



ROAD DEVELOPMENT AUTHORITY

Expressions of Interest
for

Land Acquisition and Survey Services

Issued on: January 2023

Procurement Reference No: EOI/RDA/21/01-2023

Client: ROAD DEVELOPMENT AUTHORITY

Section 1

Request for Expressions of Interest for Land Acquisition and Survey Services

[Authorized under Section 24 (2) (a) of the Public Procurement Act 2006]

1. Introduction

The Road Development Authority (RDA), operating under the Ministry of National Infrastructure and Community Development, is responsible for the design, construction, care, maintenance and improvement of motorways and main roads.

The purpose of this Expression of Interest is to invite request for proposals from Eligible National/International Applicants as single entity or in joint venture with other agencies for land acquisition and survey services detailed in the following section on an as and when required basis. We expect that the land acquisition services provided would ease the implementation of our road projects.

Any Applicants applying for shortlisting as consortium, association or any form of arrangement shall clearly indicate its status as a single entity or Joint as required in the submission.

2. Cost Estimate

The total value of the assignments scheduled within the contract period shall be MUR 10 Million per year.

3. The Objectives of the Services

The main objectives of the Services shall cover the following activities;-

Task A: Conduct Detailed Surveys using high precision instruments e.g. Total stations and GPS

Task B: Carry out Land Acquisition as per Land Acquisitions Act

(Which comprise of the preparation of land ownership plans for all properties along the identified corridor or within proposed acquisition limits, land acquisition drawings complying with the requirements of the Land Acquisition Act, preparation of notices under Section 6 and 8 of the Land Acquisition Act for submission to the Ministry of Housing and Lands for approval and publication and attending to Corrigendum, as required).

4. Scope of Services

The Services of the Land Surveyor or Survey Firm will comprise the following tasks:-

1. Reconnaissance of the site based on the plans submitted by the Consultant.
2. Collection of names, addresses and other information, required by the Registrar General's Department, of land owners affected by the project.
3. Searches at the Registrar General's Department and the Ministry of Housing and Lands to ascertain legal ownership of land.
4. Prepare a compilation plan showing clearly the limits, dimensions, any structures within the limit of acquisition and the approximate extent of land to be acquired from each owner together with a table showing the list of owners with their respective addresses, the approximate extent to be acquired, the title deed number and the original extent of land from which the land to be acquired is to be excised interalia. The format of the table to be used is found at Annex 1.
5. Show to the Valuation Department each plot of land to be acquired on site for valuation purposes.

In the event **agreement** is reached with the owners on the quantum of compensation payable, to proceed as follows:-

6. Establish control points on LGM 2012 Coordinates.
7. Survey of each property and fixing the limits of acquisition, in conformity with the provisions of the Cadastral Survey Act 2011, which includes clearing of sites and seeking of appropriate clearances from all relevant authorities prior to survey.
8. Survey of existing features such as public roads, track roads, buildings, boundary walls, gates, concrete bins, iron pegs, boundary stones, existing drains, existing river banks, escarpments etc...).
9. Download and process raw data collected on site.
10. Draw up plans in conformity with the Cadastral Survey Act.
11. Calculate the exact extent of land to be acquired from each owner.
12. Application of Parcel Identification Number (PIN) for each plot to be acquired and payment of appropriate fees.
13. Draw up memorandum of survey for each plot of land to be acquired.
14. Registration of each memorandum of survey at the Registrar General's Department and payment of appropriate fees.
15. Submit certified true copies of each registered memorandum of survey together with the plan accompanying the said memorandum of survey.
16. All plans should be submitted in both hard and soft copies (AutoCad format).
17. Attend site visits with contractor to show the limits of acquisition prior to the start of construction works.
18. Show each land owners their respective boundaries on site following the acquisition.
19. Answering queries that may arise as a result of the acquisition.

In the event **no agreement** is reached with the owners on the quantum of compensation payable, to proceed as follows: -

