CALL FOR EXPRESSION OF INTEREST: DEVELOPMENT OF PORTIONS OF ERVEN 572 AND 997, FOR HIBBERDENE MIXED-USE AND COMMERCIAL DEVELOPMENT

CONTRACT NO: SCTIE/EOI/02/2027

NAME OF BIDDER:

CONTACT PERSON: .....

TELEPHONE NO: .....

FAX NO .....

ADDRESS: .....

BID CLOSES: ON MONDAY 11 JANUARY 2027 AT 11AM

Note: This bid document must NOT be separated.

Annexures are to be attached to the back of the document.

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CALL FOR EXPRESSION OF INTEREST

DEVELOPMEN OF PORTIONS OF ERVEN 572 AND 997, FOR HIBBERDENE MIXED-USE AND COMMERCIAL DEVELOPMENT

CONTRACT NO: CONTRACT NO: SCTIE/EOI/02/2027

Bids are hereby invited from accredited service providers for the expression of interest: development of portion of ERVEN 572 and 997, for Hibberdene mixed use and commercial development.

Bid documents are available to download free of charge on the South Coast Tourism and Investment Enterprise (SCTIE) website, alternatively may be collected from SCTIE office in Port Shepstone at 16 Bisset Street as from **Friday, 13th November 2026 to 20th November 2026 or from SCTIE new address at Ugu Sport and leisure Centre, Corner of Knoxgore Road and D200 (P200) Gamalakhe 4275** from the 23rd November 2026 at **a non-refundable payment of R500** covering printing by SCTIE (No cheques will be accepted).

Bids completed in accordance with the conditions indicated in documents, must be sealed and endorsed with the relevant contract number and be deposited in the official tender box at the SCTIE offices, **Ugu Sport and leisure Centre Corner of Knoxgore Road and D200 (P200) Gamalakhe, 4275** not later than **11h00 on Monday, 11 January 2027**, at which time bids will be opened in public. Bids that are submitted late, incomplete, unsigned or by facsimile, electronically, not completed in black ink will be rejected and not accepted for further evaluation. Bids submitted must be valid for a period of **90 days.**

A briefing session **(not compulsory**) will be held virtually on MS TEAMS on Thursday the **3rd of December 2026 at 11am.** The briefing link will be available on request and will also be published on the SCTIE website.

All bid enquiries relating to Procedural and Supply Chain Management are to be directed to **Lihle Ncane at Lihle@sctie.co.za**

And for enquiries relating to technical and property are to be directed to **Mr Mongezi Magubane at Mongezi@sctie.co.za**

Submissions will be evaluated in three stages: a mandatory and administrative compliance stage; a functionality stage scored out of one hundred points, subject to a minimum qualifying score; and a price and preference stage, which is not applied at this stage but is described for completeness.

Functionality Assessment Criteria is as follows:

MINIMUM OF **65 POINTS ON FUNCTIONALITY IS** REQUIRED.

Functionality Criteria:	**100 Points:**
Development concept, alignment with the intended development direction, and responsiveness to the coastal and Admiralty Reserve context	30
Comparable development track record	15
Technical and professional capability of the proposed team	10
Funding and capital raising capacity	12
Financial health and sustainability	8
Implementation readiness and infrastructure and services strategy	10
Economic impact, employment, small business development and local participation	5

Skills development and workforce readiness	5
Coastal, environmental and heritage compliance and risk management	5

The procedure for the evaluation of responsive tenders will be based on preferential procurement and functionality/quality: tenderer must achieve at **least 65%** on functionality to qualify.

	Categories	Weight	80|20	90/10	Supporting Documentation
1	Ownership	60%	10	6	
2	Reconstruction & Development Programme	30%	5	3	
3	Other Specific Goals-	10%	5	1	
		100%	**20**	**10**	
#	**Specific Goal(s)**	**Weight**	**80|20**	**90/10**	
1	**Ownership Categories:**				
	Broad Based Black Economic Empowerment:				
	BBBEE Level 1	100%	10	5	BBBEE Certificate/Certified Sworn Affidavit
	BBBEE Level 2	80%	8	4	BBBEE Certificate/Certified Sworn Affidavit
	BBBEE Level 3 to 8	40%	5	2	BBBEE Certificate/Certified Sworn Affidavit
2	**Promotion of Local Business(s)**				
	1. Enterprise Located within the District Municipality - Rural	100%	5	3	Sworn-Affidavit confirming that the enterprise is located within the district municipality – Rural
	2. Enterprise Located within the District Municipality – Urban	75%	3	2	Sworn-Affidavit confirming that the enterprise is located within the district municipality – Urban
	2. Enterprise Located within the Province	25%	1	1	Sworn-Affidavit confirming that the enterprise is located within the province
3	***Other Specific Goals***				

	1. Enterprise 100% owned by Youth/Women/Disabled/ Military Veteran	100%	5	2	CIPC Registration/ Military Veteran Certificate/ Directors ID/Sworn Affidavit confirming that the Director of the company is living with disability.

Disclaimer
In terms of the Preferential Procurement Policy Framework Act (PPPFA) and its associated Regulations, pricing preference (e.g., 80/20 or 90/10 preference point system). When contract or other arrangement have been concluded, preference points will be awarded in accordance with the preferential procurement Policy Framework Act 2000 (Act No 5 of 2000) and its regulations and SCTIE Supply Chain Management Policy, using the specific goals and weights above.

South Coast Tourism and Investment Enterprise subscribe to the Preferential Procurement Regulations **2022**, pertaining to the Preferential Procurement Policy Framework Act (PPPFA) principles whereby a bidder's submission will be evaluated according to the sum of the award of points in respect of the tender value and **Specific Goals**.

SCTIE subscribes to the Preferential Procurement Policy Framework Act (Act No.5 of 2000).

The Council reserves the right not to accept the lowest bid or any bid and reserves the right to accept the whole or part of the bid, or to reject all bids and cancel the notice to tender.

Kindly note: Regulation 44 of Municipal Supply Chain Management Regulations states that the Municipality may not make any award to a person who is in the service of the state

MR VUSUMUZI SIBIYA
SOUTH COAST TOURISM AND INVESTMENT ENTERPRISE

MBD 1

PART A
INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF UGU DISTRICT MUNICIPALITY					
BID NUMBER:	**SCTIE/EOI/2/2027**	CLOSING DATE:	**11 JANUARY 2027**	CLOSING TIME:	**11H00**
DESCRIPTION	**BID DESCRIPTION** **CALL FOR EXPRESSION OF INTEREST: DEVELOPMENT OF PORTIONS OF ERVEN 572 AND 997, FOR HIBBERDENE MIXED-USE AND COMMERCIAL DEVELOPMENT**				

BID RESPONSE DOCUMENTS MAY BE DEPOSITED IN THE BID BOX SITUATED AT *(STREET ADDRESS*

SOUTH COAST TOURISM AND INVESTMENT ENTERPRISE

Ugu Sport and leisure Centre,

Corner of Knoxgore Road and D200 (P200)

Gamalakhe

4275

SUPPLIER INFORMATION						
NAME OF BIDDER						
POSTAL ADDRESS						
STREET ADDRESS						
TELEPHONE NUMBER	CODE		NUMBER			
CELLPHONE NUMBER						
FACSIMILE NUMBER	CODE	N/A	NUMBER	N/A		
E-MAIL ADDRESS						
VAT REGISTRATION NUMBER						
TAX COMPLIANCE STATUS	TCS PIN:		OR	CSD No:		
B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE [TICK APPLICABLE BOX]	☐ Yes ☐ No		B-BBEE STATUS LEVEL SWORN AFFIDAVIT	☐ Yes ☐ No		
ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS ISERVICES IWORKS OFFERED?	☐ Yes ☐ No [IF YES ENCLOSE PROOF]		ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS ISERVICES IWORKS OFFERED?	Yes No [IF YES, ANSWER PART B:3]		
TOTAL NUMBER OF ITEMS OFFERED	As per Pricing Schedule		TOTAL BID PRICE	As per Pricing Schedule		
SIGNATURE OF BIDDER			DATE			
CAPACITY UNDER WHICH THIS BID IS SIGNED						

BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO:		TECHNICAL INFORMATION MAY BE DIRECTED TO:	
DEPARTMENT	SCM Unit	CONTACT PERSON	Mr Mongezi Magubane
CONTACT PERSON	Ms Lihle Ncane	TELEPHONE NUMBER	039-682 7944
TELEPHONE NUMBER	039-682 7944	FACSIMILE NUMBER	N/A
FACSIMILE NUMBER	N/A	E-MAIL ADDRESS	Mongezi@sctie.co.za
E-MAIL ADDRESS	lihle@sctie.co.za		

PART B
TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:
1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
1.2. ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED–(NOT TO BE RE-TYPED) OR ONLINE
1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 2022, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.
2. TAX COMPLIANCE REQUIREMENTS
2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS AND ARE REQUIRED TO SUBMIT VALID TAX CLEARANCE CERTIFICATE.
2.2 IN BIDS WHERE CONSORTIA I JOINT VENTURES I SUB-CONTRACTORS ARE INVOLVED, EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE I PIN I CSD NUMBER.

NB: FAILURE TO PROVIDE ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID.
NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE.

SIGNATURE OF BIDDER: ……

CAPACITY UNDER WHICH THIS BID IS SIGNED: ……

DATE: ……..

MBD 4

DECLARATION OF INTEREST

(JOINT VENTURE BIDDERS MUST COMPLETE A SEPARATE FORM)

1. No bid will be accepted from persons in the service of the state.

2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favoritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state, it is required that the bidder or their authorized representative declare their positioning relation to the evaluating/adjudicating authority.

3. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

3.1 Full Name of bidder or his or her representative: ------------------

3.2 Identity Number: ---------------------------

3.3 Position occupied in the Company (director, trustee/shareholder"): ---------

3.4 Company Registration Number: ----------------------

3.5 Tax Reference Number: -------------------------

3.6 VAT Registration Number: ------------------------

3.7 The names of all directors' / trustees / shareholders members, their individual identity numbers and state employee numbers must be indicated in paragraph 4 below.

