



**REQUEST FOR TENDER PROPOSALS**

**MAPHIVENI LAND DEVELOPMENT**

**RFP No: TAMB 003/2025**



<b>REQUEST FOR TENDER (RFP) NUMBER: TAMB 003/2025</b>	
Issue date:	18 March 2025
Closing Date and time:	11 April 2025 at 16h00 <input type="checkbox"/> Late tenders will not be considered.
Tender to be submitted to:	By email: <a href="mailto:tenders@tamb.co.sz">tenders@tamb.co.sz</a> (Max. file size 20mb)
Contact Person: For enquiries/clarifications	Name: Johan Robberts Email: <a href="mailto:Johan.robberts@tamb.co.sz">Johan.robberts@tamb.co.sz</a> Copy: <a href="mailto:Patricia.Magutshwa@tamb.co.sz">Patricia.Magutshwa@tamb.co.sz</a> Tel: +268 2373 7112/3/4 <b>NB: All request for clarifications must be in writing.</b>
RFP Submission:	Property developers / service providers are requested to submit a detailed plan and costing to develop Maphiveni township owned by Tambankulu Estates. Tenders should be submitted in pdf format by email to the above email address before the stipulated closing date and time.



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## INTRODUCTION & GENERAL INFORMATION

### 1 BACKGROUND

Tambankulu Estates is predominantly a sugarcane growing company, situated in the northeast of Eswatini. Part of the company's strategy is to diversify its operation by developing a township that will promote and increase the level of home ownership among citizens.

### 2 BRIEF DESCRIPTION

Nestling amongst the Tambankulu Estates sugar cane fields in eSwatini, lies the unique and tranquil Maphiveni area. It is a small paradise for nature lovers and birdwatching enthusiasts along the banks of the Mbuluzi river.

Tambankulu has an area of land approximately 4,5Ha that needs to be developed into a township that has a natural environment feel by maintaining the bushveld surrounding.

The contracting model would be to propose a layout with subdivided plots for residential and small commercial businesses that would then be sold.

Maphiveni is situated within close proximity to Mbuluzi Game Reserve, Simunye and Mhlume. Tambankulu envisages that the Maphiveni township could offer housing solutions to people that work in the mentioned areas.

Maphiveni is also ideal for other business opportunities due to its unique location (crossroad junction to South Africa and Mozambique).

### 3 SCOPE OF TENDER

This Request for Proposal ("RFP") outlines the requirements of Tambankulu Estates and the process to be followed by the prospective tenderers in submitting a response to **RFP TAMB003 / 2025 for: MAPHIVENI LAND DEVELOPMENT**.

Tambankulu Estates seeks to engage a reputable company, team or joint venture with a company which is registered with the Registrar of Companies in Eswatini to draw up a development plan and assist with the necessary information to make this a viable project from start to finish.

The proposals will be evaluated on quality of the development plan and costs basis. Tambankulu Estate does not bind itself to accept the lowest or any tender. The technical proposal should include a description of the approach, methodology and work plan for performing the assignment as well as, the estimated period for executing the assignment.



3.1 A list of the professional team should comprise of the following and included certified CV's.

3.1.1 A team leader is to be identified from the list below:

- a) Environmentalist
- b) Town planner
- c) Architect
- d) Quantity Surveyor
- e) Civil Engineer
- f) Structural engineer
- g) Electrical engineer.
- h) Land surveyor.

3.1.2 The Team of Professionals, company or JV should have:

- a) Relevant competence, and capability demonstrated in their profiles with references.
- b) Legal existence and compliance with the country's laws.
- c) High performance principles and meeting of customer requirements demonstrated in their company profiles.
- d) Registered with CIC – Companies.
- e) Proof of Registration with AESAP. (Registration council for Architects, Engineers, Surveyors and Allied professionals).

## 4 PROPOSALS PROCESS

The following is the anticipated process for this tender:

Item	Date
Issue of RFP	18 March 2025
Compulsory site meeting at Maphiveni	26 March 2025 10h00
Request for Clarifications	Not later than 16h00 on 2 April 2025
Submission of tender (closing)	11 April 2025 at 16h00
Announcement of Preferred provider(s)	To be announced via email to evaluated bidders.

- Tambankulu may modify or withdraw the tender prior to the deadline for the submission of tender's date.
- Proposals must remain valid for 90 (ninety) days after the submission date.

## 5 EXPECTED OUTPUTS

- a) A draft layout of the intended site development plan.



- b) Costs for drawing up a proposal and estimated costs of the development and infrastructure.
- c) Once the concept is approved by Exco, the developer would be expected to do a presentation when needed to financiers.
- d) Developer will be expected to initiate the process and do the layout. Also, to lodge application to the Human Settlements Authority on behalf of Tambankulu Estates.
- e) Developer should include in their plan the installation of services for the township to the approved standards of utility agencies e.g. EEC, EWSC, EPTC, ENFES, EEA etc.
- f) Developer applies for declaration of township. Final inspection is done on behalf of Tambankulu Estates and collect the certificates of acceptance that are issued by the different agencies in relation to infrastructure handover.
- g) Developer to assist and opens a township register at the Deeds Registry Office.
- h) All costs to be quoted in Emalangeni(szl) and all submissions are to be done in English.

## 6 DESCRIPTION OF PROPERTY

Maphiveni Township (PTY) Limited

Company ID: 199505221002046

Company No. R7/12495

Swaziland Ranches Limited: Rem of Portion 1 of Farm No. 95 situate in the Lubombo District, Eswatini

Attached is a satellite image shaded as an indication of the area as the proposed area is not yet registered at the Surveyor General's office.





### Average rain days in a normal season

<b>J</b>	<b>F</b>	<b>M</b>	<b>A</b>	<b>M</b>	<b>J</b>	<b>J</b>	<b>A</b>	<b>S</b>	<b>O</b>	<b>N</b>	<b>D</b>
11	7	10	5	5	1	1	2	5	11	7	16

## 7 DOCUMENTS TO BE SUBMITTED

The tenderers should submit the following company documents with their proposals:

- Company registration documents: certificate of incorporation, Form C & J.
- Valid Trading license.
- Company profile specific to township development and the value for each relevant development done.
- ENPF certificate
- Tax compliance certificate / tax clearance.
- Labour compliance certificate
- Copy of Directors ID's

## 8 CONFLICT OF INTEREST

Each Tenderer must indicate any conflict of interest, i.e., any relationship (business or family) that the owners or employees of their company have with the directors or



employees of Tambankulu Estates and its subsidiaries. That is, are you aware of any conflicts of interest?

No	
Yes	

**(If YES, please identify in the table below)**

Owner or Employee of your company	Owner or employee of Tambankulu Estates & its subsidiaries	Nature of relationship (e.g., business partner, family, shareholder, etc.)

## 9 COMPANY DETAILS (HEAD OFFICE)

Company Name	
Registered Co. Number	
VAT Number	
Affiliated Companies	
Street Address	
Country	
Postal Address	
Email address	
Telephone No	
Cell number	
Web Site Address	
CEO Name & Surname	

## 10 REFERENCES

Please provide 3 top trade references for relevant work in descending order of revenue.

No.	Customer	Contact Person	Contact No.	Revenue (previous year)
1				
2				
3				