



REQUEST FOR QUOTATIONS

**MARKET STUDIES FOR SEA POINT WEST, WESTERN CAPE AND
KIMBERLEY, NORTHERN CAPE PROPERTIES**

RFQ/JHB/2022/004

**PROPOSALS TO BE SUBMITTED BY
NOT LATER THAN
11H00 ON TUESDAY
31 MAY 2022**

**Terms of Reference
market analysis for SASH UNIT**

RFQ/JHB/2022/004

1. Introduction

The Housing Development Agency (HDA) is a national public development agency which promotes sustainable communities by making well located and appropriately planned land available for the development of human settlements. As its primary activity, the HDA assembles state, private and communal land and releases it for development. In addition, HDA provides project delivery support services to organs of state at local, provincial and national level. Informal settlements upgrading and project management services are also a focus of the organisation.

To this end, the HDA has identified the following properties that are being acquired for redevelopment as a residential opportunity in terms of the National Housing Code or ancillary housing programs;

- Sea Point Site (Former SABC Residential Building) Erf 1220 Sea Point West, being a consolidation of Erven 755, 761, 762 & 763 Sea Point, Western Cape. 2162m2 in extent,
- Kimberly Site (former Eskom office building – existing 13 storey building) Erf 11839 Kimberly, Sol Plaatjies Municipality 0,2891 hectares in extent.

The HDA is required, to undertake several studies and assessments relating to approvals required for integrated sustainable human settlements development and funding thereof.

To achieve these objectives, the HDA intends to utilize services of relevantly qualified and experienced professional service providers to undertake market studies.

2. Scope of work

The HDA requires a quotation for market study analysis for the following:

- Sea Point Site (Former SABC Residential Building) Erf 1220 Sea Point West, being a consolidation of Erven 755, 761, 762 & 763 Sea Point, Western Cape. 2162m2 in extent,
- Kimberly Site (former Eskom office building – existing 13 storey building) Erf 11839 Kimberly, Sol Plaatjies Municipality 0,2891 hectares in extent.

3. Specification

Conduct a market study for a property development on above mentioned properties. The study should primarily focus on determining the size and growth of demand for the affordable rental accommodation.

The study should comprise of primary and secondary information and include, but not limited to, the following study areas;

- Analyse the residential, business and industrial property market indicators, trends, issues and dynamics of the study area
- Understanding the current extent of the market for the affordable, student and/or social housing product type
- Understand the growth potential for each product type over the next 10 year
- Understand the economy of the area and how it influences the demand for this product.
- Analyse all new developments planned in the area, and the effect thereof on supply and demand balance
- Undertake necessary and relevant stakeholder consultation for accomplishment of the project

The study should report comprehensively on the findings, but a summarised section must report in table format. Each product type should be listed, with the following list as guideline

- Residential
 - Rental Market sectional title (Flats).
 - Social Housing sectional title (Flats).
 - Student Housing
- Commercial
 - Retail, etc.

For each product type, the size of the current demand should be tabled, with a 90% confidence interval (or envelope), based on statistical principles. Also ensure that for each product type, the demand growth per year, with a 90% confidence interval (or envelope) is indicated.

For each product type, the recommended rental price that reflects the affordability of the market with a 90% confidence interval should be stated.

A detailed recommendation on the product rental income mix, based on the above, for this development should be stated.

The duration for the said market analysis is 90days from the date of appointment as the report is time sensitive.

3. Evaluation

To facilitate a transparent selection process that allows equal opportunity to all production companies, the HDA has a policy for the appointment of consultants that will be adhered to. Proposals will be evaluated in terms of the prevailing supply chain policy applicable to the HDA and it should be noted that proposals will be assessed using the 80: 20 formula for Price and BEE as per the PPPFA.

The following criteria will be used for points allocation for price and BEE compliance on a 80/20 point system.

Table 1 – Price and BEE

CRITERIA	SUB-CRITERIA	WEIGHTING/ POINTS
Price	Detailed budget breakdown	80
B-BBEE (Status Level Verification Certificate)	B-BBEE Level Contributor	20
TOTAL		100

The HDI proposal will be evaluated as per PPPFA regulations.

4. Payment structure

Payment will be made within 30 days of receipt of the materials specified above and as per signed off proofs.

5. General

5.1 Below are compulsory requirements for this service

5.1.1 It is important to note that the successful person will work under the supervision of a HDA representative, abide by HDA's Code of Conduct, and other organizational guidelines.

5.1.2 Kindly submit the following documents:

- Registration with the National Treasury **Central Supplier Database (CSD Report)**, if not yet registered use the following link to register : <https://secure.csd.gov.za/>
- SBD Forms (SBD4, SBD6.1, SBD8 and SBD9) obtainable from HDA Website: www.thehda.co.za/procurement. Under compliance checklist.

- **Valid and Original or Certified B-BBEE Status Level Verification Certificates issued by the following agencies SANAS, IRBA or CCA.**

5.2 Further information regarding technical matters can be sent by an email to: jennifer.monareng@thehda.co.za or at Tel: 011 544 1000, and

5.3 Further information regarding supply chain matter and queries can be send via email to: jennifer.monareng@thehda.co.za or at Tel: 011 544 1000

5.4 Completed valuation report is required within 90 (Ninety) days, including weekend from the date of appointment or notification.

6 Terms and Conditions.

6.1 HDA undertakes to pay in full within thirty (30) days, all valid claims for work done to its satisfaction upon presentation of a substantiated claim/invoice.

6.2 No payment will be made where there is an outstanding information/work by the service provider/s.

7 Submission of Quotation

7.1 Quotations should be submitted on or before the 31 May 2022, by no later than 11H00 to the following address.

**The Procurement Officer
The Housing Development Agency, Head Office
Block B. 2nd floor. 1 Maxwell Drive. Sunninghill. Gauteng. 2157.
P.O Box 3209
Houghton
South Africa
2041
Tel: 011 544 1000
Website: www.thehda.co.za**

7.2 The selection of the qualifying proposal will be at the HDA's sole discretion. The HDA does not bind itself to accept any bid/proposal, and the HDA reserves the right not to appoint the service provider.