



TERMS OF REFERENCE (TOR)

FOR VALUATION OF AMREF HEALTH AFRICA LAND AND BUILDINGS

IN SOUTH SUDAN

(SOUTH SUDAN COUNTRY OFFICE AND GUEST HOUSE)

29 November 2022

Background information

Amref Health Africa is the largest international health development organisation based in Africa. Working with and through African communities, health systems and governments, Amref Health Africa's vision is for lasting health change in Africa. With headquarters in Kenya, Amref Health Africa has offices in Ethiopia, Uganda, South Sudan, Kenya, Tanzania, Malawi, Zambia and Senegal. It also has independent fundraising offices in Europe and North America.

We would like to engage a reputable valuer to carry out the valuation of land and buildings located in Tong ping, opposite Former UNOCHA Offices-Juba. The land and buildings to be valued include; South Sudan Country Office and Guest house.

The objective of the Amref Health Africa land and buildings valuation is for financial reporting purposes at the close of **financial year 2022**. The valuer should state the remaining useful life of the assets and must show all the workings in the valuation report.

Scope of work

The scope of work I includes:

1. Value land and buildings in Juba -Amref Health Africa in South Sudan office and the Guest House. The purpose of the valuation is recording the Land and Buildings values in our books at revalued amounts.
2. Prepare a detailed schedule showing the value of land, site works and buildings.
3. The valuation to include a schedule of assets, showing the cost of the assets and the revalued amount.

Deliverables

1. Produce a valuation report with the assets values as at 31st December 2022
2. The basis of valuation and related details needs to be disclosed in the report
3. The report should indicate the estimated remaining useful life for each of the buildings.
4. The source data and related computations should be included in the report including comparative values.
5. Assumptions made in coming up with the values should be included in the report.
6. Any extraordinary assumptions should be disclosed.
7. The report should have a section for any open matters or a conclusion that there are no open matters
8. The valuation must conform to the requirements of International Financial Reporting Standards.
9. Draft report to be shared with Amref Health Africa for comments before finalization.
10. The draft valuation report will be subject to review and ratification by our external auditors as they need to be satisfied that it meets the criteria for being used to revalue our books. The auditors may seek inclusion of additional details if they feel that such information is necessary to meet IFRS requirements or seek clarifications from the valuer regarding the report.

11. The valuer should be able to finalize the report within the shortest time possible after being awarded the contract. Valuer to indicate on their quotation how soon they can deliver the valuation report upon being awarded the contract.

Submission guidelines

Quotations should be marked “**TOR: VALUATION OF AMREF HEALTH AFRICA LAND AND BUILDINGS**” and an email sent to tender.ss@amref.org on or before **07 December, 2022** at/or before 12:00 hours Central African time. Addressed to:

**Amref Health Africa in South Sudan
Tongping, Opp. Former UNOCHA
PO BOX 382 Juba, South Sudan**