



TERMS OF REFERENCE FOR THE CONSULTANT TO CONDUCT THE REPRODUCTIVE HEALTH UGANDA (RHU) LAND & BUILDINGS REVALUATION.

Background

Reproductive Health Uganda (RHU) is a Member Association of the International Planned Parenthood Federation (IPPF), and its core mandate is to champion, provide and enable universal access to Sexual and Reproductive Health and Rights (SRHR) information and services to vulnerable and underserved communities, especially young people. The Association has over 150 members of staff and over 4000 volunteers working with and for communities and individuals. RHU is also committed to Universal Health Coverage (UHC) by contributing to the achievement of equitable access to life-saving, quality sexual and reproductive health care for all, including to the most marginalized and hard-to-reach population groups.

At all levels, RHU strives to respect and protect the rights of women and girls, promotes gender equality, and works to redress unequal power imbalances between women and men. However, RHU also deliberately targets other segments of the population, including the relatively well to do, with the objective of offering services, but also generating additional resources to cater to its core mission of supporting the vulnerable and poor (social enterprise).

RHU's values include:

- i) Rights-Based
- ii) Results -Oriented
- iii) Choice
- iv) Voluntarism
- v) Integrity

It currently operates 18 branches spread in all the sub-regions of Uganda. RHU has made a significant contribution in the area of Sexual Reproductive Health and Rights (SRHR).



Over the years, RHU assets base has greatly grown. RHU needs to obtain fair values of its Land and Buildings.

Therefore, RHU seeks to hire a firm to assist in the valuation of its assets.

1. Purpose of the assignment

Recommend new values for RHU's land and buildings in line with the prevailing market.

2. Scope of Work

- i) Survey the land, identify demarcations points and establish acreage of each piece of land and its fair market value based on credible sources
- ii) Establish the land tenure of each site.
- iii) Survey the buildings at each site, and establish their fair market value based on credible sources.
- iv) Make a report for each of the above property with information about its fair market value disaggregated into value for land and buildings.

Below are the sites to be revalued.

1	Land Customary Kibajja and Building at Mukalazi Zone II Bwaise II Kawempe Division Kampala Capital City
2	Land and Buildings at Plot 2 Katego Road approximately 125Meters from Kiira Road 0.69 acres
3	Land and Buildings at Plot 386 Block 3 Nakaloke Central Mbale County Mbale District
4	Land and Buildings at Plot 2A Boma Road Fortportal Municipality, Kabarole
5	Land and Buildings in Arua City
6	Land and Buildings at Plot 6 Butiaba Close Hoima City Hoima District
7	Land and Buildings at Plot 27 Kapchorwa-Mbale Road Chepsikuroi Vallage Barawa Parish Kapchorwa Distict 0.152 acres



8	Land at Plot 59/42 Block 27 Mudoola Road Iganga Municipality Iganga District
9	Land and Buildings at Plot 29 Lira Avenue Lira Municipality
10	Land and Buildings at Plot 909 Block 148 Mityana Sing County Lease 40 Years
11	Land and Buildings at Plot 1 & 3 Lt.Col Karekoona Road Mbarara Municipality Mbarara District 0.323 acres
12	Land and Buildings in Apac Town Plot 10 Owiny Akulo Road, Apac Town Apac District
13	Land and Building in Bushenyi Town
14	Land and Building at Plot 541 Block 220 Kiwatule Nalya Kyadondo Kampala
15	Land and Building under Construction at Kitante Wobulenzi Town Luwero District
16	Land and Building under construction in Lutete, Hoima District
17	Land in Otuke

3. Deliverables and Timelines

- i) An inception report detailing the Consultant's understanding of what is being reviewed and why, as well as proposed methods, tools, sources of data and procedures for the assignment. The inception report should also include a proposed schedule of tasks, activities, timeline, deliverables and key issues.
- ii) A final report on the revaluation of the RHU sites.

The exercise is expected to be completed in 60 calendar days from the date of signing the contract.

4. Qualification / Experience

- a) The successful firm is expected to provide firms' references from 5 similar assignments or extracts of contracts as evidence of such experience.



- b) The team leader on the assignment shall meet the following minimum criteria:
- i) Master's Degree in fields related to Land Economy, Surveying, Real Estate Management or related fields.
 - ii) Proven experience in the area of property valuation.
 - iii) 5-10 years' experience in the field of property valuation.
 - iv) Ability to render consulting services in the most professional, effective and efficient manner.

5. Contents of proposal

Proposals to undertake this assignment must include:

- i) Statement of qualifications of firm(s);
- ii) Name and CV of the team responsible
 - (a) for overseeing the work;
 - (b) for undertaking the work;
- iii) Proposed approach / methodology to the work.
- iv) Separate technical and financial proposals indicating the costs estimates for undertaking the assignment.

Application Process

Interested persons/consultancy firms must submit technical and financial proposals by Wednesday 3rd August 2022, 5:00pm to the Office of the Executive Director, Reproductive Health Uganda Plot 2 Katogo road, Off Kiira road, P.O Box 10746 Kampala
Tel: +256312207100/041 540658 Or Email: rhu@rhu.or.ug

RHU will contact persons with whom further discussion is sought. Please note that we may be unable to respond to applicants who have not been selected for interview.