



GAUTENG PROVINCE
HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA



P.O. Box 3209,
Houghton, 2041
Block A,
Riviera Office Park,
6-10 Riviera Road,
Riviera

REQUEST FOR SERVICED STANDS PROPOSALS

**REQUEST FROM LANDOWNERS/DEVELOPERS TO AVAIL
SERVICED STANDS LOCATED WITHIN GAUTENG PROVINCE FOR
ACQUISITION AND DEVELOPMENT CONSIDERATION**

HDA/GAU/2019/001

PROPOSALS TO BE SUBMITTED BY NO LATER THAN

11H00 ON FRIDAY 08 NOVEMBER 2019

NON- COMPULSORY BRIEFING SESSION

DATE: FRIDAY 01 NOVEMBER 2019

VENUE: BLOCK A RIVIERA OFFICE PARK

6 – 10 RIVIERA ROAD KILLARNEY

HDA OFFICES

TIME: 11H00

TERMS OF REFERENCE

1. INTRODUCTION

The Housing Development Agency (HDA) is a national public development agency established by an Act of Parliament (Act 23 of 2008). The HDA promotes sustainable integrated communities by making well-located land and buildings available for the development of housing and human settlements. As an organ of state, the HDA is accountable through its board to the Minister of Human Settlements. Visit www.thehda.co.za for more information.

Gauteng Province has approved the implementation and roll-out of the Gauteng Rapid Land Release Plan. The plan is in accordance with the national Accelerated Land Reform Programme. The plan entails release of land for *inter alia* the following purposes:

- Land for human settlements development
- Food security and agricultural production
- Conservation of the environment
- Land required for industrialisation and economic development

It is against this background that the Housing Development Agency on behalf of Gauteng Provincial Department of Human Settlement invites proposal from landowners and/or developers to submit proposals to avail serviced stands for acquisition and development consideration.

2. LOCATION OF THE SERVICED SITES

The proposed serviced sites must be located within the area of jurisdiction of the province of Gauteng. Preference will, however, be given to serviced stands located within key strategic nodal area of the Province in accordance with the Provincial Spatial Development Framework and the Priority Housing Development Areas.

3. LAND OWNERSHIP

The proposer must be able to prove ownership of the land on which the serviced stands are located. Proposers submitting proposals on behalf of actual landowners must provide written mandate from the landowner.

4. TOWN PLANNING

The proposed serviced stands must be located in areas approved as formal townships by the relevant municipality within whose area of jurisdiction the stands are located. All the relevant

planning approvals must be submitted as part of the proposal. Any outstanding or expired approval activity must be indicated as such.

5. PRICE CONSIDERATION

Price consideration payable will be calculated in accordance with programmes in the housing code and/or fair valuation depending on the location of the stands.

6. SERVICED STANDS

The offered stands must be serviced with the following functional municipal services:

- Water reticulation.
- Sewer reticulation
- Roads
- Stormwater, and
- Electrical reticulation and street lighting

Partly serviced stands will also be considered. The serviced stands must be connected to adequate and available bulk services. All stands must be zoned Res 1.

Prospective proposers who own approved township land ready for services installation may also submit proposals. Such a proposal must indicate time frames within which the services will be completed.

7. PROPOSAL REQUIREMENTS

- Prospective proposers must submit detailed projects information including all applicable approvals and services certificates.
- Prospective proposers who own approved township land ready for services installation may also submit proposals. Such a proposal must indicate time frames within which the services will be completed.
- The HDA and the Province reserve the right to undertake a physical inspection of the projects as part of the evaluation process.

8. EVALUATION PROCESS AND CRITERIA

- 8.1 The evaluation criteria will be as per the table below. **Any proposals scoring below 70% of the points noted in the table below will not receive preference.** The HDA and the Province reserve the right to prioritise respondents who score higher points based on the below evaluation criteria.

Table 1 – Evaluation Criteria

CRITERIA	SUB-CRITERIA		PORTFOLIO OF EVIDENCE	SUB WEIGHTING	WEIGHTING
Land Ownership	Proof of Mandate to carry out the Proposed Property Transaction		Title Deed/Legal Mandate/Power of Attorney		10
	Details of Individual with Mandate		SA ID/Passport and Permit of the Relevant Individual		10
Town Planning	Approved Township		Approved Township/Consolidation and Subdivision or other Township Establishment Application		40
	EIA		Record of Decision		40
	Water Use Rights		Integrated Water Use License		10
	General Plan		Approved General Plan		40
	Proclamation		Proclamation or any other Equivalent Certificate		50
	SG Diagram		SG Diagram		100
Services Designs	Water and sewer		Approved Service Designs		50
	Roads and stormwater		Approved Service Designs		50
	Electricity and street lighting		Approved Service Designs		50
Installed Services	Water and Sewer		Fully Installed: Services Certificate	50	50
			Partially Installed: PrEng signed Progress Report	10	
			Not installed: PrEng signed Progress Report	0	
	Roads and Stormwater		Fully Installed: Services Certificate	50	50
			Partially Installed: PrEng signed Progress Report	10	
			Not installed: PrEng signed Progress Report	0	
	Electricity		Fully Installed: Services Certificate	50	50
			Partially Installed: PrEng signed Progress Report	10	
			Not installed: PrEng signed Progress Report	0	
	Streetlights		Fully Installed: Services Certificate	50	50
			Partially Installed: PrEng signed Progress Report	10	
			Not installed: PrEng signed Progress Report	0	
Servicing Timeframes	Time taken to complete servicing	0 months	PrEng Signed Progress Report	50	50
		6 months		25	
		12 months		10	
		longer		5	

Average Stand Size	< 150m2		Layout Plan with Stand Sizes	25	50
	Between 151m2 and 250m2			50	
	Between 251m2 and 350 m2			25	
	> 350m2			10	
Number of Stands	More than 1000		Layout Plan with Number of Stands	50	50
	500 - 1000			40	
	201-500			30	
	101 to 200			20	
	1 to 100			10	
Price	Deviation from Department determined preferred price (DPP)	74%<DPP	Signed Offer	200	200
		89%<DPP<75%		175	
		100%<DPP<90%		150	
		DPP		100	
		110%<DPP<101%		70	
		111%<DPP<125%		40	
		126%<DPP<150%		20	
		DPP<151%		10	
TOTAL					1000

10. REQUIREMENTS

10.2 Below are compulsory requirements for this service.

10.2 Kindly submit valid original tax clearance certificate and BEEE certificate.

- a. Further information regarding the proposals and queries can be sent via email to Jerry.makhofane@thehda.co.za or Tel: 011 544 1000

11. SUBMISSION OF PROPOSALS

Proposals should be submitted on or before Friday, 08 November 2019 by no later than 11h00 to the following address:

**The Procurement Specialist
The Housing Development Agency,
Block A, 6-10 Riviera Road, Killarney, 2193,
Tel: 011 544 1000**

12. GENERAL

- 1) The selection of the qualifying proposals will be at the Province and HDA's sole discretion.
- 2) The Province and HDA do not bind itself to accept any particular proposal, and the HDA reserves the right not to accept any proposal.