PIGG'S PEAK
TOWN COUNCIL

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IMPROVEMENT IN SERVICES AND QUALITY OF LIFE THROUGH UNITY

REQUEST
FOR
EXPRESSION OF INTEREST

Procurement Method	Expression of Interest
Subject of Procurement:	**Revamping, Upgrading, Expansion and Management of Pigg's Peak Club**
Procurement Reference Number:	**PPKTCEOI/1/2026**
Date of Issue:	**16 November 2026**
Participation: International/Local	**Local**

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1. Background

Pigg's Peak Club is a Council-owned recreational and hospitality facility situated within the Pigg's Peak urban area. The facility currently offers restaurant and bar services, together with a swimming pool, providing recreational and social amenities to residents, visitors and other patrons. However, some of the existing recreational facilities, particularly the tennis and basketball courts, have deteriorated over time and require rehabilitation and upgrading to restore their functionality and improve the overall attractiveness of the facility.

Council recognises the potential of Pigg's Peak Club to become a vibrant hospitality, recreational, sporting and conference destination that can contribute towards local economic development, tourism promotion, employment creation and increased investment within the town.

In this regard, Council intends to explore partnerships with a competent private sector partner who possesses the necessary technical expertise, operational experience and financial capacity to invest in and manage the facility. The proposed redevelopment will seek to retain and improve the existing restaurant, bar and swimming pool facilities, rehabilitate the tennis and basketball courts, and introduce additional facilities, including conference and accommodation facilities.

Pigg's Peak Town Council invites Expressions of Interest (EOIs) from suitably qualified, experienced and financially capable private sector entities, hospitality operators, property developers, investors and consortiums interested in partnering with Council in the revival, redevelopment and management of Pigg's Peak Club. This Expression of Interest is intended to identify and prequalify competent and interested parties who may be considered for the subsequent procurement and partnership process

2. Project Objectives

The main objectives of the proposed project are to:

- Revive and reposition Pigg's Peak Club as a viable hospitality, recreational and leisure destination.
- Upgrade and improve the existing restaurant, bar and swimming pool facilities.
- Rehabilitate and modernise the existing tennis and basketball courts to encourage sporting and recreational activities.
- Introduce conference facilities capable of accommodating corporate meetings, workshops, seminars, training sessions and other events.

- Develop accommodation facilities to cater for visitors, tourists, business travellers and conference delegates.
- Attract private sector investment towards the improvement and sustainable operation of the facility.
- Promote tourism, local economic development and employment creation within Pigg's Peak.
- Establish a sustainable operational and financial model that ensures the long-term viability of the club.

3. Project Scope

The successful private partner will be expected to propose a comprehensive redevelopment and management approach for Pigg's Peak Club. The proposed scope may include, but is not limited to, the following:

3.1 **Rehabilitation and Improvement of Existing Facilities**

- Refurbishment and improvement of the existing restaurant and bar.
- Maintenance, upgrading and improvement of the swimming pool and associated facilities.
- Rehabilitation and upgrading of the existing tennis courts.
- Rehabilitation and upgrading of the basketball courts.
- Improvement of ablution facilities, changing rooms and other supporting amenities.
- General landscaping, beautification and improvement of the external environment.
- Improvement of lighting, security and access within the premises.

3.2 **Development of Conference Facilities**

- Construction or conversion of suitable facilities to accommodate conferences, meetings, workshops, seminars and other corporate events.
- Provision of appropriate conference furniture, equipment and technology.
- Development of supporting amenities, including catering facilities and ablutions.

3.3 **Development of Accommodation Facilities**

- Development of suitable accommodation facilities within the club premises.

- Provision of appropriate rooms and supporting amenities.
- Development of accommodation services that complement the restaurant, conference and recreational offerings.

3.4 **Investment and Financing**

The prospective partner shall propose an appropriate investment and financing model for the redevelopment and operation of the facility. The proposal should demonstrate the anticipated capital investment, financing arrangements, revenue streams, operational expenditure and long-term financial sustainability of the project.

