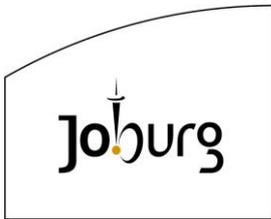


**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

## **INDEX**

1. MBD1 - Part A
  - 1.1 Invitation to Bid
  - 1.2 Bidder information
  - 1.3 Joint Venture Certificate
  - 1.4 Consortium Certificate
  - 1.5 Subcontracting Certificate
  - 1.6 Partnership Certificate
  
2. MBD 1 - Part B
  - 2.1 Important Notice
  - 2.2 Conditions of Bid
  - 2.3 Terms and Conditions of Bid – Tax Compliance Requirements
  - 2.4 Tax Matters
  - 2.5 General Terms and Conditions of the Contract
  
3. Section 1
  - 3.1 Conditions of Award
  
4. Section 2
  - 4.1 Bid specifications / terms of reference
  - 4.2 Form of Bid
  - 4.3 Proposal Price Adjustment



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

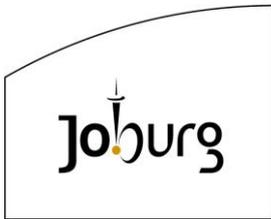
---

5. Section 3

5.1	Invitation to bid	<b>MBD 1</b>
5.2	Price Adjustments -a non-firm prices subject to escalation	<b>MBD 3.2</b>
5.2	Price Schedule – professional services	<b>MDB 3.3</b>
5.3	Declaration of interest	<b>MBD 4</b>
5.4	Declaration for Procurement above R10 Million (Vat Included)	<b>MBD 5</b>
5.5	Preference Points Claim Form	<b>MBD 6.1</b>
5.7	Declaration of Supply Chain Practices	<b>MBD 8</b>
5.8	Certificate of Independent Bid Determination	<b>MBD 9</b>
5.9	Declaration of municipal accounts	
5.10	Declaration in Terms of terms of Regulation 21 of the Municipal Supply Chain Management Regulations	<b>MBD 10</b>

6. Section 4

6.1	Technical data, omissions, variations and company details.	
-----	--	--



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

MBD 1

**PART A**  
**INVITATION TO BID**

<b>YOU ARE HEREBY INVITED TO BID FOR [REQUIREMENTS] OF THE CITY OF JOHANNESBURG</b>					
<b>BID NUMBER:</b>	<b>COJ/TRP002/25-26</b>	<b>CLOSING DATE:</b>	<b>20 MARCH 2026</b>	<b>CLOSING TIME:</b>	<b>10:30AM</b>
<b>DESCRIPTION</b>	<b>APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.</b>				
<b>THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A WRITTEN CONTRACT FORM (MBD7).</b>					

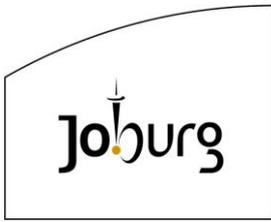
**BID DOCUMENTS MUST BE DEPOSITED IN THE TENDER BOX SITUATED AT:**

**SAPPI BUILDING  
48 AMESHOFF STREET.  
BRAAMFONTEIN,  
JOHANNESBURG 2001.**

**COMPULSORY BRIEFING SESSION/ SITE INSPECTION:**

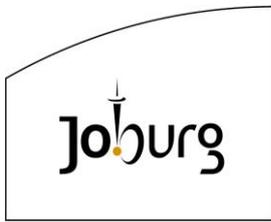
**DATE: 03 MARCH 2026  
TIME: 10:00 AM  
VENUE: JITI (JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE) 66 HARRISON ST,  
NEWTOWN JOHANNESBURG, 2000.**

<b>SUPPLIER INFORMATION</b>				
NAME OF BIDDER				
POSTAL ADDRESS				
STREET ADDRESS				
TELEPHONE NUMBER	CODE		NUMBER	



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

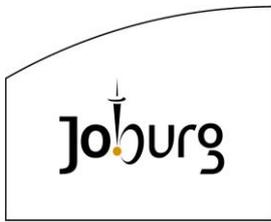
CELLPHONE NUMBER			
EMAIL ADDRESS			
VAT REGISTRATION NUMBER			
TAX COMPLIANCE STATUS		TCS PIN:	CSD No:
B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE [TICK APPLICABLE BOX]	<input type="checkbox"/> Yes <input type="checkbox"/> No	B-BBEE STATUS LEVEL SWORN AFFIDAVIT	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>[A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE / SWORN AFFIDAVIT (FOR EMES &amp; QSEs) MUST BE SUBMITTED</b>			
ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES /WORKS OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES ENCLOSE PROOF]	ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES /WORKS OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES, ANSWER PART B:3 ]
TOTAL NUMBER OF ITEMS OFFERED		TOTAL BID PRICE	R
SIGNATURE OF BIDDER		DATE	
CAPACITY UNDER WHICH THIS BID IS SIGNED			
<b>BIDDING PROCEDURE ENQUIRIES AND TECHNICAL INFORMATION MAY BE DIRECTED TO:</b>			
DEPARTMENT:	TRANSPORT	CONTACT PERSON:	LUTHADO MABOZA
EMAIL ADDRESS:	<a href="mailto:LUTANDOM@JOBURG.ORG.ZA">LUTANDOM@JOBURG.ORG.ZA</a>		



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

<b>BUSINESS STRUCTURE</b>	
Individual	
Joint Venture	
Company	
Consortium	
Sub – Contractor	
Other	
<b>If individual</b>	
Name of Bidder	
Contact Person	
Registration number	
Vat number	
CIDB number	
CSD registration number	
Business Address [not postal address]	
Telephone	
E-mail address	
<b>COMPANY</b>	
Name of Bidder	

Initial

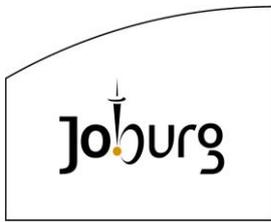


BID NO: COJ/TRP002/25-26

**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

Contact Person	
Registration number	
Vat number	
CIDB number	
CSD registration number	
Business address [not postal address]	
Telephone	
E-mail address	
<b>If Joint Venture</b>	
Name of Bidder	
Contact Person	
Registration number	
Vat number	
CIDB number	
CSD registration number	
Business address [not postal address]	
Telephone	

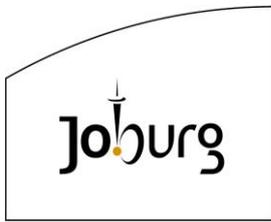
Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

E-mail address	
<b>If consortium</b>	
Name of Bidder	
Contact Person	
Registration number	
Vat number	
Business address [not postal address]	
Telephone	
E-mail address	
<b>If Subcontracting</b>	
Name of Sub-contractor	
Contact Person	
Registration number	
Vat number	
CIDB registration	
CSD registration number	
Business address [not postal address]	
Telephone	

Initial



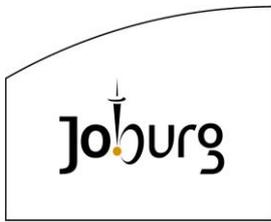
BID NO: COJ/TRP002/25-26

**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

E-mail address	
<b>If other</b>	
Name of Bidder	
Contact Person	
Registration number	
Vat number	
CIDB number	
CSD registration number	
Business address [not postal address]	
Telephone	
E-mail address	

<b>MUNICIPAL DETAILS</b>	
SUPPLIER NUMBER [if applicable]	

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

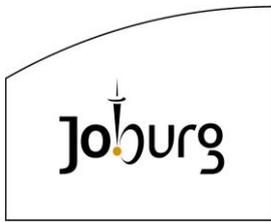
**JOINT VENTURE CERTIFICATE**

We, the undersigned member firms in the Joint Venture \_\_\_\_\_ [Name of the Joint Venture], hereby authorize Mr./Ms. \_\_\_\_\_ to sign this bid document as well as any contract resulting from bid number \_\_\_\_\_ and any other documents and correspondence in connection with this bid and/or contract for and on behalf of the Joint Venture.

NAME OF THE MEMBER FIRM(S)	REPRESENTATIVE OF THE FIRM	DESIGNATION OF THE REPRESENTATIVE OF THE FIRM	SIGNATURE

**NOTE: A copy of the Joint Venture Agreement, Joint Venture Certificate indicating the percentage contribution of each firm to the Joint Venture and the allocation of responsibilities and the resolution authorizing the above-mentioned person to sign all relevant documents must be attached.**

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

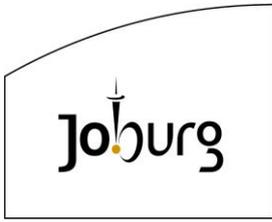
**CONSORTIUM CERTIFICATE**

We, the undersigned consortium partners, hereby authorize \_\_\_\_\_ [Name of entity] to act as lead consortium partner and further authorize Mr./Ms. \_\_\_\_\_ to sign this offer as well as any contract resulting from bid number \_\_\_\_\_ and any other documents and correspondence in connection with this bid and / or contract for and on behalf of the consortium.

CONSORTIUM PARTNER	FULL NAME OF CONSORTIUM MEMBER	PARTICIPATION %	SIGNATURE

**NOTE: A copy of the Consortium Agreement, Consortium Certificate indicating the allocation of responsibilities of consortium partner to the Consortium and the resolution authorizing the above-mentioned person to sign all relevant documents must be attached.**

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

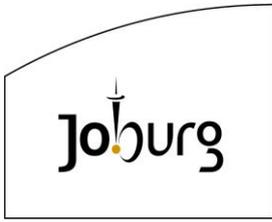
**SUBCONTRACTING CERTIFICATE**

I/We, the undersigned bidder undertake to subcontract \_\_\_\_\_% of the total bidding value to the below subcontractor/s.

<i><b>NAME OF SUBCONTRACTOR</b></i>	<i><b>CONTACT MEMBER OF THE SUBCONTRACTOR</b></i>	<i><b>% TO BE SUBCONTRACTED</b></i>	<i><b>SIGNATURE</b></i>

**NOTE: A copy of the Subcontract Agreement indicating the allocation of responsibilities of each subcontractor must be attached. Subcontracting of the work to the bidder’s own subsidiaries must be declared.**

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

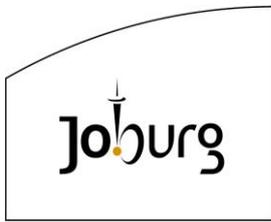
**PARTNERSHIP CERTIFICATE**

We, the undersigned partners in the business trading as \_\_\_\_\_ hereby authorize Mr./Ms. \_\_\_\_\_ to sign this offer as well as any contract resulting from bid number \_\_\_\_\_ and any other documents and correspondence in connection with this bid and / or contract for and on behalf of the abovementioned partnership.

<i>NAME OF PARTNER</i>	<i>IDENTITY NO.</i>	<i>OWNERSHIP %</i>	<i>SIGNATURE</i>

**NOTE: A copy of the Partnership Agreement indicating the allocation of responsibilities of each partner to the Partnership and the resolution authorizing the above-mentioned person to sign all relevant documents must be attached.**

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

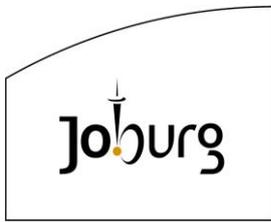
### **MBD 1 – PART B**

#### **1. IMPORTANT NOTICE**

A bidder is required to take notice of the following in the preparation and submission of this bid. **THIS IMPORTANT NOTICE APPLIES TO THE BID AS A WHOLE AND MUST BE READ AS PART OF EVERY SECTION AND ANNEXURE TO THIS BID DOCUMENT.**

- 1.1. The bidder must read this bid document diligently and where possible take advice or refer to the relevant legislation and regulation applicable to procurement.
- 1.2. The bid document must be completed in black ink and in full, correctly and truthfully. Provided that it's not relevant to the bidder, it must be marked "N/A".
- 1.3. Bid documents must be sealed when submitted. The submission must be delivered at the correct address as it reads from this bid document on or before the closing date and before the closing time. The correct time to be used will be Telkom time. No submission shall be accepted other than in the manner described in this paragraph.
- 1.4. Information requested must be provided. Such information must be genuine. Should information be a copy of the original, such copy must be certified and commissioned as the true copy of the original in terms of the relevant laws.
- 1.5. Documents requested [including those under "returnable documents" under specifications / terms of reference] must be attached at the end of that particular annexure requesting such information. Should the information exceed the provided space, an addendum must be attached at the end of that particular annexure requesting such information.
- 1.6. Any requirement for signature must be signed at the appropriate space provided. It shall be deemed that the signatory is the bidder or a duly authorized person of the bidder.

Initial

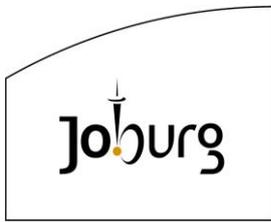


**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

- 1.7. The briefing session **must** be attended if compulsory. If not, the municipality highly recommends that the briefing session be attended.
- 1.8. **Error/s made must be scratched and signed next to the error by the same person who signs the bid document. Therefore, no tipex is allowed. In addition, error/s made and relating to price must be accompanied by a letter [in the bidder's letterhead] pointing out the error made and acknowledging that it is his or her signature and was signed by the bidder for reasons of correcting the error.**
- 1.9. The bid may be rejected in the event that the bidder:
  - 1.9.1. fails to complete fully this bid document or to provide the information requested, or to sign the bid at the appropriate spaces provided or next to errors, his/her/its bid may be rejected due to non-compliance or being invalid;
  - 1.9.2. is found to be a role player or commits criminal act/s including fraud, price rigging, corruption, collusion, or forgery, the bidder shall be rejected. In the case of an award already made, the award or contract shall be terminated; or
  - 1.9.3. any of its director/s or those of the subcontractor/s or partner/s:
    - 1.9.3.1. owe municipal charges and is in arrears for more than 3 (three) months;
    - 1.9.3.2. had during the last 5 (five) years failed to perform satisfactorily on previous contract with the municipality or municipal entity or organ of the state after written notice was given to perform satisfactorily;
    - 1.9.3.3. abused the supply chain management of the municipality or municipal entity or committed an improper conduct;

Initial

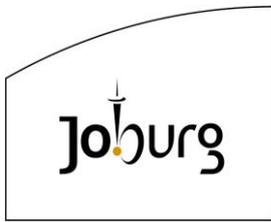


**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

- 1.9.3.4. has been listed in the register of tender defaulters; or
- 1.9.3.5. if any of the bidder's principals are in the service of the state.
- 1.10. Any steps taken because the bidder has failed to comply as provided in terms of this important notice or breached terms and conditions of the bid, shall not prevent the municipality from taking any steps available in law in addition to the remedies taken because of non-compliance or breach.
- 1.11. **Failure to take note of the advice and recommendations made under this important notice, shall be at the bidder's own risk.**
- 1.12. This bid will be subject to public adjudication and notice of the date and time of the sitting shall be published on the Municipality's website.
- 1.13. Bid documents must be collected at the stipulated address, date and time as advertised, or downloaded from the appropriate websites.
- 1.14. Bid documents will be opened after the closing time and all bidders and their prices will be published on the municipality's website.
- 1.15. The bid award shall be published in the municipal websites.
- 1.16. **BID SUBMISSION:**
  - 1.16.1. Bids must be delivered by the stipulated time to the correct address. Late bids will not be accepted for consideration.
  - 1.16.2. This bid is subject to the Preferential Procurement Policy Framework Act, 2000 and the Preferential Procurement Regulations, 2022, the General Conditions of Contract (GCC) and, if applicable, any other Special Conditions of Contract.
  - 1.16.3. The successful bidder will be required to sign a written service level agreement.

Initial



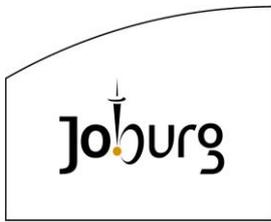
**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

1.17. The City of Johannesburg reserves the right to source information from various sources to verify the information provided by the bidder in this bid and to enable the City to assess the bidder's financial stability and viability, and record of business conduct. The information to be sourced may include information relevant for the verification of all the information submitted by the bidder in this bid and any other information that may reasonably be deemed necessary to enable the City's verification and assessment, including the following:

1. Commercial risk ratings;
2. Whether the bidder honours commitments with suppliers and/or customers;
3. Trade references;
4. Company statutory information;
5. Bidder's current address;
6. Tax information;
7. Bidder certification by international or local standard setting bodies and/or verification agencies;
8. Shareholding (shares and/or financial instruments held in and/or by the bidder);
9. Whether the bidder has relevant capacity (resources, infrastructure etc.) to execute the contract;
10. Annual Financial Statements, or information included therein;
11. Property interests of the bidder and principals;
12. Judgements, and default listings of the bidder and principals, as well as debt review of principals;
13. Business rescue, liquidation of bidder and sequestration of principals;
14. Principals, including their shareholdings and/or business interests in the bidder and other entities as well as current interests.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

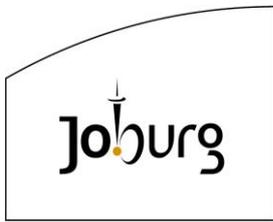
1.18. The City may source the information directly from the sources, or make use of agents to source the information on its behalf.

