



**MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT
Plot 13/15 Parliament Avenue P.O Box 7096 Kampala**

**REQUEST FOR EXPRESSIONS OF INTEREST
(CONSULTING SERVICES– FIRMS SELECTION)**

**Assignment: CONSULTANCY TO DEVELOP NATIONAL VALUATION STANDARDS,
GUIDELINES AND MANUALS FOR UGANDA.**

Reference No: MLHUD/VAL/CONS/20-21/00431

1.0 Introduction

The Ministry of Lands, Housing and Urban Development (MLHUD) amongst several other functions is responsible for formulating National Policies, strategies and programs on Lands, Housing and Urban Development; initiating, reviewing and making amendments to existing legislation on Lands, Housing and Urban Development; setting National Standards on matters regarding the sustainable use and development of land and safe, planned and improved housing/human settlement; enforcing compliance to national laws, policies, regulations and standards for effective management and sustainable development of lands, housing and urban centers; monitoring and coordinating national lands, housing and urban development initiatives and policies.

The Ministry of Lands, Housing and Urban Development through the office of the Chief Government Valuer intends to develop the National Valuation Standards (NVS), guidelines and manuals. The Surveyors Registration Board which is an affiliate body of the Ministry and mandated to regulate and control the profession of surveyors and the activities of registered surveyors shall play a **leading role** in collaboration with the office of the Chief Government Valuer in the development of the Standards, Guidelines and Manuals. The standards shall ensure consistency, transparency and confidence in valuations which are key to investment decisions, financial reporting and financial market stability. This is part of a wider strategic plan to strengthen valuation services and curtail the long outstanding problems associated with erratic land values that have culminated

into high costs of land acquisition for Government projects and programs. The NVS, guidelines and manuals form a basis for regulating the valuation professional practice, promoting professional ethics, integrity, impartiality and trust in valuation services in the Country.

1.1. Problem statement

There is growing International pressure especially from funders of public infrastructure projects such as The World Bank, KFW Bank, African Development Bank and Oil Companies for adherence to International Valuation Standards (IVS) under compulsory land acquisition in the country. This is in view of ensuring compliance with International Finance Corporation standards as well as the Equator principles.

However, considering that the IVS represent a global consensus that can be applied across countries with very diverse political and judicial systems, they are often at a high level, i.e. they set a broad requirement but do not normally provide detailed examples of how that requirement can be complied with in different situations.

Currently, there are no common valuation standards, guidelines and manuals in Uganda and given the uniqueness of Uganda's system of land and property holding and economy, there are considerable variations between the principles laid down in the IVS and the local valuation practice. Diverging bases of value and methodologies are being used to value properties in the country. There's also different interpretation of concepts such as equitable value amongst practitioners. This has generally resulted in valuation variances amongst practitioners (especially between Public and Private Valuers) which have become the center of contestation especially under compulsory land acquisition in the Country. Several project affected persons contest the compensation awards pronounced by the Chief Government Valuer (CGV) based on contrary advice obtained from private practitioners. This problem has further resulted in costly litigations, increased speculation amongst project affected persons, delayed implementation of infrastructure projects and increased interest costs on unabsorbed loans amongst other difficulties.

Valuation standards are imperative in fostering the development agenda and globalization with a wide usage across practitioners, taxation bodies, Government, Business Agents, Real estate, investments, bilateral agreements, financial markets, procurements and acquisitions, PAPs, contracts among others.

The need for development of National Valuation Standards, guidelines and manuals in the Country is therefore paramount. To this end, MLHUD (Office of the Chief Government Valuer) in liaison with the Surveyors Registration Board will engage a Consultant to undertake the development of National Valuation Standards, guidelines and manuals that support the consistent application of the International Valuation Standards (IVS) in Uganda.

1.2. Objective

The objective is to develop tailored National Valuation Standards (NVS); guidelines and manuals (for different valuations) that are consistent with International Valuation Standards (IVS) and formats to ensure consistency, Quality, professionalism, transparency, comparability and confidence in valuations

1.3. Scope

The scope of work is as follows:

1. Undertake in-depth and breadth analysis of theory and practice of Valuation function/ profession in Uganda
2. Critically evaluate the applicable legal and policy frameworks governing Valuation in Uganda.
3. Review and analyze other tailored National valuation standards, guidelines and manuals in other jurisdictions.
4. Carry out detailed stakeholder engagement.
5. Consult widely the Surveyors Registration Board from time to time.
6. Carry out critical evaluation of International Valuation Standards and other Valuation standards in other jurisdictions.
7. Valuation
8. Prepare draft valuation standards, guidelines and manuals and subject them for review and validation by wide stakeholders.
9. Produce authorized final draft of well-written and comprehensive valuation standards, guidelines and manuals consistent with the International valuation standards and format.
10. Capacity building and knowledge transfer on the usability of the developed Standards.