4. Requirements

In order to qualify, the prospective property developers or consortia must possess relevant expertise, experience and competence to undertake this assignment. The interested firms are required to submit the following company documents for pre-qualification processes;

4.1 A valid Tax Compliance Certificate or equivalent.

4.2 A certified copy of the Certificate of Incorporation or company registration documents.

4.3 A valid Trading Licence or relevant business operating licence, where applicable.

4.4 A valid Labour Compliance Certificate or equivalent.

4.5 A valid Eswatini National Provident Fund (ENPF) Compliance Certificate or equivalent.

4.6 Current company registration documents, including Form J and Form C, where applicable.

4.7 A comprehensive company profile outlining the organisation's background, ownership, structure and areas of specialisation.

4.8 Evidence of experience in hospitality management, hotel operations, restaurant management, property development, recreational facility management or similar projects.

4.9 Profiles and CVs of key personnel who will be involved in the proposed project.

4.10 Audited financial statements for the previous three financial years, where available.

4.11 Proof of financial capacity or access to funding, such as bank letters, funding commitments, investment statements or other verifiable evidence.

4.12 A signed Joint Venture Agreement where the submission is made by a consortium or joint venture.

4.13 Police clearance certificates or affidavits of non-conviction for company directors or shareholders (3 months old)

5. Proposed business and Investment Concept

In addition to the above documentation, the prospective property developers or consortia shall submit a preliminary business and investment concept demonstrating how they intend to revive, develop and sustainably manage Pigg's Peak Club.

6. Evaluation Criteria

The evaluation criteria for the EoIs will be based on the key focus areas weightings indicated below;

Table 1: Showing evaluation criteria for the EOI

Key Focus Areas	Descriptors	Weightings
Methodology and Approach	A brief feasible/viable Business Proposal for the "*Revamping, Upgrading, Expansion and Management of Pigg's Peak Club"* clearly indicating proposed components of the project with financing model & total investment, proposed Private Finance Initiative (PFI) model, cash outlay, return on investment (ROI), and a revenue sharing model with Council. Proposed Terms and Conditions of partnering with Council in *Revamping, Upgrading, Expansion and Management of Pigg's Peak Club*, demonstrating understanding of Private Finance Initiative (PFI) models	Pass/Fail
Project Management structure, Curriculum Vitae (CVs) of Key Personnel and or Joint Venture Agreement (JVA)	Submission of a company organogram and or consortium structure with signed Joint-Venture Agreement (JVA) to undertake the project. Profiles/CVs of personnel with relevant skills and clearly articulated roles and responsibilities. Articulate personnel relevant experience in relation to the project. Copies of identity documents of directors and personnel involved in the project.	Pass/Fail
Company Experience in projects of similar nature	Submission of company profile with list of undertaken projects in the hospitality sector and or projects of similar magnitude, and or related facilities. Values of undertaken projects with referral clients and their telephone numbers/emails addresses.	Pass/Fail
Financial and Asset Capacity	Submission of externally audited company financial statements.	Pass/Fail
Valid Project Related Funding	Valid (with stamp & authorized signatures) Proof of Funding/ Access to Funding (i.e funding letters from	Pass/Fail

Guarantee and Or Relevant Project Bank Letter of Support.	banks, institutional funders, private funders or investments statements etc)	

Only applicants with a PASS will be invited to the next stage.

7. Submission

Interested firms or developers can express their interests by physically submitting Expressions of Interest (EOIs) documents for Revamping, Upgrading, Expansion and Management of Pigg's Peak Club to the following address:

The Pigg's Peak Town Council Civic Offices, Plot 1471 and 1473, Pigg's Peak. The submission shall consists of two separate envelopes with one envelope being the original EoI document and the one being a copy of the EoI document both marked " EoI for the Revamping, Upgrading, Expansion and Management of Pigg's Peak Club". The submission shall be made at the Pigg's Peak Town Council tender box, upon signing the submission register.

The two sealed envelopes of the submission must be addressed to the Chief Executive Officer, Pigg's Peak Town Council, P. O. Box 479, Pigg's Peak, clearly marked in block letters **"Revamping, Upgrading, Expansion and Management of Pigg's Peak Club".** The Expression of Interest shall be submitted not later than the 30 November 2026, at 12:00 noon sharp and public opening shall take place at 12:00 noon on the same day,30 November 2026.

Further information and clarifications can be obtained from the Town Treasurer, Tel. (+268) 2437 1046 or e-mail: tt@piggspeak.org.sz and Cc po@piggspeak.org.sz and Town Planning Officer, Tel. (+268) 2437 3095, email: tpo@piggspeak.org.sz. A site inspection can be arranged on request.

Roison Pave

Chief Executive Officer