**1.19. Consent form in terms of section 11 of the Protection of Personal Information Act, 2013 ("POPIA")**

1.19.1. In order for the City to consider the bidders response, it will be necessary for the City to process certain personal information which the bidder may share with the City for the bid submission, including personal information – which may include special personal information ("personal information"). Personal information will be processed by the City for the purposes of assessing the bidder's submission in relation to the bid. The City may also share the bidder's personal information with third parties to carry out verification and background checks, where necessary. In this regard, the bidder acknowledges that the City's authorized verification agent/s and service provider/s will access the personal information.

1.19.2. By ticking yes, and signing below, the bidder agrees and voluntarily consents to the City processing the bidder's personal information for the purpose of evaluating its submission, including to confirm and verify any information provided in the submission and the bidder gives the City permission to do so. The bidder agrees that the personal information may be disclosed by the City to third parties. The bidder understands that it is free to withdraw its consent on written notice to the City, however if consent is not given or is withdrawn, the City may be unable to process the bid submission.

Initial



BID NO: COJ/TRP002/25-26

**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

Please tick one:

Yes

No

---

**Signature**

---

**Date**

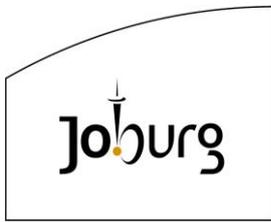
---

**Capacity**

---

**Name of Bidder**

Initial



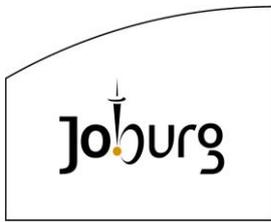
**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

## **2 CONDITIONS OF BID**

- 2.1. No bid will be accepted from persons in the service of the state as defined in the Municipal Finance Management Act and Regulations.
- 2.2. The bid terms and conditions remain binding to the bidder throughout the contracting period.
- 2.3. A consideration of this bid is subject to governing legislation, including those relating to B-BBEE, the City's development goals, Preferential Procurement Policy Framework Act 5 of 2000 and its Regulations as amended.
- 2.4. That the tender may not necessarily be awarded to the bidder scoring the highest points.
- 2.5. The bidder is prohibited from participating in any form of price manipulation or bid rigging including those in MBD 9. If found, the bidder will be disqualified, or award be terminated.
- 2.6. Negotiations will only be conducted with selected bidder/s where necessary.
- 2.7. An award may be made to more than one bidder.
- 2.8. If considered necessary, the municipality reserves the right to visit the bidder's place of business and/or its customers.
- 2.9. The specifications are the copyright of the municipality.
- 2.10. The municipality reserves the right to cancel the requests for bids at any time or stage before the award or not to accept any bid.
- 2.11. Should it be found that the bidder has not been truthful and/or dishonest, then municipality shall cancel the award and negotiate with the next acceptable bidder.
- 2.12. All bids will be treated as confidential to the extent that the Municipality is required by law to publish or make information in the bid available to a third party.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

2.13. Any dispute arising out of or relating to the bid must first be referred to the Accounting Officer for resolution.

2.14. Remedies

(1) If an organ of state is of the view that a tenderer submitted false information regarding a specific goal, the City of Johannesburg will —

(a) inform the tenderer accordingly; and

(b) give the tenderer an opportunity to make representations within 14 days as to why the tender may not be disqualified or, if the tender has already been awarded to the tenderer, the contract should not be terminated in whole or in part.

(2) After considering the representations referred to in subparagraph (2.14) (b), the City of Johannesburg may, if it concludes that such information is false—

(a) disqualify the tenderer or terminate the contract in whole or in part; and

(b) if applicable, claim damages from the tenderer.

2.15. The tender may be divisible and be awarded to more than one bidder.

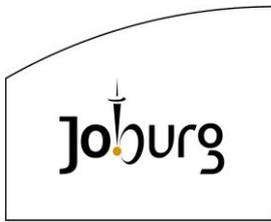
2.16. The City reserves the right to award the bid in full, partially or not at all.

### **3. TERMS AND CONDITIONS FOR BIDDING [Part B – Tax Compliance Requirements]**

3.1. Bidders must ensure compliance with their tax obligations.

3.2. Bidders are required to submit their unique personal identification number (PIN) issued by the South Africa Revenue Services (SARS) to enable the organ of state to view the taxpayer's profile and tax status.

Initial

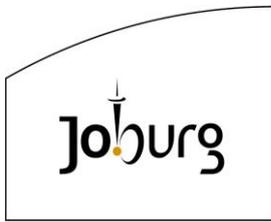


APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

- 3.3. Application for the tax compliance certificate (TCC) or pin may also be made via e-filing. In order to use this provision, taxpayers will need to register with SARS as e-filers through the website www.sars.gov.za.
- 3.4. Foreign suppliers must complete the pre-award questionnaire in 3.7 below.
- 3.5. Bidders may also submit a printed TCC certificate together with the bid. In bids where consortia / joint ventures / sub-contractors are involved, each party must submit a separate TCC certificate / PIN and CSD number.
- 3.6. Where no TCC is available but the bidder is registered on the central supplier database (CSD), a CSD number must be provided.
- 3.7. **If the answer is “no” to all of the below, then it is not a requirement to register for a tax compliance status system pin code from SARS and if not register as per 3.3 above.**

Question	Yes	No
Is the entity a resident of the republic of South Africa (RSA)?		
Does the entity have a branch in the RSA?		
Does the entity have a permanent establishment in the RSA?		
Does the entity have any source of income in the RSA?		
Is the entity liable in the RSA for any form of taxation?		

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

**4. TAX MATTERS**

It is a condition of the bid that the taxes of the successful bidder must be in order as at the date of award, or that satisfactory arrangements have been made with SARS to meet the bidder’s tax obligations as at the date of award. The annexure must be read in conjunction with the important notice.

- 4.1. The bidder must submit the tax compliance status PIN / CSD in order to enable the verification of the tax status of the bidder.
- 4.2. The bidder, upon being called to, must submit a valid Tax Clearance Certificate issued by any SARS branch office in order to determine tax compliance. The Tax Clearance Certificate Requirements are also applicable to foreign bidders / individuals who wish to submit bids.
- 4.3. The tax affairs of the bidder, as at the date of award, must be tax compliant.
- 4.4. Provided that the bid has Consortia / Joint Ventures / Sub-contractors involved, the conditions in 4.2 and 4.3 above equally apply to each member of the Consortia / Joint Ventures / Sub-contractor.

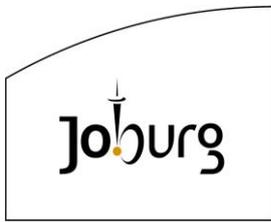
\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Capacity**

\_\_\_\_\_  
**Name of Bidder**

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

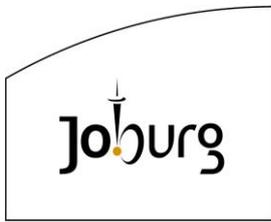
## **5. GENERAL TERMS AND CONDITIONS OF THE CONTRACT**

- a) In this document words in the singular also refer to the plural and *vice versa* and words in the masculine also mean in the feminine and neuter.
- b) The General Conditions of Contract (GCC) will form part of all bid documents and may not be amended.
- c) Special Conditions of Contract (SCC) relevant to a specific bid, should be compiled separately for every bid (if applicable) and will supplement the GCC. Whenever there is a conflict, the provisions in the SCC shall prevail.
- d) Wherever the following words appear, they will have interchangeable meaning: “purchaser” refers to the “municipality” and “supplier” refers to the “bidder”.

### Definitions

1. The following terms shall be interpreted as indicated:
  - 1.1 “Closing time” means the date and hour specified in the bidding documents for the receipt of bids.
  - 1.2 “Contract” means the written agreement entered into between the purchaser and the supplier, as recorded in the contract form signed by the parties, including all attachments and appendices thereto and all documents incorporated by reference therein.
  - 1.3 “Contract price” means the price payable to the supplier under the contract for the full and proper performance of his contractual obligations.

Initial

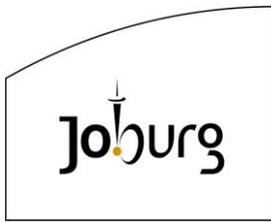


**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

- 1.4 "Corrupt practice" means the offering, giving, receiving, or soliciting of anything of value to influence the action of a public official in the procurement process or in contract execution.
- 1.5 "Countervailing duties" are imposed in cases where an enterprise abroad is subsidized by its government and encouraged to market its products internationally.
- 1.6 "Country of origin" means the place where the goods were mined, grown or produced or from which the services are supplied. Goods are produced when, through manufacturing, processing or substantial and major assembly of components, a commercially recognized new product results that is substantially different in basic characteristics or in purpose or utility from its components.
- 1.7 "Day" means calendar day.
- 1.8 "Delivery" means delivery in compliance of the conditions of the contract or order.
- 1.9 "Delivery *ex stock*" means immediate delivery directly from stock actually on hand.
- 1.10 "Delivery into consignees store or to his site" means delivered and unloaded in the specified store or depot or on the specified site in compliance with the conditions of the contract or order, the supplier bearing all risks and charges involved until the supplies are so delivered and a valid receipt is obtained.
- 1.11 "Dumping" occurs when a private enterprise abroad markets its goods on own initiative in the RSA at lower prices than that of the country of origin and which have the potential to harm the local industries in the RSA.
- 1.12 "*Force majeure*" means an event beyond the control of the supplier and not involving the supplier's fault or negligence and not foreseeable. Such events may include, but is not restricted to, acts of the purchaser in its sovereign capacity, wars or revolutions, fires, floods, epidemics, quarantine restrictions and freight embargoes.

Initial

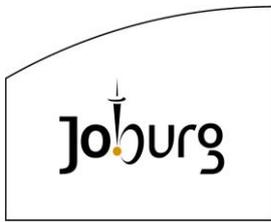


**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

- 1.13 “Fraudulent practice” means a misrepresentation of facts in order to influence a procurement process or the execution of a contract to the detriment of any bidder, and includes collusive practice among bidders (prior to or after bid submission) designed to establish bid prices at artificial non-competitive levels and to deprive the bidder of the benefits of free and open competition.
- 1.14 “GCC” means the General Conditions of Contract.
- 1.15 “Goods” means all of the equipment, machinery, and/or other materials that the supplier is required to supply to the purchaser under the contract.
- 1.16 “Imported content” means that portion of the bidding price represented by the cost of components, parts or materials which have been or are still to be imported (whether by the supplier or his subcontractors) and which costs are inclusive of the costs abroad, plus freight and other direct importation costs such as landing costs, dock dues, import duty, sales duty or other similar tax or duty at the South African place of entry as well as transportation and handling charges to the factory in the Republic where the supplies covered by the bid will be manufactured.
- 1.17 “Local content” means that portion of the bidding price which is not included in the imported content provided that local manufacture does take place.
- 1.18 “Manufacture” means the production of products in a factory using labour, materials, components and machinery and includes other related value-adding activities.
- 1.19 “Order” means an official written order issued for the supply of goods or works or the rendering of a service.
- 1.20 “Project site,” where applicable, means the place indicated in bidding documents.
- 1.21 “Purchaser” means the organization purchasing the goods.
- 1.22 “Republic” means the Republic of South Africa.
- 1.23 “SCC” means the Special Conditions of Contract.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

- 1.24 "Services" means those functional services ancillary to the supply of the goods, such as transportation and any other incidental services, such as installation, commissioning, provision of technical assistance, training, catering, gardening, security, maintenance and other such obligations of the supplier covered under the contract.
- 1.25 "Written" or "in writing" means handwritten in ink or any form of electronic or mechanical writing.

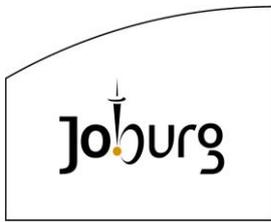
2. Application

- 2.1. These general conditions are applicable to all bids, contracts and orders including bids for functional and professional services, sales, hiring, letting and the granting or acquiring of rights, but excluding immovable property, unless otherwise indicated in the bidding documents.
- 2.2. Where applicable, special conditions of contract are also laid down to cover specific supplies, services or works.
- 2.3. Where such special conditions of contract are in conflict with these general conditions, the special conditions shall apply.

3. General

- 3.1. Unless otherwise indicated in the bidding documents, the purchaser shall not be liable for any expense incurred in the preparation and submission of a bid. Where applicable a non-refundable fee for documents may be charged.
- 3.2. Invitations to bid are, in addition to the purchaser's website and/or newspapers, are published in the Government Tender Bulletin. The Government Tender Bulletin may

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

be obtained directly from the Government Printer, Private Bag X85, Pretoria 0001, or accessed electronically from [www.treasury.gov.za](http://www.treasury.gov.za).

4. Standards

4.1. The goods supplied shall conform to the standards mentioned in the bidding documents and specifications.

5. Use of contract documents and information; inspection

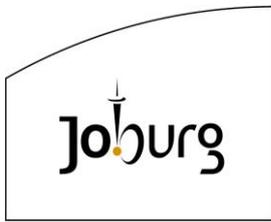
5.1. The supplier shall not, without the purchaser's prior written consent, disclose the contract, or any provision thereof, or any specification, plan, drawing, pattern, sample, or information furnished by or on behalf of the purchaser in connection therewith, to any person other than a person employed by the supplier in the performance of the contract. Disclosure to any such employed person shall be made in confidence and shall extend only so far as may be necessary for purposes of such performance.

5.2. The supplier shall not, without the purchaser's prior written consent, make use of any document or information mentioned in GCC clause 5.1 except for purposes of performing the contract.

5.3. Any document, other than the contract itself mentioned in GCC clause 5.1 shall remain the property of the purchaser and shall be returned (all copies) to the purchaser on completion of the supplier's performance under the contract if so required by the purchaser.

5.4. The supplier shall permit the purchaser to inspect the supplier's records relating to the performance of the supplier and to have them audited by auditors appointed by the purchaser, if so required by the purchaser.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

6. Patent rights

6.1. The supplier shall indemnify the purchaser against all third-party claims of infringement of patent, trademark, or industrial design rights arising from use of the goods or any part thereof by the purchaser.

7. Performance security

7.1. Within 30 (thirty) days of receipt of the notification of contract award, the successful bidder shall furnish to the purchaser the performance security of the amount specified in SCC.

7.2. The proceeds of the performance security shall be payable to the purchaser as compensation for any loss resulting from the supplier's failure to complete his obligations under the contract.

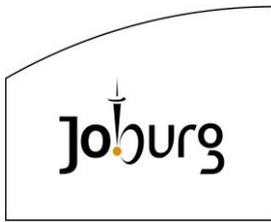
7.3. The performance security shall be denominated in the currency of the contract, or in a freely convertible currency acceptable to the purchaser and shall be in one of the following forms:

(a) a bank guarantee or an irrevocable letter of credit issued by a reputable bank located in the purchaser's country or abroad, acceptable to the purchaser, in the form provided in the bidding documents or another form acceptable to the purchaser; or

(b) a cashier's or certified cheque

7.4. The performance security will be discharged by the purchaser and returned to the supplier not later than 30 (thirty) days following the date of completion of the supplier's performance obligations under the contract, including any warranty obligations, unless otherwise specified in SCC.

Initial



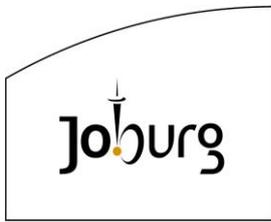
**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

8. Inspections, tests and analysis

- 8.1. All pre-bidding testing will be for the account of the bidder.
- 8.2. If it is a bid condition that supplies to be produced or services to be rendered should at any stage during production or execution or on completion be subject to inspection, the premises of the bidder or contractor shall be open, at all reasonable hours, for inspection by a representative of the purchaser or an organization acting on behalf of the purchaser.
- 8.3. If there are no inspection requirements indicated in the bidding documents and no mention is made in the contract, but during the contract period it is decided that inspections shall be carried out, the purchaser shall itself make the necessary arrangements, including payment arrangements with the testing authority concerned.
- 8.4. If the inspections, tests and analyses referred to in clauses 8.2 and 8.3 show the supplies to be in accordance with the contract requirements, the cost of the inspections, tests and analyses shall be defrayed by the purchaser.
- 8.5. Where the supplies or services referred to in clauses 8.2 and 8.3 do not comply with the contract requirements, irrespective of whether such supplies or services are accepted or not, the cost in connection with these inspections, tests or analyses shall be defrayed by the supplier.
- 8.6. Supplies and services which are referred to in clauses 8.2 and 8.3 and which do not comply with the contract requirements may be rejected.
- 8.7. Any contract supplies may on or after delivery be inspected, tested or analyzed and may be rejected if found not to comply with the requirements of the contract. Such rejected supplies shall be held at the cost and risk of the supplier who shall, when called upon, remove them immediately at his own cost and forthwith substitute them with supplies which do comply with the requirements of the contract. Failing such

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

removal the rejected supplies shall be returned at the suppliers cost and risk. Should the supplier fail to provide the substitute supplies forthwith, the purchaser may, without giving the supplier further opportunity to substitute the rejected supplies, purchase such supplies as may be necessary at the expense of the supplier.

