



Reg Name: Postbank (SOC) Ltd
Registration number: 2017/177755/30
NPC Building, Jeff Masemola Street, Pretoria, 0002: PO Box 10 000, Pretoria, 0001

REQUEST FOR BIDS/PROPOSALS

RFB/P REF. NO:	03/22/25-26
DESCRIPTION	Procurement of a new Postbank Head-office building for a period of five (5) years
RFB/P ISSUING DATE	11 March 2026
NON-COMPULSORY BRIEFING SESSION	Date: 24 March 2026 Time: 09h00 -10h00 <hr/> Microsoft Teams Join: https://teams.microsoft.com/meet/31719019233049?p=IXuNDyETRwVFvIFOXy Meeting ID: 317 190 192 330 49 Passcode: Yy22k6qi
RFB/P CLOSING DETAILS	Date: 10 April 2026 Time: 16h30
RFB/P SUBMISSION ADDRESS	RFP@PostBank.co.za
RFB/P VALIDITY PERIOD	180 Days from the Closing Date
ENQUIRIES	Lihle Cindi: Lihle.Cindi@postbank.co.za Vusi Maditsi: Vusi.Maditsi@postbank.co.za

**PART A
INVITATION TO BID
SBD1**

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE (NAME OF DEPARTMENT/PUBLIC ENTITY)					
BID NUMBER:	03/22/25-26	CLOSING DATE:	10 APRIL 2026	CLOSING TIME:	16H30pm
DESCRIPTION	PROCUREMENT OF A NEW POSTBANK HEAD-OFFICE BUILDING FOR A PERIOD OF FIVE (5) YEARS				
BID RESPONSE DOCUMENTS MAY BE DEPOSITED IN THE BID BOX SITUATED AT (STREET ADDRESS)					
SUBMISSION IS TO BE SUBMITTED TO THE EMAIL ADDRESS STIPULATED ON THE COVER PAGE					
BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO:					
CONTACT PERSON	LIHLE CINDI				
E-MAIL ADDRESS	LIHLE.CINDI@POSTBANK.CO.ZA				
SUPPLIER INFORMATION					
NAME OF BIDDER					
POSTAL ADDRESS					
STREET ADDRESS					
TELEPHONE NUMBER	CODE		NUMBER		
CELLPHONE NUMBER					
FACSIMILE NUMBER	CODE		NUMBER		
E-MAIL ADDRESS					
VAT REGISTRATION NUMBER					
SUPPLIER COMPLIANCE STATUS	TAX COMPLIANCE SYSTEM PIN:		OR	CENTRAL SUPPLIER DATABASE No:	MAAA
1 ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES ENCLOSE PROOF]		2 ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES OFFERED?		<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES, ANSWER THE QUESTIONNAIRE BELOW]
QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS					
IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? <input type="checkbox"/> YES <input type="checkbox"/> NO					
DOES THE ENTITY HAVE A BRANCH IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO					
DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO					
DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA? <input type="checkbox"/> YES <input type="checkbox"/> NO					
IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? <input type="checkbox"/> YES <input type="checkbox"/> NO					
IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 BELOW.					

PART B

TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:

- 1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
- 1.2. **ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED (NOT TO BE RE-TYPED) OR IN THE MANNER PRESCRIBED IN THE BID DOCUMENT.**
- 1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT, 2000 AND THE PREFERENTIAL PROCUREMENT REGULATIONS, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.
- 1.4. **THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A WRITTEN CONTRACT FORM (SBD7).**

2. TAX COMPLIANCE REQUIREMENTS

- 2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.
- 2.2 BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VERIFY THE TAXPAYER'S PROFILE AND TAX STATUS.
- 2.3 APPLICATION FOR TAX COMPLIANCE STATUS (TCS) PIN MAY BE MADE VIA E-FILING THROUGH THE SARS WEBSITE WWW.SARS.GOV.ZA.
- 2.4 BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.
- 2.5 IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED; EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE / PIN / CSD NUMBER.
- 2.6 WHERE NO TCS PIN IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.
- 2.7 NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE, COMPANIES WITH DIRECTORS WHO ARE PERSONS IN THE SERVICE OF THE STATE, OR CLOSE CORPORATIONS WITH MEMBERS PERSONS IN THE SERVICE OF THE STATE."

NB: FAILURE TO PROVIDE / OR COMPLY WITH ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID.

SIGNATURE OF BIDDER:.....

CAPACITY UNDER WHICH THIS BID IS SIGNED:.....