2. The consulting services (“the Services”) include development of valuation professionalization framework.
3. The consulting services are expected to take 8 months.
4. The Ministry of Lands, Housing and Urban Development now invites eligible consulting firms (“Consultants”) to indicate their interest in providing the Services.
5. Interested Consultants should provide information in form of brochures, company profiles, etc., demonstrating that they have the required qualifications and relevant experience to perform the Services. The Consultants should indicate their interest in providing the Services by responding to this request for expression of interest.
6. The Expression of Interest will be evaluated based on the Public Procurement and Disposal Act and Regulations (2003 and as amended) and each Firm will need to submit **1 original and 5 copies** of the documents (**soft copy [PDF] & hard copy**).
7. The short listing criteria:
Firms shall be evaluated based on the following criteria:
 - (i) Eligibility requirements including:
 - a. Valid practicing and/or trading license 2021 or its equivalent,
 - b. Valid Tax clearance certificate
 - c. Certificate of incorporation or Registration
 - d. Company documents including Memorandum and Articles of Association.
 - e. Copies of National Identity cards of all the Directors of the company.
 - f. Registered powers of attorney and Notarized powers of attorney for foreign firms.
 - g. Joint venture/association agreement fully signed by both parties
 - (ii) General Experience of the firm of at least five (5) years in undertaking large scale land assignments.
 - (iii) The firm **MUST** have proven experience of at least five (05) years in Valuation practices.
 - (iv) The firm **MUST** provide evidence of collaboration with International Valuation Standards Council (IVSC) or any other recognized Valuation standard setters
 - (v) A foreign firm and Domestic firm can enter into a joint venture to leverage the expertise and qualifications. Evidence of partnerships is a requirement.
 - (vi) Presence of skills among the consultant’s personnel and in adequate numbers in the following areas:

Team Composition

Expert	Qualification	Experience
Team leader	<ul style="list-style-type: none"> • At least Bachelor’s degree in Land Economics, Land Management, Valuation and Real Estate • Registered & accredited with professional valuation bodies recognized in Uganda • A minimum of Bachelors of laws from a recognized institution is an added advantage 	<ul style="list-style-type: none"> • A minimum of 12 years of experience in valuation practice as a Professional. • Proven contribution to development of International Valuation Standards. • Proven exposure and Participation in International and National Valuations foras

Valuation expert	<ul style="list-style-type: none"> • A minimum of a Bachelor's degree in Land Economics, Land Management, Valuation and Real Estate • Registered with the Surveyor's Registration Board of Uganda 	<ul style="list-style-type: none"> • At least 5 years' experience undertaking proven valuation projects • Proven experience in producing valuation reports for Government • Strong written and oral communication and excellent interpersonal skills.
Legal expert	<ul style="list-style-type: none"> • A minimum of a Post graduate Diploma in legal practice and Bachelors in Law 	<ul style="list-style-type: none"> • At least five years in legal practice and handling commercial related cases. • Proven at least five years in handling Land laws, land rights administration, land acquisition, valuation and legal drafting.
Business analyst	<ul style="list-style-type: none"> • Post graduate studies in Accounts or Economics. • Professional qualifications for either ACCA, CPA or CFA 	<ul style="list-style-type: none"> • Proven at least five experience working on project that require business analysis and valuations • Experience in preparing financial statements and analysis

8. Consultants may associate with other firms in the form of a joint venture or a sub-consultancy to enhance their qualifications. However the EOI should specify the nature of association i.e. whether joint venture or sub-consultancy.

9. A Consultant will be selected in accordance with the Quality and Cost Based Selection (QCBS) method set out in the Consultant Guidelines.

10. Further information can be obtained at the address below during office hours from **08:00 to 17:00 hours (Local Time):**

The Head of Procurement and Disposal Unit
Ministry of Lands, Housing and Urban Development,
First Floor, Room 17 Parliament Avenue,
Kampala- Uganda
Telephone +256 414 345298

E-mail: pdumlhud@gmail.com or bids.procurement@mlhud.go.ug

11. Written Expressions of Interest must be delivered physically or by courier to the address above by **10:00 am on 25th February 2021.**

12. Proposed Schedule

Activity	Date
Invitation for Expression of Interest (EOI)	9th February 2021
Closing Date for Submission of (EOI)	25th February 2021 at 10:00Am
Short listing and process and necessary approvals	1st – 30th March 2021
Issuance of RFP	1st April 2021
Pre-Bid Conference	13th April 2021 at 10:00Am
Closing Date for Submission of Proposals	23rd April 2021 at 10:00Am

Evaluation of Technical and Financial Proposals	26th April to 26th May 2021
Negotiations and contracting	17th June 2021
Contract Signing	After Solicitor General's Clearance

Dorcas W. Okalany (Mrs.)

Permanent Secretary