1. Update searches of land ownership in case of recent sales, subdivision, death etc...
2. Prepare a new list of owners with their respective addresses, the approximate extent to be acquired is to be excised, if need be.
3. Prepare Notices under section 6 of the Land Acquisition Act.
4. Establish control points on LGM 2012 Coordinates.
5. Survey of each property and fixing the limits of acquisition, in conformity with the provisions of the Cadastral Survey Act 2011 and the Land Acquisition Act, which includes clearing of sites and seeking of appropriate clearances from all relevant authorities prior to survey.
6. Survey of existing features such as public roads, track roads, buildings, boundary walls, gates, concrete bins, iron pegs, boundary stones, existing drains, existing river/rivulet/canal banks, escarpments etc....
7. Download and process raw data collected on site.
8. Update searches of land ownership in case of recent sales, subdivision, death etc...
9. Prepare a new list of owners with their respective addresses, the approximate extent to be acquired, the title deed number and the original extent of land from which the land to be acquired is to be excised, if need be.
10. Draw up plans in conformity with the Cadastral Survey Act and Land Acquisition Act.
11. Calculate the exact extent of land to be acquired from each owner.
12. Application of Parcel Identification Number (PIN) for each plot to be acquired and payment of appropriate fees.
13. Prepare Notices under section 8 of the Land Acquisition Act as per the requirements of the Registrar General's Department.
14. Deposit the plans drawn under section 8 of the Land Acquisition Act at the Archives Office of the Ministry of Housing and Land Use Planning.
15. Prepare appropriate corrigendum to the Notices under section 8 of the Land Acquisition Act (in cases of death of owner, change of ownership and/or as may be required by the Notary drawing up the deed of acquittance).
16. Submit all Notices, corrigenda and plans in both hard and soft copies (Word and AutoCad format).

17. Attend site visits with contractor to show the limits of acquisition prior to the start of construction works.
18. Show each land owners their respective boundaries on site following the acquisition.
19. Show to the Valuation Department each plot of land to be acquired again, if need be, for valuation purposes.
20. Answering queries that may arise as a result of the acquisition.

The Service Provider (surveyor or survey firm) should ensure that copies of plan drawn up under section 8 of Land acquisition act be deposited at the Archives of Ministry of Housing and Land Use Planning.

The assignment also covers any associated tasks not listed above to complete the land acquisition process as per the Land Acquisition Act.

5. Duration of Services (Activity Schedule)

The Service Provider shall prepare and submit to the RDA within the period specified below from the commencement of its Services; in the event agreement is reached, a copy of registered memorandum of survey shall be submitted as per the Cadastral Survey Act.

No.	Activity	No. of Copies	Time
1.	Submission of Notices under Section 6 and addresses of land owners.	5	Four (4) weeks after commencement of Services.
2.	Notice of entry on land under section 6 (6) (b)	3	Three (3) weeks after second publication of notices under section 6
3.	Survey works, pegging& submission of Plan for PIN application to Ministry of Housing & Land Use Planning.	2	Six (6) weeks after service of notice under section 6 (6) (b)
4.	Submission of Notices under Section 8 and plans	5	Four (4) weeks after receipt of PIN.

All the above documents (including drawings and stations) shall be submitted on hard and soft copies. The electronic format (Word& Excel format / PDF / AutoCAD format) of the abovementioned documents shall be acceptable to the Client on CD at the different stages.

6. Procurement Process for the Selection of the Applicant for this Service

This Request for Expressions of Interest is for the shortlisting of a maximum of 10 qualified Applicants *who* would be invited to submit their proposals for the Service referred to above for a duration of 36 months.

The technical score will be used in determining the choice of applicant.

6.1 The procurement process has been planned as follows:

Closing date for submission of Expression of Interest: 1st March 2023

Date of issue of Request for Proposal: TBC

Closing date for submission of Request for Proposal: TBC

Date of Award of Contract: TBC

Implementation Period: TBC

7. Fund for assignment

The funding will be on project.

8. Client's requirements

As per Section 3

9. Shortlisting criteria

The evaluation of the applications for shortlisting will be based on the following criteria:

- (i) Past experience on land acquisition and survey works carried out.
- (ii) Details of key personnels and professional staffs;
- (iii) Experience of the Sworn Land Surveyor in undertaking similar projects.
- (iv) Details and specifications of the proposed equipment to be used for the assignment

10. Submission of EOI

- (a) The Expressions of Interest and all accompanying documentation must be downloaded from RDA website rda.govmu.org or collected at the address below and deposited in the tender box by Wednesday 01st March 2023 up to 13.30 hrs (Mauritian Time) at the under mentioned address:

Road Development Authority
Level 8, Blue Tower
Rue de L'Institut
Ebene
Mauritius
Tel: (230) 4678600
Fax: (230) 4672056
Email: procurement@rda.intnet.mu

Late applications will not be considered.

11. Supplementary Information

Any request for supplementary information should be made not later than 14 days prior to the dead line for submission of bid and any response from the Client shall be made not later than 7 days prior to the said deadline.

12. Opening of the Expression of Interest

Expression of interest shall be opened by the Client on:

01st March 2023 **as from 14.00 hrs.**

Applicants having submitted an EOI will be able to attend the opening of bid on the above mentioned date and time.