(Proof of authority must be submitted e.g. company resolution)

DATE:

CONTENTS

SECTION 1	<u>5</u>
BIDDER'S DETAILS.....	<u>5</u>
SECTION 2	<u>6</u>
BID TERMS OF REFERENCE.....	<u>6</u>
SECTION 3	<u>8</u>
SPECIFICATION	<u>9</u>
SECTION 4	<u>9</u>
PRICING SCHEDULE/COSTING MODEL.....	<u>15</u>
SECTION 5	<u>15</u>
STANDARD BID DOCUMENTS (SBDs)	<u>18</u>
SECTION 6	<u>18</u>
GOVERNMENT PROCUREMENT: GENERAL CONDITIONS OF CONTRACT – JULY 2011 ..	<u>26</u>

**SECTION 1
BIDDER'S DETAILS**

1. Bidding structure

Indicate the type of bidding structure by marking with an 'X':	
Individual bidder	
Joint Venture	
Consortium	
Subcontractors	
If the bid is submitted as a Consortium or Joint Venture or Sub Contracting, list the members of such Consortium or Joint Venture and Sub Contractors below:	
1.	
2.	
3.	
4.	

1.2 Entity Directorship

No.	Director name	Identity number
1.		
2.		
3.		
4.		

1.3 Entity Ownership

Ownership Category	% of Ownership
Black or Historically Disadvantage Individual Owned	

I certify that the information furnished on this form is true and correct.
I further accept that, in addition to cancellation of a contract, action may be taken against me should this declaration prove to be false.

Name of bidder (duly authorised)

Signature of bidder

Date

Capacity under which this bid is signed

SECTION 2

BID TERMS OF REFERENCE

2. General rules and instructions

2.1 Precedence of documents

- 2.1.1 This RFB/P consists of a number of sections (see list). Where there is a contradiction in terms between the clauses, phrases, words, stipulations or terms and herein referred to generally as stipulations in this RFB/P and the stipulations in any other document attached hereto, or the RFB/P submitted hereto, the relevant stipulations in this RFB/P shall take precedence.
- 2.1.2 Where this RFB/P is silent on any matter, the relevant stipulations addressing such matter and which appear in the PPPFA shall take precedence. Bidders shall refrain from incorporating any additional stipulations in its proposal submitted in terms hereof other than in the form of a clearly marked recommendation that POSTBANK may in its sole discretion elect to import or to ignore. Any such inclusion shall not be used for any purpose of interpretation unless it has been so imported or acknowledged by POSTBANK.
- 2.1.3 It is acknowledged that all stipulations in the PPPFA are not equally applicable to all matters addressed in this RFB/P. It, however, remains the exclusive domain and election of POSTBANK as to which of these stipulations are applicable and to what extent. Bidders are hereby acknowledging that the decision of POSTBANK in this regard is final and binding. The onus to enquire and obtain clarity in this regard rests with the Bidder(s). The Bidder(s) shall take care to restrict its enquiries in this regard to the most reasonable interpretations required to ensure the necessary consensus.

2.2 Preferential procurement reform

- 2.2.1 POSTBANK supports B-BBEE as an essential ingredient of its business. In accordance with government policy, POSTBANK insists that the private sector demonstrates its commitment and track record to B-BBEE in the areas of ownership (shareholding), skills transfer, employment equity and procurement practices (SMME Development) etc.
- 2.2.2 POSTBANK shall apply the principles of the Preferential Procurement Policy Framework Act, (Act No. 5 of 2000) to this proposal read together with the Preferential Regulations, 2022.

2.4 Objection to brand specific requirements

- 2.4.1 Any bidder who has reasons to believe that the RFB/P specification is based on a specific brand must inform POSTBANK within seven (7) days after the publication of the RFB/P.

2.5 Instructions for submitting bids

- 2.5.1 Bid responses must be submitted to the email address as stipulated on the cover page

SECTION 3

3. Special Conditions of the Bid

- 3.1 POSTBANK shall not make upfront payment.
- 3.2 The preparation of response shall be made without obligation to acquire any of the items included in any bidder's proposal or to select any proposal.
- 3.3 POSTBANK may request written clarification regarding any aspect of this proposal. The bidders must supply the requested information in writing within the specified time frames after the request has been made, otherwise the proposal shall be disqualified.
- 3.4 POSTBANK reserves the right to; cancel or reject any proposal and not to award the proposal to the lowest bidder or award parts of the proposal to different bidders, or not to award the proposal at all.
- 3.5 By submitting a proposal in response to this RFB/P, the bidders accept the evaluation criteria as it stands.
- 3.6 Where applicable, POSTBANK reserves the right to conduct benchmarks on product/services offered during and after the evaluation.
- 3.7 Failure or neglect by either party to (at any time) enforce any of the provisions of this proposal shall not, in any manner, be construed to be a waiver of any of that party's right in that regard and in terms of this proposal. Such failure or neglect shall not, in any manner, affect the continued, unaltered validity of this proposal, or prejudice the right of that party to institute subsequent action.
- 3.8 Should the bidder change any wording or phrase in this document, the RFB/P shall be evaluated as though no change has been affected and the original wording or phrasing shall be used.
- 3.9 This RFB/P is subject to Government Procurement: General Contract Conditions – July 2011, Special Contract Conditions and any other contract conditions to be finalised during contracting.
- 3.10 Late bids shall not be accepted.

SECTION 4

SPECIFICATION

1. Introduction

Postbank SOC Ltd is a South African state-owned deposit-taking institution with origins dating back to 1875 and formal incorporation as a SOC in 2017 under the Postbank Act. Established to advance financial inclusion, Postbank provides accessible and affordable savings and transactional services to underserved communities.