8.8. The provisions of clauses 8.4 to 8.7 shall not prejudice the right of the purchaser to cancel the contract on account of a breach of the conditions thereof, or to act in terms of Clause 23 of GCC.

9. Packing

9.1. The supplier shall provide such packing of the goods as is required to prevent their damage or deterioration during transit to their final destination, as indicated in the contract. The packing shall be sufficient to withstand, without limitation, rough handling during transit and exposure to extreme temperatures, salt and precipitation during transit, and open storage. Packing, case size and weights shall take into consideration, where appropriate, the remoteness of the goods' final destination and the absence of heavy handling facilities at all points in transit.

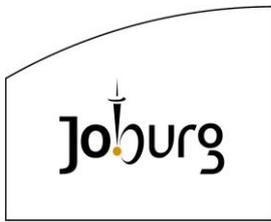
9.2. The packing, marking, and documentation within and outside the packages shall comply strictly with such special requirements as shall be expressly provided for in the contract, including additional requirements, if any, specified in SCC, and in any subsequent instructions ordered by the purchaser.

10. Delivery and documents

10.1. Delivery of the goods shall be made by the supplier in accordance with the terms specified in the contract. The details of shipping and/or other documents to be furnished by the supplier are specified in SCC.

10.2. Documents to be submitted by the supplier are specified in SCC.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

11. Insurance

11.1. The goods supplied under the contract shall be fully insured in a freely convertible currency against loss or damage incidental to manufacture or acquisition, transportation, storage and delivery in the manner specified in the SCC.

12. Transportation

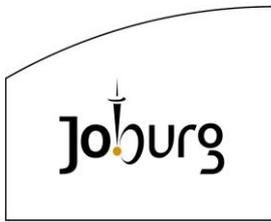
12.1. Should a price other than an all-inclusive delivered price be required, this shall be specified in the SCC.

13. Incidental services

13.1. The supplier may be required to provide any or all of the following services, including additional services, if any, specified in SCC:

- (a) Performance or supervision of on-site assembly and/or commissioning of the supplied goods;
- (b) Furnishing of tools required for assembly and/or maintenance of the supplied goods;
- (c) Furnishing of a detailed operations and maintenance manual for each appropriate unit of the supplied goods;
- (d) Performance or supervision or maintenance and/or repair of the supplied goods, for a period of time agreed by the parties, provided that this service shall not relieve the supplier of any warranty obligations under this contract; and

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

(e) Training of the purchaser's personnel, at the supplier's plant and/or on-site, in assembly, start-up, operation, maintenance, and/or repair of the supplier goods.

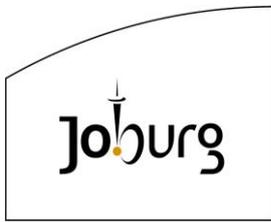
13.2. Prices charged by the supplier for incidental services, if not included in the contract price for the goods, shall be agreed upon in advance by the parties and shall not exceed the prevailing rates charged to other parties by the supplier for similar services.

14. Spare parts

14.1. As specified in SCC, the supplier may be required to provide any or all of the following materials, notifications, and information pertaining to spare parts manufactured or distributed by the supplier:

- (a) such spare parts as the purchaser may elect to purchase from the supplier, provided that this election shall not relieve the supplier of any warranty obligations under the contract; and
- (b) in the event of termination of production of the spare parts:
  - (i) Advance notification to the purchaser of the pending termination, in sufficient time to permit the purchaser to procure needed requirements; and
  - (ii) following such termination, furnishing at no cost to the purchaser, the blueprints, drawings, and specifications of the spare parts, if requested.

Initial



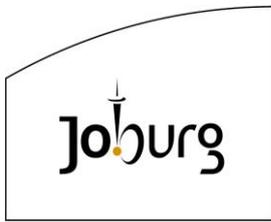
**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

15. Warranty

- 15.1. The supplier warrants that the goods supplied under the contract are new, unused, of the most recent or current models, and that they incorporate all recent improvements in design and materials unless provided otherwise in the contract.
- 15.2. The supplier further warrants that all goods supplied under this contract shall have no defect, arising from design, materials, or workmanship (except when the design and/or material is required by the purchaser's specifications) or from any act or omission of the supplier, that may develop under normal use of the supplied goods in the conditions prevailing in the country of final destination.
- 15.3. This warranty shall remain valid for 12 (twelve) months after the goods, or any portion thereof as the case may be, have been delivered to and accepted at the final destination indicated in the contract, or for 18 (eighteen) months after the date of shipment from the port or place of loading in the source country, whichever period concludes earlier, unless specified otherwise in SCC.
- 15.4. The purchaser shall promptly notify the supplier in writing of any claims arising under this warranty.
- 15.5. Upon receipt of such notice, the supplier shall, within the period specified in SCC and with all reasonable speed, repair or replace the defective goods or parts thereof, without costs to the purchaser.
- 15.6. If the supplier, having been notified, fails to remedy the defect(s) within the period specified in SCC, the purchaser may proceed to take such remedial action as may be necessary, at the supplier's risk and expense and without prejudice to any other rights which the purchaser may have against the supplier under the contract.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

16. Payment

- 16.1. The method and conditions of payment to be made to the supplier under this contract shall be specified in SCC.
- 16.2. The supplier shall furnish the purchaser with an invoice accompanied by a copy of the delivery note and upon fulfilment of other obligations stipulated in the contract.
- 16.3. Payments shall be made promptly by the purchaser, but in no case later than 30 (thirty) days after submission of an invoice or claim by the supplier.
- 16.4. Payment will be made in Rand unless otherwise stipulated in SCC.

17. Prices

- 17.1. Prices charged by the supplier for goods delivered and services performed under the contract shall not vary from the prices quoted by the supplier in his bid, with the exception of any price adjustments authorized in SCC or in the purchaser's request for bid validity extension, as the case may be.

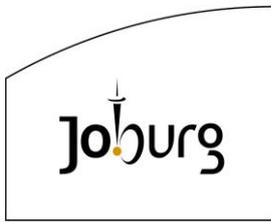
18. Contract amendments

- 18.1. No variation in or modification of the terms of the contract shall be made except by written amendment signed by the parties concerned.

19. Assignment

- 19.1. The supplier shall not assign, in whole or in part, its obligations to perform under the contract, except with the purchaser's prior written consent.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

20. Subcontracts

20.1. The supplier shall notify the purchaser in writing of all subcontracts awarded under this contract if not already specified in the bid. Such notification, in the original bid or later, shall not relieve the supplier from any liability or obligation under the contract.

21. Delays in the supplier's performance

21.1. Delivery of the goods and performance of services shall be made by the supplier in accordance with the time schedule prescribed by the purchaser in the contract.

21.2. If at any time during performance of the contract, the supplier or its subcontractor(s) should encounter conditions impeding timely delivery of the goods and performance of services, the supplier shall promptly notify the purchaser in writing of the fact of the delay, its likely duration and its cause(s).

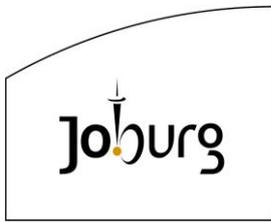
21.3. As soon as practicable after receipt of the supplier's notice, the purchaser shall evaluate the situation and may at his discretion extend the supplier's time for performance, with or without the imposition of penalties, in which case the extension shall be ratified by the parties by amendment of contract.

21.4. No provision in a contract shall be deemed to prohibit the obtaining of supplies or services from a national department, provincial department, or a local authority.

21.5. The right is reserved to procure outside of the contract small quantities or to have minor essential services executed if an emergency arises, the supplier's point of supply is not situated at or near the place where the supplies are required, or the supplier's services are not readily available.

21.6. Except as provided under GCC Clause 25, a delay by the supplier in the performance of its delivery obligations shall render the supplier liable to the imposition of penalties,

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

pursuant to GCC Clause 22, unless an extension of time is agreed upon pursuant to GCC Clause 21.2 without the application of penalties.

- 21.7. Upon any delay beyond the delivery period in the case of a supplies contract, the purchaser shall, without cancelling the contract, be entitled to purchase supplies of a similar quality and up to the same quantity in substitution of the goods not supplied in conformity with the contract and to return any goods delivered later at the supplier's expense and risk, or to cancel the contract and buy such goods as may be required to complete the contract and without prejudice to his other rights, be entitled to claim damages from the supplier.

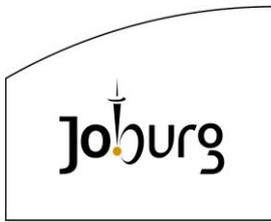
## 22. Penalties

- 22.1. Subject to GCC Clause 25, if the supplier fails to deliver any or all of the goods or to perform the services within the period(s) specified in the contract, the purchaser shall, without prejudice to its other remedies under the contract, deduct from the contract price, as a penalty, a sum calculated on the delivered price of the delayed goods or unperformed services using the current prime interest rate calculated for each day of the delay until actual delivery or performance. The purchaser may also consider termination of the contract pursuant to GCC Clause 23.

## 23. Termination for default

- 23.1. The purchaser, without prejudice to any other remedy for breach of contract, by written notice of default sent to the supplier, may terminate this contract in whole or in part:

Initial

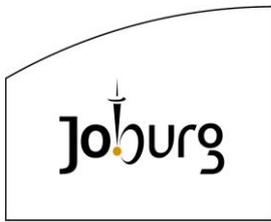


**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

- (a) if the supplier fails to deliver any or all of the goods within the period(s) specified in the contract, or within any extension thereof granted by the purchaser pursuant to GCC Clause 21.2;
  - (b) if the supplier fails to perform any other obligation(s) under the contract; if the supplier, in the judgment of the purchaser, has engaged in corrupt or fraudulent practices in competing for or in executing the contract.
- 23.2. In the event the purchaser terminates the contract in whole or in part, the purchaser may procure, upon such terms and in such manner as it deems appropriate, goods, works or services similar to those undelivered, and the supplier shall be liable to the purchaser for any excess costs for such similar goods, works or services. However, the supplier shall continue performance of the contract to the extent not terminated.
- 23.3. Where the purchaser terminates the contract in whole or in part, the purchaser may decide to impose a restriction penalty on the supplier by prohibiting such supplier from doing business with the public sector for a period not exceeding 10 (ten) years.
- 23.4. If a purchaser intends imposing a restriction on a supplier or any person associated with the supplier, the supplier will be allowed a time period of not more than 14 (fourteen) days to provide reasons why the envisaged restriction should not be imposed. Should the supplier fail to respond within the stipulated 14 (fourteen) days the purchaser may regard the intended penalty as not objected against and may impose it on the supplier.
- 23.5. Any restriction imposed on any person by the Accounting Officer / Authority will, at the discretion of the Accounting Officer / Authority, also be applicable to any other enterprise or any partner, manager, director or other person who wholly or partly exercises or exercised or may exercise control over the enterprise of the first-mentioned person, and with which enterprise or person the first-mentioned person, is or was in the opinion of the Accounting Officer / Authority actively associated.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

23.6. If a restriction is imposed, the purchaser must, within 5 (five) working days of such imposition, furnish the National Treasury, with the following information:

- (i) the name and address of the supplier and / or person restricted by the purchaser;
- (ii) the date of commencement of the restriction
- (iii) the period of restriction; and
- (iv) the reasons for the restriction.

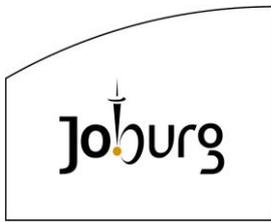
These details will be loaded in the National Treasury's central database of suppliers or persons prohibited from doing business with the public sector.

23.7. If a court of law convicts a person of an offence as contemplated in sections 12 or 13 of the Prevention and Combating of Corrupt Activities Act, No. 12 of 2004, the court may also rule that such person's name be endorsed on the Register for Tender Defaulters. When a person's name has been endorsed on the Register, the person will be prohibited from doing business with the public sector for a period not less than 5 (five) years and not more than 10 (ten) years. The National Treasury is empowered to determine the period of restriction and each case will be dealt with on its own merits. According to section 32 of the Act the Register must be open to the public. The Register can be perused on the National Treasury website.

#### 24. Anti-dumping and countervailing duties and rights

24.1. When, after the date of bid, provisional payments are required, or antidumping or countervailing duties are imposed, or the amount of a provisional payment or anti-dumping or countervailing right is increased in respect of any dumped or subsidized import, the State is not liable for any amount so required or imposed, or for the amount of any such increase.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

24.2. When, after the said date, such a provisional payment is no longer required or any such anti-dumping or countervailing right is abolished, or where the amount of such provisional payment or any such right is reduced, any such favourable difference shall on demand be paid forthwith by the contractor to the State or the State may deduct such amounts from moneys (if any) which may otherwise be due to the contractor in regard to supplies or services which he delivered or rendered, or is to deliver or render in terms of the contract or any other contract or any other amount which may be due to him.

25. Force Majeure

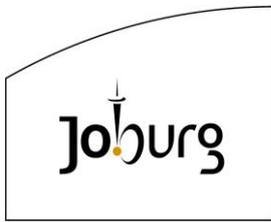
25.1. Notwithstanding the provisions of GCC Clauses 22 and 23, the supplier shall not be liable for forfeiture of its performance security, damages, or termination for default if and to the extent that his delay in performance or other failure to perform his obligations under the contract is the result of an event of a *force majeure*.

25.2. If a *force majeure* situation arises, the supplier shall promptly notify the purchaser in writing of such condition and the cause thereof. Unless otherwise directed by the purchaser in writing, the supplier shall continue to perform its obligations under the contract as far as is reasonably practical, and shall seek all reasonable alternative means for performance not prevented by the *force majeure* event.

26. Termination for insolvency

26.1. The purchaser may at any time terminate the contract by giving written notice to the supplier if the supplier becomes bankrupt or otherwise insolvent. In this event, termination will be without compensation to the supplier, provided that such

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

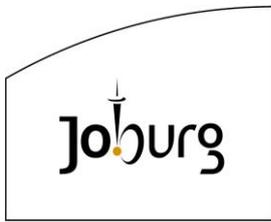
---

termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the purchaser.

27. Settlement of Disputes

- 27.1. If any dispute or difference of any kind whatsoever arises between the purchaser and the supplier in connection with or arising out of the contract, the parties shall make every effort to resolve amicably such dispute or difference by mutual consultation.
- 27.2. If, after 30 (thirty) days, the parties have failed to resolve their dispute or difference by such mutual consultation, then either the purchaser or the supplier may give notice to the other party of his intention to commence with mediation. No mediation in respect of this matter may be commenced unless such notice is given to the other party.
- 27.3. Should it not be possible to settle a dispute by means of mediation, it may be settled in a South African court of law.
- 27.4. Mediation proceedings shall be conducted in accordance with the rules of procedure specified in the SCC.
- 27.5. Notwithstanding any reference to mediation and/or court proceedings herein:
- (a) the parties shall continue to perform their respective obligations under the contract unless they otherwise agree; and
  - (b) the purchaser shall pay the supplier any monies due the supplier.
- 27.6. Except in cases of criminal negligence or willful misconduct, and in the case of infringement pursuant to Clause 6;
- (a) the supplier shall not be liable to the purchaser, whether in contract, tort, or otherwise, for any indirect or consequential loss or damage, loss of use, loss of production, or loss of profits or interest costs, provided that this exclusion

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

shall not apply to any obligation of the supplier to pay penalties and/or damages to the purchaser; and

- (b) the aggregate liability of the supplier to the purchaser, whether under the contract, in tort or otherwise, shall not exceed the total contract price, provided that this limitation shall not apply to the cost of repairing or replacing defective equipment.

28. Governing language

- 28.1. The contract shall be written in English. All correspondence and other documents pertaining to the contract that is exchanged by the parties shall also be written in English.

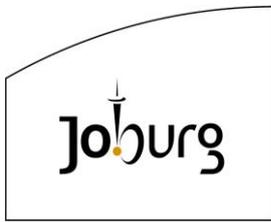
29. Applicable law

- 29.1. The contract shall be interpreted in accordance with South African laws, unless otherwise specified in SCC.