3.8 Are you or any Directors/trustees/shareholders/ members presently in the service of the state? **YES** / **NO**

3.8.1 If yes, furnish particulars.-------------------------

----

[1]MSCM Regulations: "in the service of the state" means to be –

(a) a member of –
   (i) any municipal council;
   (ii) any provincial legislature; or
   (iii) the national Assembly or the national Council of provinces;

(b) a member of the board of directors of any municipal entity;
(c) an official of any municipality or municipal entity;
(d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
(e) a member of the accounting authority of any national or provincial public entity; or
(f) an employee of Parliament or a provincial legislature.

[2] Shareholder" means a person who owns shares in the company and is actively involved in the

management of the company or business and exercises control over the company.

Have you been in the service of the state for the past twelve months? - - - **YES** / **NO**

3.9.1 If yes, furnish particulars. - - - - - - - - - -.. - - - - - - - - - - - - - - -.

- -

3.10 Do you have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid? **YES** / **NO**

3.10.1If yes, furnish particulars.

- -

- -

3.11 Are you aware of any relationship (family, friend, other) between any other bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid? **YES** / **NO**

3.11.1If yes, furnish particulars

- -

- - - - - - - - - - - - - - - -...

3.12 Are any of the company's directors, trustees, managers, principal shareholders or stakeholders in the service of the state? **YES** / **NO**

3.12.1 If yes, furnish particulars.

- -

- -

3.13 Are any spouse, child or parent of the company's directors, trustees, managers, principal shareholders or stakeholders in service of the state? **YES** / **NO**

3.13.1If yes, furnish particulars.

- -

- -

3.14 Do you or any of the directors, trustees, managers, principal shareholders, or stakeholders of this company have any interest in any other related companies or business whether or not they are bidding for this contract. **YES** / **NO**

3.14.1 If yes, furnish particulars:

- -..

- -..

4. Full details of directors / trustees / members / shareholders.

Full Name	**Identity Number**	**Are you employed by National/ Provincial / Local Government? YES/NO**	**If YES, please give details**

5. I duly confirm that the above information is correct until otherwise advised in writing and the company undertakes to immediately, in writing on same day of appointment, advise the SCTIE immediately if any of its directors/trustees/ members/shareholders assumes appointment as an employee in national, provincial and/or local government and the company will deregister from the SCTIE Supplier Database and cease forthwith from doing business with the SCTIE and the company shall be subject to a penalty of forfeiting all payments for services rendered or products delivered or installed if it fails to immediately disclose in writing the employment of any of its directors/trustees/ members/shareholders in national, provincial and/or local government.

- - - - - - - - - - - - - - - -
Signature

- - - - - - - - - - - - - - - -
Date

- - - - - - - - - - - - - - - -
Capacity

- - - - - - - - - - - - - - - -
Name of Bidder

MBD 6.1

PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

NB: BEFORE C O M P L E T I N G THIS FORM, TENDERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022.

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1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to invitations to tender:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
- the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

1.2 **To be completed by the organ of state**

(*delete whichever is not applicable for this tender*).

a) The applicable preference point system for this tender is the 90/10 preference point system.

b) The applicable preference point system for this tender is the 80/20 preference point system.

c) Either the 90/10 or 80/20 preference point system will be applicable in this tender. The lowest/ highest acceptable tender will be used to determine the accurate system once tenders are received.

1.3 Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:

(a) Price; and

(b) Specific Goals.

1.4 **To be completed by the organ of state:**

The maximum points for this tender are allocated as follows:

	POINTS	
PRICE	80	90
SPECIFIC GOALS	20	10
Total points for Price and SPECIFIC GOALS	**100**	**100**

1.5 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.

1.6 The organ of state reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

2. DEFINITIONS

(a) **"tender"** means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;

(b) **"price"** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;

(c) **"rand value"** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;

(d) **"tender for income-generating contracts"** means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and

(e) **"the Act"** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

3.1. POINTS AWARDED FOR PRICE

3.1.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20 **or** **90/10**

$$Ps = 80\left(1 - \frac{Pt - P\,min}{P\,min}\right) \quad \text{or} \quad Ps = 90\left(1 - \frac{Pt - P\,min}{P\,min}\right)$$

Where

Ps = Points scored for price of tender under consideration

Pt = Price of tender under consideration

Pmin = Price of lowest acceptable tender

3.2. **FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME GENERATING PROCUREMENT**

3.2.1. **POINTS AWARDED FOR PRICE**

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20 **or** **90/10**

$$Ps = 80\left(1 + \frac{Pt - P\,max}{P\,max}\right) \quad \text{or} \quad Ps = 90\left(1 + \frac{Pt - P\,max}{Pmax}\right)$$

Where

Ps = Points scored for price of tender under consideration

Pt = Price of tender under consideration

Pmax = Price of highest acceptable tender

4. POINTS AWARDED FOR SPECIFIC GOALS

4.1. In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:

4.2. In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—

(a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or

(b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,

then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system.

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) PART A|B	Number of points allocated (80/20 system) (To be completed by the organ of state) PART A|B	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)
Ownership:				
BBBEE Level 1	5	10		
BBBEE Level 2	4	8		
BBBEE Level 3-8	2	5		
Empowerment				
1. an EME or QSE which is at least 100% owned by black people;	0	0		
2. an EME or QSE which is at least 51% owned by black people;	0	0		
3. an EME or QSE which is at 25% - 50% owned by black people;	0	0		
RDP				
1. Enterprise Located within the District Municipality - Rural	3	5		
2. Enterprise Located within the District Municipality - Urban	2	3		
2. Enterprise Located within the Province	1	1		
Other Specific Goal				
1. Enterprise 100% owned by Youth/Women/Disabled/ Military V	2	5		

DECLARATION WITH REGARD TO COMPANY/FIRM

4.3. Name of company/firm……

4.4. Company registration number: ……..

4.5. TYPE OF COMPANY/ FIRM

- ☐ Partnership/Joint Venture / Consortium
- ☐ One-person business/sole propriety
- ☐ Close corporation
- ☐ Public Company
- ☐ Personal Liability Company
- ☐ (Pty) Limited
- ☐ Non-Profit Company
- ☐ State Owned Company

[TICK APPLICABLE BOX]

4.6. I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/ firm for the preference(s) shown and I acknowledge that:

i) The information furnished is true and correct;

ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;

iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;

iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –

(a) disqualify the person from the tendering process;

(b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;

(c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;

(d) recommend that the tenderer or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and

(e) forward the matter for criminal prosecution, if deemed necessary

.....

SIGNATURE(S) OF TENDERER(S)

SURNAME AND NAME: .....

DATE: .....

ADDRESS: .....

.....

.....

CONTRACT FORM · RENDERING OF SERVICES

MBD 7.2

THIS FORM MUST BE FILLED IN DUPLICATE BY BOTH THE SERVICE PROVIDER (PART 1) AND THE PURCHASER (PART 2). BOTH FORMS MUST BE SIGNED IN THE ORIGINAL SO THAT THE SERVICE PROVIDER AND THE PURCHASER WOULD BE IN POSSESSION OF ORIGINALLY SIGNED CONTRACTS FOR THEIR RESPECTIVE RECORDS.

PART 1 (TO BE FILLED IN BY THE SERVICE PROVIDER)

1. I hereby undertake to render services described in the attached bidding documents to (name of the institution) _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ in accordance with the requirements and task directives I proposals specifications stipulated in Bid Number SCTIE/EOI/02/2027 the price/s quoted. My offer/s remain binding upon me and open for acceptance by the Purchaser during the validity period indicated and calculated from the closing date of the bid.

2. The following documents shall be deemed to form and be read and construed as part of this agreement:
   (i) Bidding documents, *viz*
   - Invitation to bid;
   - Tax clearance certificate;
   - Pricing schedule(s);
   - Filled in task directive / proposal;
   - Preference claims for Broad Based Black Economic Empowerment Status Level of Contribution in terms of the Preferential Procurement Regulations 2011;
   - Declaration of interest;
   - Declaration of Bidder's past SCM practices;
   - Certificate of Independent Bid Determination;
   - Special Conditions of Contract;

   (ii) General Conditions of Contract; and
   (iii) Other (specify)

3. I confirm that I have satisfied myself as to the correctness and validity of my bid; that the price(s) and rate(s) quoted cover all the services specified in the bidding documents; that the price(s) and rate(s) cover all my obligations and I accept that any mistakes regarding price(s) and rate(s) and calculations will be at my own risk.

4. I accept full responsibility for the proper execution and fulfilment of all obligations and conditions devolving on me under this agreement as the principal liable for the due fulfillment of this contract.

5. I declare that I have no participation in any collusive practices with any bidder or any other person regarding this or any other bid.

6. I confirm that I am duly authorised to sign this contract.

NAME (PRINT) : _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

CAPACITY: _

SIGNATURE : _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

NAME OF FIRM: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

WITNESSES

1 _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

2 _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

DATE: _ _ _ _ _ _ _ _ _ _ _ _ _

CONTRACT FORM · RENDERING OF SERVICES

PART 2 (TO BE FILLED IN BY THE PURCHASER)

1. I _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ in my capacity I in my capacity as……..accept your bid under reference number **SCTIE/EOI/02/2007** dated _ _ _ _ _ _ _ _ for the rendering of services indicated hereunder and/or further specified in the annexure(s).

2. An official order indicating service delivery instructions is forthcoming.

3. I undertake to make payment for the services rendered in accordance with the terms and conditions of the contract, within 30 (thirty) days after receipt of an invoice.