Section 2

Terms of Reference

The main objectives of the Services shall cover the following activities;-

Task A: Conduct Detailed Surveys using high precision instruments e.g. Total stations and GPS

Task B: Carry out Land Acquisition as per Land Acquisitions Act

(Which comprise of the preparation of land ownership plans for all properties along a right of way or within proposed acquisition limits, land acquisition drawings complying with the requirements of the Land Acquisition Act, preparation of notices under Section 6 and 8 of the Land Acquisition Act for submission to the Ministry of Housing and Land Use Planning for approval and publication and attending to Corrigendum, as required).

The Applicant shall be requested to carry out the following tasks: -

1. Reconnaissance of the site based on the plans submitted by the Consultant.
2. Collection of names, addresses and other information, required by the Registrar General's Department, of land owners affected by the project.
3. Searches at the Registrar General's Department and the Ministry of Housing and Land Use Planning to ascertain legal ownership of land.
4. Prepare a compilation plan showing clearly the limits, dimensions, any structures within the limit of acquisition and the approximate extent of land to be acquired from each owners together with a table showing the list of owners with their respective addresses, the approximate extent to be acquired, the title deed number and the original extent of land from which the land to be acquired is to be excised.
5. Show to the Valuation Department each plot of land to be acquired on site for valuation purposes.

In the event **agreement** is reached with the owners on the quantum of compensation payable, to proceed as follows:-

6. Establish control points on LGM 2012 Coordinates.
7. Survey of each property and fixing the limits of acquisition, in conformity with the provisions of the Cadastral Survey Act 2011, which includes clearing of sites and seeking of appropriate clearances from all relevant authorities prior to survey.
8. Survey of existing features such as public roads, track roads, buildings, boundary walls, gates, concrete bins, iron pegs, boundary stones, existing drains, existing river banks, escarpments etc...).
9. Download and process raw data collected on site.
10. Draw up plans in conformity with the Cadastral Survey Act.
11. Calculate the exact extent of land to be acquired from each owner.
12. Application of Parcel Identification Number (PIN) for each plot to be acquired and payment of appropriate fees.
13. Draw up memorandum of survey for each plot of land to be acquired.
14. Registration of each memorandum of survey at the Registrar General's Department and payment of appropriate fees.
15. Submit certified true copies of each registered memorandum of survey together with the plan accompanying the said memorandum of survey.
16. All plans should be submitted in both hard and soft copies (AutoCad format).
17. Attend site visits with contractor to show the limits of acquisition prior to the start of construction works.
18. Show each land owners their respective boundaries on site following the acquisition.
19. Answering queries that may arise as a result of the acquisition.
20. Attending Court Cases in connection with the acquisition, if need be.

In the event **no agreement** is reached with the owners on the quantum of compensation payable, to proceed as follows: -

1. Update searches of land ownership in case of recent sales, subdivision, death etc...

2. Prepare a new list of owners with their respective addresses, the approximate extent to be acquired is to be excised, if need be.
3. Prepare Notices under section 6 of the Land Acquisition Act.
4. Establish control points on LGM 2012 Coordinates.
5. Survey of each property and fixing the limits of acquisition, in conformity with the provisions of the Cadastral Survey Act 2011 and the Land Acquisition Act, which includes clearing of sites and seeking of appropriate clearances from all relevant authorities prior to survey.
6. Survey of existing features such as public roads, track roads, buildings, boundary walls, gates, concrete bins, iron pegs, boundary stones, existing drains, existing river/rivulet/canal banks, escarpments etc....
7. Download and process raw data collected on site.
8. Update searches of land ownership in case of recent sales, subdivision, death etc...
9. Prepare a new list of owners with their respective addresses, the approximate extent to be acquired, the title deed number and the original extent of land from which the land to be acquired is to be excised, if need be.
10. Draw up plans in conformity with the Cadastral Survey Act and Land Acquisition Act.
11. Calculate the exact extent of land to be acquired from each owner.
12. Application of Parcel Identification Number (PIN) for each plot to be acquired and payment of appropriate fees.
13. Prepare Notices under section 8 of the Land Acquisition Act as per the requirements of the Registrar General's Department.
14. Deposit the plans drawn under section 8 of the Land Acquisition Act at the Archives Office of the Ministry of Housing and Land Use Planning.
15. Prepare appropriate corrigendum to the Notices under section 8 of the Land Acquisition Act (in cases of death of owner, change of ownership and/or as may be required by the Notary drawing up the deed of acquittance).
16. Submit all Notices, corrigenda and plans in both hard and soft copies (Word and AutoCad format).
17. Attend site visits with contractor to show the limits of acquisition prior to the start of construction works.

