

Annexure A – Technical Clause by Clause Compliance to Specification

Bidders must complete the below technical clause by clause statement of compliance by either responding with “**Comply**” or “**Do not comply**”. Bidders who do not provide responses will automatically be disqualified in the bid adjudication process. Bidders who also choose not to comply with the statements of compliance will also be disqualified in the bid adjudication process.

Item No	Technical Statements of compliance	Comply	Do not Comply	Comments (If any)
1	Neither the seller nor its respective directors, officials, employees or agents will assume any obligations for any costs or expenses incurred by the bidders/prospective Purchasers;			
2	In the event that the sale did not materialise, the bidders will not have any financial claims against Transnet or employees for any financial loss incurred;			
3	The huur gaat voor koop principle shall apply where there are active leases;			
4	Bidders will be liable for obtaining the certificate of compliance after the registration of the property;			
5	Bidders must comply with all the legislative requirements of the country when undertaking redevelopment of these properties and taking into account the existing circumstances and arrangements;			
6	The winning bidder shall be liable for all the costs incidental to the conveyancing, rezoning, subdivision, consolidation, surveying and any other statutory obligations;			
7	In the event that the evictions have to be effected, the purchaser shall comply with the legislative requirements in relation to the eviction proceedings. This condition shall be carried in the Sale Agreement;			
8	The winning bidders shall act to protect the image and reputation of Transnet and not			

	conduct activities or acts that shall compromise Transnet values and brand;			
9	Transnet reserves the right not to sell these properties or to withdraw certain properties from the tender and or reject tenders and/or readvertise part of this tender;			
10	The disposal of the proposed properties is subject to Ministerial approval from the Department of Public Enterprises;			
11	The timeframes as indicated in the project execution schedule are subject to change and the affected parties shall be informed of the period of extension;			
12	Provide proof of funding to acquire the property (i.e. bank guarantees and/or letters from the registered financial institutions that prove existence of funds);			
13	In the event a company is acquiring these properties, a Board of Directors or partners/trustees' resolution authorising the representative to submit the tender bids is required. Transnet reserves the right to verify even after closing of the bids whether the signatory is authentic;			
14	Transnet does not bind itself to accepting below market value tenders; and			
15	Purchase price/s must be paid into the account of the Transnet appointed conveyancers within 30 days from the date of awarding the tender. Failure to deposit the purchase price within the stipulated timeframes will lead to the cancellation of this bid and Transnet reserves the right to recover any costs incurred from the bidder.			