



REQUEST FOR EXPRESSION OF INTEREST (REOI)

Kigali, on **18 JAN 2026**

Ref No: RW-REG/EDCL-511177-CS-QCBS

Project: Accelerating Sustainable and Clean Energy Access Transformation (ASCENT)

Tender Name: Hiring a Consultant Firm to Conduct Valuation of Properties/Assets for Electrification Projects under a Framework Contract

1.0 INTRODUCTION

The Government of Rwanda (Government of Rwanda) has received financing from the World Bank/International Development Association (IDA) and Asian Infrastructure Investment Bank (AIIB) towards the financing of the “Accelerating Sustainable and Clean Energy Access Transformation (ASCENT)” Project and plans to utilize part of the funds towards financing of consultancy services of a Conduct Valuation of Properties/Assets for Electrification Projects under a Framework Contract.

2.0 OBJECTIVE OF THE CONSULTANCY SERVICES

The purpose of the consultancy is to conduct valuation of properties/assets affected by electrification projects under ASCENT and EDCL projects to allow a fair and just compensation of Project Affected People (PAPs). Specifically, the consultant shall:

- Rationally analyze and evaluate all claims under different status submitted by line Districts and approved by EDCL and produce genuine valuation reports ready for compensation payment.
- The claims to be assessed and regularized can be everywhere in different districts
- Conduct awareness campaigns and site mobilization of affected people across the project affected area and communicate the cut-off date to PAPs
- Collaborate with local authorities to allow appropriate stakeholders engagement
- Conduct a comprehensive valuation of all affected properties during the implementation of electrification projects under RUEAP/ESCL.
- Provide accurate and up-to-date market, replacement cost of the project affected properties,
- Compile PAPs valuation files/sheets with all necessary documentation required for payment of compensation.



3.0 CONSULTANT'S SCOPE OF SERVICES

The consultant should present a complete property valuation and compensation report to the client in three copies of files signed by all stakeholders indicated below:

- ❖ Beneficiary, or PAP
- ❖ Consultant
- ❖ Local Authorities (Cell & Sector executive secretary and Concerned District)

He should also present a soft copy of report, a map, video (USB&DVD) and picture of the valuated properties. For each report, the passport photo of the beneficiary must be attached. In context of good collaboration during the contract term and even after its termination, the participation of consultant is very essential in compensation process and making sure that the expropriation files of all PAPs of every project are complete.

The consultant will prepare detailed valuation reports per asset/property including photographs, GPS coordinates, and valuation methodologies.

should also respect the national expropriation law and regulations, WB ESS5, contract terms and the days which will be indicated in service order.

4.0 DURATION OF CONSULTANCY SERVICES

The framework contract shall have an initial duration of one (1) year and may be renewed for up to two (2) additional years, subject to client satisfaction. The maximum total duration of the contract shall therefore be three (3) years.

5.0 QUALIFICATION OF THE FIRM

The consulting firm should have the familiarity with relevant national and international valuation standards, especially the World Bank Environmental and Social Standards (ESS) especially ESS5 on: Land Acquisition, Restriction on Land Use and Involuntary Resettlement

The interested consultant firm should meet the following requirements:

1. The consultant firm should be registered and currently certified by the institute of real property valuers in Rwanda. (with updated IRPV registration certificate).
2. Having 5 years of experience in the provision of valuation services for fixed property (proven by registration certificate)
3. Having executed 2 projects/ assignments in property valuation with values of not less than 116,000 USD or equivalent in 241,000,000 Rwf in last ten years starting from 1st January 2015 (with proof of certificated of Good completion)



4. The list of key staff should be also presented as per the requirement of the TOR.

The experience **required should be supported by project references or case studies, completion certificate,**).

The Consortium will appoint a Lead Consortium member as the main point of contact with the Client. The Lead Consortium member shall be responsible for managing the advancement of different tasks and organizing different experts if needed.

The TORs will be published on REG website: www.reg.rw

6.0 HOW TO APPLY

Interested consultants should provide the following:

- Expression of Interest
- Copies of certificates proving experience of the firm
- List of key staff with their experience (in table) as required in terms of Reference

7.0 SELECTION PROCESS

The Consultant will be selected in accordance with the **Quality and cost-based selection method** set out in the Procurement Regulations.

Shortlisted consultants will be ranked based on the compliance of key staff and number of completed assignments provided with certificates of Good completion .

The expression of interests must be submitted in written form (electronically) addressed to the Managing Director of the Energy Development Corporation Limited (EDCL) through the following emails: procurement@edcl.reg.rw, copy to jcmudatsikira@edcl.reg.rw not later than 26/01/2026 at 5:00pm Kigali time (GMT +2).

