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INVITATION TO BID – 001 2025/2026

BID REFERENCE

BID NO. 001 OF 2025/2026, SALE BY AUCTION - ASSETS FOR SALE BY SEALED BIDS

Eswatini Housing Board
5th Floor Sibekelo Building No.2
Mbabane Office Park
Mhlambanyatsi Road
Mbabane

Date of Issuance: 13 December 2025

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1. GENERAL

This Invitation to Bid (ITB) is issued by the Eswatini Housing Board (hereinafter referred to as the "Board"), with its Headquarters located at Sibekelo Building No.2, Mbabane Office Park, Mhlambanyatsi Road.


All documents related to this Auction are available for interested persons to download on the EHB website: <https://www.ehb.co.sz>

2. PURPOSE

The object of this Invitation to Bid (ITB) is to set the provisions for Bids for the sale of a property, serviced with road frontage, hereinafter referred to as "land parcel". The land parcel for sale, as detailed in Annex 1, is located at Woodlands Township Extension 2 – Mbabane in the Hhohho District.

3. INVITATION TO BID (ITB)

- 3.1 The terms set forth in this ITB, and the Bid, will be included as part of any Sales Invoice or Contract should the Board accept your proposal. Bidders should pay attention to the stated requirements of this ITB. Failure to fully comply may lead to rejection of your bid.
- 3.2. You are invited to submit a bid for the available vacant land parcels listed in Annexure 1 (last page of this document).
- 3.3. The Property is sold "voetstoots" without warranties, express or implied. The Seller shall not be liable for any defects, latent or otherwise or for any damage occasioned by such defects.
- 3.4. The Property is sold subject to all the conditions, burdens and servitudes referred to in the title deeds of the Property and to all such other conditions, burdens and servitudes which may exist in regard thereto.
- 3.5. The Purchaser is deemed to be acquainted with the nature, condition, beacons, extent and locality of the Property, the Seller and the Seller's agents being entirely free from all liability in respect thereof.

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- 3.6. The Seller shall not be liable for any deficiency in the extent of the Property which may be revealed in any resurvey, nor shall the Seller benefit by an excess.
- 3.7. Eswatini Citizens, Eswatini registered trusts and companies whose major shareholding is to Emaswati are eligible to purchase.
- 3.5 There is a minimum reserve price set for the land parcel, therefore the land parcel will be awarded the highest bid received above the stipulated reserve price.
- 3.7. Bids shall remain valid for 90 days from the deadline for submission set in section 8.1 below.
- 3.8. The submission of this sealed bid constitutes a firm offer and a binding promise by the Bidder to enter into a formal contract with the EHB to perform all obligations to purchase and facilitate transfer of the property into the name of the Purchaser as specified herein, in strict accordance with the terms, conditions, and pricing set forth in this bid document labelled "Annex 2 – Financial Offer Form", if awarded the contract. This offer is irrevocable after the date of the bid opening date. Withdrawal of the offer will attract a penalty of 10% of the bid price.
- 3.9. Withdrawal of bid should be sent to tendering@ehb.co.sz within the bidding period. Should a bidder wish to withdraw a bid after closure of the bidding period, the withdrawal email must be sent to Cebile.Dlamini@ehb.co.sz.

4. BID CONTENTS

4.1 This ITB consists of the following parts:

- This document, 'Instructions to Bidders'
- Annex 1. Land parcel details
- Annex 2. Financial Offer Form
- Annex 3. Locality Map
- Annex 4. Advert - Asset Disposal

5. SITE VISIT

- 5.1 Bidders are expected to make time to visit and inspect the land parcel prior to bidding.
- 5.2 Interested bidders are encouraged to make their own arrangements to visit and inspect the sites, also, the Sales Team is open to assist customers in locating the land parcels.
- 5.3 The co-ordinates of the land parcels, (in Annex 1), as well as a locality Map
- Promoting home ownership by providing quality social housing products and services to the Swazi nation

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(Annex 3) have been included for ease of reference and directions to the land parcels.

5.4 Should a bidder choose not to conduct a site visit, they do so at their own risk.

No provision will be made to a successful bidder for any obvious and latent defects or condition of the land parcel.

