

### **Scope of Work: Valuation Contract (Properties Management and Asset Creation)**

The purpose of this contract is to appoint suitable qualified Professional Services Consultants for the to establishment a contract for the provision of Property Management Buildings and Land Development Valuations for the Cape Coastal Cluster (EC &WC).

#### **The scope includes the provision of the following facilities management services:**

- To perform property valuation for the Cape Coastal Cluster in accordance with the Property Valuations Act, 17 of 2014, by means of:
- A Valuation report for Residential and Commercial Buildings, which clearly indicates the methods applied and the best estimates to the value of the properties.
- Strip valuation, Site specific valuation using the before and after method.
- Valuation of sites/vacant land for purposes of registration of servitudes rights and land ownership (e.g. Powerlines, Substations, CNCs, Radio Repeater Towers and PV Solar Plants, tree valuations and house relocations).
- Valuation for the relocation of structures and damages to seasonal crops as well as fruit trees caused by the construction of powerlines (Actual Financial Loss)
- To provide services for attending court arbitration, or other proceedings, enquiries or meetings to give evidence or for consultations as and when required, as a member of any such court proceedings.

The Consultant shall provide all labour, supervision, administration and management, equipment, tools, supplies and material required to perform the services specified herein.

The Valuer must be registered in terms of the South African Land Valuers Professionals Act, 23 of 2000, who may or may not be on Eskom's panel of valuers, but who is expected to execute its duties independently of the interests of Eskom and the Owner.

Based on market intelligence, the market is well established and geographically spread across the Eskom Areas.

#### **Technical Evaluation:**

	<b>Technical Criteria</b>	<b>Returnable</b>	<b>Score</b>
1	Proof of Registration as a Professional Valuer or Professional Associated Valuer with South African Council for the Property Valuers Profession (SACPVP) to be submitted.	No Proof = 0 Proof = 15	<b>Total Score =15</b>
2	Residential, Commercial, Industrial, Small Holding. NB. Submit proof of this specific valuation done e.g., Letter from company/customer for which this service was rendered	1-3 years = 5 4-6 years = 10 7 and above years = 20	<b>Total Score =20</b>

3	Potential Township Land Valuation Experience  NB. Submit proof of this specific valuation done e.g., Letter from company/customer for which this service was rendered	1-3 years = 5 4-6 years = 10 7 and above years = 15	<b>Total Score =15</b>
4	Agricultural Land Valuation experience  NB. Submit proof of this specific valuation done e.g., Letter from company/customer for which this service was rendered	1-3 years = 5 4-6 years = 10 7 and above years = 15	<b>Total Score =15</b>
5	Servitude Valuation Experience  NB. Submit proof of this specific valuation done e.g., Letter from company/customer for which this service was rendered	0-3 years = 5 4-6 years = 10 7 and above years = 20	<b>Total Score =20</b>
6	Assets Provide proof of company registered or lease rentals with Fleet Companies for LDV vehicles	No Proof of ownership/rental of vehicles = 0 Proof of ownership/rental of vehicles = 15	<b>Total Score =15</b>

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Contacts Management Support

Properties Management CCC