



NATIONAL HOUSING AUTHORITY

INVITATION FOR EXPRESSION OF INTEREST (EOI)

PUBLIC PRIVATE PARTNERSHIP (PPP) PROJECT FOR THE FINANCE, DESIGN, BUILD, OPERATE AND TRANSFER (FDBOT) OF THE NHA LAKE ROAD AND NYUMBA YANGA APARTMENTS AND HIGH-RISE FLATS THROUGH A PUBLIC-PRIVATE PARTNERSHIP (PPP) BASIS IN THE LUSAKA PROVINCE OF ZAMBIA.

1. BACKGROUND

The Government of the Republic of Zambia intends to promote private investment in the housing sector and has identified the NHA Lake Road and Nyumba Yanga Apartments and High-Rise Flats in Lusaka as a pilot project under the National Housing Authority (NHA). According to the 2022 Census for population and housing, the population of Lusaka is approximately 3,3097,964,964 people, of which 81.5% live in urban areas and 60% of the existing housing settlements are informal lacking basic social amenities. Further, the 2022 Census revealed that the average annual population growth rate (2010-2022) for Lusaka Province was estimated at 2.9%, which means that the demand by off-takers is readily available.

NHA is a corporate body which was created in 1971, under an Act of Parliament, Chapter 195 of the Laws of Zambia, to control and make provision of affordable, inclusive, safe, resilient and sustainable housing development throughout Zambia. It is wholly owned by the Government of the Republic of Zambia with its Head Office situated at Plot No. 1613, Sheki Sheki Road, Emmasdale-Lusaka.

The Housing deficit in Zambia is estimated to be 1.5 million and projected to be at 3.3 million by 2030. The deficit is largely attributed to limited access to and lack of affordable financing for housing construction and delivery. It is against this background that NHA proposes to construct residential houses aimed at increasing access to decent and affordable accommodation and improve income generation base through the construction of commercial apartments so as to contribute to socio-economic development of Lusaka.

The National Housing Authority now invites private entities to submit the expression of interest pursuant to sub section 3 of clause 18 of the PPP Act No. 18 of 2023 for selection of a private entity as the bidder to whom the Project may be awarded.

2. OBJECTIVE OF THE REQUEST FOR EXPRESSION OF INTEREST (REOI)

2.1 PROJECT DESCRIPTION

- **Project Description- Lake Road Complex – Apartments and Residential Houses**

The project site, measuring approximately 1.2201 Hectares is in a prime area of Ibex Hill as shown in Exhibit 1, approximately ten (10) kilometers from the central business district, about 300m from Crossroads Mall and close proximity to Choppies Supermarket along Lake Road.

The surrounding developments include shopping malls, high-cost residential housing units, universities, schools, offices, and business premises. The site has two (2) incomplete blocks of flats built up to the ground floor with first-floor columns. The incomplete structures are earmarked for demolishing to pave way for the new project.

The site has two access points with the main access along the tarred Lake Road and the other access is along the gravel road behind Choppies Supermarket. The site is serviced with electricity, water supply and sewerage system and telephone and internet facilities by the commercial utility companies and the road drainage system in the area is planned.

The Lake Road Apartments will be up-market modern gated communities and the High-Rise flats will be for middle income earners and shall comprise of the following developments:

- a) 4-Storey, two (2) blocks with 35 apartment units comprising 31No. two-bedroomed of 85.8m² and 4No. three bedroomed of 107.5m²; and
- b) 4-Storey, four (4) blocks high-rise flats with 73No. housing units comprising 61No. two-bedroomed of 85.8m² and 12No. three-bedroomed flats of 107.5m².

The Nyumba Yanga housing development will comprise of 4-Storey, four (4) blocks of high-rise flats as follows:

- a) 24No. 1-bedroom units of 43.4m²;
- b) 48No. 2-bedroom units of 70.56m²;
- c) 12No. 2-bedroom units of 79.05m²;
- d) 16No. 3bedroom units of 105m²

3. PROJECT OBJECTIVES

The main objective of the project is to provide high quality, decent, affordable, and modern housing units for the benefit of general public and state-of-the art apartments. The specific objectives of the project are to:

- a) reduce the housing deficit by 173 housing units;
- b) increase the revenue and asset base;
- c) optimize use of the land;
- d) create employment opportunities during and after construction

More detailed information and details of similar projects conducted through the National Housing Authority can be found at www.nha.co.zm.