30. Notices

- 30.1. Every written acceptance of a bid shall be posted to the supplier concerned by registered or certified mail and any other notice to him shall be posted by ordinary mail to the address furnished in his bid or to the address notified later by him in writing and such posting shall be deemed to be proper service of such notice.
- 30.2. The time mentioned in the contract documents for performing any act after such aforesaid notice has been given, shall be reckoned from the date of posting of such notice.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

31. Taxes and duties

- 31.1. A foreign supplier shall be entirely responsible for all taxes, stamp duties, license fees, and other such levies imposed outside the purchaser's country.
- 31.2. A local supplier shall be entirely responsible for all taxes, duties, license fees, etc., incurred until delivery of the contracted goods to the purchaser.
- 31.3. No contract shall be awarded to any bidder whose tax matters are not in order. A tax clearance certificate must be submitted and if a copy, such must be certified as the true copy of the original. Revenue Services.

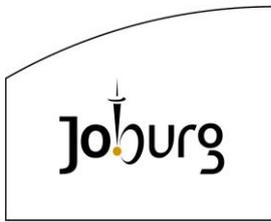
32. National Industrial Participation (NIP) Programme

- 32.1. The NIP Programme administered by the Department of Trade and Industry shall be applicable to all contracts that are subject to the NIP obligation.

33. Prohibition of Restrictive practices

- 33.1. In terms of section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, an agreement between, or concerted practice by, firms, or a decision by an association of firms, is prohibited if it is between parties in a horizontal relationship and if a bidder (s) is / are or a contractor(s) was / were involved in collusive bidding (or bid rigging).
- 33.2. If a bidder(s) or contractor(s), based on reasonable grounds or evidence obtained by the purchaser, has / have engaged in the restrictive practice referred to above, the purchaser may refer the matter to the Competition Commission for investigation and

Initial



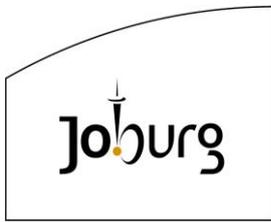
**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

possible imposition of administrative penalties as contemplated in the Competition Act No. 89 of 1998.

- 33.3. If a bidder(s) or contractor(s), has / have been found guilty by the Competition Commission of the restrictive practice referred to above, the purchaser may, in addition and without prejudice to any other remedy provided for, invalidate the bid(s) for such item(s) offered, and / or terminate the contract in whole or part, and / or restrict the bidder(s) or contractor(s) from conducting business with the public sector for a period not exceeding ten (10) years and / or claim damages from the bidder(s) or contractor(s) concerned.

Initial



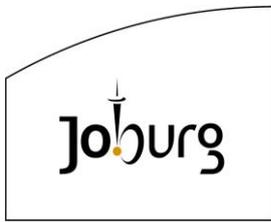
**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

**SECTION 1**

<b>1.1</b>	<b>CONDITIONS OF AWARD</b> <b>Notwithstanding the suppliers' proposal being recommended for award, an award shall not be made to a supplier whose:</b>
1.1.1	Tax matters are not in order, as confirmed in terms of the National Treasury's Centralized Supplier Database (CSD) and/or SARS.
1.1.2	Municipal Rates and Taxes of the bidder and that of its Directors is in arrears for more than 3 (three) months and there are no arrangements made with the relevant Municipality.
1.1.3	Directors and Principal members are in the Service of the State as defined in Regulation 1, of the Municipal Supply Chain Management Regulations.
1.1.4	Name of the bidder or that of its directors appear on the National Treasury's database of Restricted Suppliers.

Initial



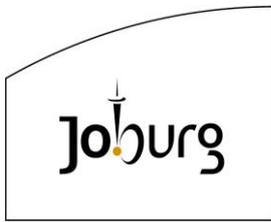
APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

---

## SECTION 2

TERMS OF REFERENCE  
PLEASE REFER TO APPENDIX "A"  
AT THE BACK OF THE DOCUMENT.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

**FORM OF BID**

**NB. ERROR/S OR ALTERATION/S MADE MUST BE SCRATCHED AND SIGNED NEXT TO THE ERROR OR ALTERATION BY THE SAME PERSON WHO SIGNS THE BID DOCUMENT. THEREFORE, NO TIPEX IS ALLOWED. IN ADDITION, ERROR/S OR ALTERATION/S MADE RELATING TO PRICE MUST BE ACCOMPANIED BY A LETTER [IN THE BIDDER'S LETTERHEAD] POINTING OUT THE ERROR ALTERATION MADE AND ACKNOWLEDGING THAT IT IS THE DELEGATED SIGNATORY AND WAS SIGNED BY THE BIDDER FOR REASONS OF CORRECTING THE ERROR.**

**IN THE EVENT THAT THE BIDDER FAILS TO FULLY COMPLETE THIS FORM OF BID OR TO PROVIDE THE INFORMATION REQUESTED, OR TO SIGN THE BID AT THE APPROPRIATE SPACES PROVIDED OR NEXT TO ERRORS, THE BID WILL BE REJECTED AS NON-RESPONSIVE.**

**BIDDERS TO FILL IN THE FOLLOWING TABLE**

ITEM	DESCRIPTION	TOTAL AMOUNT EXCLUDING VAT.	TOTAL AMOUNT INCLUDING VAT.
1.	APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.	R	R

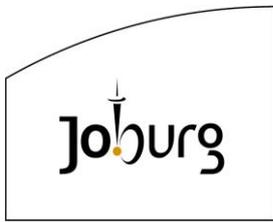
Prices include Value Added Tax

Rate of Value Added Tax Ø \_\_\_\_\_ %

Ø To be inserted by the Proposer

**Name of Proposer (in full):** \_\_\_\_\_

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

**PROPOSAL PRICE ADJUSTMENT**

Is this a firm price proposal? \_\_\_\_\_

**The answer to the above question must either be YES/NO**

**NB:** If neither Yes or No is inserted the Bid price will be taken to be firm and no adjustment will be allowed, notwithstanding anything to the contrary elsewhere contained.

If the answer to the above question is **NO**, Proposers are to provide a detailed Annexure specifying components and percentages of the pricing elements that will fluctuate. An indication should be given of the escalation across the Bid period stipulating base rates that the Bid is premised upon and changes in the subsequent year. Failure to provide details in this regard will invalidate your claim for a Bid price adjustment.

Name of bidder (in full) : \_\_\_\_\_

Company Registration Number : \_\_\_\_\_

VAT Registration Number : \_\_\_\_\_

Business address : \_\_\_\_\_

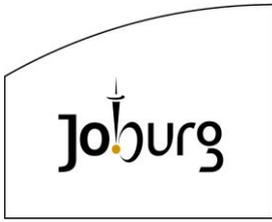
\_\_\_\_\_

\_\_\_\_\_

Postal address : \_\_\_\_\_

\_\_\_\_\_

Initial



BID NO: COJ/TRP002/25-26

APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

Telephone number : \_\_\_\_\_

E-mail address : \_\_\_\_\_

Name of person authorized to sign this Bid : \_\_\_\_\_  
(BLOCK LETTERS)

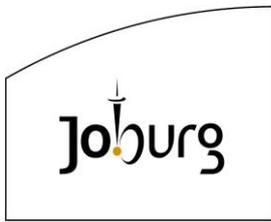
Signature of person authorized to sign this Bid \_\_\_\_\_

Date : \_\_\_\_\_ 2026.

As witness : \_\_\_\_\_

**NB: THE RESOLUTION AUTHORIZING THE ABOVE-MENTIONED PERSON TO SIGN ALL RELEVANT DOCUMENTS MUST BE ATTACHED.**

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

SECTION 3

MBD 3.2

PRICE ADJUSTMENTS

A NON-FIRM PRICES SUBJECT TO ESCALATION

NAME OF BIDDER: .....BID NUMBER: COJ/TRP002/25-26
CLOSING TIME: 10:30AM CLOSING DATE: 20 MARCH 2026

OFFER TO BE VALID FOR 12 (TWELVE) MONTHS FROM THE CLOSING DATE OF BID

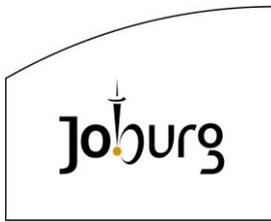
- 1. IN CASES OF PERIOD CONTRACTS, NON-FIRM PRICES WILL BE ADJUSTED (LOADED) WITH THE ASSESSED CONTRACT PRICE ADJUSTMENTS IMPLICIT IN NON-FIRM PRICES WHEN CALCULATING THE COMPARATIVE PRICES
2. IN THIS CATEGORY PRICE ESCALATIONS WILL ONLY BE CONSIDERED IN TERMS OF THE FOLLOWING FORMULA:

Pa = (1 - V)Pt ( D1 R1t / R1o + D2 R2t / R2o + D3 R3t / R3o + D4 R4t / R4o ) + VPt

Where:

Pa = The new escalated price to be calculated.
(1-V) Pt = 85% of the original bid price. Note that Pt must always be the original bid price and not an escalated price.

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

- D1, D2.. = Each factor of the bid price eg. labour, transport, clothing, footwear, etc. The total of the various factors D1,D2...etc. must add up to 100%.
- R1t, R2t..... = Index figure obtained from new index (depends on the number of factors used).
- R1o, R2o = Index figure at time of bidding.
- VPt = 15% of the original bid price. This portion of the bid price remains firm i.e. it is not subject to any price escalations.

3. The following index/indices must be used to calculate your bid price:

Index..... Dated..... Index..... Dated..... Index..... Dated.....

Index..... Dated..... Index..... Dated..... Index..... Dated.....

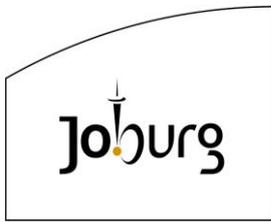
4. FURNISH A BREAKDOWN OF YOUR PRICE IN TERMS OF ABOVE-MENTIONED FORMULA. THE TOTAL OF THE VARIOUS FACTORS MUST ADD UP TO 100%.

<i>FACTOR (D1, D2 etc. eg. Labour, transport etc.)</i>	<i>PERCENTAGE OF BID PRICE</i>

**PRICES SUBJECT TO RATE OF EXCHANGE VARIATIONS**

1. Please furnish full particulars of your financial institution, state the currencies used in the conversion of the prices of the items to South African currency, which portion of the price is subject to rate of exchange variations and the amounts remitted abroad.

Initial



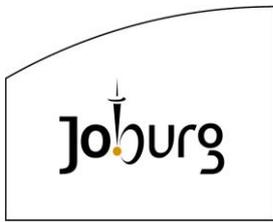
**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

<i>PARTICULARS OF FINANCIAL INSTITUTION</i>	<i>ITEM NO</i>	<i>PRICE</i>	<i>CURRENCY</i>	<i>RATE</i>	<i>PORTION OF PRICE SUBJECT TO ROE</i>	<i>AMOUNT IN FOREIGN CURRENCY REMITTED ABROAD</i>
				ZAR=		
				ZAR=		
				ZAR=		
				ZAR=		
				ZAR=		
				ZAR=		

*2. Adjustments for rate of exchange variations during the contract period will be calculated by using the average monthly exchange rates as issued by your commercial bank for the periods indicated hereunder: (Proof from bank required)*

<i>AVERAGE MONTHLY EXCHANGE RATES FOR THE PERIOD:</i>	<i>DATE DOCUMENTATION MUST BE SUBMITTED TO THIS OFFICE</i>	<i>DATE FROM WHICH NEW CALCULATED PRICES WILL BECOME EFFECTIVE</i>	<i>DATE UNTIL WHICH NEW CALCULATED PRICE WILL BE EFFECTIVE</i>

Initial



BID NO: COJ/TRP002/25-26

APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

MBD 3.3

PRICING SCHEDULE (Professional Services)

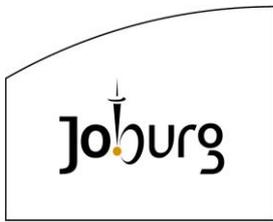
<b>NAME OF BIDDER:</b> .....	<b>BID NUMBER:</b> COJ/TRP002/25-26
<b>CLOSING TIME:</b> 10:30AM	<b>CLOSING DATE:</b> 20 MARCH 2026

OFFER TO BE VALID FOR 12 (TWELVE) MONTHS FROM THE CLOSING DATE OF BID.

- The accompanying information must be used for the formulation of proposals.
- Bidders are required to indicate a ceiling price based on the total estimated time for completion of all phases and including all expenses inclusive of all applicable taxes for the project. R.....
- PERSONS WHO WILL BE INVOLVED IN THE PROJECT AND RATES APPLICABLE (CERTIFIED INVOICES MUST BE RENDERED IN TERMS HEREOF)

4. PERSON AND POSITION	HOURLY RATE	DAILY RATE
-----	R-----	-----

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

5. PHASES ACCORDING TO WHICH THE PROJECT WILL BE COMPLETED, COST PER PHASE AND MAN-DAYS TO BE SPENT

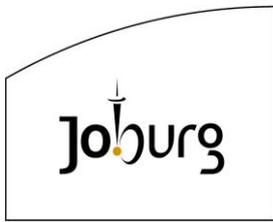
-----	R-----	----- days

5.1 Travel expenses (specify, for example rate/km and total km, class of air travel, etc.). Only actual costs are recoverable. Proof of the expenses incurred must accompany certified invoices.

DESCRIPTION OF EXPENSE TO BE INCURRED	RATE	QUANTITY	AMOUNT
-----	.....	.....	R.....
-----	.....	.....	R.....
-----	.....	.....	R.....
-----	.....	.....	R.....

\*\*“all applicable taxes” includes value-added taxes, pay as you earn, income tax, unemployment insurance fund contributions and skills development levies.

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

5.2 Other expenses, for example accommodation (specify, e.g. Three star hotel, bed and breakfast, telephone cost, reproduction cost, etc.). On basis of these particulars, certified invoices will be checked for correctness. Proof of the expenses must accompany invoices.

DESCRIPTION OF EXPENSE TO BE INCURRED	RATE/QUANTITY	AMOUNT
-----	.....	R.....

TOTAL:.....

6. Period required for commencement with project after acceptance of bid.....

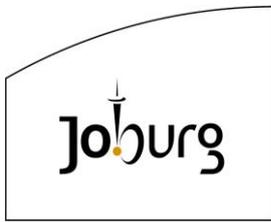
7. Estimated man-days for completion of project .....

8. Are the rates quoted firm for the full period of contract? .....\*YES/ NO.

9. If not firm for the full period, provide details of the basis on which adjustments will be applied for, for example consumer price index .....

[Empty box for signature]

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

MBD 4

DECLARATION OF INTEREST

- 1. No bid will be accepted from persons in the service of the state<sup>1</sup>.
2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favouritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state, it is required that the bidder or their authorised representative declare their position in relation to the evaluating/adjudicating authority.
3. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

3.1. Full Name of bidder or his or her representative: .....

3.2. Identity Number: .....

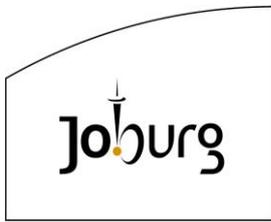
3.3. Position occupied in the Company (director, trustee, shareholder<sup>2</sup>): .....

<sup>1</sup> MSCM Regulations: "in the service of the state" means to be -

- (a) a member of -
(i) any municipal council;
(ii) any provincial legislature; or
(iii) the national Assembly or the national Council of provinces;
2
(b) a member of the board of directors of any municipal entity;
(c) an official of any municipality or municipal entity;
(d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);
(e) a member of the accounting authority of any national or provincial public entity; or
(f) An employee of Parliament or a provincial legislature.

[Empty box for signature]

Initial

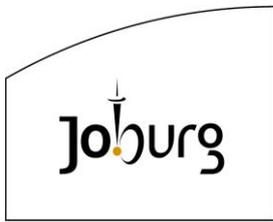


APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

- 3.4. Company Registration Number: .....
- 3.5. Tax Reference Number: .....
- 3.6. VAT Registration Number: .....
- 3.7. The names of all directors / trustees / shareholders members, their individual identity numbers and state employee numbers must be indicated in paragraph 4 below.
- 3.8. Are you presently in the service of the state? **YES / NO**
  - 3.8.1 If yes, furnish particulars.....
- 3.9. Have you been in the service of the state for the past twelve months? **YES / NO**
  - 3.9.1 If yes, furnish particulars.....
- 3.10. Do you have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid? **YES / NO**
  - 3.10.1 If yes, furnish particulars.....
- 3.11. Are you, aware of any relationship (family, friend, other) between any other bidder

<sup>2</sup> Shareholder" means a person who owns shares in the company and is actively involved in the management of the company or business and exercises control over the company.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid? **YES / NO**

3.11.1 If yes, furnish particulars.....

3.12. Are any of the company's directors, trustees, managers, principle shareholders or stakeholders in service of the state? **YES/NO**

3.12.1 If yes, furnish particulars.....

3.13. Are any spouse, child or parent of the company's directors, trustees, managers, Principle Shareholders or stakeholders in service of the state? **YES/NO**

3.13.1 If yes, furnish particulars.....

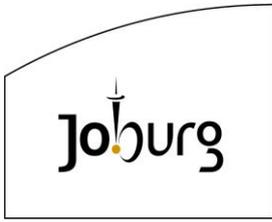
3.14. Do you or any of the directors, trustees, managers, principle shareholders, or stakeholders of this company have any interest in any other related companies or business whether or not they are bidding for this contract? **YES / NO**

3.14.1 If yes, furnish particulars: .....

4. Full details of directors / trustees / members / shareholders.

Full Name	Identity Number	State Employee Number

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

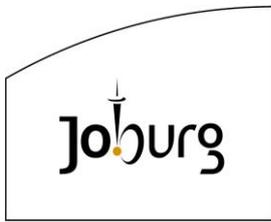

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Name of Bidder

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

### **DECLARATION OF INTEREST**

In order to give effect to the declaration of interest [MBD 4], the following questionnaire must be completed. The bidder is required to respond by yes or no to the declarations and furnish information in the format provided in the event that the response is YES. By appending signature at the end, the bidder confirms the declarations to be true and correct. The declaration must be read in conjunction with the important notice.

