

Procurement Policy

Version history

Version 1.0	Original version drafted by Chris Tisdall and Greg Zuccarini	Board approved 20 May 2020
Version 2.0	Updates by Greg Zuccarini:	Submitted to Board in February 2022

1. Purpose

The purchase of goods and services is necessary for the OHMCID NPC to fulfil its mandate as defined in the business plan and supporting legislative framework for Special Rating Areas. The aim of this policy is to define good governance in the procurement of all goods and services whilst not being unnecessarily onerous and thereby constraining the operational effectiveness of the volunteer-based organisation. All purchases are bound by this policy.

2. Policy statement

The OHMCID NPC recognises that it is funded by the property owners of Hughenden and Meadows (and Mount Oakwood Estate) and will at all times use money as effectively as possible and avoid conflicts of interest i.e. avoid board members directly or indirectly receiving financial benefit from purchases. The purchase of products and services will be fair, equitable, transparent, competitive, cost-effective and the product or service must meet the requirements for its intended purpose. The purchase value will determine the extent of the process to be followed such that higher value purchases require greater oversight and control. All purchases will be in line with the budget and business plan, or board resolution that changes the budget. The Board of Directors will take appropriate action against any corrupt or unethical activities and acts of financial misconduct in the purchase of goods and services. The respective portfolio head is responsible for its budget.

3. Procurement principles

The purchase of products and services are guided by the following principles:

- Value for money - often the cheapest option can turn out to be a more expensive option in the longer term due to poor quality, purchases must provide good value for money.
- Local economy support - where possible purchases will benefit the local Hout Bay community via employment, local businesses, etc.
- Conflicts of interest - potential suppliers and service providers must declare any direct or indirect family or other personal relationships with OHMCID NPC board members.

4. Procurement procedure

The procurement of all products and services will follow the required procedure based on the value of the purchase amount (once-off or cumulative within the financial year) and the level of understanding of the solution and potential suppliers and their offerings, using the RFX¹ procurement governance process.

Pursuant to the OHMCID Procurement Policy, the OHMCID Invoicing & Payments Procedure document details the process by which work orders and invoices are managed with vendors and payments are made from the OHMCID bank account.

There are three expense categories (each detailed hereafter) defined in this Policy:

1. Amounts up to R5,000
2. Amounts between R5,001 and R20,000
3. Amounts greater than R20,000

4.1. Expense category 1: Amounts up to R5,000

Required approval: Portfolio head

Procedure:

1. Purchase requirements need to be identified.
2. Portfolio head confirms budget capacity, alignment with the relevant portfolio implementation plan and priorities, and approves purchase.
3. Refer to Invoicing & Payments Procedure
4. If the purchase is made using personal funds the Treasurer may approve the reimbursement made based on completion and submission of the Reimbursement Form.

4.2. Expense category 2: Amounts between R5,001 and R20,000

Required approval: Portfolio head and Treasurer

Procedure:

1. Purchase requirements need to be identified.
2. Portfolio head confirms budget capacity, alignment with the relevant portfolio implementation plan and priorities, and approves purchase.
3. RFQ² procedure to be followed. At least two suppliers identified and quotes obtained as per the completed RFQ Form.
4. The Portfolio head and Treasurer agree on the best option.
5. Purchase made or contract entered into.

4.3. Expense category 3: Amounts greater than R20,000

Required approval: Board (resolution)

Procedure:

1. Purchase requirements need to be identified per relevant implementation plan and priorities. If this is not clear - refer RFI (point 3)
2. Sub-committee established with at least 3 board members (specialists may be contracted and co-opted).
3. RFI³: Where there is insufficient knowledge on the solution and/or knowledge of potential suppliers the RFI process shall be followed. See RFI Form.
4. RFQ² procedure to be followed if:

- a. The requirements are commonly understood, uncomplicated and well understood.
 - b. The procurement is a once off capital item purchase and requires no warranty and support.
 - c. At least three suppliers identified and quotes obtained as per the completed RFQ Form.
5. RFP: The tender specification identified potential suppliers/service providers from RFI process or from common knowledge of suppliers and requirements.
 6. Suppliers/service providers invited to tender and tender published on the website, minimum of three tenders/proposals required
 7. Written tenders received and evaluated against tender specification criteria (including cost, quality, track record/experience etc.). Collate responses and complete RFP Vendor Scorecard.
 8. A recommendation made to board (all documentation must be finalised and stored for future reference).
 9. Board approves at a board meeting (if satisfied with the recommendation and adherence to process) and resolution minuted (including authorisation for Portfolio Head to contract with supplier/service provider).
 10. Purchase made or contract entered into.

5. Preferred suppliers

OHMCID may appoint preferred suppliers and service providers. Their appointment must follow the same procedure detailed above based on the anticipated value of goods and services that will be procured within the financial year. Their prices must be tested against two comparative quotes once every two years. Further aspects such as an ability to uphold their warranties, availability and VAT registration become more important in their selection.

6. Preferential Supplier & Expense category 3 Supplier Selection

1. List three competitors with contract people there, contract numbers, email address.
2. Review scorecard for this supplier and specific criteria required. This is usually obtained from the implementation plan. ie what makes an ideal preferential supplier for this portfolio.
3. Contract all three potential suppliers and ask if they wish to tender to be a preferential supplier? If not, find replacements.
4. Send out the section of the spreadsheet as self completion for them to respond on per above criteria eg their vat registration details when asked if they are vat registered.
5. Review their submissions and score accordingly.
6. Support with board resolution
7. Contract with SLA per criteria in the scorecard.