4. REQUIREMENTS FOR THE REQUEST FOR EXPRESSION OF INTEREST

Interested Consultants should provide information by responding to the following:
Interested parties are hereby invited to express interest in providing the aforementioned services.
In this regard, the following information is requested from interested parties: [Insert information to be supplied]

1. Provide adequate professional and technical qualifications;
2. Provide adequate human resources and equipment and other physical facilities as may be necessary to carry out all the phases of the project
3. Demonstrate appropriate managerial and organisational capability, reliability and experience,
4. Demonstrate previous experience in developing / operating similar infrastructure facilities;
5. Demonstrate knowledge to undertake the project;
6. The contracting authority allows bidders to form bidding consortia and in such a case the bidding consortium shall demonstrate its qualifications, experiences, capabilities relating to the consortium as a whole as well as to its individual members;
7. Each member of a consortium shall participate, either directly or indirectly, in only one consortium at the same time.

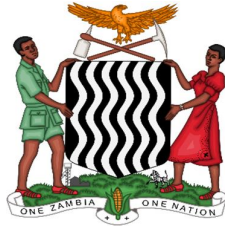
5. QUERIES

Interested local and international bidders may obtain detailed information by downloading the EOI document from our website or they get a copy from the Procurement Department. For queries and clarification bidders may communicate through email or write to the Head Procurement, National Housing Authority P.O Box 50074, Lusaka, Zambia, email nhaprocurement@gmail.com and copy to stewartkaombe@yahoo.com and chsngmulenga@gmail.com. All queries and clarification must be submitting at least seven (7) Calendar days before the closing date.

6. SUBMISSIONS OF EXPRESSION OF INTEREST

Sealed Expression of Interest clearly marked “PUBLIC PRIVATE PARTNERSHIP (PPP) PROJECT FOR THE FINANCE, DESIGN, BUILD, OPERATE AND TRANSFER (FDBOT) OF THE NHA LAKE ROAD AND NYUMBA YANGA APARTMENTS AND HIGH-RISE FLATS THROUGH A PUBLIC-PRIVATE PARTNERSHIP (PPP) BASIS IN THE LUSAKA PROVINCE OF ZAMBIA” must be submitted in a tender box under the Purchasing and Supplies Unit, **National Housing Authority** Stand No 1613 Sheki Sheki Road Emmasdale, P.O Box 50074, **Lusaka - Zambia**

The closing date for the receipt of the Expression of Interest documents is **Monday 23rd December, 2024 at 14:30 PM** Lusaka time. Expressions of Interest documents will be opened soon after closing in the Main Board Room at National Housing Authority, in the presence of the bidder or their representatives who choose to attend. **LATE OR ELECTRONIC EXPRESSION OF INTEREST SHALL NOT BE ACCEPTED.**



Government of the Republic of Zambia

NATIONAL HOUSING AUTHORITY

**REQUEST FOR EXPRESSION
OF INTEREST (REOI)**

TENDER NO. NHA/PPP005/2024

FOR THE

**PUBLIC PRIVATE PARTNERSHIP (PPP) PROJECT FOR THE FINANCE,
DESIGN, BUILD, OPERATE AND TRANSFER (FDBOT) OF THE NHA LAKE
ROAD AND NYUMBA YANGA APARTMENTS AND HIGH-RISE FLATS
THROUGH A PUBLIC-PRIVATE PARTNERSHIP (PPP) BASIS IN THE
LUSAKA PROVINCE OF ZAMBIA.**

Prepared by

National Housing Authority

Stand No 1613 Sheki Sheki Road

Emmasdale,

P.O Box 50074

Lusaka - Zambia

Telephone: 26021 251779 or 251311

Telefax: 260211 251663

Electronic mail address: [***nhaops1@gmail.com***](mailto:nhaops1@gmail.com)