Postbank is currently transitioning toward becoming a fully licensed state-owned commercial bank, enabling it to expand its product and service offering in support of its national mandate.

1.1 Background

Postbank seeks to provide a 5-year lease for a modern, secure, and fully compliant head office facility capable of accommodating 220 employees.

The facility will act as the administrative, operational, and strategic headquarters of the organisation. This RFP is issued in line with the PFMA, Treasury Regulations, and Postbank's SCM Policy to ensure transparent, fair, and competitive procurement.

1.2 Purpose

The purpose of this RFP is to invite qualified property owners, landlords, developers, or consortia to submit proposals for a new head office building for a period of five (5) years located in Midrand or surrounding areas, near the M1 highway between the Woodmead and New Road off-ramps. The proposed building must meet functional, operational, safety, regulatory, and banking-grade requirements and support Postbank's future growth.

With this bid, Postbank intends to source office space that will enable the bank to:

- Compete for and attract talent and skills from other banks and financial institutions
- Establish and entrench its brand identity, increase visibility, and enhance brand awareness
- Embed its own culture that is true and unique to Postbank, aimed at enhancing performance and increasing common purpose, responsibility, and accountability
- Enhance its operational capabilities to achieve financial sustainability and promote social well-being

2 Scope of Work

The proposed office building must meet the following requirements:

2.1. Minimum/Compulsory Requirements

Category	Requirements
Location	<ul style="list-style-type: none"> • Midrand area, close to the M1 highway with easy access between the Woodmead and New Road off-ramps • The ideal locations will be close to the M1 highway between Woodmead and the New Road off-ramp and in areas such as, but not limited to, Waterfall City, Allandale, Carlswald, Buccleuch or Noordwyk. • Located within a business district or office park, not a residential area • Easily accessible via major transport routes (e.g., Allandale Rd, R55, New Rd) • Proximity to public transportation (Gautrain / taxi / bus routes) • Secure area with low crime incidence and strong business district infrastructure
Building & Space	<ul style="list-style-type: none"> • Minimum A-Grade building • Office space: 1,750 - 2000 m² to accommodate a maximum of 220 employees • Open-plan workstation areas and executive offices • 1 Large boardroom (min. 20 people) and smaller meeting rooms and focus rooms/pods • Collaboration zones, training rooms, and innovation spaces • Staff wellness facilities including pause areas and kitchenettes • Canteen or dining area (on-site or accessible within the building/office park precinct) if not catered for within the various pause areas or kitchenettes • Adequate secure parking for approximately 100-150 vehicles for employees and visitors • Disability-friendly access to all parts of the building • Reception area for security guard and 2 reception staff • Ample natural lighting and access to windows • Fibre-ready infrastructure with redundancy • Secure ICT server rooms with backup power • Provision for future expansion (modular or additional floor availability preferred) • Generator or other backup power supply; (solar power preferred) • UPS system to cater for overall building load, located near the server room • Backup water supply: 25,000 - 50,000 litres • 3-4 secure storerooms for equipment and documents • Fully operational air conditioning throughout the building
Security & Access Control	<ul style="list-style-type: none"> • 24/7 access control system with biometric or card access (biometric preferred) CCTV/IP coverage in all common and sensitive areas DVR systems with recording retention for a minimum of 6 months and archiving capabilities • Visitor management system compliant with POPIA Secure perimeter fencing and controlled entry points
Environmental & Compliance	<ul style="list-style-type: none"> • Fully compliant with the Occupational Health and Safety Act and associated regulations

	<ul style="list-style-type: none"> • Comprehensive fire safety systems (sprinklers, extinguishers, alarms, emergency exits) • Fully accessible for People with Disabilities (PwD): ramps, lifts, access points, bathrooms
ICT & Network	<ul style="list-style-type: none"> • Server room to cater for backup power facilities • ISO 9000 Cat6E cabling for all network services • Locked switching cabinets with CCTV monitoring • Single-mode Fibre to connect from core network to all distribution switches • Server room space minimum (4m x 5m) - solid structure (bricks/concrete), preferably on the ground floor • Raised floors compliant with server room standards • Independent fire suppression system and fireproof door for the server room • 2x 9,000 - 15,000 BTU Air-conditioning units for the server room • Electronic lock system with operations management alert • Municipal, UPS, and Generator power feeds • Cabling across the building using Cat 6E, correctly trunked and away from power cables • Network installation with ISO-approved branding (e.g., Modnet) <p>If the proposed building does not include a fully compliant IT server room (as specified), the bidder must outline the proposed solution for creating such a facility. This should include detailed specifications, timelines, and all associated costs, which are to be incorporated into the bidder's overall proposal.</p>
Layout & Office Division	<ul style="list-style-type: none"> • The lessor must have the capability to conduct structural changes and internal development to meet Postbank's requirements at commencement and during the lease period • The lessor must plan and establish the structural layout and division of office spaces per Postbank's specifications • Postbank must have final approval of the design and all work conducted
Inspection	<ul style="list-style-type: none"> • Postbank must be allowed to inspect proposed buildings and carry out due diligence on suitability
Postbank Branding	<ul style="list-style-type: none"> • Postbank must be allowed to brand the building (internally and externally) according to corporate identity needs

2.2. Preferred Requirements

In addition to the minimum/compulsory requirements outlined above, bidders are encouraged to demonstrate how they can meet the preferred requirements listed below. These preferred requirements represent value-adding features and capabilities that, while not compulsory, will significantly enhance the functionality, efficiency and overall suitability of the proposed head office. Bidders should clearly indicate with supporting evidence where applicable, how their proposed solution meets or exceeds these preferred requirements. Costs for these are to be included separately in the pricing schedule.