6. CONTENTS OF THE BID

Your bid **must** include the following:

Fully completed Annex 2, clearly indicating the land parcel you are bidding for as well as your financial offer (bid price), clearly specifying the name, signature and title of the authorized representative of the Bidder, as well as contact details.

7. BID PRICE

7.1 The bid price shall be expressed in Emalangeni.

7.2 Bidders are made aware that the bid price is for the land parcel and does not include bond costs, property taxes, and any other costs related to the transaction, except the ongoing **"zero transfer cost"** promotions offered by the Board where the bidder is **entitled to** benefit during the transaction period within the financial year 2025/2026.

8. DELIVERY OF BIDS

8.1 The Bids shall be sent via email ONLY to tendering@ehb.co.sz, a secure and restricted email account specifically reserved for this auction. It is highlighted that all bids received CANNOT be accessed by the Board until the bid opening date and time.

Method for sending your offer:	
Please send your bid offer electronically to this restricted functional email account ONLY: tendering@ehb.co.sz	
Timeline for submission of offers for this auction:	12th day of December 2025 to 31st day of December 2025 at 12:00 noon local time

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PLEASE NOTE:

It is important to note that there will be **NO EXCEPTIONS** regarding the receipt of electronic offers beyond the expiry date and time. It is entirely the responsibility of the bidder to submit their offer by email, before the expiry date and time, as EHB cannot be held responsible for internet connection problems resulting in late arrival on our servers.

Any offers received after the expiry date and time will be ruled ineligible.

Be assured that all offers received are inaccessible until the functional email account is unlocked soon after the expiry time.

An automated confirmation email will be sent to you from our email server when you submit your bid offer email.

- 8.2 The bidding period is scheduled to start on the **12th day of December 2025 and close on the 31st day of December 2025** at **12:00hrs** local time. **Tender Opening** shall be broadcast virtually by the EHB on the **7th day of January 2026** at **12:00hrs** through a Teams virtual meeting.

Anyone who has submitted a bid is welcome to request the meeting link and password for one (1) authorized representative to attend the bid opening. Please note that the authorized representative will be allowed to attend only after submitting a written request by email to Phumzile.Madonsela@ehb.co.sz at least 24 hours before the date mentioned above, specifying the name of the person. Any person arriving after the start time will not be allowed to attend the Opening Session.

9. BID EVALUATION

All Bids will be reviewed and evaluated by the Board in accordance with the provisions of articles 6, 7 and 8 above. Bids must comply fully with all the requirements set in this ITB to be considered accepted for evaluation.

10. AWARD

- 10.1 The contract will be awarded the highest price bid received, subject to the reserve price restriction.
- 10.2 Upon acceptance of the offer, the Board will issue an **Agreement of Sale** to the successful bidder for the awarded LOT. The successful bidder will be provided at this time with all the information required to make payment of the offered amount,

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followed by the transfer of ownership to the successful bidder.

10.3 This Invitation to Bid does not commit the Board to award a contract or to pay any costs incurred in the submission of the proposal, or costs incurred in making necessary studies for the preparation thereof, or to procure, or contract for supplies.

10.4 If no bid is compliant, the Board reserves the right to negotiate with any of the Bidders in any manner deemed to be in the best interest of the Board.

11. PAYMENT TERMS

11.1 Upon receipt of the Agreement of Sale, the bidder shall ensure that the offered price submitted in the successful bid is paid in full by bank transfer.

11.2 The successful bidder must finalize the payment no more than 30 calendar days from the date of the Agreement of Sale.

11.3 Upon payment of the full purchase price for each lot being bid for, by bank transfer payable to EHB, EHB will issue a statement of account to the purchaser on account of transfer costs and other related costs charged by conveyancers and payable via EHB. Thereafter, the purchaser must present all the required documentation to effect transfer of the property from EHB to the purchaser, as will be advised by EHB.

12. POSSESSION AND USE OF PROPERTY


12.1 Details pertaining to possession and use of property are as quoted in 10.2 above.

13. QUESTIONS

13.1 Questions should be sent by email only to: Phumzile.Madonsela@ehb.co.sz

13.2 Please note that only questions submitted in writing to the above email address at the latest 3 days before the deadline for submission of bids as indicated in section 8.1 above will be accepted and responded to.