1. Have you been in the service of the state for the past twelve months?

**YES / NO**

2. Are any of the bidder's directors, trustees, managers, principle shareholders or stakeholders in service of the state?

**YES / NO**

3. Is any spouse, child or parent of the bidder's directors, trustees, managers, major shareholder/s or stakeholder/s in service of the state?

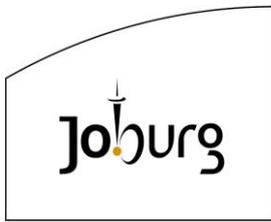
**YES / NO**

4. Do you or any of the director/s, trustee/s, manager/s, major shareholder/s, or stakeholder/s of the bidder have any interest in any other related companies or business whether or not they are bidding for this contract?

**YES / NO**

5. If yes in any or all of the above, furnish particular in the format below.

Initial



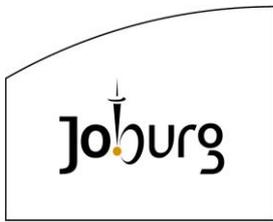
**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

	<i>Full Name</i>	<i>Identity number</i>	<i>State employee number</i>	<i>Status [currently or past employed]</i>	<i>Relationship to bidder</i>
1.					
2.					
3.					
4.					

6. To ensure compliance with question 3.14 on MBD 4, bidders are required to disclose information regarding all companies in which any director(s), trustee(s), manager(s), major shareholder(s), or stakeholder(s) of the bidder hold an interest. This includes interests in any related companies or businesses, regardless of whether those entities are participating in this bidding process or not.

ITEM	COMPANY NAME	COMPANY REGISTRATION NUMBER
1.		
2.		
3.		
4.		

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		

\* Bidders are advised that, in instances where the space provided is insufficient to list all relevant companies, a separate list detailing all companies must be attached to the submission.

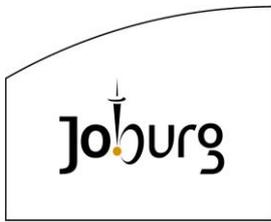
\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Capacity**

\_\_\_\_\_  
**Name of Bidder**

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

**MBD 5**

**DECLARATION FOR PROCUREMENT ABOVE R10 MILLION (VAT INCLUDED)**

*For all procurement expected to exceed R10 million (VAT included), bidders must complete the following questionnaire:*

1 Are you by law required to prepare annual financial statements for auditing? **YES/NO**

1.1 If yes, submit audited annual financial statements for the past Three years or since the date of establishment if established during the past three years.

.....  
.....

2 Do you have any outstanding undisputed commitments for municipal services towards a municipality or any other service provider in respect of which payment is overdue for more than 30 days? **YES/NO**

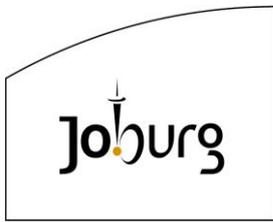
2.1. If no, this serves to certify that the bidder has no undisputed commitments for municipal services towards a municipality or other service provider in respect of which payment is overdue for more than 30 days.

2.2 If yes, provide particulars.

.....  
.....

3 Has any contract been awarded to you by an organ of state **YES/NO**

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

during the past five years, including particulars of any material non-compliance or dispute concerning the execution of such contract?

3.1 If yes, furnish particulars

.....  
.....

4. Will any portion of goods or services be sourced from outside the Republic, and, if so, what portion and whether any portion of payment from the municipality / municipal entity is expected to be transferred out of the Republic? YES/NO

4.1 If yes, furnish particulars

.....  
.....

**CERTIFICATION**

I, THE UNDERSIGNED (NAME) .....  
CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM IS CORRECT. I ACCEPT THAT THE STATE MAY ACT AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

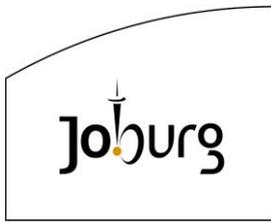
\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Capacity**

\_\_\_\_\_  
**Name of Bidder**

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

**DECLARATION FOR PROCUREMENT ABOVE R10 MILLION**

**In order to give effect to the Declaration for Procurement above R10 Million [MBD 5] (Vat Included), the bidder is required to furnish information in the format provided in the event that the response is NO. By appending signature at the end, the bidder confirms the declarations to be true and correct. The declaration must be read in conjunction with the important notice.**

1.1.1.If the bidder is not required by law to prepare annual financial statements for auditing, *such bidder must submit independently reviewed AFS, if required to have its AFS independently reviewed by law, or independently prepared AFS if it is an owner-managed company that is exempt from having its AFS audited or independently reviewed* in accordance with the Companies Act, 71 of 2008, as amended and the Companies Regulations, 2011 for the past three years or since the date of establishment during the past three years from which to determine the true financial position of the bidder.

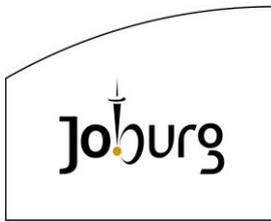
\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Capacity**

\_\_\_\_\_  
**Name of Bidder**

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

---

MBD 6.1

**PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL  
PROCUREMENT REGULATIONS 2022**

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

**NB: BEFORE COMPLETING THIS FORM, TENDERERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022**

---

**1. GENERAL CONDITIONS**

1.1 The following preference point systems are applicable to invitations to tender:

- the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

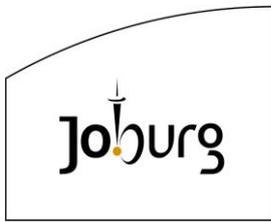
1.2

- a) The applicable preference point system for this tender is the 90/10 preference point system.

1.3 Points for this tender (even in the case of a tender for income-generating contracts)

shall be awarded for:

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

- (a) Price; and
- (b) Specific Goals.

1.4 To be completed by the organ of state:

The maximum points for this tender are allocated as follows:

	POINTS
PRICE	90
SPECIFIC GOALS	10
TOTAL POINTS FOR PRICE AND SPECIFIC GOALS	100

1.5 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.

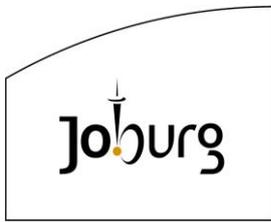
1.6 The organ of state reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

2. DEFINITIONS

(a) "tender" means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;

(b) "price" means an amount of money tendered for goods or services, and

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

includes all applicable taxes less all unconditional discounts;

(c) "rand value" means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;

(d) "tender for income-generating contracts" means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and

(e) "the Act" means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

3.1. POINTS AWARDED FOR PRICE

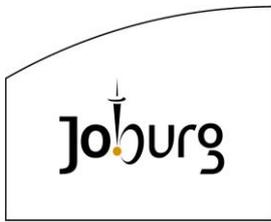
3.1.1 THE 90/10 PREFERENCE POINT SYSTEMS

A maximum of 90 points is allocated for price on the following basis:

90/10

$$Ps = 90 \left( 1 - \frac{Pt - Pmin}{Pmin} \right)$$

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

Where

- Ps = Points scored for price of tender under consideration
- Pt = Price of tender under consideration
- Pmin = Price of lowest acceptable tender

**3.2. FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME GENERATING PROCUREMENT**

**3.2.1. POINTS AWARDED FOR PRICE**

A maximum of 90 points is allocated for price on the following basis:

**90/10**

$$Ps = 90 \left( 1 + \frac{Pt - Pmax}{Pmax} \right)$$

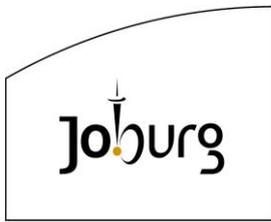
Where

- Ps = Points scored for price of tender under consideration
- Pt = Price of tender under consideration
- Pmax = Price of highest acceptable tender

**4. POINTS AWARDED FOR SPECIFIC GOALS**

4.1. In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:

4.2. In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—

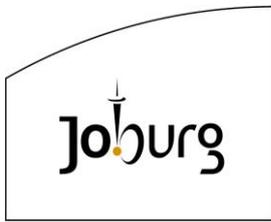
- (a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or
- (b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,

then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system.

**Table 1: Specific goals for the tender and points claimed are indicated per the table below.**

***The tenderer must indicate how they claim points for each preference point system.)***

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

The specific goals allocated points in terms of this tender	Means of verification	Number of points allocated (80/20 system)	Number of points claimed (80/20 system) (To be completed by the tenderer)
Business owned by 51% or more – Black People	CSD and ID copies for Director/s	5	
Subcontracting to businesses owned by designated group (up to 30%)	Draft subcontracting agreement to the designated groups, and valid BBBEE certificate / sworn affidavit of the subcontracted business	5	

**DECLARATION WITH REGARD TO COMPANY/FIRM**

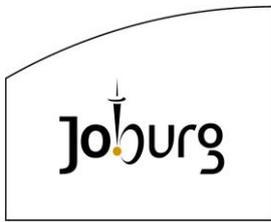
4.3. Name of company / firm .....

4.4. Company registration number: .....

4.5. TYPE OF COMPANY/ FIRM

- Partnership/Joint Venture / Consortium
- One-person business/sole propriety
- Close corporation
- Public Company
- Personal Liability Company

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

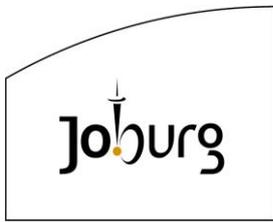
---

- (Pty) Limited
  - Non-Profit Company
  - State Owned Company
- [TICK APPLICABLE BOX]

4.6. I, the undersigned, who is duly authorised to do so on behalf of the company / firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company / firm for the preference(s) shown and I acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;
- iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –
  - (a) disqualify the person from the tendering process;
  - (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
  - (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

- (d) recommend that the tenderer or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
- (e) forward the matter for criminal prosecution, if deemed necessary.

.....  
SIGNATURE(S) OF TENDERER(S)

**SURNAME AND NAME:** .....

**DATE:** .....

**ADDRESS:** .....

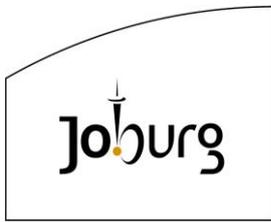
.....

.....

.....

.....

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

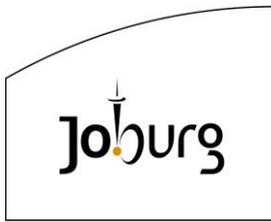
**MBD 8**

**DECLARATION OF BIDDER’S PAST SUPPLY CHAIN MANAGEMENT PRACTICES**

- 1 This Municipal Bidding Document must form part of all bids invited.
- 2 It serves as a declaration to be used by municipalities and municipal entities in ensuring that when goods and services are being procured, all reasonable steps are taken to combat the abuse of the supply chain management system.
- 3 The bid of any bidder may be rejected if that bidder, or any of its directors have:
  - a. abused the municipality’s / municipal entity’s supply chain management system or committed any improper conduct in relation to such system;
  - b. been convicted for fraud or corruption during the past five years;
  - c. willfully neglected, reneged on or failed to comply with any government, municipal or other public sector contract during the past five years; or
  - d. Been listed in the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004).
- 4 **In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.**

Item	Question	Yes	No
4.1	Is the bidder or any of its directors listed on the National Treasury’s database as a company or person prohibited from doing business with the public sector? <b>(Companies or persons who are listed on this database were informed in writing of this restriction by the National Treasury after the <i>audi alteram partem</i> rule was applied).</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

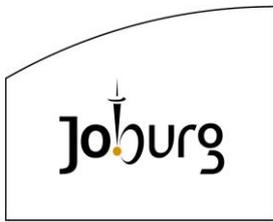
Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

4.1.1	If so, furnish particulars:		
4.2	<p>Is the bidder or any of its directors listed on the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004)?</p> <p><b>(To access this Register enter the National Treasury’s website, <a href="http://www.treasury.gov.za">www.treasury.gov.za</a>, click on the icon “Register for Tender Defaulters” or submit your written request for a hard copy of the Register to facsimile number (012) 3265445).</b></p>	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>
4.2.1	If so, furnish particulars:		
4.3	<p>Was the bidder or any of its directors convicted by a court of law (including a court of law outside the Republic of South Africa) for fraud or corruption during the past five years?</p>	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>
4.3.1	If so, furnish particulars:		
4.4	<p>Does the bidder or any of its directors owe any municipal rates and taxes or municipal charges to the municipality / municipal entity, or to any other municipality / municipal entity, that is in arrears for more than three months?</p>	<p>Yes</p> <input type="checkbox"/>	<p>No</p> <input type="checkbox"/>

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

4.4.1	If so, furnish particulars:		
4.5	Was any contract between the bidder and the municipality / municipal entity or any other organ of state terminated during the past five years on account of failure to perform on or comply with the contract?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.5.1	If so, furnish particulars:		

**CERTIFICATION**

**I, THE UNDERSIGNED (FULL NAME) .....CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM TRUE AND CORRECT.**

**I ACCEPT THAT, IN ADDITION TO CANCELLATION OF A CONTRACT, ACTION MAY BE TAKEN AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.**

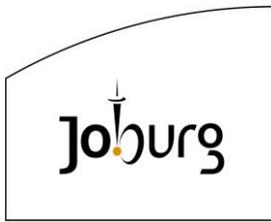
\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Capacity**

\_\_\_\_\_  
**Name of Bidder**

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

**MBD 9**

### **CERTIFICATE OF INDEPENDENT BID DETERMINATION**

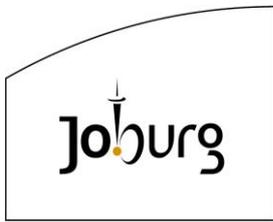
1. This Municipal Bidding Document (MBD) must form part of all bids<sup>3</sup> invited.
2. Section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, prohibits an agreement between, or concerted practice by, firms, or a decision by an association of firms, if it is between parties in a horizontal relationship and if it involves collusive bidding (or bid rigging).<sup>4</sup> Collusive bidding is a *pe se* prohibition meaning that it cannot be justified under any grounds.
3. Municipal Supply Regulation 38 (1) prescribes that a supply chain management policy must provide measures for the combating of abuse of the supply chain management system, and must enable the accounting officer, among others, to:
  - a. take all reasonable steps to prevent such abuse;
  - b. reject the bid of any bidder if that bidder or any of its directors has abused the supply chain management system of the municipality or municipal entity or has committed any improper conduct in relation to such system; and
  - c. cancel a contract awarded to a person if the person committed any corrupt or fraudulent act during the bidding process or the execution of the contract.

---

<sup>3</sup> Includes price quotations, advertised competitive bids, limited bids and BIDs.

<sup>4</sup> Bid rigging (or collusive bidding) occurs when businesses, that would otherwise be expected to compete, secretly conspire to raise prices or lower the quality of goods and / or services for purchasers who wish to acquire goods and / or services through a bidding process. Bid rigging is, therefore, an agreement between competitors not to compete.

