

Requesting Office: Magalies Water	
Contact Person: Dineo Mphasane	
Contact Numbers: 014 597 4636	
Facsimile:	RFQ – VALUATION OF FIXED PROPERTY
E-mail address: dineom@magalieswater.co.za	

DATE ISSUE: 05 April 2024

CLOSING DATE: **12 April 2024**

PLACE OF DELIVERY: **Magalies Water, Rustenburg**

For More information/query email: dineom@magalieswater.co.za or call 014 597 4636

Item No.	Description/Specification
1	<p>Terms of Reference for the evaluations of fixed properties next to Magalies Water Head Office</p> <p>REQUEST FOR QUOTATION TO ASSIST WITH DETERMINATION OF MARKET RELATED VALUATION OF PROPERTIES WITHIN RUSTENBURG LOCAL MUNICIPALITY.</p> <p>1. Introduction The mandate of Magalies Water is derived from Sections 29 and 30 of the Water Services Act (Act 108 of 1997). This implies that we are able to provide water services to Water Services Authorities (WSAs), Water Services Institutions (WSIs) and other commercial or industrial users.</p> <p>Magalies Water has identified privately owned properties in the Rustenburg Local Municipality. It is the intention of Magalies Water to acquire the properties for further expansion of office and parking spaces.</p> <p>2. Objective Current indicative market related valuation of the properties is required. A registered Property Evaluator is required to determine the value of the properties that is fair and represents the most likely open market values.</p> <p>3. Scope of work</p> <p>3.1 A service provider is required to indicate the proposed project implementation plan and valuation methodology;</p> <p>3.2 The valuation should take into consideration all factors influencing market value including but not limited to:</p>

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	<ul style="list-style-type: none"> • Current Use; • Current condition • Current Zoning; • Current leases and encumbrances. • Potential future uses; • Extent and uniqueness of site; • Structural Integrity /Summary of Building Design • Accessibility/Barrier-Free Access • Environmental Issues, Health & Safety Hazardous Materials • Indoor Air Quality • Fire Safety • Code Compliance • Building Operational Performance • Building Envelope – Green Building Principles • Mechanical, Electrical and Water Facilities • Maintenance Review <p>4. Deliverables</p> <p>4.1 The Valuer is to prepare a separate report for each property concerned. The report should include but not limited to the following:-</p> <ul style="list-style-type: none"> • Introduction • Title deed and lease information • Local, provincial and central government information • Valuation approach • Market interference • Motivation • Calculations • General comments • Risks • Conclusion <p>4.2 The Valuation Report should at all times comply with the current standards as laid down by the South African Council for the Property Valuers Profession</p> <p>4.3 The complete Valuation Reports must be submitted in soft copies (electronic copies) and in hard copies.</p> <p>5. Qualifications and Experience required</p>
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5.1 Qualifications

The bidder, in the case of an individual, must be in possession of a minimum National Diploma qualification.

In the case of a firm or company or consortium submitting a bid, a list of persons indicating their relevant qualification must be provided. Only individuals whose names appear on the list will be used for purposes of this bid.

Failure to submit proof of membership to the South African Council of Valuers or other accredited bodies will result in such individual/firm not being considered.

5.2 Experience

A list of names of individuals who have appropriate experience in the specified field should be submitted with their CV's.

A reference letter for companies / local authorities / National and Provincial departments for whom similar type of work for which the bid is submitted must be provided specifying the nature and value of the work done.

5.3 Project Timelines

Once Magalies Water issue an instruction for the evaluation of a property, the total duration per property should not be longer than 6 weeks.

6. Pricing Proposal

Section A: Basic Tariff					
	Value of Property	SI UNIT	Quantity	Rate	Amount
1	Up to R 1 000 000	No	4	R	R
2	From R 1 000 000 to R 5 000 000	No	5	R	R
3	From R 5 000 000 to R 10 000 000	No	6	R	R
4	From R10 000 000 to R25 000 000	No	2	R	R
5	From R25 000 000 to R50 000 000	No	2	R	R
6	From R50 000 000 to R100 000 000	No	1	R	R
7	Over R100 000 000	No	1	R	R
Section B: Time Charge					

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	Professional Valuer	Hr	2 400	R	R
Section C: Disbursements and Costs					
	Travelling	Km	1 800	R	R
	Purchase and preparation of plans and drawings	No	17	R	R
	Postage, telephone calls, photocopies, photographs and other incidentals	No	17	R	R
	All other necessary expenses not specifically listed ** Attach cover letter indicating the additional disbursements (Rate only on Company letter Head)	Sum	1	R	R
	D: Total (A+B+C)				R
	D Contingencies @ 5% (D)				R
	Total (D+E)				R
	VAT at 15%				R
E	Total Offer R				R

1. Submission of Quotations

RFQ Number must always be stated on the quotation.

Quotations should be submitted on or before the Request for Quotation Deadline Date by no later than 16h00 to the email below. Email: dineom@magalieswater.co.za

2. Selection of Qualifying Quotation

The selection of the qualifying quotation will be at Magalies water's sole discretion. Magalies Water does not bind itself to accept any particular Quotation

3. DOCUMENTS REQUIRED

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The quotation will be verified for responsiveness according to the following **REQUIREMENTS:**

- Quotation must have CSD vendor number/ submit CSD Report
- Quotation must have RFQ reference name
- Completed and signed Declaration of Interest Form (SBD4)
- Quotation with validity period should be 30 days or more.
- Quotation with physical address, date, contact details and banking details

*NB All non-responsive bids will be rejected.

4. TERMS & CONDITIONS

- 4.1. Quotations received after the closing date will not be accepted.
- 4.2. All costs to be included in the quotation.
- 4.3. Delivery must take place at the specified place.
- 4.4. Quotations to be valid for 30 days from date of issue.
- 4.5. The Government Procurement General Conditions of Contract shall apply.