



CALL FOR DEVELOPMENT PROPOSALS NOTICE:
EAST LONDON BEACHFRONT PROPERTIES

The Buffalo City Development Agency (BCDA), in terms of a land availability agreement with the Buffalo City Municipality, and its mandate to promote development on the East London Beachfront, herewith invites suitable proposals for the development of two properties located on the East London Beachfront. Proposals are invited to be submitted to the BCDA for the development of either one or both of the properties by the successful developer(s), in accordance with the successful development proposal(s) submitted. Should a developer wish to submit a proposal for both properties, two separate bids must be submitted for separate evaluation.

The properties for which development proposals are requested are as follows:

Name	Extent (m²)	Property Description	Proposed Land Use	Proposed Zoning
<i>Seaview Terrace</i>	15953.73	Portion of Erf 16226 East London and a portion of Cadwallan Road	Tourism accommodation facilities	Residential Zone 6
<i>Marina Glen "A"</i>	31244.81	Portion of Erven 16225, 16226 and 27304 East London	Mixed land uses (e.g. business premises, residential accommodation, offices)	Business Zone 1

The evaluation of bids submitted will be based on a two-envelope system, being one envelope for the amount for the acquisition of the land and a second envelope containing details of the development proposal. The tender process will be concluded in two phases, being Phase 1 whereby responsive bids will be shortlisted, and Phase 2 during which the final award will be made, based on further evaluation of the shortlisted bids. Bids will be evaluated on the 90/10 principle, being 90 points for functionality of the proposal and the amount tendered for the acquisition of the property, and 10 points for HDI (Empowerment) status. The BCDA reserves the right not to adopt any proposal submitted. Prospective developers are invited to attend a briefing session to be held at the East London Golf Club, at 10:00 on 20 September 2006. Bid documents (Developer's Brief) will be available at this meeting and until the closing date at the offices of the BCDA at a **non-refundable fee of R2 500 per document.**

Proposals for the development of the above properties, clearly indicating the property that the proposal relates to, are to be submitted on or before 12:00 on 15 January 2007 at the Tender Box, BCDA Offices, Windmill Park, Moore Street, Quigney, East London. All proposals submitted will be opened directly after the closing time for submissions in the presence of the tenderers.

BCDA Development Planning
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