Category	Requirements
Building & Space	<ul style="list-style-type: none"> • Painting according to Postbank corporate colours • Aesthetically pleasing contemporary design • Environmental sustainability features (Green Star rating, energy efficiency): <ul style="list-style-type: none"> - Natural light in at least 40% of the building - Energy-efficient air-conditioning - Sensor LED lights with automatic switch-on upon sensing human presence • Glass-partitioned offices for Executive Management (Chiefs) and General Managers • Glass-partitioned boardrooms • Closed office and boardroom for the CEO • Auditorium or large space for townhall meetings, catering for 80-100 employees
Security & Access Control	<ul style="list-style-type: none"> • Guarding services provided by the lessor
Cleaning	<ul style="list-style-type: none"> • Full internal and external cleaning and garden services provided by the lessor
Furniture	<ul style="list-style-type: none"> • Provide all/some of the furniture required where possible. Details of what furniture items can be provided to be included in the proposal.
Appliances and cupboards for Kitchenettes	<ul style="list-style-type: none"> • Provide appliances and storage for kitchenettes including energy efficient ZIP/instant water boiler, 2 microwaves each, 1 fridge, sink and counters, ample cupboards
Lockers	<ul style="list-style-type: none"> • Provide lockers for staff for storage of personal items as no storage will be required at staff workstations

3 Office Layout and Proposed Space Allocation

The layout must follow the design principles for modern hybrid offices. The following design guidelines will hence apply:

- a) Activity-based design
 - Focus pods for quiet work
 - Collaboration zones for team sessions
 - Project/war rooms for ongoing initiatives
 - Touch down desks for staff who come in occasionally
 - Social spaces that encourage informal connection
- b) Flexibility and Modularity
 - Movable walls/partitions
 - Modular furniture
 - Multi/purpose meeting rooms
- c) Space efficiency
 - Closed offices for CEO and executives only (glass frontage preferred) to ensure visible leadership,
 - Semi-enclosed area for General Managers
 - Co-locate executives and General Managers and Heads of departments with their

teams.

- Open plan units for rest of staff. Hot-desking principles will be applied.
- Open layouts with strategic privacy zones
- No pedestals required for open plan workstations. Lockers should be provided instead.
- Shared storage cabinets/rooms to be provided as no individual storage will be required.

d) Strong hospitality and experience layer

- High quality kitchenettes
- Café style break-out areas
- Comfortable seating in break-out areas

The proposed space allocation outlined below serves as a **guided framework** for the functional layout of the new Postbank head office. Bidders must take these allocations into full consideration when developing and submitting their detailed floor plans. The submitted designs should clearly reflect how the bidder has accommodated these space requirements to ensure optimal workflow, accessibility, security and operational efficiency across all business units.

	Number	Proposed allocation
CEO	1	15
Executives	9	12
General Managers	13	10
Other Staff	197	5-7
Zones	9	
1. CEO	10	
2. CFO	30	
3. COO	70	
4. CCO	17	
5. CIO	32	
6. CHRO	12	
7. CRO	12	
8. CAE and Legal	6	
9. S&D	8	
Small meeting rooms (2–4-seater)	9-11	7-10
Focus pods	11-14	3-5
Boardrooms (6–8-seater)	10	12-15
Large boardroom (20–25-seater)	1	55-70
Secure store rooms	2-3	4-6
Access controlled strong room for banking products	1	10-12
IT Server room	1	20-22

Detailed floor plans must cater for the various zones. Staff allocated to the various zones and/or departments are to be grouped together as far as possible.

4 Special Conditions

4.1 Contract Management

The bidder must agree to:

- Service Level Agreements (SLAs) for building operations support, including monthly performance reporting
- Compliance with OHS, security audits, and regulatory inspections
- Penalty clauses for SLA non-compliance

4.2 Pre-Occupation Compliance

1. Prior to occupation, the successful bidder shall provide an OHSA certificate for 100% compliance. Failure to do so may result in cancellation of the contract.
2. Where refurbishment or construction is required, the bidder shall provide a project plan and proof of compliance with the National Building Regulations and Building Standards Act (No. 103 of 1977).
3. The structural layout and division of office spaces must align with the specified criteria, unless otherwise agreed in writing.
4. The preferred bidder must ensure compliance with all relevant building codes, health and safety regulations, fire safety requirements, accessibility standards, and zoning regulations.
5. Prior to occupation, the bidder must provide certificates confirming electrical wiring complies with Fire Regulations and Municipal By-Laws.
6. Bidders must submit confirmation that the building's illumination complies with the minimum requirements of SANS 10400 Part O (Lighting and Ventilation).
7. Prior to occupation, the successful bidder must provide proof that the building is designed with user-friendly features for people living with disabilities (ablution facilities, ramps, parking bays, signage, and lighting) and that these comply with the National Building Regulations and Building Standards Act.

