



14 October 2026

REQUEST FOR PROPOSALS (RFP)
LAND FOR ZIFA HEAD OFFICE, TECHNICAL CENTRE AND REGIONAL
FACILITIES
HARARE, MASVINGO AND GWERU, ZIMBABWE

1. INVITATION

The Zimbabwe Football Association (ZIFA) invites written proposals submitted electronically from suitably qualified and legally authorised landowners, property developers, real estate companies, institutions, local authorities, trusts and other eligible entities for the provision of suitable land for:

- The ZIFA Head Office and Technical Centre in Harare; and
- Regional ZIFA football facilities in Masvingo and Gweru.

Proposals may be submitted for one or more of the locations identified in this RFP.

Proposals may be submitted on the basis of:

- An outright sale to ZIFA at a stated commercial price;
- An outright donation to ZIFA;
- A hybrid arrangement combining donation and sale; or
- A commercial partnership arrangement incorporating a long-term lease of not less than twenty-five (25) years.

Proponents are invited to clearly set out the terms, conditions and benefits of the option proposed.

2. PUBLIC-BENEFIT PURPOSE

ZIFA is a non-profit organisation. The proposed infrastructure is intended to support the long-term development of football and serve the wider public interest in Zimbabwe, for the benefit of Zimbabweans and Zimbabwe as a whole.

ZIFA therefore welcomes proposals that recognise the project's national and community value, including philanthropic, social-investment or partnership-based contributions, while providing clear and transparent terms for evaluation.

(President) Nqobile Magwizi, (Vice Presidents) Kennedy Ndebele, Loveness Mukura,
(Board Members) Tafadzwa Benza, Kudzai Kadzombe, Prof. Thomas Marambanyika,
Brighton Ushendibaba, Davison Muchena, Alice Zeure, Isaiah Mupfurutsa, Chido Chizondo

A member of:



Address: Block 4, Tendeseka
Office Park, 1 Renfrew Rd, Harare
Phone: +263 713 846 326
Email: admin@zifa.co.zw
Website: www.zifa.co.zw

3. MINIMUM LAND REQUIREMENTS

A. Harare

- Minimum size: At least 10 hectares (100,000 m²).
- Location: Within a 30 km radius of Harare City Centre.
- Ownership: Valid title deeds and legal authority to transfer the property.
- Compliance: Compliance with all applicable statutory, land-use, planning and regulatory requirements.
- Suitability: Appropriate for development of a football Head Office and Technical Centre.

B. Masvingo

- Minimum size: At least 1 hectare (10,000 m²).
- Location: Within a 30 km radius of Masvingo City Centre.
- Ownership: Valid title deeds and legal authority to transfer the property.
- Compliance: Compliance with all applicable statutory, land-use, planning and regulatory requirements.
- Suitability: Appropriate for development of ZIFA Regional offices and infrastructure.

C. Gweru

- Minimum size: At least 1 hectare (10,000 m²).
- Location: Within a 30 km radius of Gweru City Centre.
- Ownership: Valid title deeds and legal authority to transfer the property.
- Compliance: Compliance with all applicable statutory, land-use, planning and regulatory requirements.
- Suitability: Appropriate for development of ZIFA Regional offices and infrastructure.

4. PROPOSAL OPTIONS AND COMMERCIAL TERMS

Each proposal must clearly identify the option being offered:

Option A – Outright Sale

The proponent offers to sell the land to ZIFA at a stated commercial price. The proposal must state the price per square metre, total purchase price, applicable taxes and any other costs or conditions.

Option B – Outright Donation

The proponent offers to donate the land to ZIFA without a purchase price. The proposal must specify any conditions or restrictions and identify who will meet transfer, legal, tax and other transaction costs.

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Option C – Hybrid Arrangement

The proponent offers a combination of donation and sale, for example, donating part of the land and selling the balance, or making a donation toward the overall land value while offering the remainder at a stated commercial price.

The proposal must quantify the donated element, the paid element, the total value and all associated conditions and supported by relevant information where available.

Option D – Commercial Partnership / Long-Term Lease

The proponent offers land through a commercial partnership arrangement, including leasehold arrangements of not less than twenty-five (25) years.

The proposal must clearly state:

- Lease duration;
- Rental or consideration payable;
- Renewal provisions;
- Rights and obligations of the parties;
- Development rights;
- Exit provisions; and
- Any commercial or operational restrictions.

For every option, proponents must disclose any encumbrances, conditions precedent, restrictions on use, ongoing obligations or other material matters affecting the transfer, lease or use of the land.

5. INFORMATION REQUIRED FROM PROPONENTS

Submissions must include:

- Full name and contact details of the proponent.
- Registration details where applicable.
- Location being offered (Harare, Masvingo and/or Gweru).
- Exact physical address and GPS coordinates.
- Land size in hectares and square metres.
- Copy of title deeds or proof of legal authority to transfer or lease the property.
- Details of any mortgages, liens, leases, disputes or other encumbrances.
- Confirmation of statutory, land-use and planning compliance.
- For any sale component, price per square metre and total asking price.
- For donation proposals, details and value of the donation.
- For lease or partnership proposals, complete commercial terms.
- Proposed transfer or implementation timeline.
- Any other information relevant to the evaluation of the proposal.

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Only submissions containing sufficient supporting documentation to permit evaluation will be considered for further assessment.

6. EVALUATION CRITERIA

Proposals meeting the minimum requirements shall be evaluated by a ZIFA-appointed evaluation committee using the following criteria:

Criterion	Weighting
Legal ownership, title and transferability	20%
Location and suitability for intended development	25%
Compliance with statutory, planning and land-use requirements	15%
Commercial value, affordability and transaction costs	15%
Donation, concessionary contribution or partnership benefits offered to ZIFA	15%
Proposed transfer timeline and absence of encumbrances or restrictive conditions	10%
TOTAL	100%

During the evaluation process, ZIFA may:

- Request additional information;
- Seek clarifications;
- Verify information provided;
- Conduct site inspections;
- Engage shortlisted proponents in discussions or negotiations.

ZIFA reserves the right to accept or reject any proposal, to negotiate with one or more proponents, to discontinue the process at any stage, or not to proceed with any transaction without incurring liability.

Submission of a proposal does not oblige ZIFA to complete any transaction.

7. CONFIDENTIALITY

Information submitted in response to this RFP will be handled in accordance with ZIFA procurement policies and applicable legislation.

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Proponents should clearly identify any information considered commercially confidential and provide reasons for such classification.

8. SUBMISSION DEADLINE

Date: 30 October 2026

Time: 16:30 Hours (CAT)

9. SUBMISSION OF PROPOSALS

Proposals must be submitted electronically in PDF format together with all supporting documentation.

Email: gs@zifa.co.zw

CC: procurement@zifa.co.zw

Subject Line: LAND FOR ZIFA HEAD OFFICE, TECHNICAL CENTRE & REGIONAL FACILITIES – HARARE, MASVINGO AND GWERU (clearly state which city your proposal is for)

Proponents are responsible for ensuring that submissions are complete, legible and received before the submission deadline.

ZIFA may acknowledge receipt of submissions but shall not be responsible for transmission failures, technical issues or delays beyond its control.

Where supporting documents are too large for email transmission, proponents may provide secure file-sharing links as part of their submission.

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