15/10/2024

1.0 INTRODUCTION

The Government of the Republic of Zambia intends to promote private investment in the housing sector and has identified the NHA Lake Road and Nyumba Yanga Apartments and High-Rise Flats in Lusaka as a pilot project under the National Housing Authority (NHA). According to the 2022 Census for population and housing, the population of Lusaka is approximately 3,3097,964,964 people, of which 81.5% live in urban areas and 60% of the existing housing settlements are informal lacking basic social amenities. Further, the 2022 Census revealed that the average annual population growth rate (2010-2022) for Lusaka Province was estimated at 2.9%, which means that the demand by off-takers is readily available.

NHA is a corporate body which was created in 1971, under an Act of Parliament, Chapter 195 of the Laws of Zambia, to control and make provision of affordable, inclusive, safe, resilient and sustainable housing development throughout Zambia. It is wholly owned by the Government of the Republic of Zambia with its Head Office situated at Plot No. 1613, Sheki Sheki Road, Emmasdale-Lusaka. It is a quasi-government institution encompassing a multi-discipline of professionals like Architects, Engineers (Civil/Structural/Electrical), Quantity Surveyors and Land Surveyors under one roof.

NHA has decided to undertake the development and operation/maintenance of the Development of NHA Lake Road and Nyumba Yanga Apartments and High-Rise Flats through Public-Private Partnership “PPP” model in line with- Public Partnership Act No. 18 of 2023.

The Housing deficit in Zambia is estimated to be 1.5 million and projected to be at 3.3 million by 2030. The deficit is largely attributed to limited access to and lack of affordable financing for housing construction and delivery. It is against this background that NHA proposes to construct residential houses aimed at increasing access to decent and affordable accommodation and improve income generation base through the construction of commercial apartments so as to contribute to socio-economic development of Lusaka.

The National Housing Authority now invites private entities to submit the expression of interest pursuant to sub section 3 of clause 18 of the PPP Act No. 18 of 2023 for selection of a private entity as the bidder to whom the Project may be awarded.

2.0 PROJECT DESCRIPTION/ SCOPE

2.1 PROJECT DESCRIPTION

- **Project Description- Lake Road Complex – Apartments and Residential Houses**

The project site, measuring approximately 1.2201 Hectares is in a prime area of Ibex Hill as shown in Exhibit 1, approximately ten (10) kilometers from the central business district, about 300m from Crossroads Mall and close proximity to Choppies Supermarket along Lake Road.

The surrounding developments include shopping malls, high-cost residential housing units, universities, schools, offices, and business premises. The site has two (2) incomplete blocks of flats built up to the ground floor with first-floor columns. The incomplete structures are earmarked for demolishing to pave way for the new project.

The site has two access points with the main access along the tarred Lake Road and the other access is along the gravel road behind Choppies Supermarket. The site is serviced with electricity, water supply and sewerage system and telephone and internet facilities by the commercial utility companies and the road drainage system in the area is planned.

The Lake Road Apartments will be up-market modern gated communities and the High-Rise flats will be for middle income earners and shall comprise of the following developments:

- a) 4-Storey, two (2) blocks with 35 apartment units comprising 31No. two-bedroomed of 85.8m² and 4No. three bedroomed of 107.5m²; and
- b) 4-Storey, four (4) blocks high-rise flats with 73No. housing units comprising 61No. two-bedroomed of 85.8m² and 12No. three-bedroomed flats of 107.5m².

- **Project Description-Nyumba Yanga – Residential Houses**

The project site measures approximately 0.96 Hectares and is located on Stand No. 10230 as shown in Exhibit 2, Harry Mwaanga Nkumbula Road, Nyumba Yanga residential area in Lusaka, approximately ten (10) kilometers from the Central Business District. The site is bordered by two tarred roads, Harry Mwaanga Nkumbula, and Kelvin Mutale roads.