DESCRIPTION OF SERVICE	PRICE (ALL APPLICABLE TAXES INCLUDED)	COMPLETION DATE	B·BBEE STATUS LEVEL OF CONTRIBUTION	MINIMUM THRESHOLD FOR LOCAL PRODUCTION AND CONTENT (if

4. I confirm that I am duly authorised to sign this contract.

SIGNED AT _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ ON _ _ _ _ _ _ _ _ _ _ _ _ _

NAME (PRINT) _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

SIGNATURE _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

WITNESSES

1 _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

2 _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

DATE: _ _ _ _ _ _ _ _ _ _ _ _ _

MBD 8

DECLARATION OF BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES

1. This Municipal Bidding Document must form part of all bids invited.

ITEM	QUESTION	YES	NO
4.1	Is the bidder or any of its directors listed on the National Treasury's database as a company or person prohibited from doing business with the public sector? **(Companies or persons who are listed on this database were informed in writing of this restriction by the Accounting Officer / Authority of the institution that imposed the restriction after the audit alteram partem rule was applied).** **The database of Restricted Suppliers now resides on the National Treasury's website (www.treasury.gov.za) and can be accessed by clicking on its link at the bottom of the home page.**	Yes ☐	No ☐
4.1.1	If so, furnish particulars:		
4.2	Is the bidder or any of its directors listed on the Register for Bid Defaulters in terms of section 29 of the Prevention and Combating of Corruption Activities Act (No 12 of 2004)? **(The Register for Bid Defaulters can be accessed on the National Treasury's website (www.treasury.gov.za) by clicking on its link at the bottom of the home page.**	Yes ☐	No ☐
4.2.1	If so, furnish particulars:		
4.3	Was the bidder or any of its directors convicted by a court of law (including a court of law outside the Republic of South Africa) for fraud or corruption during the past five years?	Yes ☐	No ☐
4.3.1	If so, furnish particulars:		
4.4	Does the bidder or any of its directors owe any municipal rates and taxes or municipal charges to the municipality municipal entity, or any other municipality municipal entity, that is in arrears for more than three months?	Yes ☐	No ☐
4.4.1	If so, furnish particulars:		
4.5	Was any contract between the bidder and the municipality municipal entity or any other organ of state terminated during the past five years on account of failure to perform on or comply with the contract?	Yes ☐	No ☐
4.5.1	If so, furnish particulars:		

1. It serves as a declaration to be used by municipalities and municipal entities in ensuring that when goods and services are being procured, all reasonable steps are to combat the abuse of the supply chain management system.

2. The bid of any bidder may be rejected if the bidder, or any of its directors have:

a) Abused the Municipality's Supply Chain Management System or committed any improper conduct in relation to such system:
b) Been convicted for fraud or corruption during the past five years:
c) Wilfully neglected, reneged or failed to comply with any government, municipal or public sector contract during the past five years; or
d) Been listed in the Register for Bid Defaulters in terms of section 29 of the Prevention and Combating of Corruption Activities Act (No 12 of 2004).

3. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

CERTIFICATION

I, THE UNDERSIGNED (FULL NAME) ---------- CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM TO BE TRUE AND CORRECT.

I ACCEPT THAT, IN ADDITION TO CANCELLATION OF A CONTRACT, ACTION MAY BE TAKEN AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

---------- **----------** **Signature**
Date

---------- **----------** **Position**
Name of Bidder

MBD 9

Certificate of Independent Bid Determination

1 This Municipal Bidding Document (MBD) must form part of all bids' invited.

2 Section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, prohibits an agreement between, or concerted practice by, firms, or a decision by an association of firms, if it is between parties in a horizontal relationship and if it involves collusive bidding (or bid rigging).[2] Collusive bidding is a *pe se* prohibition meaning that it cannot be justified under any grounds.

3 Municipal Supply Regulation 38 (1) prescribes that a supply chain management policy must provide measures for the combating of abuse of the supply chain management system, and must enable the accounting officer, among others, to:

a. take all reasonable steps to prevent such abuse;

b. reject the bid of any bidder if that bidder or any of its directors has abused the supply chain management system of the municipality or municipal entity or has committed any improper conduct in relation to such system; and

c. cancel a contract awarded to a person if the person committed any corrupt or fraudulent act during the bidding process or the execution of the contract.

4 This MBD serves as a certificate of declaration that would be used by institutions to ensure that, when bids are considered, reasonable steps are taken to prevent any form of bid- rigging.

5 In order to give effect to the above, the attached Certificate of Bid Determination (MBD 9) must be completed and submitted with the bid:

1. **Includes price quotations, advertised competitive bids, limited bids and proposals.**

2. **Bid rigging (or collusive bidding) occurs when businesses, that would otherwise be expected to compete, secretly conspire to raise prices or lower the quality of goods and/or services for purchasers who wish to acquire goods and/or services through a bidding process. Bid rigging is, therefore, an agreement between competitors not to compete.**

3. **Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.**

CERTIFICATE OF INDEPENDENT BID DETERMINATION

I, the undersigned, in submitting the accompanying bid:

_____

(Bid Number and Description)

in response to the invitation for the bid made by:

_____

(Name of Municipality I Municipal Entity)

do hereby make the following statements that I certify to be true and complete in every respect: I certify, on behalf of:_____that:

(Name of Bidder)

1. I have read, and I understand the contents of this Certificate;

2. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect;

3. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder;

4. Each person whose signature appears on the accompanying bid has been authorized by the bidder to determine the terms of, and to sign, the bid, on behalf of the bidder;

5. For the purposes of this Certificate and the accompanying bid, I understand that the word "competitor" shall include any individual or organization, other than the bidder, whether or not affiliated with the bidder, who:
   (a) has been requested to submit a bid in response to this bid invitation;
   (b) could potentially submit a bid in response to this bid invitation, based on their qualifications, abilities or experience; and
   (c) provides the same goods and services as the bidder and/or is in the same line of business as the bidder

6. The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium" will not be construed as collusive bidding.

7. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:
   a) prices;

b) geographical area where product or service will be rendered (market allocation)

c) methods, factors or formulas used to calculate prices;

d) the intention or decision to submit or not to submit, a bid;

e) the submission of a bid which does not meet the specifications and conditions of the bid; or

f) bidding with the intention not to win the bid.

8. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this bid invitation relates.

9. The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

10. I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

- - - - - - - - - - - - - - - - - - - -	- - - - - - - - - -
Signature	Date
- -	- - - - - - - - - - -
Position	Name of Bidder

CERTIFICATE FOR PAYMENT OF MUNICIPAL SERVICES

DECLARATION IN TERMS OF CLAUSE 112(1) OF THE MUNICIPAL FINANCE MANAGEMENT ACT (NO.56

OF 2003) - (To be signed in the presence of a Commissioner of Oaths)

FAILURE TO SUBMIT ANY PROOF AS REQUIRED, WILL INVALIDATE THE BID

I, _____, _____ (full name and ID no.), hereby acknowledge that according to SCM Regulation 38(1)(d)(i), SCTIE may reject the tender of the tenderer if any municipal rates and taxes or municipal service charges owed by the Tenderer or any of its directors/members/partners to SCTIE, or to any other municipality or municipal entity, are in arrears for more than 3 (three) months.

I declare that I am duly authorised to act on behalf of _____ (name of the firm) and hereby declare, that to the best of my personal knowledge, neither the firm nor any director/member/partner of said firm is in arrears on any of its municipal accounts with any municipality in the Republic of South Africa, for a period longer than 3 (three) months.

I further hereby certify that the information set out in this schedule and/or attachment(s) hereto is true and correct.

The Tenderer acknowledges that failure to properly and truthfully complete this schedule may result in the tender being disqualified.

Director / Shareholder /
partner.....

Physical /residential address of the Director /shareholder /
partner.....

Municipal Account
number(s).....

Director / Shareholder /
partner.....

Physical /residential address of the Director /shareholder /
partner.....

……

Municipal Account
number(s).....

Physical address of the
Business.....

Municipal Account number(s)..... ....

....
Signature Position Date

NB: Bidders who reside/whose businesses are situated in the rural area and are not liable for any Municipal Payment for Services MUST submit an Affidavit (SAPS) in confirmation of their declaration.

NB: Bidders who are tenants and are not liable for any Municipal Payment for Services MUST submit a valid Lease Agreement

NB: Bidders who reside/operating their businesses in a property situated in an urban/ township area that they do not own or rent MUST submit the Municipal Account for the owner and an Affidavit from the owner confirming same.

COMMISSIONER OF OATHS

Signed and sworn to before me at....., on this .....day of .....
202X
by the Deponent, who has acknowledged that he/she knows and understands the contents of this Affidavit, it is true and correct to the best of his/her knowledge and that he/she has no objection to taking the prescribed oath, and that the prescribed oath will be binding on his/her conscience.

COMMISSIONER OF OATHS: -

Name & Surname.....

Signature.....

Position: .....

Address: .....

COMMISSIONER OF OATHS STAMP

ATTACH COPY OF THE LATEST MUNICIPAL ACCOUNT OR AFFIDAVIT OR LEASE AGREEMENT

[Failure of a Bidder to submit this will invalidate the bid]

FORM OF OFFER AND ACCEPTANCE

B. ACCEPTANCE

By signing this part of the Form of Offer and Acceptance, the Employer identified below accepts the Bidder's Offer. In consideration thereof, the Employer shall pay the Contractor the amount due in accordance with the Conditions of Contract identified in the Contract Data. Acceptance of the Bidder's Offer shall form an agreement between the Employer and the Bidder upon the terms and conditions contained in this Agreement and in the Contract that is the subject of this Agreement.
The terms of the contract are contained in

Part 1 Agreement, and Specifications (Agreement to be finalised after award)

Part 2 Pricing Schedule and the schedules, forms and documents or parts thereof, which may be incorporated by reference into Parts 1 to 4 above.

Deviations from and amendments to the documents listed in the Specifications and any addenda thereto listed in the Tender Schedules as well as any changes to the terms of the Offer agreed by the Tenderer and the Employer during this process of offer and acceptance, are contained in the Schedule of Deviations attached to and forming part of this Agreement. No amendments to or deviations from said documents are valid unless contained in this Schedule, which must be duly signed by the authorised representatives of both parties.