5 Submission Requirements

A complete proposal must include the following:

5.1 Technical Submission:

- a. Building overview, layout, and detailed floor plans
- b. Description of all building systems (security, HVAC, ICT infrastructure, power, etc.)
- c. Space planning proposal for 220 staff, including boardrooms, meeting rooms, kitchenettes, and pause areas
- d. Risk and security assessment of the area
- e. Timeline for occupation
- f. Maintenance plans and service level support, covering repairs, ad-hoc changes, replenishing of backup water, backup power servicing, and all other requirements to maintain the building

5.2 Financial Submission

- a. Detailed cost model completed in the provided Pricing Schedule (Section 10), including:
 - Lease costs (base rental, operating costs, escalations)
 - Fit-out allowances or landlord contributions
 - Parking costs
 - Optional extras or future expansion costs
- b. Clear payment terms

5.3 General Conditions

1. By submitting a proposal, the bidder warrants that the quoted price is in line with the specification and is free of any errors.
2. Postbank shall not provide upfront payment.
3. All prices must be VAT inclusive and quoted in South African Rand (ZAR).
4. Postbank reserves the right to not award the bid and to not accept the lowest bid.
5. Postbank reserves the right to request additional information necessary for the evaluation, and bidders are expected to furnish such information within the stipulated timeframe.
6. Postbank will treat all personal information as confidential and protect it as required by the Protection of Personal Information Act (POPIA) of 2013.
7. The lease agreement shall include a breaking clause in favor of Postbank, subject to agreed terms.
8. All fit-outs and improvements made by the lessor for Postbank shall become the property of the lessor upon lease termination, unless otherwise agreed.

6 Bid Evaluation

The Bid will be evaluated in three phases:

Phase 1: Mandatory Requirements (Gatekeeping)-

- Bidders must achieve 100% compliance on all mandatory criteria. Failure on any single requirement will result in immediate disqualification. This phase verifies basic eligibility

Phase 2: Due Diligence: Technical / Building Quality Evaluation (Scored)

- Only bidders that pass Phase 1 will be evaluated against the weighted Technical Scorecard
- This phase distinguishes good proposals from excellent ones by scoring specific building attributes, features, and value-adds
- A minimum technical score of 75 out of 100 is required to proceed to the next Phase

Phase 3: Commercial – Price and Specific Goals (90/10).

- Only bidders that meet or exceed the minimum technical score in Phase 2 will have their financial proposals evaluated.

6.1 Phase 1: Mandatory Requirements Criteria

Bidders must complete this section in full. Indicate compliance by ticking (✓) the correct box. **Failure to provide the required documentary evidence for any requirement, or indicating "Comply/Do Not Comply," will result in immediate disqualification.**

No	Mandatory Requirement	Documentary Evidence Required from Bidder	Comply	Do Not Comply
6.1.1	Confirmation of Offer	A signed confirmation letter on company letterhead, unconditionally accepting all terms of this RFP and confirming the capacity to deliver.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.2	Legal Ownership / Mandate	- If Owner: Certified copy of the Title Deed. - If Agent: A valid, signed Mandate Agreement from the building owner and a certified copy of the owner's Title Deed.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.3	Company Profile & Experience	A detailed company profile proving a minimum of five (5) years of experience in property management/development, specifically with A-Grade office buildings.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.4	Proven Track Record	Three (3) verifiable, signed referral letters from current/past clients for similar office leasing services, on the client's letterhead, with contact details.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.5	Location Compliance	A site plan and location map (e.g., Google Maps pin) proving the building is in Midrand, close to the M1 highway between Woodmead and New Road off-ramps.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.6	Building Grade & Capacity	Detailed architectural floor plans showing a minimum net lettable area of 1,750m ² and proof the building is classified as A-Grade (e.g., broker rating, building specifications).	<input type="checkbox"/>	<input type="checkbox"/>
6.1.7	Readiness & Project Plan	A detailed project plan with a work breakdown structure, critical path, and responsibilities, proving the building can be fully ready for occupation within 3 months of contract signature.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.8	Occupational Certificate	A valid Certificate of Occupancy or similar, confirming the building is legally approved for use as office space.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.9	Structural Integrity & Compliance	Proof of compliance with the National Building Regulations (Act 103 of 1977), to be provided prior to occupation. A commitment to this effect must be included in the bid.	<input type="checkbox"/>	<input type="checkbox"/>