The site accommodates the Central Stores, the Timber Manufacturing Unit (TMU), Plant Workshop and Block Making Unit for the NHA which are currently in a dis-used state. The site is serviced with electricity, main water (with a standby borehole) and sewerage disposal facilities, telephone and internet facilities and the road drainage system of the area is planned. Notable developments within a 3-kilometer radius include Lewanika Mall, Crossroads Mall, Nyumba Yanga Market, Leopards Hill Mall, St John's Hospital, Nyumba Yanga Secondary School, Nyumba Yanga Police Post, among others.

The Nyumba Yanga housing development will comprise of 4-Storey, four (4) blocks of high-rise flats as follows:

- a) 24No. 1-bedroom units of 43.4m²;
- b) 48No. 2-bedroom units of 70.56m²;
- c) 12No. 2-bedroom units of 79.05m²;
- d) 16No. 3bedroom units of 105m².

2.2 PROJECT SCOPE

- The Lake Road Apartments will comprise of the following developments:
 - a) 31No. apartments (2-bedroom units of 85.8m²);
 - b) 4No. apartments (3bedroom units of 107m²);
 - c) 2,100m² of paved roads for access and internal circulation;
 - d) 1,500 meters of waterborne soil drainage (sewerage) to link to the Lusaka Water Supply and Sanitation Company (including housing units);
 - e) 1No. Commercial borehole including all equipment and accessories;
 - f) 2 x 10,000 litre capacity elevated steel water tanks;
 - g) Solar Power System
 - h) 57 parking slots;
 - i) Intercom facility for 35 apartments;
 - j) Centralized DSTV facility;
 - k) Recreational spaces/facilities (café, swimming pool and gymnasium);
 - l) Internet services and security surveillance system;
 - m) 2,110 meters armored cables (includes housing units);
 - n) Modern centralized locking system for all housing units.

- The Lake Road housing units will comprise of the following developments:
 - a) 61No. housing units (2-bedroom units of 85.8m²);
 - b) 12No. housing units (3bedroom units of 107m²);
 - c) 6,500m² of paved roads for access and internal circulation;
 - d) 1No. Commercial borehole including all equipment and accessories;
 - e) 8 x 10,000 litre capacity elevated steel water tanks;
 - f) 101 parking slots;
 - g) Internet services and security surveillance system.

- The Nyumba Yanga housing units will comprise of the following developments:
 - a) 24No housing units (1-bedroom units of 43.4m²);
 - b) 48No. housing units (2-bedroom units of 70.56m²);
 - c) 12No. housing units (2-bedromm units of 79.05m²);
 - d) 16No. housing units (3bedroom units of 105m²);
 - e) 78 parking slot;
 - f) 3,500m² of paved roads for access and internal circulation;
 - g) 950 meters of waterborne soil drainage (sewerage) to link to the Lusaka Water Supply and Sanitation Company;

- h) ZESCO Transformer;
- i) 4,140 meters armored cables;
- j) 440 meters Medium Voltage (MV);
- k) 8 x 10,000 litre capacity elevated steel water tanks; and
- l) 1No. Commercial borehole including all equipment and accessories

3.0 PROJECT OBJECTIVES

The main objective of the project is to provide high quality, decent, affordable, and modern housing units for the benefit of general public and state-of-the art apartments.

The specific objectives of the project are to:

- a) reduce the housing deficit by 173 housing units;
- b) increase the revenue and asset base;
- c) optimize use of the land;
- d) create employment opportunities during and after construction

More detailed information and details of similar projects conducted through the National Housing Authority can be found at www.nha.co.zm.

4.0 CALL OF REQUEST FOR EXPRESSIONS OF INTEREST

Interested parties are hereby invited to express interest in providing the aforementioned services. In this regard, the following information is requested from interested parties:
[Insert information to be supplied]

1. Provide adequate professional and technical qualifications;
2. Provide adequate human resources and equipment and other physical facilities as may be necessary to carry out all the phases of the project;
3. Demonstrate appropriate managerial and organisational capability, reliability and experience,
4. Demonstrate previous experience in developing / operating similar infrastructure facilities;
5. Demonstrate knowledge to undertake the project;
6. The contracting authority allows bidders to form bidding consortia and in such a case the bidding consortium shall demonstrate its qualifications, experiences, capabilities relating to the consortium as a whole as well as to its individual members;
7. Each member of a consortium shall participate, either directly or indirectly, in only one consortium at the same time.