Notwithstanding anything contained herein, this Agreement comes into effect on the date when the Tenderer receives one fully completed original copy of this document, including the Schedule of Deviations (if any). Unless the Tenderer (now Service Provider) within five days of the date of such receipt notifies the Employer in writing of any reason why he cannot accept the contents of this Agreement, this Agreement shall constitute a binding contract between the parties.

Signature: **.....**

Name: ***(in capitals)*** **.....**

Capacity**: .....**

Name of Employer ***(organisation)*****.....**

Address**: .....**

Witness:

Signature: .....

Name: .....

Date: .....

TERMS OF REFERENCE

DESCRIPTION OF BID AND CONTRACT NUMBER

Bid number	**SCTIE/EOI/02/2027**
Bid description	CALL FOR EXPRESSION OF INTEREST: DEVELOPMENT OF PORTIONS OF ERVEN 572 AND 997, HIBBERDENE, FOR MIXED-USE AND COMMERCIAL DEVELOPMENT
Employer	South Coast Tourism & Investment Enterprise SOC (RF), 16 Bisset Street, Port Shepstone, 4240
Property	Portions of Erven 572 and 997, Hibberdene, Ray Nkonyeni Local Municipality, Ugu District, KwaZulu-Natal
Basis of the call	Call for expression of interest. Non-price based. No contract is awarded at this stage.
Closing date and time	**11 January 2027at 11h00**
Validity of submissions	Ninety (90) days from the closing date
Cost of this document	Issued free of charge. A printed copy may be requested on payment of a non-refundable fee of R500per copy, covering printing and binding only.
Briefing session	Not compulsory —**MS TEAMS ON THE 3 DECEMBER 2026** at **11h00**

1. INTRODUCTION

South Coast Tourism & Investment Enterprise SOC (RF) ("SCTIE") hereby invites suitably qualified, experienced and financially capable private-sector developers, investors, operators and development consortia to submit expressions of interest for the development of portions of Erven 572 and 997, Hibberdene, in extent approximately 14 968 square metres, which are owned by the Ray Nkonyeni Local Municipality and over which SCTIE holds a long-term lease of thirty years with an option to extend for a further thirty years.

SCTIE is the economic development and investment facilitation arm of the Ugu District Municipality. In carrying out its mandate, SCTIE seeks to unlock the development potential of the property assets under its control by attracting capable private-sector partners able to bring forward viable, sustainable and investment-ready development proposals that contribute to economic growth, employment, enterprise development and skills development in the Ugu District.

> NATURE OF THIS CALL
>
> **This document is a call for expressions of interest only.** It is not a request for proposals, a tender for the appointment of a service provider, or an offer to lease, sublease, sell or otherwise dispose of any property. Its purpose is to identify credible respondents with whom SCTIE may engage further, and to establish a shortlist of respondents to be invited to a subsequent stage of the process. No respondent acquires any right, preference or expectation of an award by submitting an expression of interest, and SCTIE is not obliged to proceed to any further stage.

These Terms of Reference define the scope, objectives, deliverables and requirements of this call. They are to be read with the public advertisement, which stipulates the closing date, the submission address and the contact persons for enquiries.

2. TENDER BRIEFING SESSION

Date	**3 DECEMBER 2026**
Time	**11h00**
Venue	**online, a link to which will be provided on request and uploaded on the website**
Contact person	Ms L. Ncane, SCM Officer —Lihle@sctie.co.za — 039 682 7944

A briefing session will be held at the date, time and venue stated above. The purpose of the session is to explain the scope of the call, the intended development direction of the property and the evaluation criteria, and to answer questions from prospective respondents.

THE BRIEFING SESSION IS NOT COMPULSORY

Attendance at the briefing session is not compulsory. A respondent that does not attend the briefing session will not be disqualified, and will not be prejudiced in any way in the evaluation of its submission. Late arrival will not be treated as non-attendance and will not bar a respondent from participating.
An attendance register will be kept for record purposes only. The register is not a compliance document, and entry in it confers no preference, right or advantage.

Any information conveyed at the session that is material to the preparation of a submission will be reduced to writing and issued to all respondents, including those who did not attend, as an addendum to this document. Every respondent therefore receives the same information.

3. BACKGROUND

South Coast Tourism & Investment Enterprise SOC (RF) ("SCTIE") is a municipal entity of the Ugu District Municipality. SCTIE is governed by the Municipal Finance Management Act, 2003 (Act No. 56 of 2003) and the Municipal Systems Act, 2000 (Act No. 32 of 2000), and is responsible for investment attraction, investment facilitation and the promotion of economic development across the Ugu District and its local municipali

ties.

In pursuit of this mandate, SCTIE seeks to unlock the development potential of the property assets under its control by attracting capable private-sector developers and investors able to bring forward viable, sustainable and investment-ready development proposals.

The property comprises two portions in the coastal town of Hibberdene, a portion of Erf 572 in extent 8 388 square metres and a portion of Erf 997 in extent 6 580 square metres, together approximately 14 968 square metres. Both portions are adjacent to the Admiralty Reserve, and both form part of the coastal interface of the town. The registered owner is the Ray Nkonyeni Local Municipality. SCTIE holds a long-term lease over the property of thirty

years, with an option to extend for a further thirty years, and it is that leasehold interest which SCTIE brings to the market.

Property description	Portions of Erven 572 and 997, Hibberdene
Registered owner	Ray Nkonyeni Local Municipality
SCTIE's interest	A long-term lease of 30 years, with an option to extend for a further 30 years
Extent	Portion of Erf 572 — 8 388 m²; portion of Erf 997 — 6 580 m²; approximately 14 968 m² in total
Local authority	Ray Nkonyeni Local Municipality, within the Ugu District Municipality
Location	Hibberdene, in proximity to the beachfront and town centre
Adjoining land	The property is adjacent to the Admiralty Reserve
Current use	To be confirmed by the respondent on inspection
Intended development direction	Mixed-use and commercial development, subject to land-use rights, site constraints and applicable requirements

The property occupies a position of considerable prominence in Hibberdene, adjoining the Admiralty Reserve and forming part of the coastal interface of the town. Any development on the site will be visible from, and will have a direct effect upon, the reserve and the public realm around it. The property has been held by SCTIE under lease for the purpose of facilitating its development, and this call is the means by which SCTIE tests the market for a development partner. Because SCTIE holds a leasehold interest and not ownership, the rights that may be conferred on a respondent cannot exceed the term and the terms of that lease, and the consent of the registered owner will be required where the lease requires it. These limits are stated in these Terms of Reference so that no respondent can later say that it assumed it was dealing with the owner.

This call is part of the Ugu District Municipality's strategic objectives as outlined in the Integrated Development Plan (IDP), and is aligned to the applicable spatial development framework and to the provincial growth and development strategy.

Respondents must independently verify the property information, the boundaries, the access arrangements, the services available, the land-use rights, the restrictions and any other condition relevant to their proposals. No zoning, development right, service capacity or approval is guaranteed by this call.

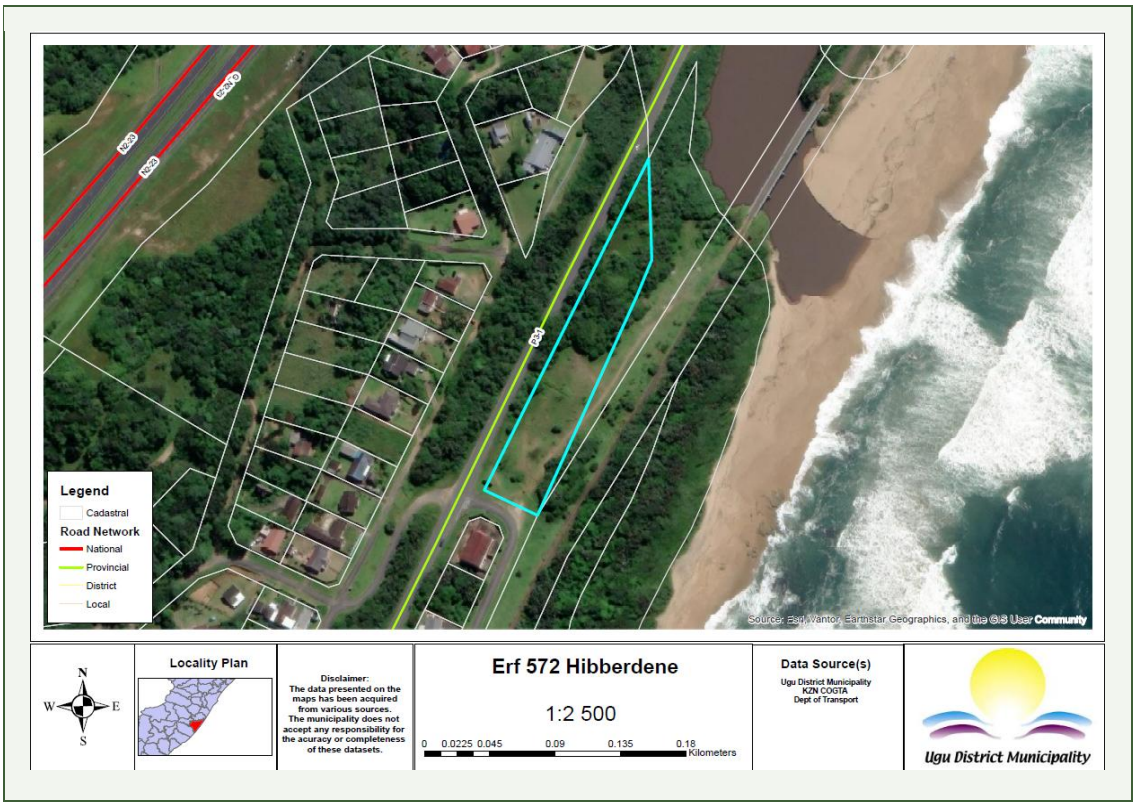


Figure B1 — ERF 572 — the property in relation to Hibberdene, the beachfront and the N2.