13.3 All questions by bidders and responses provided by EHB shall be published on the EHB website for reasons of transparency and equal treatment of all potential bidders. Here is the link: <https://www.ehb.co.sz> EHB will not be responsible for failure to respond to queries which do not follow the instructions above.

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ANNEXURE 1 – Land parcel details

Bidders Lot	Lot Number	Location	Lot Size (SQM)	Reserved Price	Lot Latitude Longitude	Coordinates	Property Zoning
1	Lot No. 363 (A vacant lot)	Woodlands Township Ext.2, Mbabane	1450	647,866.89	-26.289161°	31.117609°	Residential (Medium density – R2)
2	Lot No. 373 (A vacant lot)	Woodlands Township Ext.2, Mbabane	1690	755,100.03	-26.280328°	+31.127818°	Residential (Medium density – R2)
3	Lot No. 401 (Vacant lot - high water table)	Woodlands Township Ext.2, Mbabane	976	332,252.53	-26.283381°	+31.125953°	Residential (Medium density – R2)
4	Lot No. 402 (Vacant lot - high water table)	Woodlands Township Ext.2, Mbabane	976	332,252.53	-26.283799°	+31.125970°	Residential (Medium density – R2)
5	Lot No. 414 (Vacant lot - high water table)	Woodlands Township Ext.2, Mbabane	1101	374,805.36	-26.284768°	+31.125841°	Residential (Medium density – R2)
6	Lot No. 415 (Vacant lot - high water table)	Woodlands Township Ext.2, Mbabane	988	336,337.60	-26.285011°	+31.125787°	Residential (Medium density – R2)
7	Lot No. 416 (Vacant lot - high water table)	Woodlands Township Ext.2, Mbabane	988	336,337.60	-26.285288°	+31.125768°	Residential (Medium density – R2)
8	Lot No. 417 (Vacant lot - high water table)	Woodlands Township Ext.2, Mbabane	1266	430,975.10	-26.285504°	+31.125712°	Residential (Medium density – R2)
9	Lot No. 418 (Vacant lot - high water table)	Woodlands Township Ext.2, Mbabane	1292	439,826.09	-26.285831°	+31.125556°	Residential (Medium density – R2)
10	Lot No. 419 (Vacant lot - high water table)	Woodlands Township Ext.2, Mbabane	1515	515,740.34	-26.286093°	+31.125468°	Residential (Medium density – R2)
11	Lot No. 471 (Vacant lot - high water table & Steep Slope)	Woodlands Township Ext.2, Mbabane	930	395,741.35	-26.289018°	+31.124918°	Residential (Medium density – R2)
12	Lot No. 487 (Vacant plot)	Woodlands Township Ext.2, Mbabane	2699	1,205,926.03	-26.283616°	+31.125074°	Residential (Medium density – R2)
13	Lot No. 510 (Vacant lot)	Woodlands Township Ext.2, Mbabane	3777	1,687,581.56	-26.288340°	+31.126790°	Residential (Medium density – R2)
14	Lot No. 441 (Vacant lot -Steep slope)	Woodlands Township Ext.2, Mbabane	2434	1,035,735.97	-26.287541°	+31.125911°	Residential (Medium density – R2)

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ANNEXURE 2 – Financial Offer Form

Name of Bidder:	Individual (Select applicable category)	Trust	Company
Identity Number:	Postal Address:		
Cell Number:	Telephone Number:		
Email address:	Citizen:		

to purchase the land described in the offer on conditions contained in the Instruction to Bidder's Document, which conditions shall bind me/us, my/our heirs and assigns.

WOODLANDS TOWNSHIP EXTENSION 2, MBABANE - HHOHO DISTRICT

Lot Number	Lot Size (SQM)	Reserves Sale Price	Bid Price

I/We agree that ownership shall remain vested with the EHB until all purchase amounts due have been unequivocally settled.