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

- 4. This MBD serves as a certificate of declaration that would be used by institutions to ensure that, when bids are considered, reasonable steps are taken to prevent any form of bid-rigging.
- 5. In order to give effect to the above, the attached Certificate of Bid Determination (MBD 9) must be completed and submitted with the bid:

I, the undersigned, in submitting the accompanying bid:

\_\_\_\_\_  
(Bid Number and Description)

In response to the invitation for the bid made by:

\_\_\_\_\_  
(Name of Municipality / Municipal Entity)

Do hereby make the following statements that I certify to be true and complete in every respect:

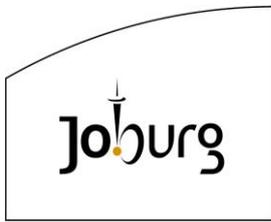
I certify, on behalf of: \_\_\_\_\_ that:

(Name of Bidder)

**CERTIFICATE OF INDEPENDENT BID DETERMINATION**

- 1. I have read and I understand the contents of this Certificate;
- 2. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect;
- 3. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder;

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

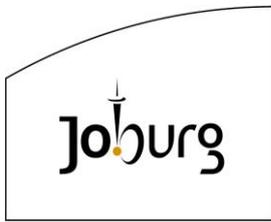
---

4. Each person whose signature appears on the accompanying bid has been authorized by the bidder to determine the terms of, and to sign, the bid, on behalf of the bidder;
5. For the purposes of this Certificate and the accompanying bid, I understand that the word "competitor" shall include any individual or organization, other than the bidder, whether or not affiliated with the bidder, who:
  - (a) has been requested to submit a bid in response to this bid invitation;
  - (b) could potentially submit a bid in response to this bid invitation, based on their qualifications, abilities or experience; and
  - (c) Provides the same goods and services as the bidder and/or is in the same line of business as the bidder.
6. The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium<sup>5</sup> will not be construed as collusive bidding.
7. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:
  - (a) prices;
  - (b) geographical area where product or service will be rendered (market allocation)
  - (c) methods, factors or formulas used to calculate prices;

---

<sup>5</sup> Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

- (d) the intention or decision to submit or not to submit, a bid;
  - (e) the submission of a bid which does not meet the specifications and conditions of the bid; or
  - (f) Bidding with the intention not to win the bid.
8. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this bid invitation relates.
9. The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.
10. I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No. 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No. 12 of 2004 or any other applicable legislation.

---

**Signature**

---

**Date**

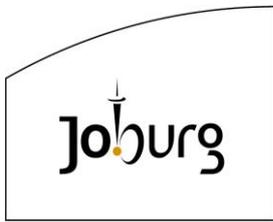
---

**Capacity**

---

**Name of Bidder**

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

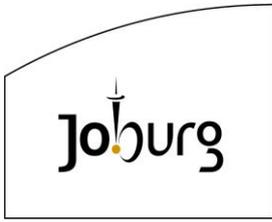
**DECLARATION ON STATE OF MUNICIPAL ACCOUNTS**

- A Any bid may be rejected if:
  - Any municipal rates and taxes or municipal service charges owed by the bidder and any of the directors to the municipality or a municipal entity, or to any other municipality or municipal entity, are in arrears for more than 3 (three) months.
  - In the case of International companies having South African Agencies and that business premises are leased, proof of lease agreements and / or monthly rental statements must be submitted.
  - The above will also be applicable for directors of the bidder/s who are leasing residential premises. Where the directors of the bidder/s reside outside the country, this requirement is not applicable.

B Bid Information

- i. Name of bidder  
.....
- ii. Registration Number  
.....
- iii. Municipality where business is situated  
.....
- iv. Municipal account number for rates  
.....
- v. Municipal account number for water and electricity  
.....
- vi. Names of all directors, their ID numbers and municipal account number.
  - a. ....

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

- b. ....
- c. ....
- d. ....
- e. ....

C Documents to be attached.

- i. A copy of municipal account mentioned in B (iv) & (v) (Not older than 3 (three) months)
- ii. A copy of municipal accounts of all directors mentioned in B (vi) (Not older than 3 (three) months)
- iii. Proof of directors

I/We declare that the abovementioned information is true and correct and that the following documents are attached to this form:

.....

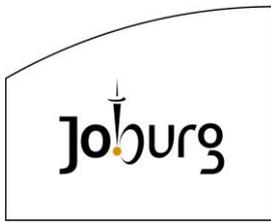
.....

.....

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

### **SUBMISSION OF PROOF OF MUNICIPAL ACCOUNTS OR LEASE AGREEMENTS**

1. Municipal Accounts / Rates / Taxes:

1.2. A Bidder is required to provide municipal accounts for the firm and for each director / shareholder / partner to prove that the bidder or any of its directors / shareholders / partners is not in arrears with their municipal account for more than 3 (three) months, or that the necessary arrangements have been made with the Municipality.

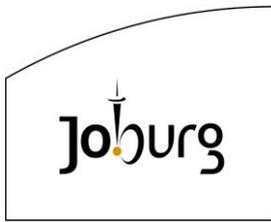
1.3. If the bidder or any of its directors / shareholders / partners is unable to provide municipal accounts for the firm and/or for each director / shareholder / partner as is required, then the bidder is to provide an affidavit, which is signed before a commissioner of oaths, which outlines the facts which make it not to be able to accede to the request for municipal accounts.

1.2. Further to the affidavit, the bidder is to provide a confirmation letter from the relevant municipality confirming the following: -

1.2.1. The name(s) of the owner(s) of the account(s)

1.2.2. The relevant account(s) number(s); and

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

1.2.3. That the municipal accounts above, are not in arrears for more than 3 (three) months; or

1.2.4. that an acceptable arrangement has been concluded and exists.

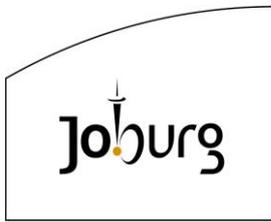
1.2.4.1. Lease Agreement:

1.1. If the bidder does not own the property from where it carries on business, or if any or any of director / shareholder / partner does not own a property in the Republic, the bidder is required to provide a copy of the Lease Agreement for the premises where it carries on business or where the director / shareholder / partner resides.

1.2. If the bidder is unable to provide a copy of the Lease Agreement as is required, then the bidder is to provide an affidavit, which is signed before a commissioner of oaths which outlines the facts which make it not to be able to produce and provide lease agreement in respect of the property it carries on business or in which its director / shareholder / partner resides.



Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

MBD 10

**DECLARATION IN TERMS OF REGULATION 21 OF THE MUNICIPAL SUPPLY CHAIN MANAGEMENT REGULATIONS**

In order to give effect to the declaration in this annexure, it must be completed and signed. By appending signature at the end, the bidder confirms the declarations to be true and correct. The declaration must be read in conjunction with the important notice.

1. I declare that I am duly authorised to act on behalf of \_\_\_\_\_ (name of the firm) and hereby declare, that to the best of my personal knowledge, neither the firm nor any director/member/partner of said firm is in arrears on any of its municipal accounts with any municipality in the Republic of South Africa, for a period longer than 3 (three) months.
2. To the extent that the bidder or any director/member/partner of the bidder is in arrears for a longer period than 3 (three) months, an acceptable arrangement has been agreed. Such arrangement appears more fully in the letter from the municipality/confirmation letter of municipal rates/ affidavit relating to the municipal rates/taxes.

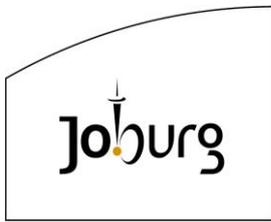
\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Capacity**

\_\_\_\_\_  
**Name of Bidder**

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

---

**SECTION 4**

**Technical data, omissions, variations**

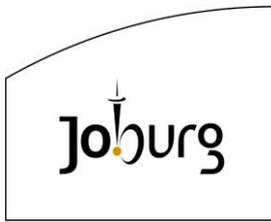
**1. Bank Details**

Name of Bankers: \_\_\_\_\_  
Address of Bankers: \_\_\_\_\_  
Branch of Bank: \_\_\_\_\_  
Bank Account Number: \_\_\_\_\_

**2. Details of Similar Work Recently Carried Out**

DESCRIPTION OF WORK	COMPLETION DATE	CLIENT NAME AND CONTACT DETAILS	VALUE (R)

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

3. **Qualifications by Bidder**

Should the bidder desire to make any departures from or modifications to the General Conditions of Contract, Specification, Drawings, or in any other way to qualify this bid, he must set out his BIDs clearly hereunder, or alternatively state them in a covering letter attached to this bid and referred to hereunder, failing which the bid will be deemed to be unqualified.

If no departures or modifications are desired, the schedule hereunder is to be marked NIL and signed by the bidder.

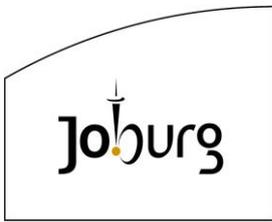
PAGE	CLAUSE OR ITEM

4. **Work to be done by others**

Full details must be provided here of any work required from the Council or others to provide complete execution of the work to the satisfaction of the Council.

DESCRIPTION OF WORK	TO BE EXECUTED BY

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

**5 Sub-Contractors**

Full details must be provided here of any work regarding sub-contractors which may be used for installation, maintenance, repair, supply of accessories and supply of parts.

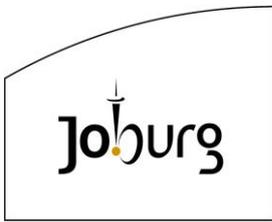
DESCRIPTION OR WORK/EQUIPMENT	TO BE EXECUTED

**6 Plant, Transport and Staff Available**

Bidders must list all equipment available for use on the contract, and must fully describe the equipment and/or plant and must further state whether owned or leased.

DESCRIPTION OF EQUIPMENT/PLANT	QUANTITY	OWNED/LEASED

Initial



APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.

7 **Omissions and Variations from the Council's Specification**

Bids will be held to be entirely in accordance with the Council's specification except in the respects stated hereunder and the goods and/or services will be subject to rejection if it is found on delivery that they do not/it does not comply with the Council's specification on additional points which have not been approved in writing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the bid is in accordance with the Council's specification in all respects, the bidder must state so here:

\_\_\_\_\_  
\_\_\_\_\_

8. **Indemnity Clause**

I/We the undersigned, do hereby indemnify and hold harmless the Council in respect of all loss, cost, damage or injury that may be caused to any premises or to any person or animal by reason of the performance of this contract.

I/We, further indemnify the Council in respect of all legal and other expenses that may be incurred by the Council in examining, resisting or settling any damage, injury or loss that may in any way be occasioned by work necessary in terms of the contract.

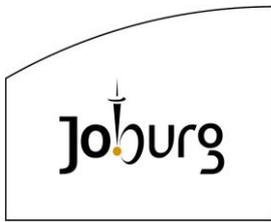
\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Capacity**

\_\_\_\_\_  
**Name of Bidder**

Initial



**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

---

## **APPENDIX A**

Initial

**APPOINTMENT OF A SERVICE PROVIDER FOR FACILITY MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AND ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY. APPOINTMENT WILL BE FOR A PERIOD NOT EXCEEDING 9 YEARS AND 11 MONTHS.**

## **1. BACKGROUND**

### **1.1 Summary**

The requirement for safe, vibrant and efficient Intermodal transportation hubs in the Inner City of Johannesburg is integral for both long-distance and daily commuters. The inner city of Johannesburg currently accommodates 6 800 taxis through the provision of ranking facilities, leaving an additional 2 800 taxis ranking and holding on the streets. This creates traffic congestion and unsafe conditions for pedestrians, commuters and other road users.

### **1.2 JITI Facility Development**

To heighten the quality of life for commuters, streamline the flow of traffic and strengthen the commuting connections with the rail service triggered the need for the construction of integrated transport facility, which promises to significantly improve the city's transportation system.

Kazerne, a dilapidated and vandalised facility served as a taxi ranking and holding facility. This underdeveloped facility and the vacant land located between Harrison, Queen Elizabeth bridge and Gwigwi Mrwebi Street, created an opportunity to construct a brand new holding and ranking facility for cross border and long-distance (inter-provincial) taxis and buses.

**DEPARTMENT: TRANSPORT**  
**UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

In the 2013/2014 financial year, the Transport Department entered into a development agreement with JDA to demolish Kazerne, develop an architectural and engineering detailed design, and construct JITI in the Johannesburg CBD.

The scope of the project included but was not limited to the following:

- Long Distance Minibus taxi facilities including ranking and holding, and Trans-continental cross-border bus facility (ranking only). The ranking and holding bays have a total floor area of **47 940 m<sup>2</sup>** and have been allocated as follows:
  - Taxi ranking: 158 bays
  - Taxi holding: 648 bays
  - Bus ranking: 20 bays
  - Metered taxi: 9 bays
  - Drop-off vehicles: 16 bays
  - Private vehicles: 20 bays
- Retail (formal and informal) – with a total floor area of 3 308m<sup>2</sup>, this entails 160 stalls.
- Office spaces, waiting area, ticket office, and storage – with a total floor area of 1 250 m<sup>2</sup>.

Johannesburg International Transport Interchange (JITI), initiated by the City of Johannesburg Transport Department and implemented by the Johannesburg Development Agency, was developed into a facility of international stature. It was practically completed in 2021 at a capital investment of R529 496 722, 66 to provide holding and ranking facilities for cross-border and long-distance (inter-provincial) taxis and buses.

The aerial pictures depict different stages of development of the facility up to a fully completed product.



**1.3 Property Description**

The property, commonly known as the Johannesburg International Transport Interchange (or JITI), comprises a multi-level building up to 4 stories in height that will be used as a national and international transport hub for buses and taxis between Johannesburg and countries in South Africa and Africa. The building was completed in 2021 and is currently vacant.

The property's legal description is Ptn 27 of the farm Johannesburg 91IR and the adjacent Erf 603 Newtown Ext1, both owned by the City of Johannesburg Metropolitan Municipality.

**TERMS OF REFERENCE: APPOINTMENT OF A SERVICE PROVIDER FOR MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AS WELL AS THE ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY.**

### **Market Value**

The Market Value of the property, land, and improvements is R367 000 000 (three hundred and sixty-seven million rand) based on the valuation as of 31 January 2022.

The improvements can be categorized as follows:

### **Bus and taxi ranking areas**

These areas stretch over three stories of the building. It comprises large concrete-constructed parking, pick-up, and drive-through areas for buses and taxis. These are designed in such a way as to facilitate easy ingress and egress with as little congestion as possible. Vehicles will enter the premises from Harrison Street and exit to Biccard Street. At the same time, waiting travellers will have easy access to and from the main building, where the ticket office, information center, ablutions, and multiple shops are located.

### **Retail space**

There are 163 mini-shops that offer a small and basic shop space with a metal handwash basin. The centre's general ablution facilities will be used by tenants. Each small space offers a plastered and painted brick area, a carpeted floor, and a steel roller door as security. It resembles typical small shops that are generally found at Taxi ranks and Markets, i.e. small, basic, and secure. The shops are not designed to accommodate traditional retail stores but are intended for use by informal traders that will be able to sell goods to travellers at lower prices than those informal shops. This is in line with the City of Johannesburg's aim to service the local community, keeping in mind the demographics of most of the users of these facilities.

### **Waiting area and food court**

This is the large open waiting area with an information desk where travellers can rest and/or purchase food for the road from vendors. It is a double-volume area with ample natural light over a concrete floor.

### **Offices**

There are several A-grade offices that are provided to serve as the main administrative area for the facility. These air-conditioned offices are modern and are neatly carpeted. Smoke detectors are fitted throughout. The offices are fitted with power skirtings.

### **Ablutions**

Male and female ablutions are centrally located. These offer modern toilets, urinals, and hand wash basins with mirrors fitted above.

### **Ticket booths**

There are thirteen cashiers where tickets can be purchased. These are located in a tiled and air-conditioned area, with the cashiers situated in a secure office behind a glass panel. Seats are installed in the waiting area.

### 1.4 Building and lettable Area

The facility is intended to be a multimodal cross-border and inter-provincial transport interchange where travellers can safely and easily connect from taxi to bus or bus to taxi. The facility also has a retail and office space component to be used by travellers and operators of the facility. The JITI facility consists of the following elements:

Description	GBA m <sup>2</sup>	GLA
<b>Bus Ranking Bay</b>	8253m <sup>2</sup>	20 bays
<b>Taxi Ranking bays</b>	8786 m <sup>2</sup>	158 bays
<b>Taxi Holding bays</b>	21797m <sup>2</sup>	648 bays
<b>Metered Taxis bays</b>	267m <sup>2</sup>	9 bays
<b>Drop-off bays</b>	192m <sup>2</sup>	
<b>Private Vehicles bays</b>	454m <sup>2</sup>	20bays
<b>Retail Space</b>	3098m <sup>2</sup>	3098m <sup>2</sup>
<b>Post office (repurpose)</b>	250m <sup>2</sup>	250m <sup>2</sup>
<b>Office Space</b>	1342m <sup>2</sup>	1342m <sup>2</sup>
<b>Ablutions</b>	496m <sup>2</sup>	496m <sup>2</sup>
<b>Storage</b>	1200m <sup>2</sup>	1200m <sup>2</sup>
<b>Waiting area</b>	98m <sup>2</sup>	98m <sup>2</sup>
<b>Ticket Offices</b>	87m <sup>2</sup>	87m <sup>2</sup>
<b>Totals</b>	46320 m <sup>2</sup>	6571 m <sup>2</sup>

**NB: GBA = Gross Building Area  
GLA = Gross Lettable Area**

### 1.5 Locality and environment

#### Macro Environment

Considering the use of the property as a national and cross-border travel interchange, it is well located. It lies within very easy access to the M1 freeway via the Smit Street and Rissik Street interchanges. From these interchanges, the M1 freeway links up with all major routes, including freeways to Limpopo / North West, the Free State, Kwa-Zulu Natal, the Western Cape, and Mpumalanga; thus, it is centrally located to all access routes to all SA's provinces. Such a central location is an important consideration for transport operators as they prefer to avoid too much traffic and have easy access to main roads. This saves money in terms of fuel usage and time.

