



human settlements

Department:
Human Settlements
PROVINCE OF KWAZULU-NATAL

INVITATION FOR PROPOSALS

INVITATION TO DEVELOPERS WHO OWN LAND TO REGISTER ON THE DEPARTMENT'S DATABASE OF AFFORDABLE RESIDENTIAL DEVELOPERS TO DEVELOP, AT RISK, FULLY BONDED AFFORDABLE HOUSES, ON THEIR PRIVATELY-OWNED SUITABLY-LOCATED SERVICED LAND IN VARIOUS URBAN AREAS OF KWA-ZULU NATAL FOR QUALIFYING BENEFICIARIES OF GOVERNMENT'S FINANCE LINKED INDIVIDUAL SUBSIDY PROGRAM [FLISP], FOR A PERIOD NOT EXCEEDING 36 MONTHS

BID NUMBER	ZNB15/2017/18HSE
CLOSING DATE	01 DECEMBER 2017 @ 11H00
BID BOX NO.	15 (SITUATED AT 12TH FLOOR FOYER, EAGLE BUILDING, 353-363 DR PIXELY KA SEME STREET, DURBAN)
COMPULSORY BRIEFING SESSION DATE	17 NOVEMBER 2017 – <u>NO DOCUMENT WILL BE ISSUED ON OR AFTER BRIEFING SESSION DAY</u>
BRIEFING SESSION TIME	11H00
BRIEFING SESSION VENUE	7TH FLOOR BOARDROOM, DEPARTMENT OF HUMAN SETTLEMENTS, 353 – 363 DR PIXELY KASEME STREET, EAGLE BUILDING
TECHNICAL ENQUIRIES	MS J.D NAIKER: 031 336 5418/5300
BID ENQUIRIES	MR. S. MTHEMBU 031 336 5169/ MRS R. GAFOOR 031 336 5142

The Department invites proposal from Developers who own suitably-located and serviced land on which they are developing bondable homes for sale to middle income market households who earn a combined household income between R10 000.00 to R15000.00 per month and who qualify for a once-off FLISP housing subsidy from the department and a housing loan from a registered financial institution.

Bid documents can be downloaded from E-tenders Publication Portal (www.e-tenders.gov.za) from 27 October 2017 to 16 November 2017.

The bidder or a person who is directly employed by the bidder and is suitably qualified and experienced to comprehend the implications of the work involved must represent the bidder at the compulsory briefing session.

Bidders must furnish original bid documents at the briefing session venue as section J will be endorsed by the Department's official.

Developers from the affordable residential development sector keen on participating in this new Human Settlements programme must submit proposals to the Kwa-Zulu Natal Department of Human Settlements, providing the following information for consideration by the Department:

Indicate the affordable housing schemes your company has developed, or intends to develop, in terms of current planning legislation and number of units that the affordable housing scheme can accommodate, including the following:

1. The above developer proposals may include Social Housing Institutions with proposals to develop a mixed development of social rental housing and FLISP;
2. Relevant Planning Activities culminating in planning consent/approvals, which should include densified 2 or 3 storey walk-up units, semi-detached units, row housing, or any other type of densification for affordable housing beneficiaries;
3. Approval of building plans by relevant authorities - Regardless of the type of densification design, housing unit sizes should be a minimum of 50m², accommodating 2 bedrooms or 3 bedrooms, with combined kitchen and lounge [open plan], tiled bathroom and toilet, single car-port and landscape the area around the houses;
4. Housing designs must be compliant with the relevant authorities; building specifications of the National Building Regulations Council/Department of Trade & Industry [SANS10400XA energy-saving specifications]. Proposal to indicate methodology, compliant with SANS10;
5. The market value of the units including internal services and top-structures to be costed at a maximum of R500,000.00 per unit, including VAT due to current FLISP quantum range;
6. Service providers will undertake the residential development at risk, which will include sourcing capital funding, planning, construction services and construction of top structure.
7. Service providers must assemble a multi-disciplinary team for the planning and construction of the affordable residential development;
8. Proven experience in construction of units for residential developments;
9. Confirmation of bulk services/service agreements, community facilitation, social compact agreement, relevant risk processes, environmental risk assessments, geotechnical investigation and land suitability studies;
10. Proven experience in construction of units for residential development as past performance and documented track-record will be considered;
11. Developers must be registered on the Central Suppliers Database (CSD). Entities that are in the process of being registered on the said database must provide proof thereof. Developers must have all the necessary registration and accreditation, including but not limited to NHBRC, CIDB grading of level 5 upwards, valid tax clearance and indemnities.

EVALUATION CRITERIA

THE BID WILL BE EVALUATED IN TWO STAGES AS FOLLOWS:

STAGE 1 – ELIGIBILITY CRITERIA

IN ADDITION TO REQUIREMENTS, A COMPREHENSIVE COMPANY PROFILE MUST BE ATTACHED DETAILING ALL INFORMATION REQUIRED AS PER EVALUATION CRITERIA. THE PROFILE MUST HAVE TRACEABLE REFERENCES WITH A PROVEN TRACK RECORD. DOCUMENTARY PROOF OF COMPLETED PROJECTS MUST BE ATTACHED. IN CASES WHERE THERE ARE TEAMS, DETAILED CURRICULAM VITAE OF ALL KEY PERSONNEL IS REQUIRED. A MINIMUM OF 60% IS REQUIRED IN ORDER TO QUALIFY.

Key aspect of Eligibility	Basis for points allocation	Score	Max Points
Methodology	- Provide a detailed plan on how the services/scope/tasks will be executed as, in line with Section N. - Organizational Capacity.	Good	16 – 25
	Acceptable (in terms of above)	Fair	11 – 15

	Lacks the appropriate level of experience (in terms of above)	Poor	0 – 10
Experience	- Displays appropriate, applicable and relevant experience on previous similar assignments/affordable residential development. - Provide detailed CV's of your professional team	Good	16 – 25
	Acceptable (in terms of above)	Fair	11 – 15
	Lacks appropriate, applicable and relevant experience (in terms of above)	Poor	0 – 10
Risk Analysis	The risk areas are defined clearly and understood.	Good	10 – 15
	Acceptable (in terms of above)	Fair	7 – 9
	Lacks appropriate and applicable risk knowledge.	Poor	0 – 6
Financial Capacity	- Provide proof of financial capacity to satisfactorily execute the services required in consideration that the mortgage bond and FLIPS will be payable on registration and transfer. - Provide last 2 year Audited financial statements.	Good	16 – 25
	Acceptable (in terms of above)	Fair	11 – 15
	Lack of financial capacity	Poor	0 – 10
Resources and Equipment	- Provide detailed list of appropriate resources and equipment available to execute the required services	Good	7 – 10
	Acceptable (in terms of the above)	Fair	5 – 6
	Did not provide satisfactory solutions to the set of criteria dealing with key issues (in terms of above)	Poor	0 – 4
TOTAL		100	

STAGE 2 – 80/20 PREFERENCE POINTS SYSTEM

The 80/20 Preference Points System will be utilized. In terms of Regulation 6 (2) and 7 (2) of the Preferential Procurement Regulations, preference points must be awarded to a bidder for attaining the B-BBEE status level of contribution in accordance with the table below:

B-BBEE Status Level of Contributor	Number of points (80/20 system)
1	20
2	18
3	14
4	12
5	8
6	6
7	4
8	2
Non-compliant contributor	0

TECHNICAL ENQUIRIES MAY BE DIRECTED TO:

Ms JD Naiker 031 336 5418
Mr R. Samivelu 031 336 5285