



BID EVALUATION MINUTES FOR THE PROVISION OF ASSET VALUATION SERVICES

ZNR DT 19/2025

08 October 2025

EVALUATION COMMITTEE MEMBERS PRESENT

Mr. S. Chirahwi	Administration Manager
Mr. T. Mupambireyi	Network Administrator
Mr. T. Munhu	Finance Controller MANAC
Mr. R. Mukondomi	SHEQ Officer

BACKGROUND

The Procurement Management Unit received a request from the Administration Department for the provision of Asset valuation services for ZINARA. In line with the above, the PMU published the tender both in the Government Gazette and on e-GP on the 22nd of August 2025 and closed on the 23rd of September 2025 with nine [9] bidders responded as follows.

TABLE 1 - PARTICIPATING BIDDERS

No.	BIDDER	PRICE
1	BARD REAL ESTATE	13 967.00
2	KNIGHT FRANK ZIMBABWE	42 550.00
3	JOHN PACOCK & COMPANY	43 612.00
4	DAWN PROPERTY CONSULTANCY	47 926.77
5	CRUSADER REAL ESTATE	48 185.00
6	RANANGA PROPERTIES	49 827.20
7	PROPERTY TRACK	52 900.00
8	PROPERTYHILL REALTY	121 900.00
9	ENTREDEV VALUATION SURVOYS	138 780.00

TABLE 2: NAMES AND ADDRESSES OF DIRECTORS

No.	BIDDER	NAMES OF DIRECTORS	ADDRESSES OF DIRECTORS	Business Address
1	BARD REAL ESTATE	Boysem Mutembwa Ashley Mataka	Bard House, 69 S. Machel Avenue 5 A Holden Garde, Hillside, Bulawayo	Bard House, 69 S. Machel Avenue
2	KNIGHT FRANK	Siza Likando Masuku Sthembisonkosi Mbavhumana Francis Nyambiri	10 York Avenue, Newlands 10 York Avenue, Newlands 10 York Avenue, Newlands	10 York Avenue, Newlands
3	RANANGA	Tinei Goto Stella Chitando	6785 Pumula North, Bulawayo 6785 Pumula North, Bulawayo	414, 4 th Floor Old Mutual Centre, Bulawayo
4	PROPERT TRACK	Elvis Benhura Elphine Benhura	102 Willowvale Houses, Highfield 102 Willowvale Houses, Highfield	Shop 114 Longchen Plaza, Belvedere
5	J. PACOK & CO.	Douglas Craig Friend Darryl Craig Friend Charles Lawrence Wawn Virginia Koli Bunhu Desire Dube	35 whitecairns Avenue, Hillside, Bulawayo 34 Sable Road Matsheumhlope, Bulawayo 1 Sunset Road, Burnside, Bulawayo 38 Overbury Road, Southwold, Bulawayo 42 Arnold Way, Burnside, Bulawayo	53 Heyman Road Suburbs, Bulawayo
6	CRUSADER	Rombo Fortune Mangwiro Heather Kuziva Mangwiro	20 McGowan Road, Milton Park 20 McGowan Road, Milton Park	94 Palmer Road, Milton Park
7	PROPERTYHILL	Andrew Mukudu Nyasha Mukudu	16 Northwood, Bluffhill 16 Upper Hambden Road, Marlborough	74 J. Moyo, 4 th Floor CABS Centre
8	ENTREDEV	Mhlanguli Mpofo	9 Sandhurst Way, Braeside	41 G. T. Bain centre, 55 King George Road, Avondale

9	DAWN	Cecilliah Gunika	29 Ahlermein Road, Braeside	8 th Floor Beverly Court, 100 N. Mandela
		Albert Mangwiro	1496 Mupfuti street, Ruvimbo Park, Marondera	
		John Ndere	2 Goodneston Close, Sentosa, Mabelreign	
		Godknows Hofisi	28 Wallis Road, Mandara	
		Ranganayi Makwata	12 Stoney Road, Greencroft	
		Qiniseka Mpofu	14 601 Nkulumane 12, Bulawayo	
		Formal Mashame Myambuki	579 Fairview, Mt' Hampden	

DECLARATION OF INTERESTS

The directors' names of the Bidding Companies were read out. Members individually declared that they had no conflict of interest. A register of no Conflict of Interests was circulated, and members duly signed indicating that they had no conflict of interest.