6.1.10	OHSA Compliance	A commitment to provide a valid OHS Act compliance certificate for the building prior to occupation.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.11	Electrical Compliance	A valid Electrical Compliance Certificate, or a commitment to provide one prior to occupation.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.12	Fire Safety Compliance	Proof of a valid fire safety compliance certificate from a recognized authority, and details of the installed fire safety systems (sprinklers, alarms, extinguishers).	<input type="checkbox"/>	<input type="checkbox"/>
6.1.13	Disabled Access Compliance	Floor plans and photos evidencing accessibility features (ramps, lifts, PwD parking, bathrooms). A commitment to full compliance with SANS 10400-S is required.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.14	Back-up Power & UPS	Technical specifications of the backup generator (minimum 1800KW) and UPS system, with a maintenance schedule.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.15	Back-up Water Supply	Details and proof of the backup water supply system (25,000 - 50,000L) or commitment to install same prior to occupation.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.16	ICT Infrastructure Readiness	A technical diagram confirming fibre readiness, CAT6e cabling infrastructure, and layout diagram confirming the dedicated space for a secure IT server room as specified.	<input type="checkbox"/>	<input type="checkbox"/>
6.1.17	Security System	Details of the 24/7 access control (biometric/card), CCTV system with 6-month retention, and visitor management system. Layout diagram confirming dedicated space for banking products access controlled strongroom.	<input type="checkbox"/>	<input type="checkbox"/>

6.2 Phase 2: Due Diligence - Technical / Building Quality Scorecard (Scored out of 100)

Purpose: To quantitatively evaluate and compare the quality, functionality, and added value of the proposed buildings by performing site visits and looking at the documents submitted. **Minimum Pass Score: 75/100.**

Due Diligence/Site Visit will be conducted at the bidders' premises.

6.2.1. Location & Accessibility – 20%

Sub-Criteria	Weight	Score Y = 100% N= 0%	Weighted Score	Documents Required
Secure area with low crime incidence	4%			Police crime statistics, security assessment report
Public transport integration	3%			Public transport routes map, distance report
Ease of access from major transport nodes	3%			Location map, travel time analysis
Business district / office park location	10%			Zoning certificate, location plan
Subtotal A	20%			

6.2.2. Building Quality & Space – 25%

Sub-Criteria	Weight	Score Y = 100% N= 0%	Weighted Score	Documents Required
Architectural design & aesthetics	5%			Architectural drawings, 3D renders
Efficiency of proposed layout (per guidelines)	15%			Space plans, area schedules, compliance matrix
Quality of finishes & fittings	5%			Specifications, finishes schedule, samples
Provision for future expansion	5%			Master plan, expansion strategy drawings
Subtotal B	25%			

6.2.3. Sustainability & Operational Efficiency – 15%

Sub-Criteria	Weight	Score Y = 100% N= 0%	Weighted Score	Documents Required
Energy efficiency & green rating	5%			Green building certification, energy audit
Backup water supply	5%			Water storage calculations, plumbing drawings
Natural lighting	3%			Daylight analysis, window schedules
Air conditioning & temperature control	2%			HVAC design report, equipment schedules
Subtotal C	15%			

6.2.4 Security % ICT – 20%

Sub-Criteria	Weight	Score Y = 100% N= 0%	Weighted Score	Documents Required
Comprehensiveness of security	10%			Security plan, CCTV layout, access control specs
ICT infrastructure, server room & redundancy	10%			ICT design drawings, network topology, redundancy plan
Subtotal D	20%			

6.2.5. Value-Added & Services – 20%

Sub-Criteria	Weight	Score Y = 100% N= 0%	Weighted Score	Documents Required
Security guards included	5%			Service contract, staffing schedule
Cleaning & garden services	5%			Maintenance contracts, scope of services
Landlord contribution / fit-out allowance	5%			Lease proposal, financial offer letter
Furniture, appliances & lockers	5%			Inventory list, specifications
Subtotal E	20%			

TOTAL SCORE: 100%

6.3 Phase 3: Commercial (Price and Specific Goals Evaluation)

The evaluation for Price and Specific Goals shall be based on the 90/10 PPPFA principle and the points for evaluation criteria are as follows:

EVALUATION CRITERIA		POINTS
6.3.1	PRICE	90
6.3.2	SPECIFIC GOALS	10
	Specific Goals points allocation:	
	• Historically Disadvantaged Individuals/Company (51% and above)	5
	• Women (above 51% and above)	3
	• Disability (above 51% and above)	2

SECTION 5
PRICING SCHEDULE/COSTING MODEL

This annexure must be completed and signed by the bidder's authorised representative.

Note: All prices must be VAT inclusive and quoted in South African Rand (ZAR). Costs for years 2 to 5 must include anticipated escalations.