Sincerely,

2026.01.09
10:11:06
+02'00'

Gentille UMUSHASHI
Head Procurement Management Services



Félix GAKUBA
Managing Director



TERMS OF REFERENCE (ToRs) FOR HIRING A CONSULTANCY FIRM

1. Background

The Government of Rwanda (Government of Rwanda) has received financing from the World Bank/International Development Association (IDA) and Asian Infrastructure Investment Bank (AIIB) towards the financing of the “Accelerating Sustainable and Clean Energy Access Transformation (ASCENT)” Project and plans to utilize part of the funds towards financing of consultancy services of a Conduct Valuation of Properties/Assets for Electrification Projects under a Framework Contract.

The implementation of energy projects requires civil works where land acquisition or restriction on land use during or after project completion is inevitable. Therefore, as per World Bank Environment and Social Framework (ESF) especially Environment and Social Standard 5 (ESS5), the borrower needs to ensure that resettlement activities are planned and implemented with fair compensation, appropriate disclosure of information, meaningful consultation, and informed participation of the affected people through site specific resettlement planning namely Resettlement Action Plans (RAPs).

Energy Development Corporation Limited (EDCL) is a government-owned entity mandated to execute energy projects, identifying energy generation sites, procuring land, and contractors and necessary infrastructure to develop power stations, and providing energy-related services in support of the national energy strategy.

As part of its land acquisition and strategic planning initiatives, EDCL intends to engage a qualified consultancy firm to undertake the valuation of properties across various project affected areas in the country under the ASCENT project.

The property valuation exercise is intended to establish accurate, fair market and replacement values of all movable and immovable properties, assets and investments (land, buildings, infrastructure, crops, trees, etc) affected by the project activities to allow the provision of a fair compensation to potential project affected persons in the electrification projects’ areas of influence.

2. Objectives of the Assignment

The assignment purposes of is to conduct valuation of properties/assets affected by electrification projects under ASCENT and EDCL projects to allow a fair and just compensation of Project Affected People (PAPs). Specifically, the consultant shall:

- Rationally analyze and evaluate all claims under different status submitted by line Districts and approved by EDCL and produce genuine valuation reports ready for compensation payment.
- The claims to be assessed and regularized can be everywhere in different districts

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- Conduct awareness campaigns and site mobilization of affected people across the project affected area and communicate the cut-off date to PAPs
 - Collaborate with local authorities to allow appropriate stakeholders engagement
 - Conduct a comprehensive valuation of all affected properties during the implementation of electrification projects under RUEAP/ESCL.
 - Provide accurate and up-to-date market, replacement cost of the project affected properties,
 - Compile PAPs valuation files/sheets with all necessary documentation required for payment of compensation.

2. MODE OF EXECUTION

The consultant shall present a valuation methodology that comply with the Rwanda expropriation law as well as World Bank's ESS5. The valuer will ensure that the valuation methodology is in accordance with the ASCENT project's Resettlement Policy Framework (RPF) disclosed on REG's website under ESF documents. The valuation methodology shall explain and detail how the full replacement cost will be achieved.

The duration of the work is a crucial aspect and will form a substantial consideration during technical evaluation. **The successful bidder will sign a contract of 1 year, renewable subject to client satisfaction. The client has the right to terminate the contract if the consultant did not fulfil his tasks and responsibilities as defined in the tender document.** A firm is expected to give a breakdown of work schedules based on areas to be accomplished per unit time

3. Scope of Work

The consultant should present a complete property valuation and compensation report to the client in three copies of files signed by all stakeholders indicated below:

- ❖ Beneficiary, or PAP
- ❖ Consultant
- ❖ Local Authorities (Cell & Sector executive secretary and Concerned District)

He should also present a soft copy of report, a map, video (USB&DVD) and picture of the valued properties. For each report, the passport photo of the beneficiary must be attached.

In context of good collaboration during the contract term and even after its termination, the participation of consultant is very essential in **compensation process and making sure that the expropriation files of all PAPs of every project are complete.**

The consultant will prepare detailed valuation reports per asset/property including photographs, GPS coordinates, and valuation methodologies.

He/she should also respect the national expropriation law and regulations, WB ESS5, contract terms and the days which will be indicated in service order.

