

**Annexure A – Technical Clause by Clause Compliance to Specification**

Bidders must complete the below technical clause by clause statement of compliance by either responding with **"Comply" or "Do not comply"**. Bidders must fill in the following table in full.

Item No	Technical Statements of compliance	Agree/Comply	Do not Comply	Comments (If any)
1	Neither the seller nor its respective directors, officials, employees or agents will assume any obligations for any costs or expenses incurred by the bidders/prospective Purchasers			
2	In the event that, the sale did not materialised, or the sale is cancelled, the bidders will not have any financial claims against Transnet for any financial loss incurred;			
3	The huur gaat voor koop (lease goes before sale) principle shall apply where there are active leases;			
4	Bidders will be liable for obtaining the certificate of compliance before the registration of the property. Bidders are expected to do their due diligence and factor this cost into their bid;			
5	Bidders must comply with the legislative requirements of the country when undertaking redevelopment of this property and need to take into account the existing conditions of the property;			
6	The winning bidder shall be liable for all the costs incidental to the conveyancing, rezoning, subdivision, consolidation, surveying and any other statutory obligations;			
7	In the event that evictions have to be effected, the purchaser shall comply with the legislative requirements in relation to the eviction proceedings. This condition shall be carried in the Sale Agreement;			
8	Transnet reserves the right not to sell this property or to withdraw the property from the tender and/or reject and/or readvertise part of this tender;			
9	The disposal of the proposed property is subject to approval from the Shareholder Minister;			

10	The timeframes as indicated in the project execution schedule are subject to change and the affected parties shall be informed of the period of extension;			
11	In the event a company is acquiring this property, a Board of Directors or partners/trustees' resolution authorising the representative to submit the tender bids is required. Transnet reserves the right to verify even after closing of the bids whether the signatory is authentic;			
12	Transnet does not bind itself to accepting below market value tenders; and			
13	The Purchase Price shall be secured by the Purchaser by furnishing to the Seller or the Seller's Conveyancers within 60 (sixty) days of signing the Sale Agreement, with an electronic funds transfer payment or Guarantee approved of by the Seller whereby the Guarantor undertakes payment of the said sum, free of bank charges upon registration of transfer of the Property into the name of the Purchaser.			