Failing in any of the above opens us up to legal action, commensurate with gaps in our governance.

Further the process needs to be seen as fair and not just a process to get a specific supplier in. That includes not copying the implicit preferred supplier in such emails. No single supplier should have privileged information that gives them an advantage over others.

If there is litigation then all these emails, scorecards and supporting documentation etc will be asked for.

7. Management reserve

The CID will hold a management reserve of 10% of budgeted expenditure which may be used to mitigate major risks and threats as they arise and funding is immediately accessible in order to cover the costs of unidentified risks or 'unknown-unknowns'.

8. Contracting principles

The following contracting principles should be adhered to for all contracts that are non-day-to-day in nature:

- Must meet the requirements set-out in the Finance Agreement the CID has entered into with the City of Cape Town:
 - Clear performance indicators with appropriate targets and/or service levels
 - Provision for regular meetings to review performance against these targets and/or service levels where problems which could impact performance are resolved
 - Incentives and penalties which enable the Executive Officer (board) to correct performance
 - A termination clause that allows the contract to be terminated in the event of poor performance
- All contracts for the acquisition of any goods or services must be in writing (a valid invoice from a supplier is an absolute minimum requirement for all contracts).
- Parties – clearly identify the legal entity being contracted with (include registration number);
- The 'Thing' (or *Merx*) - The goods or services (*merx*) purchased or sold must either be definite or at least ascertainable. This is a key requirement in the RFx process.
- Performance – detail precisely each party's duties, rights and obligations, in particular any special conditions. If possible, build in a service level obligation to ensure that contractual performance meets an agreed standard.
- Price – show the make-up of the price in detail. Clarity over whether a price is inclusive or exclusive of VAT is essential. As a rule, payment for goods or services should only be made after delivery. Upfront payments should be kept to a minimum.
- Period and termination – in general, contracts should not be longer than two years. Contracts must be subject to a right of cancellation if the counter-party is in material breach or has not complied with its obligation when measured against the agreed service level. Contracts that are signed for two years may be extended for a further two years (four years in total) were approved by the board. After four years, the service should go out to tender again.

9. Future policy amendments

This policy may be amended from time to time. Such amendments must be presented to and approved by resolution of the OHMCID board.

Endnotes

1. **RFx:** RFx is a term used to refer to a family of 'Request For...' documents used to solicit responses of various types from suppliers. The three most commonly used documents in this family include Request for Information (RFI), Request for Quote (RFQ), and Request for Proposal (RFP). See guide Which RFx is right for you? Available from the OHMCID GDrive folder >governance/policies and procedures (https://drive.google.com/drive/u/1/folders/14wo1Tdw6RDRNoaQmlGeNJipMqyuC_5dx)

2. **RFQ:** Request for Quotation shall mean the OHMCID representative requests a quote from suppliers for the purchase of specific products or services. To receive correct quotes, RFQs often include the specifications of the items/services to make sure all the suppliers are bidding on the same item/service. Logically, the more detailed the specifications, the more accurate the quote will be and comparable to the other suppliers. Another reason for being detailed in sending out an RFQ is that the specifications could be used as legal binding documentation for the suppliers. The RFQ template is available from the OHMCID GDrive folder >governance/policies and procedures (https://drive.google.com/drive/u/1/folders/14wo1Tdw6RDRNoaQmlGeNJipMqyuC_5dx)

3. **RFI:** A Request for Information is a solicitation that the OHMCID Portfolio Head sends to a broad base of potential suppliers. Its purpose is for conditioning, gaining information, preparing for an RFP or RFQ, forming a strategy, or building a database. It is an information request, not binding on either the supplier or the purchaser, and is often used prior to specific requisitions (RFQ Process) for items. The RFI template is available from the OHMCID GDrive folder >governance/policies and procedures (https://drive.google.com/drive/u/1/folders/14wo1Tdw6RDRNoaQmlGeNJipMqyuC_5dx)

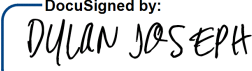
4. **RFP:** A Request for Proposal is the process of documentation and solicitation that communicates OHMCID's need or availability for a certain service and invites various vendors to submit proposals in consideration for the opportunity. The RFP templates are available from the OHMCID GDrive folder >governance/policies and procedures. These are:

1. List of vendors, contact details and date that an invitation to tender was sent to them.
2. The invitation to tender document which contains detailed specifications for the performance of the work as well as detailed qualifications and requirements for the Bidders to meet.
3. Received and collated tender responses (vendor scorecard template)

(https://drive.google.com/drive/u/1/folders/14wo1Tdw6RDRNoaQmlGeNJipMqyuC_5dx)

OHMCID Invoicing & Payments Procedure


<https://docs.google.com/document/d/17KkJvbfppkCJW5RVxXwGVm3sd6ENAg5dPtNpEfuP11Y/edit?usp=sharing>

DocuSigned by:

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DYLAN JOSEPH

07-03-2022

DATE

DocuSigned by:

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GREG ZUGARINNI

02-03-2022

DATE