4. Key findings in following categories:

1. Property valuation in Medium Voltage line of 12m width (all properties located within a span of 1km)
2. Property valuation in High Voltage line of 24m width (all properties located within a span of 1km)
3. Scatted properties made by crops and/ or plants (trees as well including land or not) with an estimated quantity.
4. Scatted properties made by constructions (houses and associated structures including land or not) still in place or demolished.
5. Scatted properties made by crops and/ or plants (trees as well including land or note) without any evidence.
6. Grouped/ aligned properties made by crops and/ or plants (trees as well) with an estimated quantity maily on substations area or other enlarged area
7. Grouped/ aligned properties made by constructions (houses and associated structures including land or not) still in place or demolished.
8. Grouped/ aligned properties made by crops and/ or plants (trees as well including land or not) without any evidence.
9. Scatted properties made by crops and/ or plants (trees as well including land or not) with an estimated quantity;
10. Scatted properties made by crops and/ or plants (trees as well including land or note) without any evidence.
11. Fiche cadastrale
12. Charts or maps or atlases/Charts or maps

5. Execution of Tasks

1. All the tasks should be executed under the guidance of Energy Development Corporation Limited and Funding Partners' standards and approved by competent authority. The consulting firm will provide a draft asset valuation report to be reviewed by EDCL, reviewed and approved by the funding partners as part of the Resettlement Action Plan before collecting signatures and the PAPs and local authorities.
 2. Throughout the contract duration, the client will be at liberty to assign the consultant a task similar in nature according to the contract documents. For any assignment, the contract sum will always be calculated pro-rata i.e. based on the unit cost agreed upon.
 3. The unit to be used in valuating will be provided by Institute of Real Property Valuers in Rwanda. Payments shall only be made on a fully signed report by all stakeholders.
Following the below steps and not limited to:
- Meeting with the EDCL team in charge of expropriation to agree on criteria of eligibility to the process (Discuss and clarify terms of reference).



- Meeting district authorities to review submitted lists of claims and approved by EDCL
- Meeting with claimant to explain the methodology and criteria of eligibilities (proof to be provided);
- Site visit whether to verify/ collect evidences on claims/ allegations submitted by citizens and/ or endorsed by local authorities;
- Produce valuation reports and organize discloser session
- Produce valuation report with all required supports and propose mitigative measures for unsolved cases.
- The consultant will assist the client in solving complaints raised by PAPs in the process of valuation by closely working with the Grievance Redress committees based on cell, sector or district level or other competent authority when deemed necessary.

6. WORKS REQUIREMENTS

- a) The Consultant firm shall be responsible for any damage caused by their actions, and for any compensation owed to the affected party.
- b) The security and safety the work areas, equipment and material shall be the sole responsibility of the Consultant
- c) The Consultant firm shall be responsible for all costs associated with the execution of the Services, including but not limited to subsistence costs for personnel, transport, and equipment.
- d) The Consultant firm is expected to provide all the necessary resources required to perform those tasks to successfully complete this assignment. These will include fully furnished office, staff, transport, tools, computers, printers, equipment, etc.

7. DESCRIPTION OF ACTIVITIES

S/N	SUMMARY OF BILL OF QUANTITIES	Unit Item	Estimated Quantity
1	Property valuation in Medium Voltage line of 12m width (all properties located within a span of 1km)	1 km	262
2	Property valuation in High Voltage line of 24m width (all properties located within a span of 1km)	1 km	14
3	Scatted properties made by crops and/ or plants (trees as well including land or not) with an estimated quantity;	file	2200



4	Scatted properties made by constructions (houses and associated structures including land or not) still in place or demolished;	File	933
5	Scatted properties made by crops and/ or plants (trees as well including land or note) without any evidence;	File	825
6	Grouped/ aligned properties made by crops and/ or plants (trees as well) with an estimated quantity maily on substations area or other enlarged area	Per 100 Square meter	222
7	Grouped/ aligned properties made by constructions (houses and associated structures including land or not) still in place or demolished;	file	1200
8	Grouped/ aligned properties made by crops and/ or plants (trees as well including land or not) without any evidence;	Per 100 Square meter	900
9	Scatted properties made by crops and/ or plants (trees as well including land or not) with an estimated quantity;	File	2088
10	Scatted properties made by constructions (houses and associated structures including land or not) still in place or demolished;	file	1000
11	Scatted properties made by crops and/ or plants (trees as well including land or note) without any evidence;	file	200
12	Fiche cadastrale	file	240
13	Charts or maps or atlases/Charts or maps	file	4000

8. CONSULTANT QUALIFICATIONS

Qualifications of the Consultancy Firm:

The consultancy firm should have at least 5 years of experience in the provision of valuation services for the properties and should not be on a blacklist. It is required to have executed two projects / assignments in property valuation with values not less (166, 000 USD or 241,000,000 Rwf) proven by the completion certificates and contracts within last ten years (2015-2025)

The consulting firm should have the familiarity with relevant national and international valuation standards ESPECIALLY the World Bank Environmental and Social Standards (ESS5) on: Land Acquisition, Restriction on Land Use and Involuntary Resettlement.