TABLE 3: ADMINISTRATIVE EVALUATION

KEY REQUIREMENTS	BARD	KNIGHT FRANK	RANANGA	PROP TRACK	J. PACOCK
Technical Proposal submission Sheet	Compliant	Compliant	Compliant	Compliant	Compliant
Methodology	Compliant	Compliant	Compliant	Compliant	Compliant
CVs of Key Personnel	Compliant	Compliant	Compliant	Compliant	Compliant
Bid Securing Declaration	Compliant	Compliant	Compliant	Compliant	Compliant
Declaration on non-engagement in corrupt or fraudulent practices form.	Compliant	Compliant	Compliant	Compliant	Compliant
Bid validity period minimum of 60 days.	Compliant	Compliant	Compliant	Compliant	Compliant
Delivery Period of 30 Days	Not-Compliant	Compliant	Compliant	Not-Compliant	Not-Compliant
Workplans	Compliant	Compliant	Compliant	Compliant	Compliant
Proof of Valid PRAZ Registration	Compliant	Compliant	Compliant	Compliant	Compliant
Valid NSSA Registration	Compliant	Compliant	Compliant	Compliant	Compliant
CONCLUSION	Not-Compliant	Compliant	Compliant	Not-Compliant	Not-Compliant

TABLE 2.1: Cont. ADMINISTRATIVE EVALUATION

KEY REQUIREMENTS	CRUSADER	PROPERTYHILL	ENTREDEV	DAWN
Technical Proposal submission Sheet	Compliant	Compliant	Compliant	Compliant
Methodology	Compliant	Compliant	Compliant	Compliant
CVs of Key Personnel	Compliant	Compliant	Compliant	Compliant
Bid Securing Declaration	Compliant	Compliant	Compliant	Compliant
Declaration on non-engagement in corrupt or fraudulent practices form.	Compliant	Compliant	Compliant	Compliant
Bid validity period minimum of 60 days.	Compliant	Compliant	Compliant	Compliant
Delivery Period of 30 Days	Compliant	Not-Compliant	Compliant	Compliant
Workplans	Compliant	Compliant	Compliant	Compliant
Proof of Valid PRAZ Registration	Compliant	Compliant	Compliant	Compliant
Valid NSSA Registration	Compliant	Compliant	Compliant	Compliant
CONCLUSION	Compliant	Not-Compliant	Compliant	Compliant

TABLE 3 AREAS OF NON-COMPLIANCE ON ADMINISTRATIVE REQUIREMENTS

Company Name	Non-Compliance Description
BARD	<ul style="list-style-type: none"> • They stated a delivery period which is more than the 30 days requested in the tender
PROPERTY TRACK	<ul style="list-style-type: none"> • They stated a delivery period which is more than the 30 days requested in the tender
PROPERTY HILL	<ul style="list-style-type: none"> • They stated a delivery period which is more than the 30 days requested in the tender
J. PACOCK & Co.	<ul style="list-style-type: none"> • They stated a delivery period which is more than the 30 days requested in the tender

TABLE 4: TECHNICAL EVALUATION

EVALUATION CRITERIA	MINIMUM REQUIREMENTS	POSSIBLE SCORE	ACTUAL SCORE				
			Knight Frank	Rananga	Crusader	Dawn	Entredev
Experience of the firm (10 points) 0 - 4 years = 1 pts 4 - 6 years = 4 pts 6 - 8 years = 6 pts 8 - 10 years = 8 pts +10 years = 10 pts	No of years in practice	10	10	10	10	10	10
			5	5	5	5	5
Qualifications and Experience of team leader. Indicate name of team leader in your proposal. (50 points)	<ul style="list-style-type: none"> • Relevant degree in Real Estate e.g. Rural and Urban Planning/ Valuation and Estate Management (5) • Asset management qualification and experience (5) • Experience in application of IPSAS provisions in asset valuation (lead consultant. (5) • Must be able to determine the residual valuation based on IPSAS Standards (5) 	10	5	5	5	5	5
	<ul style="list-style-type: none"> • Registered with the Valuers Council of Zimbabwe. 		10	10	10	10	10
	<ul style="list-style-type: none"> • Membership of a recognized professional body e.g. REIZ 		10	10	10	10	10
	<ul style="list-style-type: none"> • Traceable experience in valuation of movable assets, land and buildings (1 point for every year of experience up to a maximum of 10 years) 		10	10	10	10	10
			10	10	10	10	10

