



ZIMBABWE UNITED PASSENGER COMPANY

ZUPCO EVALUATION COMMITTEE MEETING MINUTES FOR RFP NUMBER ZUP087/2026 - PROVISION OF LAND AND BUILDINGS VALUATION SERVICES FOR ZUPCO BELVEDERE, HOODROAD AND WILLOWVALE DEPOTS.

Venue: PMU OFFICE

Date: 11 May 2026

Time : 1:30hours - 19:00 hours

Members Present

Mr. T. Nyamayaro	Inventory Manager (Chairing).
Mr. J. Mwedzi	Works and Estates Manager
Mr. T. Sango	Procurement Management Unit
Mr. A. Ndirowei	Finance
Mrs. A. Mudada	Company Secretary
Mrs. L. Tigere	(Minuting)

AGENDA

- Welcome and opening remarks
- Evaluation for RFP number ZUP087/2026
- Recommendations for RFP ZUP087/2026
- Closing remarks



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1. WELCOME REMARKS.

The chairperson welcomed all members present.

The Chairperson informed the committee that they had convened to evaluate RFP number ZUP087/2026 – Provision of Land and buildings valuation for ZUPCO Belvedere, Hood Road and Willowvale Depots.

2. RFP EVALUATION

The Evaluation committee noted that five (5) tenderers listed below responded to the tender:

- a. Integrated Properties
- b. Property Track Private Limited
- c. Rananga Properties private Limited
- d. CBZ Properties
- e. Property Hill Reality (Pvt) Ltd

The Chairperson requested committee members to log in to the Electronic Government Procurement (e-GP) platform so that they all participate in the assessment. The committee agreed to mark whether or not each bidder was compliant or not against the following mandatory requirements:

1. Valid Tax clearance certificate
2. Valid N SSA certificate
3. Bid submission sheet



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Name of the bidder	Tax Clearance Certificate	Valid NSSA Certificate	Bid submission sheet
Integrated Properties	C	C	C
Property Track Private Limited	C	C	C
Rananga Properties P/L	C	C	C
CBZ Properties	C	C	C
Property Hill Reality (PVT) LTD	C	C	C

KEY

C - compliant

NC - non-compliant



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All five tenders were complaint to the eligibility evaluation and were recommended for the technical evaluation. The committee agreed to mark whether or not each bidder was compliant or not against the following technical requirements:

1. Tax Clearance Certificate
2. Valid N SSA Certificate
3. Technical proposal submission sheet
4. At least 5 years' experience in Evaluation of immovable Commercial and Industrial properties
5. At least 2 signed traceable reference letters on company letterhead
6. Work plan
7. Methodology
8. Degree in valuation or Real Estate Management or Land Economics or Built Environment
9. Professional examination(s) with the Real Estate Institute of Zimbabwe (REIZ)
10. Valid registration with the valuers council of Zimbabwe

The results of the evaluation were recorded and are shown in the table below:

Name of bidder	1	2	3	4	5	6	7	8	9	10	Total
Integrated Properties	5	5	5	5	10	5	15	15	15	15	95
Property Track Private Limited	5	5	5	5	10	10	15	NIL	NIL	NIL	55
Rananga Properties private Limited	5	5	5	5	10	10	15	15	15	15	100
CBZ Properties	5	5	5	5	10	10	15	15	15	NIL	85
PropertyHill Reality (PVT), LTD	5	5	5	5	10	10	15	NIL	NIL	NIL	55



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Key

1. Tax Clearance Certificate
2. Valid NSSA Certificate
3. Technical proposal submission sheet
4. At least 5 years' experience in Evaluation of immovable Commercial and Industrial properties
5. At least 2 signed traceable reference letters on company letterhead
6. Work plan
7. Methodology
8. Degree in valuation or Real Estate Management or Land Economics or Built Environment
9. Professional examination(s) with the Real Estate Institute of Zimbabwe (REIZ)
10. Valid registration with the valuers council of Zimbabwe

Out of the five bids submitted two were disqualified for failing to attain minimum technical mark as detailed in the table below:

Name of Bidder	Reason for disqualification
Property Track Pvt Limited	<ol style="list-style-type: none">1. Failed to submit a degree copy2. Submitted uncertified copies of Real Estate Institute of Zimbabwe (REIZ)3. Submitted uncertified copies of Valuers council of Zimbabwe certificate
PropertyHill (Pvt) Ltd	<ol style="list-style-type: none">1. Failed to submit certified degree copy2. Submitted uncertified copies of Real Estate Institute of Zimbabwe (REIZ)3. Submitted uncertified copies of Valuers council of Zimbabwe certificate



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Recommendations

The evaluation committee recommends that Integrated Properties, Rananga Properties private Limited and CBZ Properties proceed to the financial stage.

CLOSING REMARKS

The chairperson thanked all members who participated in the evaluation.



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Confirmation of Minutes


Mr. T. Nyamayaro


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Mr. J. Mwedzi


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Mr. T. Sango


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Mr. A. Ndirorwei


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Mrs. A. Mudada

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Mrs. L. Tigere


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