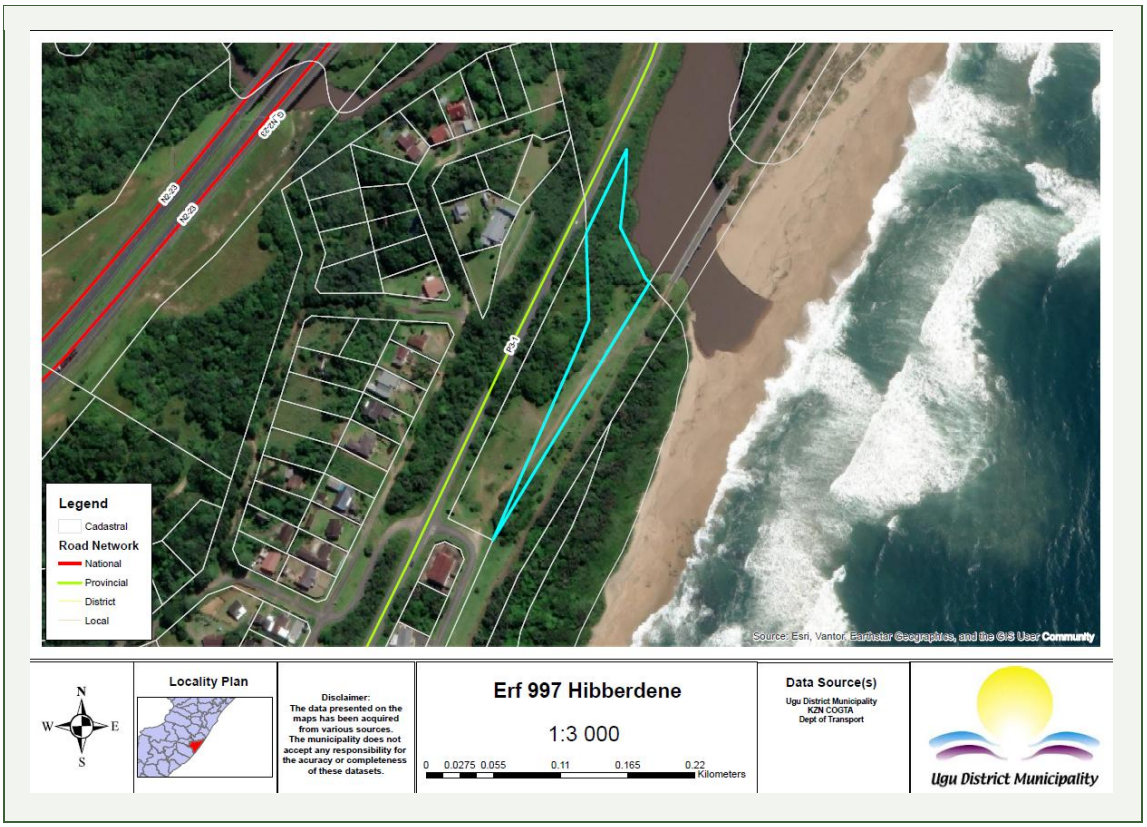


Figure B2 — ERF 997 — the property in relation to Hibberdene, the beachfront and the N2.

4. PURPOSE OF THE PROJECT

The purpose of this call is to identify credible investors and developers with the technical expertise, development experience, funding capacity and implementation capability to develop the property in line with SCTIE's intended development direction, and to establish a shortlist of respondents to be invited to a subsequent stage of the process.

The intended outcomes of the call are:

- A credible, financeable and deliverable mixed-use or commercial development concept for the property, brought forward by a respondent able to implement it.
- A scheme that strengthens the Hibberdene node and the beachfront economy, and that enhances rather than compromises the adjacent Admiralty Reserve and the public realm.
- A shortlist of respondents capable of being taken forward to a request for proposals stage.
- A basis for further due diligence, negotiation and the conclusion of an appropriate development arrangement within the term of SCTIE's lease.
- Market intelligence on the demand for commercial, hospitality and mixed-use space in Hibberdene, to guide the further packaging of the property.

Why the project is being undertaken: the property is a strategically located but underdeveloped site in a coastal town whose commercial and visitor economy would benefit from a high-quality, integrated development. The intended outcome is an occupied and operating development that activates the street and the public realm, provides services and amenities to residents and visitors, and demonstrates that development adjacent to a coastal reserve can be carried out in a manner that protects and improves public access to it.

5. OBJECTIVES

The objectives of this call are set out below, together with the measure by which the achievement of each will be assessed. The objectives are specific and outcome-based.

#	OBJECTIVE	MEASURE OF ACHIEVEMENT
1	Attract private-sector investment into the development of the property	A submission demonstrating committed or credibly available capital sufficient to develop the site
2	Identify a mixed-use or commercial concept that is feasible and responds to market demand	A market and demand assessment identifying prospective tenants or operators, assessed against the functionality criteria
3	Strengthen the Hibberdene node and the beachfront economy	A concept that integrates complementary uses and activates the street and the public realm, assessed under criterion A
4	Protect and enhance the Admiralty Reserve and public access to the coastal precinct	A design response to the coastal interface, assessed under criterion A, and a coastal compliance assessment
5	Create employment and enterprise opportunities for local residents	Quantified construction and permanent employment, local procurement and small business commitments with monitoring arrangements

#	OBJECTIVE	MEASURE OF ACHIEVEMENT
6	Build the skills and employability of the local workforce	A costed skills development and workforce readiness programme, delivered in partnership with accredited institutions
7	Establish a basis for a lawful development arrangement within the lease	A shortlist of respondents capable of proceeding to a request for proposals stage, and a record of the process suitable for governance approval and for the consent of the registered owner

6. SCOPE OF WORK

The scope of work is the development of the property as an integrated mixed-use or commercial scheme, from concept through to operation. The respondent is responsible for the design, financing, approval, construction, commissioning, operation and maintenance of the development, and for all approvals required to bring it about, including the consent of the registered owner where required. SCTIE's role is that of lessee and facilitator, and does not extend to carrying any part of the development risk.

6.1 Activities to be performed

The successful respondent will be responsible for the following activities, in the sequence and to the standard indicated:

1. Develop the development concept for the property, including the mix of uses proposed, the scale of development, an indicative site layout, the phasing, and the stated design and operational assumptions.
2. Demonstrate how the proposed uses relate to one another and to the Hibberdene node, the beachfront economy and the wider district economy, including the anticipated catalytic effect.
3. Undertake a market and demand assessment identifying prospective tenants, operators or purchasers of space, competing facilities and the demand anticipated.
4. Prepare and submit the design and urban design response to the coastal interface, demonstrating how the scheme addresses the boundary with the Admiralty Reserve, public access, sightlines, setbacks and the amenity of the public realm.
5. Prepare the land-use application for the property, including any rezoning, consent use, subdivision or removal of a restrictive condition required in terms of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) and the applicable land use scheme, and obtain the approval of the relevant authority and the consent of the registered owner where required.
6. Undertake or commission the environmental authorisation process and any heritage, coastal or other assessment required by the activities proposed, and obtain the authorisations.
7. Design and procure the engineering services required by the development, including access, parking, pedestrian movement, electricity, water, sanitation, stormwater and telecommunications, and obtain the approval of the relevant service authorities.
8. Arrange the funding of the development, including equity, debt and any grant or incentive funding, and provide evidence of the funding secured at each stage.
9. Construct the development in accordance with the approved plans, the conditions of the approvals and the applicable building and safety standards, and commission it.

10. Operate and maintain the development for the duration of the arrangement, including the common areas, and manage the occupancy of the site by tenants or operators.
11. Implement the economic, small business and skills development commitments made in the submission, and report on their implementation.

6.2 Technical specifications and standards

The development must be designed, constructed and operated in compliance with the following requirements and standards, as applicable to the activities proposed:

- The National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977), and the applicable municipal building by-laws.
- The Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013), and the applicable land use scheme of the Ray Nkonyeni Local Municipality.
- The National Environmental Management: Integrated Coastal Management Act, 2008 (Act No. 24 of 2008), including the applicable coastal set-back line, the boundaries of coastal public property and the requirements relating to public access to the coastal precinct.
- The National Environmental Management Act, 1998 (Act No. 107 of 1998), and the Environmental Impact Assessment Regulations, including the conditions of any environmental authorisation granted.
- The National Water Act, 1998 (Act No. 36 of 1998), including any water use licence, and the applicable stormwater and effluent management requirements.
- The National Heritage Resources Act, 1999 (Act No. 25 of 1999) and the KwaZulu-Natal Heritage Act, 2008 (Act No. 4 of 2008), where applicable.
- The Occupational Health and Safety Act, 1993 (Act No. 85 of 1993), the applicable fire and safety requirements, and the applicable SANS standards for the construction proposed.
- The applicable standards of the relevant roads authority for access to, and the effect of the development on, the adjoining road network, and the applicable parking standards of the Ray Nkonyeni Local Municipality.
- The technical standards and requirements of the relevant electricity supply authority, and the applicable SANS standards for electrical installations.
- The National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), where waste is generated, stored or disposed of.

6.3 Reporting requirements

The respondent will report to SCTIE in accordance with the following arrangements, which will be refined and recorded in the written agreement:

- A monthly progress report during the approval and construction phases, stating progress against the approved programme, the status of each approval and consent, expenditure against budget, and any risk or delay with its proposed mitigation.
- A quarterly report during operation, stating occupancy, employment, procurement, small business participation, skills development and environmental compliance against the commitments made.
- Submission of each approval and consent obtained, and of each construction and commissioning certificate, within thirty (30) days of issue.
- Immediate notification of any event that materially affects the programme, the funding, the approvals, the consent of the registered owner or the operation of the development.