Item #	Description	Qty	Year 1 (ZAR)	Year 2 (ZAR)	Year 3 (ZAR)	Year 4 (ZAR)	Year 5 (ZAR)	TOTAL (ZAR)
1.	Rental rate per square meter for office space							
2.	Rental rate per square meter for non-office areas							
3.	Monthly rental (incl. maintenance)							
4.	Monthly utility & rates							
5.	UPS & Generator (rental)							
6.	Parking Spaces (all covered)							
6.1	Open Parking for staff, visitors							
7.	Installation/fit-out cost (once-off cost)							
8.	Total (Excl. VAT)							
9.	Total Price (Incl. VAT)							

Optional items:

Item #	Description	Qty	Year 1 (ZAR)	Year 2 (ZAR)	Year 3 (ZAR)	Year 4 (ZAR)	Year 5 (ZAR)	TOTAL (ZAR)
1.	Monthly rate for security guards, if applicable							
2.	Monthly rate for cleaning and garden services, if applicable							
3.	Boardroom, meeting room &/or auditorium/large meeting space furniture (rental or once off cost, if applicable)							
4.	Basement Parking, if applicable							
5.	Work cubicles (once off cost or rental, if applicable)							
6.	Lockers (once off cost or rental, if applicable)							
7.	IT server room fit out cost (if applicable)							

1. The service provider/supplier must use the attached pricing table and deviations will not be allowed.
2. The service provider/supplier is required to provide a full cost breakdown for each line item on an official company letterhead.
3. All prices must be VAT inclusive (if VAT registered) and must be quoted in South African Rand (ZAR). No price changes will be accepted after official Purchase Order (PO)/ Award letter is issued.
4. The service provider/supplier is required to list all additional costs associated with the services listed above, with the conditions of when such costs will apply.

5.1 Terms and Conditions

- (a) Right Not to Award – Postbank reserves the right not to make any appointment because of this RFP.
- (b) Late Submissions – Late proposals will not be considered.
- (c) Confidentiality – All information provided by Postbank or generated under this assignment shall remain the property of Postbank and may not be disclosed without written consent.
- (d) Intellectual Property – All deliverables produced under the contract will be the intellectual property of Postbank.
- (e) Disqualification –
 - I. Bidders may be disqualified for: Misrepresentation of information.
 - II. Conflict of interest.
- (f) Costs of Submission – All costs incurred by bidders in preparing and submitting proposals are for their own account.
- (g) PFMA Compliance – The appointed service provider must operate in full compliance with the PFMA, Treasury Regulations, and all applicable legislation.
- (h) Contract Award – The successful bidder will be required to enter into a formal written agreement with Postbank.

The service provider warrants that the pricing quoted above is in line with the Specification and is free of any errors and omissions and that he/she is able to deliver the service on the quoted price

NAME OF DELEGATED SIGNATORY:

(PRINT) in his capacity of

DESIGNATION OF SIGNATORY:

(PRINT) who warrants his authority to sign on behalf of

SIGNATURE:.....

NAME OF BIDDER (COMPANY) :

DATE:

DECLARATION

I, _____, hereby declare that the information provided above is correct and

that there is no mis

SECTION 6

STANDARD BID DOCUMENTS (SBDs)

SBD 4

BIDDER'S DISCLOSURE

1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. Bidder's declaration

2.1 Is the bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest¹ in the enterprise, employed by the state? **YES/NO**

2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

Full Name	Identity Number	Name of State institution

2.2 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution? **YES/NO**

¹ the power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise

2.2.1 If so, furnish particulars:

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract? **YES/NO**

2.3.1 If so, furnish particulars:

3 DECLARATION

I, the undersigned, (name)..... in submitting the accompanying bid, do hereby make the following statements that I certify to be true and complete in every respect:

- 3.1 I have read and I understand the contents of this disclosure;
- 3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;
- 3.3 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 consortium² will not be construed as collusive bidding.
- 3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.
- 3.4 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.
- 3.5 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.
- 3.6 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

² 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.

Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT.

I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Date

.....
Position

.....
Name of bidder

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 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
 - the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

1.2 To be completed by the organ of state

- a) The applicable preference point system for this tender is the 80/20 or 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:
- (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 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. FORMULA FOR PROCUREMENT OF GOODS AND SERVICES

3.1. POINTS AWARDED FOR PRICE

3.1.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20or90/10

$$Ps = 80 \left(1 - \frac{Pt - P_{min}}{P_{min}} \right) \text{ or } Ps = 90 \left(1 - \frac{Pt - P_{min}}{P_{min}} \right)$$

Where

Ps=Points scored for price of tender under consideration

Pt=Price of tender under consideration

Pmin=Price of lowest acceptable tender

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

3.2.1. POINTS AWARDED FOR PRICE

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20 or 90/10

$$Ps = 80 \left(1 + \frac{Pt - P_{max}}{P_{max}} \right) \text{ or } Ps = 90 \left(1 + \frac{Pt - P_{max}}{P_{max}} \right)$$

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 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. (Note to organs of state: Where either the 90/10 or 80/20 preference point system is applicable, corresponding points must also be indicated as such. Note to tenderers: The tenderer must indicate how they claim points for each preference point system.)

The specific goals allocated points in terms of this tender	Number of points allocated (90/10 system) (To be completed by the organ of state)	Number of points claimed (90/10 system) (To be completed by the tenderer)
Historically Disadvantaged individuals (51% and above)	5	
Women (51% and above)	3	
Disabled (51% and above)	2	

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
- (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;
 - (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.

