



# SHURUGWI TOWN COUNCIL

All Communications to  
be addressed to:

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Shurugwi Town House**

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## REQUEST FOR EXPRESSION OF INTEREST: OUTRIGHT PURCHASE AND DEVELOPMENT OF MEDIUM RESIDENTIAL STANDS, PORTION OF LAYOUT 3, REMAINING EXTENSION OF IMPALI SOURCE SHURUGWI.

**TENDER NO. STCHSNG / EOI/ 02/2025**

### A. Background

Impali Source is a reserved area (RA 1016) for residential development owned by Shurugwi Town Council. Situated approximately 5 kilometers northwest of Shurugwi town, Layout 3 in Impali Source is centrally located within the scheme, comprising 495 x average 600sqm residential stands. The servicing of Layout 3 is pivotal to providing a well serviced settlement. The Council now invites eligible firms, property developers, pension funds, financial institutions, building societies, and mining companies to submit expressions of interest for the purchase and development of stands within Impali portion of Layout 3.

### B. Project Objectives

The primary objective of this project is to **Outright Purchase and develop** stands on portion of Layout 3 within the Remaining Extension of Impali Source. This entails conducting both off-site and on-site servicing to ensure full compliance with council regulations, Zimbabwean legal and regulatory requirements, national housing standards and international best practices.

#### Specific objectives for portion of Layout 3 include:

- Conducting title survey of the concerned area (Layout 3) and lodgment of general plans with the surveyor general in Bulawayo until issuance of approved diagrams and dispensation certificates.
- Implementation and assurance of sewer and water reticulation access for all land uses/stands.
- Provision of tar-surfaced access roads, SADC recommended road signage with drainage systems to all land uses
- Provision of street lighting services

### C. Mandatory requirements

Interested firms must meet the following eligibility criteria:

- Company profile
- List of appropriate skills among staff and resources of key personnel to perform the project from start to completion
- Current bank statements 3 months period
- Proof of traceable references indicating similar housing development schemes elsewhere including development of onsite and offsite services
- Company's registration documents i.e. CR14, CR 6, NSSA Certificate, PRAZ certificate and Tax clearance certificate
- Signed site visit certificate
- Expression of Interest letter
- Bidders to submit the bid price and indicate the modus operandi on payment of the purchase price but excluding 10% council stands and all non- residential.

### D. Instructions to Eligible Firms

- Interested bidders are required to submit an Expression of Interest letter, including their bid price per square metre and the aforementioned supporting documentation.

- The minimum threshold for unserved land is set at **US\$3 per square meter.**
- Council is mandated to add 20 percent of the intrinsic land value as Administration fees and 15 percent VAT to build up to the total purchase price.
- A successful bidder will be mandated to pay an initial deposit of minimum 20 percent of the total purchase price which is payable within 30 days from date of receipt of offer letter, and the balance of 80 percent spread over 24 months as per the Council Housing Policy.
- Interested bidders are mandated to attend a compulsory site visit on **Friday, 26 September 2025**
- Successful Bidder will be expected to complete all Onsite and Offsite servicing works within 24 months period after having satisfied payment of the initial minimum 20% deposit.
- Superstructure developments will only be allowed after council has issued compliance certificates.
- A Request for Proposal will be issued to a minimum of three (3) to six (6) shortlisted firms.
- **The deadline for submission of Expression of Interest is 9 October 2025 at 1000 hours.**
- Prospective bidders are free to come on the tender closing day at Shurugwi Town Council Board room to witness the tender opening process at 1000hrs.
- Successful bidder will be mandated to remit 10 per cent of serviced stands to council as council stands.
- Stands designated for non-residential use within the scheme will remain under the ownership of the Council.

The selection of the eligible firm will be conducted in accordance with the procedures outlined in Part VIII of the Public Procurement and Disposal of Public Assets Act (Chapter 22:23s), section 58 (b). Shurugwi Town Council reserves the right to reject any expression of interest if it is determined that a bidder has engaged in corrupt, fraudulent, collusive, coercive, or obstructive practices, or has been declared ineligible under Section 99 of the Act. Furthermore, any expression of interest will be rejected if a consultant firm engages in anti-competitive practices.

**EXPRESSIONS OF INTEREST, CLEARLY MARKED "OUTRIGHT PURCHASE AND DEVELOPMENT OF MEDIUM DENSITY RESIDENTIAL STANDS, PORTION OF LAYOUT 3 WITHIN R/E OF IMPALI SOURCE, SHURUGWI," MUST BE ADDRESSED TO:**

**The Town Secretary  
Shurugwi Town Council  
Corner 3rd and Chroma Street  
P.O. Box 125,  
Shurugwi.**