- Participation in review meetings with SCTIE at the frequency stated in Section 10, and provision of any information reasonably required by SCTIE for its oversight and reporting obligations.

6.4 Duration of the contract

The duration of the arrangement will be negotiated and recorded in the written agreement. It cannot exceed the term of SCTIE's lease over the property, being thirty years with an option to extend for a further thirty years, and it is subject to the terms of that lease and to the consent of the registered owner where consent is required. Respondents must state in their submissions the development and lease period they propose, and the basis on which the period is calculated. No arrangement will confer any right over the property beyond the period of SCTIE's own interest.

7. DELIVERABLES

The deliverables are set out by stage below. The first group constitutes the submission required at this stage; the remainder become obligations only if a written agreement is concluded.

#	STAGE	DELIVERABLE	EVIDENCE REQUIRED
1	Expression of interest	Development concept submission in the order prescribed in this document	Concept document of not more than forty A4 pages, excluding annexures
2	Expression of interest	Market and demand assessment	Written assessment with identified tenants or operators
3	Expression of interest	Design and urban design response to the coastal interface	Layout drawings, sections and a written design statement
4	Expression of interest	Indicative capital budget, funding structure and evidence of funding capacity	Proof of funds, in-principle funding letters, credit facility or term sheet
5	Expression of interest	Indicative implementation programme	Programme showing phasing, milestones, dependencies and approvals
6	After appointment	Land-use application and owner consent	Application lodged with the Ray Nkonyeni Local Municipality, and the consent of the registered owner where required
7	After appointment	Environmental authorisation and any coastal or heritage assessment	Authorisations issued, with conditions of approval
8	After appointment	Services agreements	Written confirmation of capacity and connection from each service authority
9	After appointment	Detailed design and construction	Approved building plans, construction programme and progress certificates
10	After appointment	Commissioning and occupation	Certificate of occupancy and commissioning report
11	After appointment	Operation and maintenance	Operating plan, maintenance schedule and quarterly performance reports

8. TIMEFRAMES

The timeframes for this call and for the subsequent stages are set out below. The dates in the first part are fixed by the advertisement; the dates in the second part will be agreed with the successful respondent and recorded in the written agreement.

#	MILESTONE	TARGET DATE
1	Briefing session	**3 December 2026 at 11h00**
2	Last date for written enquiries	**11 December 2026 at 12H00**
3	Closing date and time for submissions	**11 January 2027 at 11h00**
4	Stage 1 compliance assessment	Within 5 working days of closing
5	Stage 2 functionality evaluation	Within 20 working days of closing
6	Notification of shortlisted respondents	Within 30 working days of closing
7	Presentations and due diligence	**[DATE TO BE AGREED]**
8	Request for proposals issued to shortlisted respondents	**[DATE TO BE AGREED]**
9	Negotiation and conclusion of the written agreement	**[DATE TO BE AGREED]**
10	Consent of the registered owner and conditions precedent satisfied	**[DATE TO BE AGREED]**
11	Commencement of construction	**[DATE TO BE AGREED]**
12	Operational	**[DATE TO BE AGREED]**

The dates in the second part of the table cannot be fixed until the evaluation is complete and the conditions precedent are known. They will be agreed with the successful respondent and recorded in the written agreement. The consent of the registered owner is a condition of any arrangement, and SCTIE does not warrant that any approval or consent will be granted, or that it will be granted by any particular date.

9. EVALUATION CRITERIA

Submissions will be evaluated in three stages: a mandatory and administrative compliance stage; a functionality stage scored out of one hundred points, subject to a minimum qualifying score; and a price and preference stage, which is not applied at this stage but is described for completeness. The evaluation is conducted by an appointed evaluation panel, each member of which scores independently.

9.1 Stage 1 — Mandatory and administrative compliance

Submissions will first be assessed against the mandatory requirements below. A submission that does not meet a mandatory requirement may be regarded as non-responsive. SCTIE may, in its sole discretion, afford a respondent a single opportunity of five (5) working days to remedy an administrative omission that does not go to the substance of the submission.

#	MANDATORY REQUIREMENT	BASIS
1	Completed and signed submission, in the format required by Section 12	**Pass / fail**
2	Valid Tax Compliance Status (TCS) PIN issued by SARS, for each entity in a consortium or joint venture	**Pass / fail**
3	CIPC company registration and constitutive documents	**Pass / fail**

#	MANDATORY REQUIREMENT	BASIS
4	Central Supplier Database (CSD) registration, with the CSD number stated	**Not mandatory**
5	Declaration of interest, completed and signed, in the form prescribed by the Municipal Supply Chain Management Regulations	**Pass / fail**
6	Declaration of the respondent's past supply chain management practices	**Pass / fail**
7	Certificate of independent bid determination	**Pass / fail**
8	Certificate of authority for the signatory, with the enabling resolution	**Pass / fail**
9	Municipal rates clearance certificate, or a signed declaration that the respondent is not the owner or occupier of rateable property	**Pass / fail**
10	Valid B-BBEE status level verification certificate or certified sworn affidavit	**Pass / fail**
11	Bank-stamped confirmation of banking details	**Pass / fail**
12	Consent to the processing of personal information in terms of the Protection of Personal Information Act, 2013 (Act No. 4 of 2013)	**Pass / fail**

9.2 Stage 2 — Functionality (100 points)

Submissions that pass Stage 1 will be scored on functionality out of one hundred (100) points. A submission must achieve a minimum overall score of 65 points, and must meet the minimum threshold stipulated for each criterion that carries one, in order to be shortlisted.

> **THIS STAGE IS NON-PRICE BASED**
>
> No price is evaluated at this stage. This call is for a development concept, and a concept cannot be priced until it is defined. The preference point system and the pricing of any arrangement will be applied only at the later stage at which a contract or other arrangement is concluded. The commercial model proposed by the respondent is described under Section 9 and assessed qualitatively under criterion C1.

REF	FUNCTIONALITY CRITERION	WEIGHT	THRESHOLD
A	Development concept, alignment with the intended development direction, and responsiveness to the coastal and Admiralty Reserve context	30	18
B1	Comparable development track record	15	8
B2	Technical and professional capability of the proposed team	10	5
C1	Funding and capital raising capacity	12	6
C2	Financial health and sustainability	8	4
D	Implementation readiness and infrastructure and services strategy	10	5
E1	Economic impact, employment, small business development and local participation	5	—
E2	Skills development and workforce readiness	5	—

REF	FUNCTIONALITY CRITERION	WEIGHT	THRESHOLD
F	Coastal, environmental and heritage compliance and risk management	5	—

Total: 100 points. Minimum qualifying score: 65 points. Where a criterion carries no threshold, a score of nil may still be awarded where the required supporting documentation is not submitted.

A — DEVELOPMENT CONCEPT, ALIGNMENT WITH THE INTENDED DEVELOPMENT DIRECTION, AND RESPONSIVENESS TO THE COASTAL AND ADMIRALTY RESERVE CONTEXT (30 POINTS, MINIMUM 18)

This criterion assesses the quality, credibility and strategic fit of the development concept, its alignment with the intended development direction, and its responsiveness to the property's location adjacent to the Admiralty Reserve and within the Hibberdene coastal precinct. It is weighted most heavily because the value of a coastal site of this size turns on the quality of the scheme rather than on the scale of the capital.

POINTS	ALLOCATION
26 – 30	A high-quality, integrated mixed-use development that combines complementary commercial, tourism, hospitality, residential or community uses in a single coherent scheme; that strengthens the Hibberdene node and the beachfront economy; that demonstrably enhances the amenity, safety and public enjoyment of the adjacent Admiralty Reserve and the coastal precinct; that is supported by a market rationale, an indicative layout and a high-level programme; and that is expressly aligned to the applicable spatial and economic development frameworks.
20 – 25	A coherent mixed-use or commercial development aligned to the intended development direction and appropriate to the coastal context, supported by a market rationale and an indicative programme, with the interface with the Admiralty Reserve addressed.
14 – 19	A single-use commercial development, such as a retail, office or accommodation development standing alone, with limited integration into the surrounding precinct, or with the coastal interface addressed only in general terms.
8 – 13	A concept that is predominantly storage, warehousing or industrial in nature, or that is otherwise not appropriate to a coastal precinct.
1 – 7	A concept that is materially inconsistent with the intended mixed-use and commercial direction, or that would compromise the Admiralty Reserve or the amenity of the coastal precinct.
0	No development concept submitted, or a concept that is materially inconsistent with the intended development direction, in which case the submission will not be evaluated further.

Evidence: Concept document, including the indicative site layout, the description of the proposed land use and activities, the integration and value-chain description, the market and demand assessment, the high-level implementation programme, and the treatment of the interface with the Admiralty Reserve.

B1 — COMPARABLE DEVELOPMENT TRACK RECORD (15 POINTS, MINIMUM 8)

Experience must be demonstrated in respect of projects completed within the past eight (8) years that are similar in nature and scale to the development proposed. "Similar capital value" means a project value of seventy per cent (70%) or more of the capital expenditure proposed. Experience in a coastal, beachfront, tourism or comparable public-interface environment will be regarded as relevant.

POINTS	ALLOCATION
13 – 15	Three or more completed comparable projects of similar nature, scale and technical complexity, at least one of which was delivered in a coastal, beachfront or comparable public-interface environment, each supported by independent written confirmation of value, scope and outcome.
10 – 12	Two completed comparable projects, each supported by independent written confirmation.
6 – 9	One completed comparable project, supported by independent written confirmation.
1 – 5	Comparable projects completed, but none of similar capital value, or the supporting evidence is incomplete.
0	No comparable project experience, or no supporting evidence submitted.

Evidence: Project schedule with appointment or award letters, completion certificates or equivalent, and signed client references confirming project value, scope and outcome.

B2 — TECHNICAL AND PROFESSIONAL CAPABILITY OF THE PROPOSED TEAM (10 POINTS, MINIMUM 5)

This criterion assesses the qualifications, registration, relevant experience and committed availability of the project team proposed to design, obtain approval for and deliver the development.

