

REQUEST FOR PROPOSALS (RFP)

PROVISION OF PROFESSIONAL CONSULTING SERVICES FOR RESIDENTIAL LAND USE OPTIONS

The **East London Industrial Development Zone SOC Ltd** is the operator of the East London Industrial Development Zone (ELIDZ), an entity which exists to help manufacturers to become globally competitive through the development and efficient management of a modern, purpose-built industrial location, which offers investing industries a streamlined business environment enhanced by a range of supporting services. The zone is already operational and currently houses a number of manufacturers that supply products for the local and international markets.

SCOPE OF WORK

The SEZ concept globally includes residential developments to cater to the housing needs of the zone workforce. Since 2013, the ELIDZ has been working on developing residential options for some of its land parcels. One of these is in the ELIDZ s Zone 1B, where infrastructure suitable for housing development has already been installed. The ELIDZ now seeks to explore residential development options for its Zone 1B precinct, focusing on social and middle-income units primarily targeting employees within the ELIDZ ecosystem. Moreover, the ELIDZ would like to:

- Determine and assess the highest and best use and most suitable residential development for its ERF 60844 in Zone 1B residential precinct.
- To evaluate various residential development options e.g. middle-income housing, gap housing, top end housing or low cost housing options that could be implementable on the site at Zone 1B.
- To determine demand, affordability levels and typologies that would best meet the needs of the ELIDZ s target market
- To explore probable financial returns on the option chosen.
- To recommend partnership models for the development of the top structures.

The ELIDZ invites interested, experienced and resourceful Consultants to respond to a Request for Proposal (RFP) for Residential Land Use Options for East London Industrial Development Zone Soc Ltd (ELIDZ).

Reference No.	Description / Name	Closing Date
OPS/25/PROP/01	PROVISION OF PROFESSIONAL CONSULTING SERVICES FOR RESIDENTIAL LAND USE OPTIONS	12 December 2025 at 12h00

BRIEFING MEETING:

Note: A compulsory Briefing or Site Clarification Meeting with representatives of the Employer will take place at **ELIDZ Head Quarters, Sunnyridge, East London at Zone Development Boardroom on 27 November 2025 starting at 12h00 pm.** Participants arriving more than 15 minutes late from the start time will not be allowed to attend the meeting.

BID CONDITIONS:

- Tenderers are required to submit a Valid SARS Tax Clearance Certificate with their tender, or the relevant SARS pin code which will allow the ELIDZ to confirm the tenderers tax status on-line.
- Tenderer must be registered on Central Supplier Database (CSD) from National Treasury and MAAA number must be provided.
- Tenderers should submit a Valid original or certified B-BBEE certification or Sworn Affidavit.
- Tenderers to provide certified copy of Company Registration Certificate
- Tenderers to provide Letter of Good Standing from Compensation Commissioner
- Tenderers must submit technical and financial proposals in two separate envelopes clearly marked Envelope A -Technical Proposal and Envelope B Financial Proposal . Then the financial proposal will only be opened should the technical proposal be found to be acceptable.
- A non-signed Form of Offer in the financial proposal in the Envelope B submission will result in the disqualification of the tender.
- Inclusion of Price Offer and/ or any other price related details in Envelope A-Technical Proposal will result in the disqualification of the tender.
- The successful Tenderer will be required to have sufficient and competent staff available to commence full time operations in accordance with the contract with effect from the Commencement Date, failing which the contract will be awarded to the next most preferred Tender.
- A registered office within the Buffalo City municipal boundaries will be given preference.
- ELIDZ is not obligated to accept the lowest or any proposal.

EVALUATION:

The evaluation will be guided by the ELIDZ procurement policy. Points will be awarded on the basis of Price and Specific goals.

Score breakdown:

- 80 Points for financial offer
- 20 Points for Specific goals

All tenders not providing compulsory responsive documentation and with functionality scoring less than 75%, will not be considered for the next stage of tender evaluation.

PROPOSAL DOCUMENT & SUBMISSION:

The RFP documents will be available for download on **21 November 2025 at 12h00 (Noon)** at www.elidz.co.za under **Opportunities >> Tenders.**

To make a tender submission for an open tender you must have completed the registration process before and have an active login account. Navigate to <https://tenderportal.elidz.co.za> and login with your credentials captured as part of the registration process.

It will be the responsibility of the respondent to ensure that the tender/bid reaches the ELIDZ. All tender/bids documents are to be submitted online at <https://tenderportal.elidz.co.za> before the closing date and time of 12h00, 12 December 2025. Only PDF documents must be uploaded with a maximum size limit of 2GB per file. No tenders are to be submitted at the ELIDZ premises and No late tenders will be accepted. Hard copy document submission will not be considered.

TENDER ENQUIRIES:

Questions relating to the RFP will be accepted until **04 December 2025 at 12H00 with responses by 05 December 2025**

Queries relating to this tender may be addressed to: Ms Anathi Mzantsi:

T: 043 702 8200 | **E:** anathi@elidz.co.za

