



REQUEST FOR LAND OFFERS

NAPSA/DHRA/12/25

PURCHASE OF LAND IN KAFUE CENTRAL BUSINESS DISTRICT

The National Pension Scheme Authority (NAPSA) is a corporate establishment under the National Pension Scheme Act No. 40 of 1996.

NAPSA is seeking for Land Offers from property owners or authorized agents for the purchase of land suitable for commercial use in Kafue Central Business District, Lusaka. The purpose of this request is to identify land parcels that meet the criteria below;

1. Objectives

The land to be acquired will be used for commercial purpose. Our goal is to identify a parcel that is located within Kafue Central Business District, Lusaka province. With the following requirements: -

- i. Minimum land size of 2000 square meters and not exceeding 3000 square meters.
- ii. Should have access to good road network preferably along Great North road frontage or in close proximity to a tared road.
- iii. The Authority requires bare land for development. However Partially developed land with minimal infrastructure such as wall fence, guard house or caretakers' house will be acceptable.
- iv. Access to electricity line is mandatory. Access to water supply lines and sewer lines is not mandatory but will be an added advantage.

2. Land Offer Requirements

The Land Offer must include the following information:

- 2.1 The property description providing all the pertinent information such as the legal description, road/street address, total land size and zoning classification.
- 2.2 A copy of the Site Map and Survey diagram.

- 2.3 Ownership documentation indicating proof of ownership and/or authorization to sell the property.
- 2.4 The property price and terms clearly indicate the asking price and any other conditions or contingencies.
- 2.5 Utilities and infrastructure on site describing the available services such as water, sewer, electricity and road access.
- 2.6 Disclosure of encumbrances such as easements, caveat, or other restrictions

3. Evaluation Criteria

Land Offers will be evaluated based on the following criteria:

- 3.1 Location suitability
- 3.2 Price and value
- 3.3 Zoning compatibility
- 3.4 Development feasibility
- 3.5 Availability of infrastructure
- 3.6 Absence of legal or environmental encumbrances

4. Terms and Conditions

This Request for Land Offers does not commit NAPSA to purchase any land and NAPSA reserves the right to reject any or all offers, without assigning a reason thereto.

5. Submission of Land Offers

The sealed and bound offers clearly marked; **Purchase of Land in Kafue Central Business District (NAPSA/DHRA/12/25)**, must be addressed to the Director General, NAPSA House, Levy Business Park, Corner of Kabelenga and Church Roads, Lusaka.

The land offers must be deposited in the tender box situated on the Ground Floor of the National Pension Scheme Authority (NAPSA) Head Office, situated at Levy Business Park, Corner of Church and Kabelenga Roads, Lusaka, **on or before Friday, 4th July 2025 at 10:30 hours. Any offer received after Friday, 4th July 2025 at 10:30 hour will not be accepted.**

LATE SUBMISSIONS WILL NOT BE ACCEPTED.

**SECRETARY
MANAGEMENT PROCUREMENT COMMITTEE
FOR/DIRECTOR GENERAL
NATIONAL PENSION SCHEME AUTHORITY
Issue Date: 17th June, 2025**