Documents.</p> <p>No alterations may be made to the tender document issued by the employer.</p> <p>Proposals and any other supporting documents must be attached to the back of this tender document</p>								
15	<p>Alternative tender offer.</p> <p>No alternative tender offers will be considered or accepted.</p>								
16	<p>Tender Offer Validity</p> <p>The Tender offer validity period is 90 days from the closing date.</p>								
17	<p>Tender clarification after submission</p> <p>A tender may be regarded as non-responsive if the tenderer fails to provide clarification requested by the employer within the time for submission stated in the employer's written request.</p>								
18	<p>Tender evaluation points</p> <p>18.1 The value of this bid is estimated not to exceed R50 000 000 (all applicable taxes included) and therefore the 80/20 system shall be applicable.</p> <p>18.2 Preference points for this bid shall be awarded for:</p> <p style="margin-left: 40px;">(a) Price; and</p> <p style="margin-left: 40px;">(b) Specific Goals.</p> <p>18.3 The maximum points for this bid are allocated as follows:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th></th><th>POINTS</th></tr> </thead> <tbody> <tr> <td>PRICE</td><td>80</td></tr> <tr> <td>SPECIFIC GOALS</td><td>20</td></tr> <tr> <td>Total points for Price and Specific Goals</td><td>100</td></tr> </tbody> </table>		POINTS	PRICE	80	SPECIFIC GOALS	20	Total points for Price and Specific Goals	100
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19. Evaluation of Tenders

The Tenderers notice is drawn to the fact that the evaluation, adjudication and awarding of this tender will be in terms of the Supply Chain Management Policy of the ELM.

19.1 The following steps will be followed in evaluation;

1. Determination of whether or not tender offers are complete.
2. Determination of whether or not tender offers are responsive.
3. Determination of the reasonableness of tender offers.
4. Confirmation of the eligibility of preferential points claimed by tenderers.
5. Awarding of points for financial offer.
6. Ranking of tenderers according to the total points
7. Performance of risk analysis by checking the credit record of the tenderers

19.2 Functionality Criteria

The procedure for the evaluation of responsive Bids will be on the functionality criteria.

20. Tenders are adjudicated in terms of ELM Supply Chain Management Policy, and the following framework is provided as a guideline in this regard.

20.1 Tender responsiveness shall mean tender compliance with all the prescribed key requirements for submission with this tender which are regarded as eliminating factors.
All bid proposals received will be evaluated and adjudicated on the 80/20 preference point system.

All bid proposals received will firstly be evaluated on the following scoring criteria on the basis of functionality and price. Prospective bidders must at least achieve a minimum score of 60% in respect of functionality in order to be regarded as responsive and to qualify for further evaluation.

NO	Description	Required	Points obtainable	Points Claimed
1	Tenderer registration with the SA Council of Professional Valuers: as Professional Valuer(s)	Attached (proof) certified valid registration certificates (not older than 3 months)	20	
2	Experience as Professional Valuer(s) <ul style="list-style-type: none"> • Over 10 years = 15 points • Between 5 and 10 years = 10 points • Less than 5 years = 5 points 	Attached your compressed detailed CV(s) with at least two contactable references	15	
3	Team Leader relevant qualification and experience	Attached your compressed detailed CV(s) with at least two contactable references	10	



Tenderer project management experience in similar project and detailed project plan				
4	Experience of the Firm Two (2) points for every project completed or engaged in	Attach Reference /Appointment letter from Municipalities	20	
5	Tenderer: project management experience similar project to valuation of properties (property count) for municipalities: <ul style="list-style-type: none"> • Above 80 000 properties = 10 points • Between 40 000 and 60 000 properties = 5 points • Below 40 000 properties = 2 points 	Attached (proof) two reference letter(s) with contact details from the previous project(s)	10	
6	Tenderer's detailed proposed project plan: <ul style="list-style-type: none"> • Cover all stages as set out on the key task functions on the tender document = 10 points • Data back-up and disaster recovery plan = 5 points • Data transfer plan to provide final set of data in loadable format into billing system (integration) after completion of the valuation roll = 10 points 	Attached a detailed project plan & cash flow projection, Data back-up & disaster recovery plan and Data transfer plan	25	
			100	

Technical adjudication and General Criteria

- Tenders will be adjudicated in terms of inter alia:
- Compliance with Tender conditions
- Technical specifications

If the Tenderer does not comply with the Tender Conditions, the Tenderer may be rejected. If technical specifications are not met, the Tender may also be rejected.