POINTS	ALLOCATION
9 – 10	A complete, appropriately qualified and committed project team covering architecture and urban design, civil, structural, mechanical and electrical engineering, coastal or environmental specialists, town and regional planning, land surveying, quantity surveying, project and construction management, and financial and transaction advisory capability, with evidence of registration and relevant experience in each discipline.
7 – 8	A substantially complete team, with one or two of the disciplines listed above not adequately evidenced.
4 – 6	A partial team, with material gaps in the disciplines required for the development proposed.
1 – 3	A team proposed in outline only, without qualifications, registration or committed availability.
0	No project team proposed.

Evidence: Schedule of key personnel with curricula vitae of not more than four pages per person, proof of professional registration, identity documents and a project organogram.

C1 — FUNDING AND CAPITAL RAISING CAPACITY (12 POINTS, MINIMUM 6)

This criterion assesses the extent to which the respondent has secured, or is credibly able to secure, the capital required to deliver the development proposed.

POINTS	ALLOCATION
11 – 12	Funding arrangements for one hundred per cent (100%) or more of the proposed capital expenditure are evidenced by committed facilities, proof of funds or binding in-principle letters, together with a demonstrated record of raising capital of comparable magnitude.
8 – 10	Funding evidenced for at least eighty per cent (80%) of the proposed capital expenditure, with a credible and substantiated plan for the balance.

POINTS	ALLOCATION
4 – 7	Funding evidenced for at least sixty per cent (60%) of the proposed capital expenditure, or funding evidence that is indicative rather than substantiated.
1 – 3	Funding evidenced for less than sixty per cent (60%) of the proposed capital expenditure.
0	No evidence of funding capacity submitted.

Evidence: Funding schedule with proof of funds, in-principle funding letters, credit facility or term sheet documents and, where applicable, loan agreements.

C2 — FINANCIAL HEALTH AND SUSTAINABILITY (8 POINTS, MINIMUM 4)

This criterion assesses the financial position of the respondent on the basis of the audited or independently reviewed annual financial statements submitted, measured against the norms for the sector in which the respondent operates.

POINTS	ALLOCATION
7 – 8	A strong financial position, with liquidity, solvency and gearing ratios at or above sector norms and no going-concern qualification.
5 – 6	Ratios in line with sector norms, with no going-concern qualification.
3 – 4	A marginal position, at approximately eighty per cent (80%) of sector norms, or a qualification that does not affect the ability to fund the development.
1 – 2	Material weakness in the financial position, subject to credible mitigation.
0	No financial statements submitted, or a financial position that is not sustainable.

Evidence: Audited or independently reviewed annual financial statements for the three most recent financial years, and a summary of turnover, net profit or loss, current assets, current liabilities and solvency.

D — IMPLEMENTATION READINESS AND INFRASTRUCTURE AND SERVICES STRATEGY (10 POINTS, MINIMUM 5)

This criterion assesses the credibility of the implementation programme and the respondent's understanding of, and strategy for, the services on which the development depends, including access, pedestrian movement, parking, electricity, water, sanitation, stormwater and any other service, and the alignment of that strategy with the approvals that must be obtained.

POINTS	ALLOCATION
9 – 10	A comprehensive implementation programme with phasing, critical path, milestones and dependencies, supported by a fully considered services strategy that quantifies the capacity required, identifies the means of provision and the responsible parties, addresses access, parking and pedestrian movement, and is aligned to a permitting and approvals plan with a realistic programme.
7 – 8	A credible implementation programme and a services strategy that addresses most requirements, with minor gaps in quantification or in the approvals plan.
4 – 6	An implementation programme and a services strategy that address the requirements in general terms, without quantification or identified responsibility.
1 – 3	An outline programme, with little or no analysis of the services required.
0	No implementation programme or services strategy submitted.

Evidence: Concept document, and any service capacity correspondence obtained from the relevant service authorities.

E1 — ECONOMIC IMPACT, EMPLOYMENT, SMALL BUSINESS DEVELOPMENT AND LOCAL PARTICIPATION (5 POINTS)

This criterion assesses the economic benefit that the development would deliver to Hibberdene and the wider Ugu District, including employment, local procurement and the participation of small, medium and micro enterprises.

POINTS	ALLOCATION
5	Substantiated and quantified commitments to construction and permanent employment, local procurement and the participation of small, medium and micro enterprises, with targets, timeframes and monitoring arrangements.
4	Quantified commitments, with limited substantiation or monitoring arrangements.
2 – 3	General commitments that are not quantified.
1	A statement of intent only.
0	No economic impact information submitted.

Evidence: Concept document, with the employment and procurement schedule.

E2 — SKILLS DEVELOPMENT AND WORKFORCE READINESS (5 POINTS)

This criterion assesses the extent to which the development would build the skills and the employability of the local workforce, both during construction and in the operation of the development.

POINTS	ALLOCATION
5	A comprehensive, costed and accredited skills development and workforce readiness programme, including learnerships, apprenticeships and technical training, delivered in partnership with TVET colleges, SETAs or other accredited institutions, with dedicated delivery arrangements and measurable targets for beneficiaries from the local community.
4	A defined skills development programme, with some accreditation or partnership detail and measurable targets.
2 – 3	A general skills development commitment, without accreditation, partnership arrangements or targets.
1	A statement of intent only.
0	No skills development information submitted.

Evidence: Concept document, and any letters of support or memoranda of understanding with TVET colleges, SETAs or other accredited training institutions.

F — COASTAL, ENVIRONMENTAL AND HERITAGE COMPLIANCE AND RISK MANAGEMENT (5 POINTS)

This criterion assesses the respondent's approach to compliance with the coastal, environmental and heritage regime applicable to the property, and to the management of the risks associated with development in a coastal environment.

POINTS	ALLOCATION
5	A thorough assessment of the coastal, environmental and heritage requirements applicable to the property, addressing the coastal set-back line and the boundaries of the Admiralty Reserve, public access, the requirements of the Integrated Coastal Management Act, the environmental authorisations that may be required, heritage considerations, and the risks of coastal erosion, storm surge and sea-level rise, with mitigation measures and design responses identified.

POINTS	ALLOCATION
4	A sound assessment addressing most of the matters above.
2 – 3	A general environmental statement, limited in detail, with the coastal interface addressed only in general terms.
1	A statement of compliance with legislation only.
0	No coastal or environmental information submitted.

Evidence: Concept document, together with any specialist coastal, environmental or heritage reports relied upon, and any correspondence with the relevant authorities.

9.3 Threshold for eligibility

The threshold for eligibility is 65 points out of 100 on functionality, together with the minimum threshold stipulated for each criterion that carries one. A submission that achieves the overall threshold but fails a criterion threshold will not be shortlisted.

9.4 Stage 3 — Price and preference

Price and preference are not evaluated at this stage. When a contract or other arrangement is concluded, preference points will be awarded in accordance with the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000) and its regulations, and SCTIE's supply chain management policy, using the specific goals and weights below. Respondents claiming preference will be required to substantiate the claim at that stage, and unsubstantiated claims will be disallowed.

SPECIFIC GOAL	WEIGHT	SUPPORTING DOCUMENTATION
B-BBEE status level of contributor (level 1 — 100%; level 2 — 80%; levels 3 to 8 — 40%)	60%	Valid B-BBEE certificate or certified sworn affidavit
Promotion of local business — enterprise located within the Ugu District Municipality (rural — 100%; urban — 75%) or within the Province of KwaZulu-Natal (25%)	30%	Sworn affidavit confirming the location of the enterprise
Other specific goals — enterprise 100% owned by youth, women, persons with disabilities or military veterans	10%	CIPC registration, identity documents, military veteran certificate or sworn affidavit

9.5 Scoring method

- Each member of the evaluation panel scores independently against the allocation bands set out above. The score for each criterion is the average of the panel members' scores, and the criterion scores are added to arrive at a total out of 100.
- Scores are rounded to the nearest whole number.
- SCTIE may verify any information submitted, including by contacting references, and may request clarification or additional information from any respondent.
- The submission of false, misleading or unverifiable information will result in disqualification.
- SCTIE is not obliged to accept the highest-scoring submission, or any submission.

10. CONTRACT MANAGEMENT

Responsible department	Projects& Investments, South Coast Tourism & Investment Enterprise SOC (RF)
Project manager	Mongezi Magubane – Projects & Investments
Reporting line	The project manager reports to the Chief Executive Officer, and through that office to the Board of Directors
Performance monitoring	Monthly progress reporting during approval and construction; quarterly performance reporting during operation; formal review meetings at the intervals stated below
Review meetings	Monthly during the approval and construction phases; quarterly during operation

The following monitoring arrangements will apply for the duration of any agreement concluded:

- A written agreement will record the milestones, the reporting obligations, the performance indicators and the consequences of non-performance.
- Each milestone will be verified by SCTIE before the next phase is authorised, and no phase may commence until the preceding milestone has been met.
- The respondent will report against the commitments made in its submission on employment, local procurement, small business participation and skills development, and failure to meet a committed target will be dealt with under the written agreement.
- SCTIE will monitor compliance with the conditions of the coastal and environmental authorisations, and with the arrangements for public access to the coastal precinct.
- SCTIE may conduct site inspections at reasonable notice, and may require an independent audit of performance where a report is disputed.
- Any variation to the approved concept, programme or commercial terms requires the prior written approval of SCTIE and, where the lease requires it, the consent of the registered owner.

11. CONDITIONS

The rights and obligations of the parties will be governed by the General Conditions of Contract (GCC) and, where applicable, by the Special Conditions of Contract (SCC) attached to the written agreement. In addition, the following conditions apply to this call for expression of interest:

1. This call does not constitute an offer, a promise of a lease, sublease, sale, transfer or grant of any right, or a representation that the property will be made available on any particular terms.
2. SCTIE's interest in the property is a leasehold interest of thirty years with an option to extend for a further thirty years. The rights that may be conferred on a respondent cannot exceed the term of that lease, are subject to its terms, and are subject to the consent of the Ray Nkonyeni Local Municipality, as registered owner, where consent is required.
3. The submission of an expression of interest is at the respondent's own cost and risk. SCTIE will bear no liability for any cost incurred in preparing a submission or in undertaking due diligence.