Signature of Applicant:	Date:
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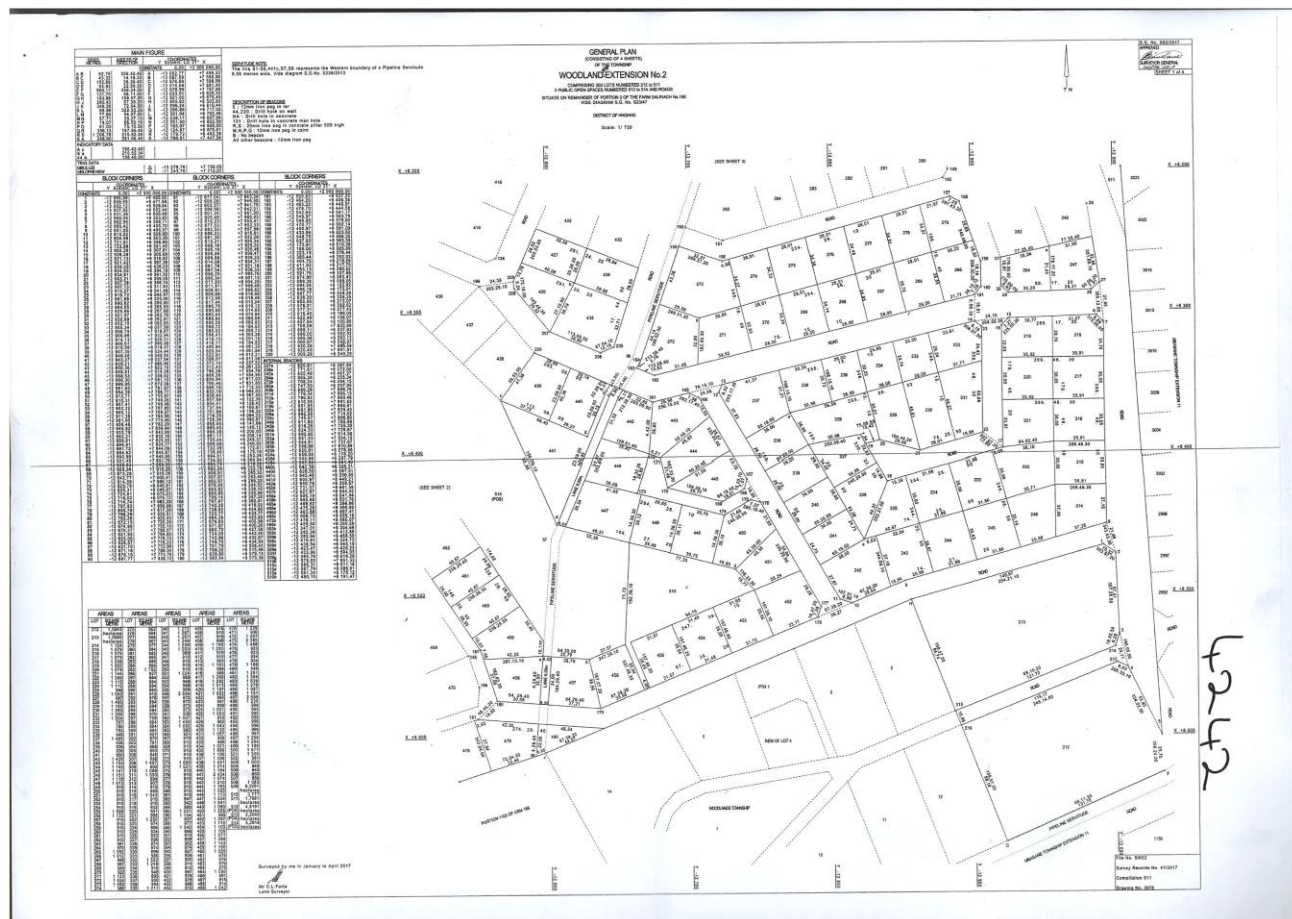
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GENERAL PLAN – SHEET 1



