



**REQUEST
FOR
EXPRESSION OF INTEREST**

Procurement Method:	Expression of Interest
Subject of Procurement:	DEVELOPMENT OF MKHOSI TOWNSHIP AND NEIGHBOURHOOD COMMERCIAL CENTRE
Procurement Reference Number:	EOI002 of 2025/2026
Date of Issue:	5th March 2026
Participation: International/National	International

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1.0 Background

The Municipal Council of Manzini owns and reserved a land portion with the description of Remainder 1139 of Farm 277 Manzini, for the development of Mkhosi Township Phase II with 100 plots and a Neighborhood Commercial Centre. The purpose of the project is to establish a medium-high income plot and or a house township for selling to citizens for increased access to property ownership and access to the urban housing market. To achieve this, the Municipality intends to partner with an experienced and competent private partner, through a Public Private Partnership (PPP) to develop the Mkhosi Township Phase II and the Neighborhood Commercial Centre.

To that end, the Municipal Council of Manzini invites Expressions of Interests (EOIs) from competent and experienced property developers and or investment consortia to submit Expression of Interests (EOIs) to conceptualize, design, construct, finance and manage the sale of the developed plot properties and operate the neighborhood Commercial Center based on a common PPP risk sharing model. This is a prequalification stage whereby bidders meeting the minimum score of 60 points stated in the set-out evaluation criteria will move to the next competitive bidding stage and issued with the PPP tender document. The project is undertaken in line with the country's Public Private Partnership (PPP) Policy, 2013, with ensured transparency, fairness, value for money, public interests and other relating principles.

2.0 Project Scope

The project scope will include but not limited to project conceptualization, designs, financing, construction of roads infrastructure services, utility services, construction of the commercial center, managing the sales of the plots/houses, managing and operating the commercial center for an agreed period of time and other project related activities.

3.0 Requirements

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In order to qualify, the prospective property developers or consortia must possess relevant expertise, experience and competence to undertake this assignment. The interested firms are required to submit the following company documents for pre-qualification processes;

- 3.1 Original and Valid **Tax Compliance Certificate or Equivalent**
- 3.2 Valid certified copy of **Certificate of Incorporation**
- 3.3 Valid certified copy of **Trading License**
- 3.4 Valid certified copy of **Labour Compliance Certificate or Equivalent**
- 3.5 Valid certified copy of **Eswatini National Provident Fund (ENPF) Compliance Certificate or Equivalent**
- 3.6 Valid certified copy of **Form J** and **Form C** current date stamp from the Registrar of companies or **Equivalent**
- 3.7 Certified copy of signed **Joint Venture Agreement** (if in joint venture partnership);
- 3.8 Valid Certified copy of **Police Clearance** or affidavit of non-conviction to company directors or shareholders (3-months old)

4.0 Evaluation Criteria

The evaluation criteria for the EoIs for the Development of Mkhosi Township and Commercial Center will be based on the key focus areas weightings indicated below;

Table 1: Showing evaluation criteria for the EOI

Key Focus Areas	Descriptors	Weightings
Methodology & Approach;	<ul style="list-style-type: none"> ▪ A brief feasible/ viable Business Proposal for the “<i>Development of Mkhosi Township Phase II and the Neighbourhood Commercial Centre</i>” clearly indicating proposed components of the project with financing model & total investment, proposed Public Private Partnership (PPP) model, cash outlay, return on investment (ROI), and a revenue sharing model with Council. The business proposal shall include 	20

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	<p><i>sustainability principles and smart city components and be between 10 pages and 15 pages long.</i></p> <ul style="list-style-type: none"> Proposed Terms and Conditions of partnering with the Municipality in developing and managing The Mkhosi Township and the Neighbourhood Commercial Centre, demonstrating understanding of Public Private Partnership (PPP) models; 	
<p>Project Management structure, Curriculum Vitae (CVs) of Key Personnel and or Joint Venture Agreement (JVA);</p>	<ul style="list-style-type: none"> Submission of a company organogram and or consortium structure with signed Joint-Venture Agreement (JVA) to undertake the project; Profiles/CVs of personnel with relevant skills and clearly articulated roles and responsibilities; Articulate personnel relevant experience in relation to the project. Copies of identity documents of directors and personnel involved in the project. 	15
<p>Company Experience in projects of similar nature;</p>	<ul style="list-style-type: none"> Submission of company profile with list of undertaken projects on developing commercial facilities and or projects of similar magnitude, and or related facilities. Values of undertaken projects with referral clients and their telephone numbers/emails addresses. 	20
<p>Financial and Asset Capacity;</p>	<ul style="list-style-type: none"> Submission of externally audited company financial statements. 	15
<p>Valid Project Related Funding Guarantee and Or Relevant Project Bank Letter of Support.</p>	<ul style="list-style-type: none"> Valid (with stamp & authorized signatures) Proof of Funding/ Access to Funding (i.e funding letters from banks, institutional funders, private funders or investments statements etc). 	30
<p>Total Points</p>		100

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5.0 Submission

Interested firms or developers can express their interests by physically submitting Expressions of Interest (EOIs) documents for The Development of Mkhosi Township Phase II and Neighborhood Commercial Center to the following address:

The Municipal Council of Manzini Civic Offices, located between Ngwane and Nkoseluhlaza Street, Opposite Riverstone Mall. The submission shall consist of two separate envelopes with one envelope being the original EoI document and the other being a copy of the EoI document both marked "EoI for The Development of Mkhosi Township Phase II and Neighborhood Commercial Center". The submission shall be made at the Municipal Council of Manzini reception area tender box, upon signing the submission register.

The two sealed envelopes of the submission must be addressed to the Chief Executive Officer, Municipal Council of Manzini, P. O. Box 418, Manzini, clearly marked in block letters "**Expression of Interest for The Development of Mkhosi Township Phase II and Neighborhood Commercial Center**". The Expression of Interest shall be submitted not later than the **2nd April 2026**, at **10:00am** sharp (CAT) and public opening shall take place at 10:15am on the same day, **2nd April 2026**.

Further information and clarifications can be obtained from the Head of Strategy, Tel. (+268) 25085009 or e-mail: opm@manzincity.co.sz, and Cc hos@manzincity.co.sz and Director Technical Services Office, Tel. (+268) 25085014, email: me@manzincity.co.sz. A Site Inspection can be arranged on request.

L.P Dlamini
Chief Executive Officer

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