The contracting authority intends to request only a limited number of pre-selected bidders to submit proposals upon completion of the pre selection proceedings.

5.0 EVALUATION CRITERIA

In relation to this Project, the following output may be required from a private entity: Finance, Design, Build, Operate and Transfer (FDBOT) of the NHA lake road and Nyumba Yanga apartments and high-rise flats through a public-private partnership (PPP) with an estimated value of K252,816,765.65

Table 1: Summary of Weighting of the scores per evaluation area .

Preliminary Evaluation		Weighting
1	Power of Attorney	YES/NO
2	Valid Tax Certificate	YES/NO
3	Certificate of incorporation	YES/NO
4	Valid certification of professional body	YES/NO
5	Proof of Shareholding	YES/NO
Technical Evaluation		Weighting
1	professional and technical qualifications	40%
2	Legal response	10%
3	human resources and equipment and other physical facilities	15%
4	managerial and organizational capability, reliability and experience	10%
5	Experience in Developing / Operating Similar Projects	15%
6	Project Know How	10%
	TOTAL	100%

Pursuant to this request for EOI the Institution intends to adopt a two-stage process for selection of the bidder for award of the Project.

The first stage (the "Qualification Stage") of the process involves qualification of interested parties who make an application in accordance with the provisions of this EoI document.

At the end of this stage, the Institution expects to announce a list of all pre-qualified Applicants who shall be eligible for participation in the second stage of the Process (the "Bid Stage") comprising Request for Proposals (the "Request for Proposals" or "RFP"). Only those Applicants that are pre-qualified and short-listed by the Institution shall be invited to submit their Bids for the Project. More detailed information regarding this stage will be furnished as the commencement date of this stage approaches.

The National Housing Authority intends to require the preferred bidder to establish an independent legal entity to undertake the project.

6.0 ELIGIBILITY

A Bidder, and all parties constituting the Bidder, shall meet the following criteria to be eligible to submit the expression of interest:

1. the Bidder has the legal capacity to enter into a contract;
2. the Bidder is not:
 - a) insolvent;
 - b) in receivership;
 - c) bankrupt; or
 - d) being wound up or liquidated;
3. the bidder's business activities have not been suspended;
4. the Bidder is not the subject of legal proceedings for any of the circumstances;
5. the Bidder has fulfilled tax obligations, social security contributions and any other statutory fees payable to government and should not be in arrears with government.
6. The Bidder shall be a natural person, private entity or any combination of them with the intent to enter into an agreement or under an existing agreement in the form of a Consortium or association. Unless otherwise specified in the responses provided in terms of this EoI, all parties shall be jointly and severally liable.
7. Respondents shall not have a conflict of interest. All Respondents found to be in conflict of interest shall be disqualified. Respondents shall be considered to have a conflict of interest with one or more parties in this short-listing process, if they:
 - a) have controlling shareholders in common; or
 - b) receive or have received any direct or indirect subsidy from any of them; or
 - c) have the same legal representative for purposes of submitting the Expression of Interest; or
 - d) have a relationship with each other, directly or through common third parties, that puts them in a position to have access to information about or influence on the application of another Bidder, or influence the decision of the [Insert name of relevant procurement unit e.g. PPP Unit] regarding this EoI; or
 - e) participated as an advisor in the preparation of this EoI.
8. A firm that is under a declaration of suspension by Public Private Partnership (PPP) Unit at the date of submission of the application or thereafter, shall be disqualified.
9. Respondents shall provide such evidence of their continued eligibility satisfactory to the PPP Unit, as the PPP Unit may reasonably request.

6.1 The Applicants shall enclose with their expressions of interest, the following:

- a) Certificate(s) from their statutory auditors or the concerned client(s) stating the payments made/ received or works commissioned/ Operational fees, as the case may be, during the past 5 years in respect of the projects specified;
- b) Certificate of incorporation for the firm or each individual member/firm of a consortium;
- c) Valid Tax clearance certificate of the firm or each individual member/firm of a consortium;
- d) Written consent of association for the Consortium (Power of attorney);
- e) Firm’s proof of shareholding to include number of shares, names of shareholders, percentage of shares of each shareholder in the company, joint venture or consortium and nationality of the shareholder;
- f) A statement that the expression of interest shall remain valid for a period of ninety (90) days from the closing date herein stipulated; and
- g) Valid certification of affiliation to the relevant professional body.