18. Show each land owners their respective boundaries on site following the acquisition.
 19. Show to the Valuation Department each plot of land to be acquired again, if need be, for valuation purposes.
 20. Answering queries that may arise as a result of the acquisition.
 21. Swear affidavits in cases where, following all possible searches, the rightful owner of the land to be acquired cannot be ascertain and the subject property has to be vested into the Curator of Vacant Estates prior of land being acquire by Government.
 22. Attending Court Cases in connection with the acquisition, if need be.
- Attending Boards of Assessment constituted to assess the amount of compensation payable to the former land owners.

Section 3

Response forms

Applicants will have to respond to this invitation for Expression of Interest by filling in the response templates.

Respondent's Submission

Applicants are required to fill in the response templates. The content and tables shown hereunder information only. The data to be submitted as Respondent's Submission has been grouped into four templates as follows:

1. Section I
2. Section II
3. Section III, IV and V
4. Attachments

Procurement Reference No	EOI/RDA/21/01-2023
Project Name	<i>Road Development Authority</i>
Project Country	Mauritius

I. Applicant's Information

Date:	Country of Incorporation ¹ (if applicable)
Applicant Name:	Acronym:
EOI Submission Authorized by:	Position

¹ The Applicant must submit a copy of the Certificate of Incorporation of itself through VII EOI Attachments

Associations (Joint Venture or Sub-Applicants)

Serial No.	Applicant	Acronym	Country of Incorporation (if applicable) ²	Joint Venture (JV) or Sub-Applicant	EOI Submission Authorized By	Position

Present the rationale for and benefits of working in association (JV or Sub-Applicant) with others rather than undertaking the assignment independently (as appropriate). Describe the proposed management and coordination approach of the association and the role of each firm.

We confirm that:

- Documentation regarding our corporate structure including beneficial ownership has been attached.
- Documentation regarding our Board of Directors has been attached.
- A written agreement to associate for the purpose of this Expressions of Interest has been signed between the joint venture partners and has been attached.

II. Assignment Specific Qualifications and Experience

We list hereunder our project references which demonstrate our technical competence and geographical experience.

(Please provide relevant project information in Section D below).

A. Technical Competence

. Project References, highlighting the technical qualifications of our entity/joint venture in undertaking assignments and details of past experiences working with project authorities.

² The lead consultant must submit a copy of the Certificate of Incorporation of itself and of each JV member and sub-consultant through VII. EOI attachments..

B. Experience in Land Acquisition and Surveying Works

Project References, highlighting the technical qualifications of our entity/joint venture in undertaking surveying works & land acquisition works and details of past experiences working with similar project authorities.

C. Other relevant Information (maximum of 500 words)

D. Project References

We list hereunder our most relevant projects to demonstrate the firm's technical qualifications and similar experience (maximum[public body to specify number] projects).

SN	Project	Period	Client	Country	Firm
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

Project Summary

SN 1	
Project Title	
Country / Region	
Start Date	
Completion Date	
Continuous / Intermittent	
Client	
Funding Source	
Description	(indicate your role and input in person-months)

SN 2	
Project Title	
Country / Region	
Start Date	
Completion Date	
Continuous / Intermittent	
Client	
Funding Source	
Description	(indicate your role and input in person-months)

(Please insert more tables as necessary)

III. We submit our comments on Terms of Reference

IV. We list hereunder the Key Considerations in approaching this assignment (no more than 9,000 characters summarizing approach and methodology)

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V. The details of the Key Experts available for this assignment

(a) Relevant Experience of the Single Entity’s organization/ Joint Venture members Professional Staff are listed hereunder:

SN	Name	Qualification	Years of experience	Relevant Experience				
				Name of assignment - Duration	Client	Position	Duration	
							From	To
1								
2								
3								
4								
5								

(Please insert more rows as necessary)

(b) Relevant Experience of the External Professional Staff available to the Applicant

SN	Name	Qualification	Years of experience	Relevant Experience				
				Name of assignment - Duration	Client	Position	Duration	
							From	To
1								
2								
3								
4								
5								

(Please insert more rows as necessary)

VI. EOI Attachments

SN	Description
1	Certificate of Incorporation of the lead member (if applicable)
2	Certificate of Incorporation of the JV member (for each member) (if applicable)
3	Letter of Joint Venture/intent of Joint Venture
4	Documents regarding corporate structure including beneficial ownership
5	Documents regarding Board of Directors
6	Documents showing land surveying works undertaken in the last five years.
7	CVs of qualified staff and surveying team
8	Details and specifications of the proposed equipment to be used for the assignment
9	Any other attachments