With regard to the above, certain actions or errors are unacceptable and warrants **REJECTION OF THE TENDER**, for example:

- A Tax Compliance letter with a unique PIN in terms of the electronic Tax Compliance Status (TCS) system from SARS not being submitted.
- Pages not completed, removed from the Tender document, and have therefore not been submitted.
- If tender document is not fully completed as required and as stipulated in the tender data.
- If any tender document is tampered with or it is unbundled or unbundled.
- Failure to complete the schedule of quantities as required – only lump sums provided.
- Scratching out without initialling next to the amended rates or information.
- Writing over / painting out rates / the use of tippex or any erasable ink, e.g. pencil.
- The Tender has not been properly signed by a party having the authority to do so, according to the **Form E – “Authority for Signatory”**
- A Resolution by a Board of Directors of the Company authorizing the Tenderer to sign the Tender document on behalf of the Company has not been attached.
- Particulars required in respect of the Tender have not been provided – non-compliance of Tender requirements and/or specifications.
- The Tenderer’s attempts to influence or has in fact influenced the evaluation and/or awarding of the contract.
- The Tender has been submitted after the relevant closing date and time.
- Failure to complete and sign Form C1.1 Form of Offer and Acceptance.
- If any municipal rates and taxes or municipal service charges owed by that Tenderer or any of its directors to the municipality, or to any other municipality or municipal entity, are in arrears for more than three months.
- If any Tenderer who during the last five years has failed to perform satisfactorily on a previous contract with the municipality or any other organ of state after written notice was given to that Tenderer that performance was unsatisfactory.

20.2

Size of enterprise and current workload

- Evaluation of the Tenderer’s position in terms of:
 - ✓ Previous and expected current annual turnover.
 - ✓ Current contractual obligations
 - ✓ Capacity to execute the contract

20.3

Previous experience

The tenderer shall list in the appropriate Forms the appropriate related projects undertaken by the tenderer within the last five (5) years.

Evaluation of the Tenderer’s position in terms of his/her previous experience. Emphasis will be placed



on the following:

- Experience of contracts of similar size
- Service Provider to attach appointment letters **and** Testimonials from previous experience.

20.4 Financial ability to execute the contract

Evaluation of the Tenderer's financial ability to execute the contract will be considered. Emphasis will be placed on the following:

- Public Liability Insurance **for R5 000 000 per claim**

20.5 Good standing with SA Revenue Services

- Determine whether a valid tax clearance certificate has been submitted.
- The Tenderer **must affix A Tax Compliance letter with a unique PIN in terms of the electronic Tax Compliance Status (TCS) system from SARS must been submitted.**

20.6 If the Tender does **not** meet the requirements contained in the ELM Supply Chain Management Policy, and the mentioned framework, it will be rejected by the Council, and may not subsequently be made acceptable by correction or withdrawal of the non-conforming deviation or reservation

20.7 Penalties

Emalahleni Local Municipality will, if upon investigation it is found that a preference in terms of the MFMA Act and these regulations has been obtained on a fraudulent basis, or any specified goals are not attained in the performance of the contract, on discretion of the Municipal Manager, one or more of the following penalties will be imposed:

- Cancel the contract and recover all losses or damages incurred or sustained from the Tenderer.
- Impose a financial penalty at the discretion of Council.

Restrict the contractor, its shareholders, and directors on obtaining any business from the Emalahleni Local Municipality for a period of 5 years

20.8 The additional conditions of Tender are:

1. Service providers who has scored the highest points for Price and Specific Goals in terms of the Preferential Procurement Regulations 2022 will be appointed.
2. Emalahleni Local Municipality may also request that the Tenderer provide written evidence that his financial, labour and resources are adequate for carrying out the project.
- 2 The Emalahleni Local Municipality reserves the right to appoint a firm of chartered accountants and auditors and / or execute any other financial investigations on the financial resources of any Tenderer. The Tenderer shall provide all reasonable assistance in such investigations.