To facilitate evaluation of Applications, the Institution may, at its sole discretion, seek clarifications from any Applicant regarding its Application. Such clarification(s) shall be provided within the time specified by the Institution for this purpose. Any request for clarification(s) and all clarification(s) in response thereto shall be in writing.

If an Applicant does not provide clarifications sought above within the prescribed time, its Application shall be liable to be rejected. In case the Application is not rejected, the Institution may proceed to evaluate the Application by construing the particulars requiring clarification to the best of its understanding, and the Applicant shall be barred from subsequently questioning such interpretation of the Institution.

7.0 PROCUREMENT TIMELINE

The Institution envisions the following rough preliminary dates for the procurement process which shall be commenced should the level of interest expressed in the requested EOIs be adequate:

S/N	Event Description	Date
1	Issuance of EoI	[09/12/2024]
2	Evaluation of EoI	[24/12/2024]
3	Issuance of RFP	[20/01/2025]

Further information and key dates shall be provided in more detail as the procurement process advances.

8.0 SUBMISSION

An original, six (6) hard copies and a soft copy through email should be submitted. All submissions should mention “Expression of Interest for Finance, Design, Build, Operate and Transfer (FDBOT) of the NHA Lake Road and Nyumba Yanga Apartments and High-rise Flats through a public-private partnership (PPP)”. Please note that any submissions received will not be regarded as an offer to render the aforementioned services and the National Housing Authority is under no obligation to respond to or consider the submission(s) made.

9.0 CLARIFICATIONS

Applicants requiring any clarification on the REOI may notify the National Housing Authority in writing to chsngmulenga@gmail.com and copied to nhaprourement@gmail.com and nhaops1@gmail.com not later than fourteen (14) days before close of tender. The Institution shall endeavor to respond to the queries within the period specified therein, but no later than two (2) days prior to the Application Due Date. The responses will be sent by email and hardcopy letter.

The Institution shall endeavor to respond to the questions raised or clarifications sought by the Applicants. However, the Institution reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Institution to respond to any question or to provide any clarification.

10.0 COSTS FOR PREPARING EOI

The Applicants shall be responsible for all of the costs associated with the preparation of their Applications and their participation in the Process. The Institution will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Process.

11.0 RESERVATION OF RIGHTS

The Institution, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to;

- a) suspend and/ or cancel the Process and/ or amend and/ or supplement the Process or modify the dates or other terms and conditions relating thereto;
- b) consult with any Applicant in order to receive clarification or further information;
- c) retain any information and/ or evidence submitted to the Institution by, on behalf of, and/ or in relation to any Applicant; and/ or
- d) independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any Applicant.

12.0 LIMITATION OF DAMAGES

The Institution shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to

the Request for EOI or the Process, including any error or mistake therein or in any information or data given by the Institution.

It shall be deemed that by submitting the Application, the Applicant agrees and releases the Institution, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder and the Bidding Documents, pursuant hereto, and/ or in connection with the Process, to the fullest extent permitted by applicable law, and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.

13.0 CONFIDENTIALITY

Any information supplied by Applicants shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising the Institution in relation to, or matters arising out of, or concerning the Process. The Institution will treat all information, submitted as part of Application, in confidence and will require all those who have access to such material to treat the same in confidence. The Institution may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/ or the Institution or as may be required by law or in connection with any legal process.

HOWEVER, ELECTRONIC, FAX AND/OR LATE SUBMISSIONS WILL NOT BE ACCEPTED

Only shortlisted firms will be issued with a request for proposal (RFP) document at a fee of \$ 10,000.00 (or its Kwacha equivalent) for further participation.

Head – Procurement and Supplies Unit
For/ Chief Executive Officer
National Housing Authority