



REQUEST FOR LAND OFFERS

NAPSA/DHRA/01/26

PURCHASE OF LAND IN CHISAMBA DISTRICT CENTRAL PROVINCE.

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 Chisamba District, along the Great North Road. The following is the selection criteria.

1. General Requirements

- i. Minimum land size of 2000 square meters and not exceeding 3500 square meters.
- ii. Should have Great North Road frontage and be situated within/approximately 1.5 Km from the Zambeef Building (current NAPSA office location) on either side of the road.
- iii. Bare land is preferred. However, partially developed land with minimal infrastructure such as fencing, guard house or similar structures will be considered.
- iv. Access to electricity supply lines is mandatory.

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 indicating 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 Preliminary Evaluation
 - 3.1.1. Location suitability.
 - 3.1.2. Zoning compatibility.
- 3.2. Technical Evaluation
 - 3.2.1. Absence of legal encumbrances.
 - 3.2.2. Development feasibility.
 - 3.2.3. Availability of utilities and services Infrastructure (roads, water, sewer, storm water drainage and electricity).
 - 3.2.4. Absence of environmental and social encumbrances
- 3.3. Commercial Evaluation.
 - 3.3.1. Offer Price.
 - 3.3.2 Price Reasonableness - Land shall be subjected to a valuation by a registered independent valuation surveyor appointed by NAPSA.

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

Sealed and bound offers clearly marked; **Purchase of Land in Chisamba District (NAPSA/DHRA/01/26)**, must be addressed to the Director General, NAPSA House, Levy Business Park, Corner of Kabelenga and Church Roads, Lusaka.

Land offers must be deposited in the tender box situated on the Ground Floor of the NAPSA Head Office, at Levy Business Park, Corner of Church and Kabelenga Roads, Lusaka, Zambia, **on or before Tuesday, 14th April 2026 at 10:30 hours. Any offer received after Tuesday, 14th April 2026 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: 26th March, 2026**