It is also mandatory for the consultant firm to use certified valuers only



Every professional staff of a consultant firm should have **never been dismissed from an association of real property valuers either in Rwanda or in another country**, for lack of professionalism and integrity

Team Leader	<p>He or she Should have at least bachelor’s degree (A0) A0 in Estate management and valuation or Civil engineering, with a valid Annual Practicing Certificate/License of Professional Institute (IRPV), with at least five (5) years of general working experience, proven by rendered service in those years,</p> <p>Specific experience: at least having Four (4) certificates of completed services rendered as a team leader in property valuation and signed CV).</p>
Assistant Team Leader	<p>Bachelor’s degree (A0) in Civil Engineering, architecture, urban planning, geography, Quantity surveying, A0 in Estate management and valuation from a recognized University and should be having minimum of 5 years of professional experience in field of Land registration and land processing proven by 2 certificates of completed services rendered and signed CV.</p>
Two(2) Assistant Valuers	<p>Two field assistants /Valuation Technicians</p> <p>i) First Assistant should be having A0 in Estate management and valuation or Civil Engineering with at least 3 years of professional experience; Having at least two (2) certificates of completed services rendered in property valuation;</p> <p>ii) Second Assistant should be having A0 in Surveying with at least 3 years of professional experience and must be a certified surveyor proved by current certificate; Having at least two (2) certificates of completed services rendered in property valuation;</p>
Two (2) field assistants/Technicians	<p>First Assistant be having A1 or A0 in Quantity surveying with at least 3 years of professional experience and must be a certified proved by current certificate. Having at least two (2) certificates of completed services rendered in property valuation;</p> <p>Second Forth Assistant should be having A2 in construction or public works with three (3) years of experience. Having at least two (2) certificates of completed services rendered in property valuation.</p>

9. TECHNICAL REQUIREMENTS OF THE CONSULTANT

1. The Consultancy firm/company must have a minimum of five (5) years relevant previous experience of undertaking similar works in Rwanda. The Consultant shall provide details of relevant previous experience in the Proposal.
2. The Consultant must have familiar with the local context



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3. Given the scale of the Services, the Consultant must have an adequate team of experienced professionals to abide with the time for Completion.
 4. The consultant's team should preferably have a minimum of five (5) years' work experience undertaking similar assignments including poverty valuation.
 5. The team leader of the consulting firms is expected to have at least seven (7) years' experience in the fixed assets valuation and must be registered under IRPV.
 6. The consultant's team must have an excellent command of English and Kinyarwanda
 7. The consultancy Firm or Company and team members must be a registered under the Institute of Real Property Valuers in Rwanda (IRPV).

10. Duration of the Assignment

The framework contract shall have an initial duration of one (1) year and may be renewed for up to two (2) additional years, subject to client satisfaction. The maximum total duration of the contract shall therefore be three (3) years.

11. Performance Requirements

The selected firm shall:

- Ensure compliance with national laws and standards (e.g., Rwanda Real Estate Regulatory Authority guidelines).
- Guarantee confidentiality and integrity of EDCL property data.
- Ensure accuracy, consistency, and objectivity in valuation.
- Provide professional liability coverage (if required by law or contract).

Performance will be monitored against:

- Timeliness of deliverables.
- Accuracy and completeness of valuation data.
- Responsiveness to EDCL feedback.
- Overall quality of reports and presentations.

10. Reporting and Supervision

The consultancy firm will report directly to EDCL. Coordination will be ensured by a designated EDCL project manager who will oversee implementation, review deliverables, and provide logistical support as needed.

11. Payment Schedule

Payments will be made upon satisfactory completion of deliverables, as per the following schedule:



Milestone	Percentage
The Service Provider will be paid of Ninety-Five percent (95%) of a submitted invoice after reception and acceptance of complete files signed/approved by the properties owners and all required local authorities including Cell, Sectors and Districts representatives; and	95%
The remaining Five percent (5%) of that invoice will be paid when MINECOFIN has effected the payment of damaged properties to properties' owners accounts.	5%
The Service Provider will be paid of Seventy percent (70%) of a submitted invoice after reception and acceptance of files signed/approved by the properties owners and all required local authorities including Cell, Sectors and Districts representatives but missing any of required supporting documents such as land title, copy of ID, and bank account;	70%
the remaining thirty percent (30%) will be paid after MINECOFIN has effected the payment of damaged properties to the properties' owners accounts.	30%

Minimum files to be partially invoiced by the Service Provider, for the first batch of the Ordered Services should not be less than 20% files of that specific order, or at least 100 files in case of incomplete files

12. Confidentiality

All information obtained during the course of this assignment shall be treated as confidential. The consultant shall not disclose any data or findings without prior written consent from EDCL.

Note: The contract will be awarded to two different valuers where the second-ranked bidder will be required to have same unit prices with the 1st ranked bidder.