



Government of Malawi

Malawi Millennium Development Trust (MMD)

General Procurement Notice (GPN) for Land Procurements

GPN Version : 4

GPN Publication Date : 24th November, 2023

1. The Government of the Republic of Malawi (the “Government”) has secured grant funding from the Millennium Challenge Corporation (“MCC”), called a Compact (the “Compact”), and intends to apply a part of the proceeds of that funding to payments for contracts for goods, works and services. The Government has formed a Compact Development Team (“CDT”) led by the CEO of the Malawi Millennium Development Trust (“MMD”), for the purpose of developing and implementing the Compact. To support both of these activities, MCC and the Government entered into the following agreements:
 - A Compact Development Funding Grant Agreement dated May 22, 2020, as amended or otherwise modified from time to time (the “CDF Agreement”) pursuant to which MCC agreed to provide a grant of up to US\$11,650,000 under the authority of Section 609(g) of the Millennium Challenge Act of 2003, as amended (the “Act”), to facilitate the development of a Compact between the United States of America, acting through MCC, and the Government to help accelerate economic growth and poverty reduction in Malawi, and
 - A Compact dated September 28, 2022, as amended or otherwise modified from time to time under which MCC agreed to provide a grant of US\$350,000,000 to the Government to support the execution of a number of preparatory activities leading to Entry Into Force of the Compact and thereafter, to fund the implementation of the various activities under the Compact.

The Compact consists of three (3) projects:

- a) **The Accelerated Growth Corridors (“AGC”) Project** aims to reduce the barriers between farm and market by improving road conditions, encouraging a more transparent and competitive business environment for transporters, and addressing first mile transportation challenges for smallholder farmers. The project will support policy and institutional reforms to enable better road planning and maintenance of AGCs and associated infrastructure, as well as safer conditions for women to move and conduct economic activity along the corridors.

- b) **The Increased Land Productivity Project (the “Land Project”):** will support improved land services, better functioning land markets, and increased investment in land through revenue-oriented investments to increase adequate funding of land institutions at national and city levels and support institutional change in the land sector. Revenue work at both levels equally focuses on the broader role of well-functioning property tax systems in incentivizing productive use of land.
 - c) **The American Catalyst Facility for Development (“ACFD”) Project:** is to facilitate United States International Development Finance Corporation (“DFC”) investment in Malawi in an effort to catalyze increased private investment consistent with compact objectives and increase the scale and impact of the compact.
2. MCC requires that all beneficiaries of MCC Funding, including the MCA Entity and any applicants, Offerors, Suppliers, Contractors, Subcontractors, Consultants, and Sub-Consultants under any MCC-funded contracts, observe the highest standards of ethics during the procurement and execution of such contracts. *MCC’s Policy on Preventing, Detecting and Remediating Fraud and Corruption in MCC Operations* (“MCC’s AFC Policy”) is applicable to all procurements and contracts involving MCC Funding and can be found on the MCC website at: <https://www.mcc.gov/resources/doc/policy-fraud-and-corruption>.

The Government has designated the Malawi Millennium Development Trust (MMD) to implement the Government’s responsibilities under the Agreement and intends to apply part of the funds to payments for contracts for Goods and Services.

MCC has contracted Charles Kendall and Partners to perform Procurement Agent Services on behalf of the Government, for the procurements to be funded by the Grant and Implementation Agreement.

This procurement program for the twelve (12) months period (July 11, 2023, to July 11, 2024), estimated value at US\$29,287,452 which will include the following:

1.0 MMD 3021 - City Council Revenue Modernization Activity Implementation

The objective of the City Council Land-Based Revenue Modernization Activity is to enhance the productive use of land, improve land administration, and better manage land-based revenues collected by four City Councils in Malawi, including Blantyre City Council, Lilongwe City Council, Zomba City Council, and Mzuzu City Council. The short-term outcome of the activity is to increase land-based revenues, which will enhance land administration and improve public service delivery in the City Councils. The activity has four main components: (i) transformation of legal, regulatory, and procedural systems, (ii) property mapping, valuation, property record automation, and property information management systems, (iii) institutional and social and behavior change (ISBC), and (iv) budget and expenditure management strengthening support. MMD plans to engage a specialized firm or consortium that provides city-level property tax modernization reform and land administration and management services for the four components described above. This is based on a General Procurement Notice that was issued on July 11, 2023, which covers a twelve-month procurement program from July 11, 2023, to July 11, 2024. The services will be delivered during the five-year compact period. For more information, interested Offerors are encouraged to visit the MMD website (<https://mmd-malawi.org/procurement/procurement-notices.php>).

2.0 MMD 3023 - Land Administration Resourcing and Institutions (LARI)

The goal of the Land Administration Resourcing and Institutions Activity is to assist the Ministry of Lands in Malawi in increasing investment in land, promoting active land market activity, and improving resource allocation through land revenues. This will ensure that the land institutional framework is sufficiently funded and affordable to the Government of Malawi over time, and that secure property rights are established on a solid foundation. The short-term outcome of the activity is to increase land-based revenues and increase the volume of land services delivered. The activity concentrates on four critical components, which were identified through the original problem analysis and compact development process. These four components include: (i) reforming and increasing land-based revenue collection, (ii) further devolution-related reform and implementation to support cost-effective approaches, (iii) creating a Land Authority if the Government of Malawi chooses to pursue this reform, and (iv) addressing the leasehold records dimensions of the preceding three areas. According to a General Procurement Notice issued on July 11, 2023, which covers a twelve-month procurement program from July 11, 2023, to July 11, 2024, MMD plans to engage a specialized firm or consortium that provides land services reform and land administration and management services for the four components outlined above. The services will be delivered during the five-year compact period. For more information, interested Offerors are encouraged to visit the MMD website (<https://mmd-malawi.org/procurement/procurement-notice.php>).

Contracts for Goods and Services financed under the program will be implemented according to the principles, rules and procedures set out in the Accountable Entity Revised Procurement and Policy Guidelines (AE-PPG) which can be accessed on www.mcc.gov/ppg. The Procurement is open to all Offerors from eligible source countries as defined in the AE-PPG.

Specific Procurement Notices for Contracts to be tendered under the competitive bidding procedures and for consultant contracts will be announced, as they become available, on United Nations Development Business (UNDB: <http://www.devbusiness.com/>), Development Gateway Market (dgMarket: <http://www.dgmarket.com/>), in local newspapers, and other media outlets as appropriate.

Interested eligible Offerors and Consultants who wish to be included on the mailing list to receive a copy of advertisements, or those requiring additional information, should send an email to the Procurement Agent on PAMalawi@charleskendall.com with copy to thenford.mchenga@mmd.gov.mw, using the subject line “GPN 4 for Malawi Millennium Development Trust (MMD)” and indicating which of the procurement items they are interested in.

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