Qualifications and Experience of the two team members (Excluding the Team Leader) (20 Points)	<ul style="list-style-type: none"> Relevant qualification in Real Estate (degree/diploma) for two team members. 	7	7	7	7	7	7	7	7
	<ul style="list-style-type: none"> Membership of recognized professional body, e.g. REIZ for two team members. 	7	7	7	7	7	7	7	7
	<ul style="list-style-type: none"> Traceable experience in mortgage lending purposes for 2 team members (at least 3 years). Provide references (2 point for every year of experience up to a maximum of 3 years for each member) 	6	6	6	6	6	6	6	6
Experience on similar / specific assignments (15) 1 trade ref – 5 pts 2 trade refs – 10 pts 3 trade refs – 15 pts Non-similar refs – 2 pts up to a max of 3	<ul style="list-style-type: none"> A summary of your experience in similar assignments, together with the names and contact details of persons connected with these assignments who will provide references 	15	15	15	15	15	15	15	15
Attach proof of representation e.g. Utility Bills/Lease Agreement (State geographical representation countrywide) (1 point /town)	<ul style="list-style-type: none"> Geographical representation in major cities e.g. Harare, Bulawayo, Mutare Masvingo and Gweru. 	5	2	1	1	1	1	1	1
TOTAL		100	87	91	75	91	75	91	90

TABLE 5: FINANCIAL EVALUATIONS

Legal Practitioners	Financials	Tech-Scores	Fin-Weight	Tech-Weight	Total Score
KNIGHT FRANK	42 550.00	87	30	60.90	90.90
DAWN PROPERTY	47 926.77	91	26.63	63.70	90.33
CRUSADER REAL ESTATE	48 185.00	75	26.49	52.50	78.99
RANANGA PROPERTIES	49 827.20	91	25.62	63.7	89.32
ENTREDEV	138 780.00	90	9.20	63.00`	72.20

RECOMMENDATIONS

The committee therefore recommended Knight Frank for the provision of asset valuation services for ZINARA at a total cost of USD\$42,550.00 as the lowest and compliant bidder to specifications, payable in Zig at the prevailing RBZ rate.

Compiled by P. Chigara Procurement Officer

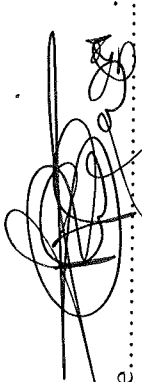
Signed as a true record kept at ZINARA HQ

1. Mr. S. Chirahwi Administration Manager

2. Mr. T. Mupambireyi Network Administrator

3. Mr. T. Munhu Finance Controller MANAC


4. Mr. R. Mukondomi SHEQ Officer

Signature.....


Date..... 10/10/2025

Signature.....


Date..... 14/10/25

Signature.....


Date..... 13/10/25

Signature.....


Date..... 13/10/25

Signature.....


Date..... 13/10/25

Checked by T. Sakupwanya Procurement Manager

Signature.....

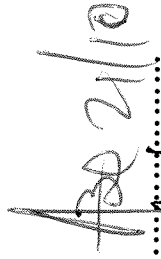

Date..... 10/10/25

Reviewed by T. Vambe Head of PMU

Signature..... 10/10/2025



Date.....


Recommended by A. Zvandasara Finance Director

Signature.....


Date.....

Approved by Nkosinathi Ncube Chief Executive Officer

Signature.....


Date..... 21/10/25