4. SCTIE reserves the right to amend, suspend or withdraw this call, to request further information, to clarify any aspect of a submission, to verify any information submitted, and to decide not to proceed with any or all submissions.
5. SCTIE is not obliged to accept the highest-value or most favourable submission, or any submission.
6. All information submitted may be used by SCTIE to assess the submission and to conduct related due diligence, subject to applicable law. SCTIE is subject to the Promotion of Access to Information Act, 2000 (Act No. 2 of 2000) and to applicable oversight and reporting requirements.
7. Submissions become the property of SCTIE on receipt and will not be returned.
8. Respondents must disclose any actual, potential or perceived conflict of interest, and must not engage in any collusive, restrictive or unfair practice.
9. No respondent may commence construction, occupy the property or undertake any works on the property unless and until all required approvals, consents and written agreements have been concluded.
10. The land-use, environmental, coastal, heritage and building approvals required for the development are for the account and at the risk of the respondent, and are subject to the relevant authorities. SCTIE does not warrant that any approval or consent will be granted.
11. The development must not compromise public access to, or the amenity of, the Admiralty Reserve and the coastal precinct, and must comply with any applicable coastal set-back line and coastal management requirement.
12. The provision of engineering services, and the capacity of those services, is not warranted by SCTIE. Respondents must satisfy themselves as to the availability, the cost and the programme for the provision of access, parking, electricity, water, sanitation, stormwater and telecommunications services.
13. The terms of any sublease, development agreement or other arrangement will be determined separately and recorded in a formal written agreement approved through SCTIE's governance processes and, where required, subject to the consent of the registered owner and to any applicable statutory process.
14. No respondent may represent to any third party that it holds any right over the property by reason of having submitted an expression of interest, and no exclusivity is conferred by this call.
15. The governing law of this call, and of any subsequent agreement, is the law of the Republic of South Africa.

12. BID SUBMISSION REQUIREMENTS

Submissions are to be submitted in a sealed envelope, clearly marked with the following particulars:

- Bid number: **SCTIE/EOI/02/2027**
- Bid description: **CALL FOR EXPRESSION OF INTEREST: DEVELOPMENT OF PORTIONS OF ERVEN 572 AND 997, HIBBERDENE, FOR MIXED-USE AND COMMERCIAL DEVELOPMENT**
- Closing date and time: **11 JANUARY 2027 at 11h00**

Submissions must be deposited in the official tender box located at SCTIE, **Ugu Sport and leisure Centre, Corner of Knoxgore Road and D200 (P200) Gamalakhe 4275**.

Submissions must be received before the closing date and time. Late submissions will not be accepted under any circumstances.

Format of submission

- Submissions must be completed in black ink only, or typewritten.

- The original submission must be submitted, signed in every place where a signature is required. A copy of the submission may be provided in electronic form (PDF) on a labelled USB device for the convenience of the evaluation panel; failure to provide the electronic copy will not render a submission non-responsive.
- All alterations must be initialed. Respondents are not required to initial each page of the document, and failure to initial a page will not result in disqualification or in any scoring penalty.
- Pricing must be inclusive of VAT, where applicable. No price is evaluated at this stage; see the Pricing Schedule below.
- Submissions shall remain valid for a period of ninety (90) days from the closing date.

Faxed or e-mailed submissions will not be accepted. SCTIE does not accept responsibility for submissions delivered to the wrong address or received late.

Documents to accompany the submission

The submission must comprise the documents listed below, in the order listed, with each document indexed against the number shown.

#	DOCUMENT	ATTACHED
1	Cover letter, signed by an authorized representative, identifying the property and stating the capital investment proposed	
2	Development concept submission, in the order prescribed in Section 6, of not more than forty A4 pages excluding annexures	
3	Market and demand assessment	
4	Design and urban design response to the coastal interface, with layout drawings	
5	Indicative implementation programme	
6	Capital budget, funding structure and evidence of funding capacity	
7	Company or consortium profile, and CIPC registration documents	
8	Audited or independently reviewed annual financial statements for the three most recent financial years	
9	Project schedule of comparable projects, with appointment and completion evidence	
10	Schedule of key personnel, with curricula vitae and proof of professional registration	
11	Valid Tax Compliance Status (TCS) PIN, and CSD registration number	
12	Declaration of interest, declaration of past supply chain management practices, and certificate of independent bid determination	
13	Certificate of authority for the signatory, with the enabling resolution	
14	Municipal rates clearance certificate or signed declaration	
15	Valid B-BBEE certificate or certified sworn affidavit, and the preference claim form	
16	Bank-stamped confirmation of banking details	

#	DOCUMENT	ATTACHED
17	Consent to the processing of personal information, and the declaration by the respondent	
18	Electronic copy of the submission (PDF) on a labelled USB device, for the convenience of the evaluation panel	

Enquiries

Procedural and supply chain enquiries	Ms L. Ncane, SCM Officer — Lihle@sctie.co.za — 039 682 7944
Technical and property enquiries	Mr M. Magubane, Coordinator: Projects& Investments — Mongezi@sctie.co.za — 039 682 7944

All enquiries must be in writing and must state the bid number and the property to which they relate. Responses that are material to the preparation of a submission will be issued to all respondents as an addendum.

PRICING SCHEDULE

> **NO PRICE IS EVALUATED AT THIS STAGE**
>
> No price is evaluated at this stage and no pricing schedule is therefore completed. The respondent must instead state the scale of the investment proposed and the commercial basis on which it is prepared to proceed, in the schedule below. Those figures inform the assessment of funding capacity and of the commercial model, and are not scored as a price.

For the avoidance of doubt, the schedule below is not a pricing schedule in the ordinary sense. It is the schedule on which the respondent states the scale of the investment proposed and the commercial basis on which it is prepared to proceed. It is assessed qualitatively under the criteria in Section 9 and is not scored as a price.

ITEM	RESPONDENT INPUT
Total proposed capital investment (ZAR, inclusive of VAT)	
Indicative breakdown of capital expenditure by component	
Proposed funding sources and status (committed / in principle / under negotiation)	
Proposed arrangement with SCTIE (lease, development agreement or other)	
Proposed development and lease period	
Consideration offered to SCTIE (rental, premium, profit share or other)	
Proposed phasing and the capital investment per phase	
Period from agreement and approvals to commencement of operations	

Amounts stated must be exclusive of any assumption that is not disclosed. Every assumption on which the figures depend must be stated, and any projection must identify its basis.

South Coast Tourism and Investment Enterprise reserve the right to investigate and verify all the information supplied by the bidder.

DOMICILIUM

The parties hereby choose as their domiciluim citandi et executandi for the service of notices and legal document the following street addresses:

Bidder:

……

……

……

Tel/Fax Number: …….

CHIEF EXECUTIVE OFFICER
South Coast Tourism & Investment Enterprise
16 Bisset Street
Port Shepstone
4240

CONTACT DETAILS

The following person may be contacted for more information:

Dr Vusumuzi Sibiya
Chief Executive Officer
Email: vusumuzi@sctie.co.za
Tel: 039 688 7944

I/We hereby declare that all the information supplied is true and exact.

_____

SIGNATURE OWNER / MANAGER DIRECTOR

DATE:

_____

WITNESS:_____

DATE: _____

If it is found that any of the above-mentioned information provided is false, the SCTIE reserves the right to terminate this contract with immediate effect. The SCTIE may VET the successful bidder.

COVER LETTER SIGNED BY AN AUTHORISED REPRESENTATVE, IDENTIFYING THE PROPERTY AND STATING THE CAPITAL INVESTMENT PROPOSED.

DEVELOPMENT CONCEPT SUBMISSION, IN THE ORDER PRESCRIBED IN SECTION 6 OF NOT MORE THAN FORTY A4 PAGES EXCLUDING ANNEXURES

MARKET AND DEMAND ASSESSMENT

DESIGN AND URBAN DESIGN RESPONSE TO THE COASTAL INTERFACE, WITH LAYOUT DRAWINGS.

INDICATIVE IMPLEMENTATION PROGRAMME

CAPITAL BUDGET, FUNNDING STRUCTURE AND EVIDENCE OF FUNDING CAPACITY

COMPANY AND CONSORTIUM PROFILE AND CIPC REGISTRATION DOCUMENTS

AUDITED OR INDEPENDENTLY REVIEWED ANNUAL FINANACIAL STATEMENT FOR THE THREE MOST RECENT FINANCIAL YEARS.

PROJECT SCHEDULE OF COMPARATIVE PROJECTS WITH CURRICULA VITAE AND PROOF OF PROFESSIONAL REGISTRATION

VALID TAX COMPLIANCE STATUS (TCS) AND CSD REGISTRATION NUMBER

DECLARATION OF INTEREST, DECLARATION OF PAST SUPPLY CHAIN MANAGEMENT PRACTICES AND CERTIFICATE OF INDEPANDANT BID DETERMINATION

CERTIFICATE OF AUTHORITY FOR SIGNATORY, WITH THE ENABLING RESOLUTION

MUNICIPAL RATES CLEARANCE CERTIFICATE OR SIGNED DECLARATION

VALID B-BBEE CERIFICATE OR CERTIFIED SWORN AFFIDAVIT AND THE PREFERENCE CLAIM FORM

BANK STAMP CONFIRMATION FOR BANKING DETAILS

CONSENT TO THE PROCESSING OF INFORMATION AND DECLARATION BY THE RESPONDENT

ELECTRONIC COPY OF THE SUBMISSION (PDF) ON A LABEL USB DEVICE FOR THE CONVENIENCE OF THE EVALUATION PANEL