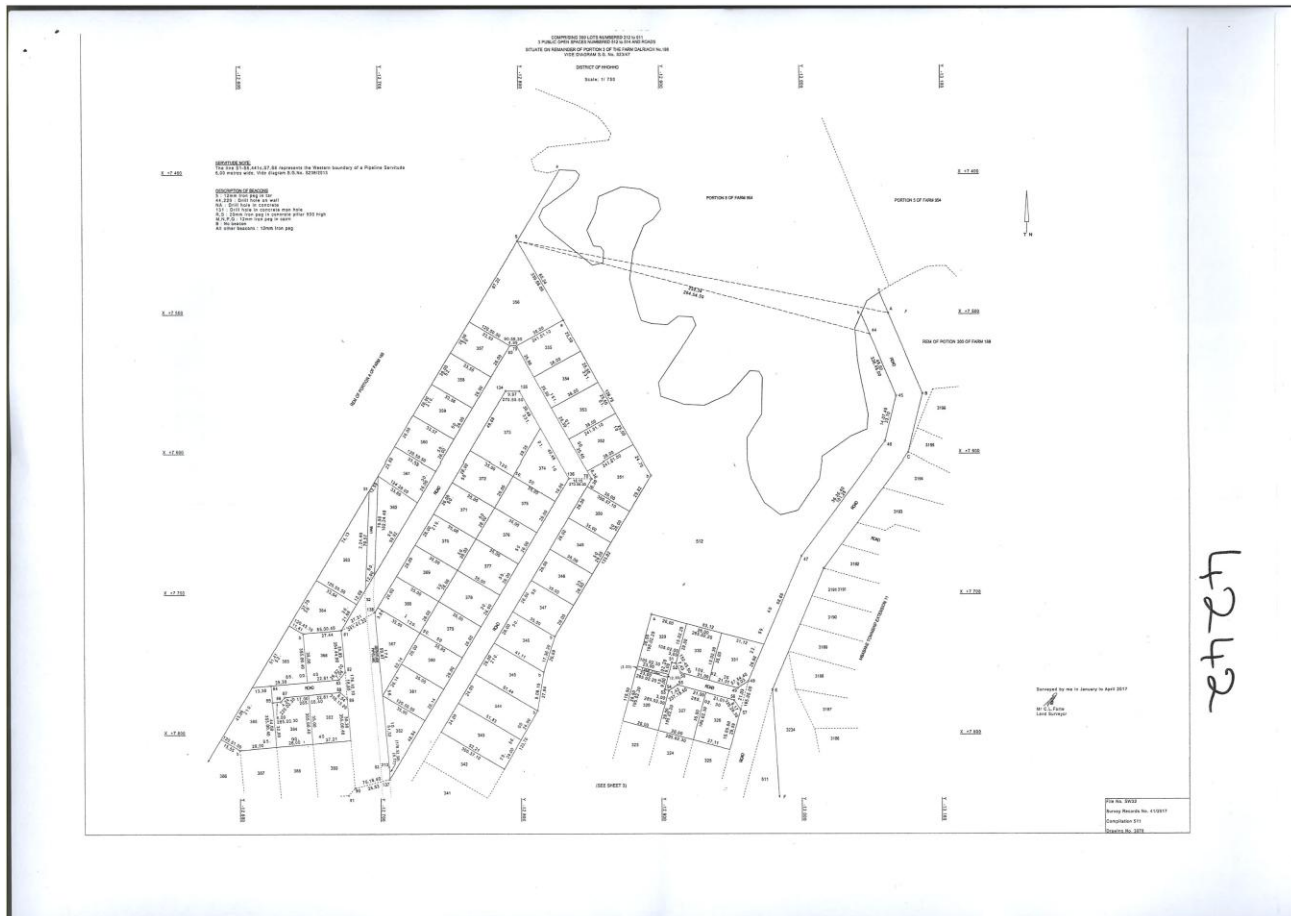
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GENERAL PLAN – SHEET 2



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GENERAL PLAN – SHEET 3



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ANNEX 4: ADVERT- ASSET DISPOSAL





PROPERTY AUCTION

14 PRIME RESIDENTIAL LOTS FOR SALE – WOODLANDS TOWNSHIP EXTENSION 2

The Lots are open for viewing. Bids must be submitted by Eswatini Citizens, Eswatini Registered Trusts and Companies whose major shareholding are Emaswati.



Property list available in the Invitation to Bid Document



Lowest Reserve Price from **E316,594.00**



Further information can be obtained on the Invitation to Bid Document: www.ehb.co.sz/tenders.php



Closing date: Wed, **31 December 2025**, 12 noon



100% Transfer Costs covered by EHB



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