**Locality:**

The property lies between Harrison Street and Queen Elizabeth Street in downtown Johannesburg. The M1 freeway and interchange is ±1km west of the property. Adjacent suburbs are Newtown, Braamfontein, and Marshallstown. The property is surrounded by a mix of blocks of flats, retail and office buildings, and a number of very old industrial properties, dating as far back as the 1930s. Many of these buildings are vacant and/or derelict.

There are also a number of good quality A-and B-grade offices and refurbished residential apartment buildings with modern finishes. One such A-grade office building is First National Bank's national head office building, less than 400m south of the property. Accessibility and exposure: The property enjoys good street exposure from both Harrison Street and Queen Elizabeth Street. Transport: Public transport is in the form of mainly minibus taxis that operate in the area. Park Metro Station and the Park Gautrain Station are both within a walking distance of less than 300m from the property, which makes this an ideal locality.

**2. OBJECTIVES OF THE PROJECT**

The objective of the project is to appoint a service provider(s) with the requisite facilities management and an all round property manager with experience, skills and competencies for the general facility management and administrative obligations associated to Johannesburg International Transport Interchange (JITI). The strategic management of the property shall remain the responsibility of the designated executive or senior manager of the City of Johannesburg Municipality (COJ) or its delegate. Still, the successful bidder shall play a key role in supporting such executive or senior manager.

The successful service provider will be required to enter into a Service Contract and Service Level Agreement (SLA) with the City of Johannesburg (COJ) for a period of nine years and eleven months. Regular Performance appraisals to monitor the identified KPI's shall form part of the SLA.

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

In light of any changes, as envisaged in the Institutional Arrangements, COJ reserves the right to cede any contract to any future company that may take over the management of any or all areas of the mentioned property/precinct.

**3. CONTRACT DURATION**

The contract will be in effect for a period not exceeding 9 years and 11 months.

**4. SCOPE OF WORK**

**4.1. High-Level scope**

The service provider will be required to provide facility management services on behalf of the COJ, including the following:

- 4.1.1. Conditional assessment at the start of the contract, mid and closing of the contract.
- 4.1.2. Building maintenance: Planned and unplanned maintenance of buildings, access control system, security system (CCTV), business management system (gates, air conditioners, lights), and exterior maintenance – in line with the approved maintenance plan
- 4.1.3. Management of the registration office in conjunction with COJ for payments by operators in line with the tariffs approved by the City of Johannesburg Municipality
- 4.1.4. Letting of rental spaces, trading spaces, indoor and outdoor advertising, parking spaces and administration offices
- 4.1.5. Cleaning and waste management services
- 4.1.6. Pest control, fumigation, and extraction
- 4.1.7. Security – physical guarding, armed reaction including electronic monitoring system.
- 4.1.8. Payment of municipal services, including rates and taxes (COJ internal charges)
- 4.1.9. Compliance with the Occupational Health and Safety Act requirements
- 4.1.10. Draft and administer house rules, lease agreements, user agreements, etc. in conjunction with COJ.

7

**TERMS OF REFERENCE: APPOINTMENT OF A SERVICE PROVIDER FOR MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AS WELL AS THE ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY.**

**DEPARTMENT: TRANSPORT**  
**UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

The services to COJ will cover the Johannesburg International Transport Interchange (JITI) Building, which include:

- 4 floors of approx. 48 000 sq meters of rentable space(including roof and basement storage facilities) which is made up as follows:
  - . 2 levels of taxi holding facilities parking consisting of 888 parking bays
  - . Retail block

The successful bidder shall focus on the provision of professional portfolio-based property management services in line with commercial best practices. In particular and without limiting the generality of the foregoing, the appointee will be responsible and shall be required to attend to:

- i. Property portfolio management through planned building life-cycle maintenance
- ii. Utilities Management and payment of regional council levies
- iii. Tenant recruitment and Management
- iv. Leasing and lease management
- v. Assist COJ in the collection of rental, rental deposits, and other contributions pursuant to the lease.
- vi. Payment of accounts
- vii. Tenant liaison and attending to tenant requirements.
- viii. Appointment and management of relevant SLAs in conjunction with COJ
- ix. Building/property maintenance
- x. Security & Emergency services management in and around the perimeter of the building
- xi. Arranging and supervising the cleaning of the property and surrounding areas
- xii. Parking Management in and around the building
- xiii. Security and emergency services
- xiv. Provision of management information and reports for decision-making purposes
- xv. Ensure compliance with relevant legislation and regulations such as the Occupational Safety, Health, and Environmental Act, etc.
- xvi. Liaison with the City of Johannesburg

**DEPARTMENT: TRANSPORT**  
**UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

All such services shall be performed in accordance with the Service Level Agreement. Under this agreement, the selected agent will provide, but not be limited to, services mentioned above and as outlined in the scope of work and deliverables as detailed below.

**4.2. DETAILED SCOPE OF WORK**

**4.2.1. Conditional assessment**

The bidder will be expected to conduct three condition assessments with recommendations and costing one within a month after the appointment. There after another conditional assessment in middle of the contract and the last one at the end of the contract. The assessment must be done on all infrastructure components indicated below:

- Roof Repairs
- Gutter System
- Ceiling
- Humid Ventilation Air Conditioner
- Electrical Compliance
- Plumbing Leaks
- Painting
- Glassworks
- Balustrades
- Floor Surface (Administration Block)
- Sprinkler Systems
- Fire Extinguisher and Hose Rails
- Bus Parking Area Surface
- Fencing
- Administration Building
- Access Control, Budling Maintenance, and Control Room CCTV Systems
- Occupational Health and Safety Building Compliance

#### **4.2.2. Building Maintenance**

- The appointment and management of contractors, negotiations, and finalization of all service provider contracts and/or service level agreements.
- The payment of utility accounts (verification of meter readings); to be done in conjunction with COJ
- Tenant liaison and attending to tenant requirements.
- Arranging maintenance and preventative maintenance and submitting such proposals to the COJ for review and approval prior to implementation.
- Ensure the building and all service providers are compliant with the Occupational Health and Safety Act, including maintaining fire equipment and air conditioning systems in common areas of the premises.
- Arrange for signage for tenants as per their lease agreements where applicable in conjunction with COJ.
- Make provision for parking management solutions, security and/or emergency services, and other utility services such as plumbing, electrical, aircon maintenance, and lift maintenance services.
- Landscaping: garden maintenance, tree pruning, weed removal, etc. Report any urban management issues to the relevant city departments and entities (detailed in the SLA)
- Specialised equipment maintenance must be done through pass-through costs from approved original equipment manufacturers, inclusive of administrative fees
- All maintenance work is to be done in a competitive/transparent manner; the service provider must obtain prior approval from COJ.

#### **4.2.3. Property Management**

- Manage JITI property to maximize the performance of such property
- Effect such authorized capital expenditure as may be necessary to maintain the JITI, including the refurbishments where applicable, as this is a new property, provided that in effecting such expenditure as aforesaid, the service provider shall at all times

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

only commit to and/or incur expenditure which is identified in the approved budget for the year in question.

- Any capital expenditure required that exceeds the budget or is a special item not stipulated in any budget item will be proposed and motivated to CoJ for written approval prior to any work being undertaken;
- Recommend general strategies to maximize the performance of JITI in generating revenue and operating cost management;
- Recommend letting procedures and leasing terms as required by prevailing market conditions to CoJ.
- Conduct research into prevailing rental rates and leasing terms offered in localities where the JITI is located and comparative localities and research of general market conditions prevailing in such localities as when requested by CoJ;
- The service provider shall arrange public liability insurance against such risks as are typically required to be insured against in the interest of the CoJ for up to R10 million per claim. However, the city reserves the right to re-determine the amount before the award. The service provider will ensure that all information affecting the property's insurance is communicated to the City timeously and that all insurance claims are instituted in terms of the COJ requirements.
- At least three months before the beginning of each financial year, the Service provider shall prepare a budget of total anticipated income and expenditure in respect of the property for the following twelve-month period, together with forward projections. If required by the COJ, the service provider shall submit such budget for approval at the beginning of the relevant financial year in a format acceptable to COJ.
- The parties agree to have monthly meetings during the first week of the month to discuss the following:
  - Monthly financial reports,
  - Maintenance report,
  - any other related matters

- Ensuring that the recoveries of the utilities (water and electricity) is aligned to the COJ actual bill and that metering are done in liaison with local and other authorities;

#### **4.2.4 Tenant Recruitment**

- Recruitment of tenants in line with the strategic development approach of the COJ for transport, office, retail space including trader stalls and; outdoor and indoor advertising space
- The preparation and implementation of approved marketing strategies for vacant spaces;
- Advising with regard to tenant mixes and the location of premises to be utilized for specific purposes;
- Submission to **City** of tenant offers to lease for consideration and acceptance.

#### **4.2.5. Leasing and Lease management**

- Seek tenants for premises.
- Determine the credit worthiness of those prospective tenants, their trade history and obtain such other information as may be relevant to the suitability of that prospective tenant as a tenant of the respective premises;
- Obtain written applications to lease from such tenant;
- Finalize negotiations with such prospective tenants timeously in conjunction with COJ
- Prepare written leases for prospective tenants substantially in the form of the standard terms of lease upon such further terms and conditions as may be acceptable to COJ;
- Stamp such leases with such stamp duty as may be payable and generally administer the leases on behalf of the COJ;
- Withhold access to the premises until such time the tenant has a signed lease agreement and adequate sureties/deposit/guarantees in respect of the premises;
- Record keeping of all leases, both electronically and hard copies

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

- Make sure that all rented space is accounted for
- Review and update leases as required.
- Reconciliations
- Implement a professional management system to facilitate effective and efficient leasing management service and reporting as per COJ requirements.

**4.2.6. Rental Roll**

- Accurate calculation and capturing of current lease rates
- Rent roll to tie in with the rentable office space
- Monthly report on the status and variances
- Assist COJ to manage collections of rental, deposits, and other contributions pursuant to the lease;
- Compile related accounting reports as required, such as annual lease smoothing, property valuation, etc.

**4.2.7 Debt Management**

- Assist COJ to manage bad debts effectively and efficiently
- Advise the COJ on ways to control bad debts
- Assist COJ in formulating and executing the strategy to address bad debts.

**4.2.8. Arrears Management**

- Assist COJ in managing collections effectively and efficiently
- Assist COJ on enforcement of the payment date

#### **4.2.9. Legal Process**

- Liaison with attorneys and supervise legal actions. Such activities are to be reported on quarterly and/or at intervals to be agreed upon;
- Management of legal processes to optimize recoveries and minimize losses.

#### **4.2.10. Tenant Installations**

- Manage and supervise tenant installations
- All installations to be negotiated strictly at the entry point only
- Installations/Refurbishing should match the maintained standards on site and must be approved by the respective Facilities Manager.

#### **4.2.11 Leasing Procedures**

- Update and develop new leasing procedures in consultation with COJ, as and when required e.g.:
  - Lease agreement and documentation
  - Conditions of leased premises and a variety of other relevant policies
  - Occupancy-related procedures and processes
  - Legal compliance, documentation, and procedures
- Ensure that company procedures are consistently applied to warrant compliance.

#### **4.2.12 Performance Management**

- Establishing all necessary management and control systems;
- Ensure that the value of the property is maximized and operating costs reduced
- Ensure that the tenants can operate effectively and efficiently
- Maintain high client satisfaction levels in terms of competitive service.

#### **4.2.13 Reporting requirements**

- Report to the COJ in respect of its functions and operations monthly or at intervals specified by COJ and at such further or other times as may be required by the COJ; the format of such reports will be in the format required by the COJ;
- A monthly operating statement, including rentals and other revenues received and expenses incurred,
- An annual Operating Plan to be submitted for review and approval by COJ, which plan shall set forth the proposed operations relating to the Project for the next succeeding calendar year and
- An annual reconciliation of Common Area expenses and assessments.
- Obtaining and checking turnover statements from tenants where applicable;
- Presenting turnover statements and reporting thereon;
- Preparation of the straight-lining calculation;

#### **4.2.14 Revenue Collection**

The CoJ will be responsible for revenue collection and ensure that all collected amounts of money are paid into a municipality's bank account as stipulated in the MFMA section 8 (1), (2)&(3). The identified revenue streams as per the financial model and approved tariffs are categorized into general rental (Bus ticket station, Offices, retail and informal trading, rank and holding (metered taxi parking, taxi ranking, taxi holding & bus ranking), and other revenue (storage space, advertising space, post office, ablutions, & waiting area.

### **5. PROPOSAL SUBMISSION**

The proposal to be submitted by the bidder must address the following at a minimum:

- ) Technical Capacity and Experience
- ) Methodology and approach
- ) Other information

The proposal shall be limited to 15 pages. The following supporting documents must be attached to the proposal:

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

- Signed reference letters on clients' letterhead
- Form COJ-JITI/001
- Company organogram demonstrating placement of the following personnel dedicated to managing JITI, at a minimum: Property Manager, Operations Manager, Financial Manager, Maintenance Manager, IT Manager, and Security Manager. The organogram must demonstrate all personnel to be deployed to JITI, including those listed here.
- Resumes/CV's of Property Manager, Operations Manager, Financial Manager, Maintenance Manager, IT Manager
- Qualifications of Property Manager, Operations Manager, Financial Manager, Maintenance Manager, IT Manager
- Form COJ-JITI/002

**5.1. TECHNICAL CAPACITY AND EXPERIENCE**

The service provider shall provide sufficient descriptions to enable COJ to assess the Agent's ability to provide turnkey property management and leasing solutions in a structured and efficient manner, which will include the following:

- I. The Agent shall provide an outline expressing the Agent's understanding of the request and summarize the basic approach to provide property, facilities management, and leasing services. The Agent shall provide evidence of the following experiences:
  - Demonstrated experience managing properties in commercial office parks and/or urbanized environments.
  - Demonstrated experience with governmental tenants.
  - Demonstrated experience with multi-use properties containing both office and retail elements.
  - Demonstrated experience in managing high-density properties, which include public spaces and traffic.
  - Demonstrated experience with clients represented at multiple levels.
  - Demonstrated experience in managing properties, especially "Green" buildings.
  - Demonstration of tenant recruitment activities

## **5.2. METHODOLOGY AND APPROACH**

The Methodology to be employed in conducting the services:

- System to be used and reporting thereof
- Risk management, thus risk relating to lease management and how you manage those, e.g., Bad debts management.
- Tenant management for incoming, current, and outgoing tenants throughout all the phases of the lease period (thus from inception until expiry)
- Handover/Takeover. How long would it take your company to take over the contract from the current Agent and implement the system?
- Approach and allocation of resources
- Turnaround time to respond to repair and maintenance issues
- Previous relevant experience and ability to carry out the work - Experience in providing property management and leasing services,
- Track record or trade reference of similar work - Agent experience in conducting assignments of similar nature and scope
- Relevant experience of key personnel providing the services
- Agent support organization, accessibility, and quality assurance methods for optimizing staff utilization,
- Proposal conciseness and clarity in understanding the COJ scope of work, defining a work plan, procedures, training, education, initiative, and responsiveness for satisfying those needs.
- Projected income to be generated and operating expenses to run the property, including the net surplus or deficit annually.

## **6. EVALUATION CRITERIA**

Proposals will initially be evaluated based on administrative compliance, followed by functionality and with respect to regulation 5 of the Preferential Procurement Regulations 2022, using the 90:10 points system.

Only bidders who score 70 points or more on Functionality Criteria (Table A) will be evaluated using the 90:10 Preferential Points System, where a maximum of 90 points will be awarded for price, and a maximum of 10 points will be awarded in accordance with the City's preferential (specific) goals.

### **6.1. Functionality criteria**

Bidders must score 70 points or more for this section to be evaluated further in terms of price and preference (specific) goals.

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

TABLE A – Functionality criteria

NO.	FUNCTIONALITY	WEIGHT	GUIDELINES
1	<p><b>COMPANY EXPERIENCE</b></p> <p><b>1.1 Total Market Value of the portfolio managed by the service provider in the past three years.(30 points)</b></p> <ul style="list-style-type: none"> <li>➤ Above R500 Mil (30 points)</li> <li>➤ AboveR400 Mil to R500mil(25 points)</li> <li>➤ Above R300 Mil to R400 Mil(20 points)</li> <li>➤ Above R200 Mil to R300 Mil(15 points)</li> <li>➤ Above R100 Mil to R200 mil (10 points)</li> <li>➤ R50 to R100 Mil(5 points)</li> <li>Below R50 Mil (0 points)</li> </ul>	30	<p><b>MEANS OF VERIFICATION</b></p> <p>1.1 Bidder to submit signed reference letter/s on the client letterhead for each property in the portfolio managed by the service provider.</p> <p><i>The letter must state the Market Value of each building's details of the building(building name, Erf description, street address, and total market value)</i></p> <p><i>The city reserves the right to visit and confirm the existence of such buildings.</i></p>

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

<p><b>2</b></p>	<p><b>EXPERIENCE OF THE KEY PERSONNEL IN FACILITIES MANAGEMENT, BUILDING, AND CONTRACTS MANAGEMENT.</b></p> <p><b>Years of Experience and Qualifications:</b></p> <p><b>2.1. Building Manager/ Facilities Manager :</b></p> <p>2.1.1 Experience:</p> <ul style="list-style-type: none"> <li>• Above 10 or more years of experience ( 3 points)</li> <li>• Above 5 - 10 years of experience (2 points)</li> <li>• 1 – 5 years of experience (1 point)</li> </ul> <p>2.1.2 <b>Qualifications in Built Environment/ Property Management:</b></p> <ul style="list-style-type: none"> <li>• NQF Level 8 or Higher (3 points)</li> <li>• NQF Level 7 (2 points)</li> <li>• NQF LEVEL 6 (1 point)</li> <li>• Below NQF Level 6 (0 point)</li> </ul>	<p><b>30</b></p>	<p><b>NB! This applies to all Key Personnel in this section (2.1, 2.2, 2.3, 2.4, and 2.5)</b></p> <p><b>Years of Experience and qualifications:</b></p> <ul style="list-style-type: none"> <li>• Curriculum Vitae indicating years of experience.</li> <li>• Certified Copies of Certificates (Degrees/Diplomas) .</li> </ul> <p><b>NB: Failure to provide certified copies of qualifications/certificates will result in the bidder not being allocated points.</b></p>
-----------------	--	------------------	--

	<p><b>2.2. Financial Manager</b></p> <p>2.2.1 Experience:</p> <ul style="list-style-type: none"> <li>• Above 10 or more years of experience (3 points)</li> <li>• Above 5 - 10 years of experience (2 points)</li> <li>• 1 – 5 years of experience (1 point)</li> </ul> <p>2.2.2 <b>Qualifications in Accounting/Financial Management:</b></p> <ul style="list-style-type: none"> <li>• NQF Level 8 or Higher (3 points)</li> <li>• NQF Level 7 (2 points)</li> <li>• NQF LEVEL 6 (1 point)</li> <li>• Below NQF Level 6 (0 point)</li> </ul> <p><b>2.3. Operational Manager</b></p> <p>2.3.1 Experience:</p> <ul style="list-style-type: none"> <li>• Above 10 or more years of experience (3 points)</li> <li>• Above 5 - 10 years of experience (2 points)</li> <li>• 1 – 5 years of experience (1 point)</li> </ul>		
--	---	--	--

	<p><b>2.3.2 Qualifications in Built Environment/ Property Management:</b></p> <ul style="list-style-type: none"> <li>• NQF Level 8 or Higher (3 points)</li> <li>• NQF Level 7 (2 points)</li> <li>• NQF LEVEL 6 (1 point)</li> <li>• Below NQF Level 6 (0 point)</li> </ul> <p><b>2.4. Information Technology Manager:</b></p> <p>2.4.1 Experience:</p> <ul style="list-style-type: none"> <li>• Above 10 or more years of experience (3 points)</li> <li>• Above 5 - 10 years of experience (2 points)</li> <li>• 1 – 5 years of experience (1 point)</li> </ul> <p>2.4.2 <b>Qualifications in Information Technology:</b></p> <ul style="list-style-type: none"> <li>• NQF Level 8 or Higher (3 points)</li> <li>• NQF Level 7 (2 points)</li> <li>• NQF LEVEL 6 (1 point)</li> <li>• Below NQF Level 6 (0 point)</li> </ul>		
--	---	--	--

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

	<p><b>2.5. Maintenance Manager</b></p> <p>2.5.1 Experience:</p> <ul style="list-style-type: none"> <li>• Above 10 or more years of experience ( 3 points)</li> <li>• Above 5 - 10 years of experience (2 points)</li> <li>• 1 – 5 years of experience (1 point)</li> </ul> <p>2.5.2 <b>Qualifications in Built environment/ Property Management:</b></p> <ul style="list-style-type: none"> <li>• NQF Level 7 (3 points)</li> <li>• NQF Level 6 (2 points)</li> <li>• NQF LEVEL 5 (1 point)</li> <li>• No NQF Level Qualification (0 point)</li> </ul>		
<p><b>3</b></p>	<p><b>CAPACITY TO DELIVER PROJECT FINANCIAL CAPACITY</b></p> <p>The Bidder is to provide proof of its financial capability to deliver the project. <b>(30 points):</b></p> <ul style="list-style-type: none"> <li>• The Bidder to provide proof of access to R 10 000 000.00 or more. (30 points)</li> <li>• Proof of access of R 5 000 000.00 to R 9 499 999 (15 points)</li> <li>• Below R5 000 000 and/or failure to provide proof will result in the bidder scoring zero (0 points)</li> </ul>	<p><b>30</b></p>	<p><b>Submission of Bidder's Bank Statement.</b></p> <ul style="list-style-type: none"> <li>• The Bidder's bank statement must be in the bidder's name</li> <li>• The statement must show the current available funds.</li> <li>• The statement must not be older than 30 days at the tender closing date.</li> </ul> <p><b>OR</b> A funding letter.</p> <ul style="list-style-type: none"> <li>• The funder must be accredited by FSCA</li> </ul>

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

			<p>(Financial Sector Conduct Authority) or the Reserve Bank.</p> <ul style="list-style-type: none"> <li>• The letter must be on the letterhead of the Bidder’s funder.</li> <li>• The Letter must be signed by the bidder’s funder.</li> </ul> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• <b>Bank codes WILL NOT be accepted to score points.</b> City reserves the right to verify documents received for all bank statements and credit available.</li> </ul>
<b>4.</b>	<p><b>4.1 Project Execution and Methodology.</b></p> <p>Bidder to provide a proposal outlining how they will execute and manage this project. The proposal must cover the following topics:</p> <ul style="list-style-type: none"> <li>• Preventative Maintenance (2 points)</li> </ul>	<b>10</b>	<p>Project Proposal and methodology on how Facilities Management of JITI will be executed. The proposal must include and address the bullet points on section 4.1.</p>

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

	<ul style="list-style-type: none"> <li>• Resource Allocation – deployment of human resources, vehicles, machinery, and equipment. (2 points)</li> <li>• Reactive Maintenance and turnaround times in line with FM standards (2 points)</li> <li>• Annual Maintenance Plan over nine years, eleven months 9) years and 11 months (2 points)</li> <li>• Risk Management and Mitigations (2 points)</li> </ul>		<p><b>NB: Points will be allocated as indicated per bullet point.</b></p>
<p><b>TOTAL</b></p>			

**6.2 SPECIFIC GOALS**

A maximum of 10 preference points will be allocated in accordance with COJ-specific goals as follows:

TABLE B – Specific Goals

GOAL 1: HDI	MEANS OF VERIFICATION	POINT SYSTEM: 90/10
<p><b>MAXIMUM POINTS FOR GOAL 1 ARE 10 POINTS</b></p>		
<p>Business owned by 51% or more – Black People</p>	<p>CSD and ID copies for Director/s</p>	<p><b>5 points</b></p>
<p><b>TOTAL POINTS</b></p>		

**TERMS OF REFERENCE: APPOINTMENT OF A SERVICE PROVIDER FOR MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AS WELL AS THE ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY.**

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

<b>GOAL 2: PROMOTION OF LOCAL ECONOMY</b>	<b>MEANS OF VERIFICATION</b>	<b>POINT SYSTEM: 90/10</b>
<b>MAXIMUM POINTS FOR GOAL 2 ARE 10 POINTS</b>		
Subcontracting to businesses owned by designated group (up to 30%)	Draft subcontracting agreement to the designated groups, and valid BBEE certificate / sworn affidavit of the subcontracted business	<b>5 points</b>
<b>TOTAL POINTS</b>		<b>10 POINTS</b>

**7. RETURNABLE DOCUMENTS**

The following documents should be contained in the proposal:

- 7.1 Valid original B-BBEE accreditation certificate or certified copy issued by verification agencies accredited by SANAS or affidavit issued by SAPS or Commissioner of Oaths
- 7.2 Valid one-time pin (OTP) issued by South African Revenue Services (SARS). Each Joint Venture member should submit own OTP in the case of a Joint Venture.
- 7.3 Municipal rates and taxes for company and all directors (*not older than 3 months and not in arrears for more than 90 days*) or affidavit or valid lease agreement. If in arrears for more than 90 days, proof of arrangement with the relevant Municipality to make repayments on the account must be submitted.
- 7.4 Completed and signed MBD forms
- 7.5 Completed and signed Declaration on State of Municipal Accounts.
- 7.6 Fully completed City of Joburg pricing schedule.
- 7.7 Proof of registration on the National Treasury Central Supplier Database (CSD) or copy of CSD report or M-AAA number.
- 7.8 Completed and signed form of bid.
- 7.9 Joint Venture Agreement, where applicable.
- 7.10 Copies of reference letters on client letterheads (not letters of appointment)

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

- 7.11 COJ -JITI-001 form completed and signed.
- 7.12 Organogram of company.
- 7.13 Curriculum Vitae of Key personnel in the project attached.
- 7.14 Certified copies of qualifications. Foreign qualifications must be accompanied by SAQA accreditation.
- 7.15 Project Proposal and Methodology
- 7.16 Audited Financial Statements for the past three years. Where audited financials are not available or not required by law, then Independently Reviewed Financial Statements for the past (3) three years, or since the bidder's establishment if established in the past (3) three years
- 7.17 Funding letter
- 7.18 Bank statements
- 7.19 Copies of certified Identity documents for Directors and Key personnel.
- 7.20 Proof of ownership or lease equipment.
- 7.21 Hourly rate breakdown of employees

**8. Special Conditions**

The successful bidder is required to ensure that its service providers comply with legislation and all relevant industry regulations in the provision of all services related to the management of the JITI.

**9. DISQUALIFYING CRITERIA**

- 9.1 Failure to complete and sign the form of bid.
- 9.2 Failure to complete the City of Johannesburg Pricing Schedule in full.
- 9.3 Failure to attend the site inspection/briefing session.
- 9.4 Failure to attach a letter on the company letterhead confirming errors or alterations in the price schedule.

**10. CONDITIONS OF AWARD**

- 11. Notwithstanding the proposal being recommended for award, an award shall not be made to a supplier whose:

27

**TERMS OF REFERENCE: APPOINTMENT OF A SERVICE PROVIDER FOR MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT, AS WELL AS THE ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI), THE PROPERTY CONSISTS OF 2 PORTIONS, THAT IS, PORTION 27 OF THE FARM JOHANNESBURG 91 IR AND THE ADJACENT ERF 603 NEWTOWN EXT 1, BOTH OWNED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY.**

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

- 10.1 Tax matters are not in order, as confirmed in terms of the National Treasury's Central Supplier Database (CSD) and the SARS.
- 10.2 Municipal rates and taxes (of the bidder and that of its directors) are in arrears for more than 90 days and there are no arrangements made with the relevant municipality.
- 10.3 Directors and principal members are in the service of the state as defined in regulation 1 of the Municipal Supply Chain Management Regulations.
- 10.4 Name (of the bidder or that of its directors) appears on the National Treasury's database of Restricted Suppliers.

**12. INFORMATION TO BIDDERS**

Enquiries to be addressed in writing to Lutando Maboza – [lutandom@joburg.org.za](mailto:lutandom@joburg.org.za)

**13. COMPULSORY BRIEFING SESSION**

**Venue: JITI**

**Date: To be confirmed on advert**

**Time: 10:00am**

**RECOMMENDED / NOT RECOMMENDED**



---

Lutando Maboza  
Chairperson of the Bid Specification Committee

04-02-2026

---

Date

**APPROVED / NOT APPROVED**



---

City Manager  
Dr Floyd Brink

16/02/2026

---

Date

**DEPARTMENT: TRANSPORT  
UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

**Annexure “A”**

**PRICE**

The detailed pricing schedule to be completed by all bidders is attached as Annexure “A.” Pricing must be completed on the provided schedule, and no fields may be left uncompleted. Any field that does not apply to the bidder must be clearly marked “N/A” and **not left blank**. Failure to complete the pricing schedule in full will result in disqualification of the Bid.

The service provider shall include the following information in the proposal:

- The employee cost for the entire staff complement must be broken down to hourly rates in a separate document and submitted with the bid.

The pricing will be deemed to be non-firm, and bidders must indicate the factors on MBD 3.2 and 3.3

**DEPARTMENT: TRANSPORT**  
**UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE `**

Item	Description	Type	Rate (Excl. Vat)	Quantity	Price(Excl. Vat)
1	<b>Property portfolio management</b>				
1.1	Project Management reports, including monthly reports on functions and monthly operating statements, including rentals and other revenues received and expenses incurred. Submission of annual Operating Plan and annual reconciliation	Sum/year		9 years, 11 months	
1.2	Conditional assessments of the property	No.		3	
1.3	Costed Maintenance plan as detailed in the methodology	Sum/year		9 years, 11 months	
1.4	Cleaning equipment, material, and administrative costs	Sum/year		9 years, 11 months	
1.5	Information, Communication & Branding	Sum/year		9 years, 11 months	
1.6	Legal fees	Sum/year		9 years, 11 months	
1.7	Auditing fees,	Sum/year		9 years, 11 months	
<b>Total for property portfolio management Excluding VAT<sup>1</sup></b>					

**DEPARTMENT: TRANSPORT**  
**UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE `**

2.	<b>Tenant Management</b>				
2.1	Tenant recruitment	Sum/year		9 years, 11 months	
2.2	Lease Management	Sum/year		9 years, 11 months	
2.3	Ranking space management	Sum/year		9 years, 11 months	
2.4	Debt Management	Sum/year		9 years, 11 months	
<b>Total for tenant management Excluding VAT<sup>2</sup></b>					

**DEPARTMENT: TRANSPORT**  
**UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE `**

3.	<b>Facility Human Resources cost (The remuneration rates will be subject to negotiation. Each bidder is to provide a breakdown of hourly rates for all employees separately. Only the sum total must be added here)</b>				
3.1	Building/Property Manager	Sum/year		9 years, 11 months	
3.2	Operations Manager	Sum/year		9 years, 11 months	
3.3	Financial Manager	Sum/year		9 years, 11 months	
3.4	Maintenance Manager	Sum/year		9 years, 11 months	
3.5	Building IT Manager	Sum/year		9 years, 11 months	
3.6	IT Staff (2)	Sum/year		9 years, 11 months	
3.7	Tow Truck Driver (1)	Sum/year		9 years, 11 months	
3.8	Electrician (1)	Sum/year		9 years, 11 months	
3.11	Plumber (3)	Sum/year		9 years, 11 months	
3.10	Rental Accounts Manager	Sum/year		9 years, 11 months	
3.11	Rental Accounts (1)	Sum/year		9 years, 11 months	
3.12	Tariff Accounts Manager	Sum/year		9 years, 11 months	
3.13	Tariff Accounts (1)	Sum/year		9 years, 11 months	
3.14	Expenditure Manager	Sum/year		9 years, 11 months	
3.15	Expenditure (1)	Sum/year		9 years, 11 months	
3.16	Health and Safety Officer (2)	Sum/year		9 years, 11 months	
3.17	Cleaning Manager (1)	Sum/year		9 years, 11 months	

**DEPARTMENT: TRANSPORT**  
**UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE `**

3.18	56 cleaners (Department of Labour rates apply)	Sum/year		9 years, 11 months	
3.19	Security Manager (1)	Sum/year		9 years, 11 months	
3.20	62 securities (PSIRA rates apply)	Sum/year		9 years, 11 months	
3.21	Resource 24 (please specify)	Sum/year		9 years, 11 months	
3.22	Resource 25 (please specify)	Sum/year		9 years, 11 months	
<b>Total for Facility Human Resources Cost<sup>3</sup></b>					

4.	<b>General</b>				
4.1	Equipment & Tools	Sum		1	
4.2	Disbursements	Sum		1	
<b>Total for General<sup>4</sup></b>					

<b>Total bid price Excl. VAT (<sup>1</sup>+<sup>2</sup>+<sup>3</sup>+<sup>4</sup>)</b>	
<b>VAT</b>	
<b>TOTAL BID PRICE INCL. VAT</b>	

**Annexure B – IT systems SOPs and list of equipment**

**Annexure C – Approved Tarif report**

**Annexure D – Cleaning and Security Specifications**

**Annexure E – Income**

**Annexure F – Building layout**

**DEPARTMENT: TRANSPORT**  
**UNIT: UNSCHEDULED PUBLIC TRANSPORT SERVICE**

---

39  
**TERMS OF REFERENCE: APPOINTMENT OF A SERVICE PROVIDER FOR MANAGEMENT OF THE PROPERTY, LETTING, GENERAL MANAGEMENT AS WELL AS THE ADMINISTRATIVE OBLIGATIONS ASSOCIATED TO JOHANNESBURG INTERNATIONAL TRANSPORT INTERCHANGE (JITI)**