<p>.....</p> <p>SIGNATURE(S) OF TENDERER(S)</p> <p>SURNAME AND NAME:</p> <p>DATE:.....</p> <p>ADDRESS:.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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SECTION 7

GOVERNMENT PROCUREMENT: GENERAL CONDITIONS OF CONTRACT – JULY 2011

NOTES

The purpose of this document is to:

- (i) Draw special attention to certain general conditions applicable to government Bids, contracts and orders; and
- (ii) To ensure that clients be familiar with regard to the rights and obligations of all parties involved in doing business with government.

In this document words in the singular also mean in the plural and vice versa and words in the masculine also mean in the feminine and neuter.

- The GCC will form part of all bid documents and may not be amended.
- 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.

TABLE OF CLAUSES

1. Definitions
2. Application
3. General
4. Standards
5. Use of contract documents and information; inspection
6. Patent rights
7. Performance security
8. Inspections, tests and analysis
9. Packing
10. Delivery and documents
11. Insurance
12. Transportation
13. Incidental services
14. Spare parts
15. Warranty
16. Payment
17. Prices

18. Contract amendments
19. Assignment
20. Subcontracts
21. Delays in the supplier's performance
22. Penalties
23. Termination for default
24. Dumping and countervailing duties
25. Force Majeure
26. Termination for insolvency
27. Settlement of disputes
28. Limitation of liability
29. Governing language
30. Applicable law
31. Notices
32. Taxes and duties
33. National Industrial Participation Programme (NIPP)
34. Prohibition of restrictive practices

General conditions of contract

1. 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.
 - 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 market 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.
- 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 organisation purchasing the goods.
- 1.22 "Republic" means the RSA.
- 1.23 "SCC" means the Special Conditions of Contract.
- 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, SCC are also laid down to cover specific supplies, services or works.
- 2.3 Where such SCC 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 With certain exceptions, invitations to bid are only published in the Government Tender Bulletin. The Government Tender Bulletin may be obtained directly from the Government Printer, Private Bag X85, Pretoria 0001, or accessed electronically from www.treasury.gov.za

4 Standards

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

1 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.

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 thirty (30) 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:
 - 7.3.1 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
 - 7.3.2 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 thirty (30) days following the date of completion of the supplier's performance obligations under the contract, including any warranty obligations, unless otherwise specified in SCC.

8. Inspections, tests and analyses

- 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 Department or an organisation acting on behalf of the Department.
- 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 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.

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:
- 13.1.1 performance or supervision of on-site assembly and/or commissioning of the supplied goods;
 - 13.1.2 furnishing of tools required for assembly and/or maintenance of the supplied goods;
 - 13.1.3 furnishing of a detailed operations and maintenance manual for each appropriate unit of the supplied goods;
 - 13.1.4 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
- 13.1.5 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 supplied 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:
- 14.1.1 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
- 14.1.2 in the event of termination of production of the spare parts:
- 14.1.2.1 Advance notification to the purchaser of the pending termination, in sufficient time to permit the purchaser to procure needed requirements; and
- 14.1.2.2 following such termination, furnishing at no cost to the purchaser, the blueprints, drawings, and specifications of the spare parts, if requested.

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. 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.
- 15.2 This warranty shall remain valid for twelve (12) 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 eighteen (18) 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.
- 15.3 The purchaser shall promptly notify the supplier in writing of any claims arising under this warranty.

- 15.4 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.
- 15.5 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.

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 thirty (30) 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 authorised 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.

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). 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.
- 21.3 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.
- 21.4 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.
- 21.5 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, pursuant to GCC Clause 22, unless an extension of time is agreed upon pursuant to GCC Clause 21.2 without the application of penalties.
- 21.6 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:
- 23.1.1 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;
 - 23.1.2 if the Supplier fails to perform any other obligation(s) under the contract; or
 - 23.1.3 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 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 fourteen (14) days to provide reasons why the envisaged restriction should not be imposed. Should the supplier fail to respond within the stipulated fourteen (14) 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.
- 23.6 If a restriction is imposed, the purchaser must, within five (5) working days of such imposition, furnish the National Treasury, with the following information:
- 23.6.1 the name and address of the supplier and / or person restricted by the purchaser;
 - 23.6.2 the date of commencement of the restriction
 - 23.6.3 the period of restriction; and
 - 23.6.4 the reasons for the restriction.
- 23.7 These details will be loaded in the National Treasury's central database of suppliers or

persons prohibited from doing business with the public sector.

- 23.8 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 five years and not more than 10 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 anti-dumping 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. 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 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 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 thirty (30) 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,

27.5.1 the parties shall continue to perform their respective obligations under the contract unless they otherwise agree; and

27.5.2 the purchaser shall pay the supplier any monies due the supplier.

28 Limitation of liability

28.1 Except in cases of criminal negligence or wilful misconduct, and in the case of infringement pursuant to Clause 6;

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

28.1.2 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.

29 Governing language

- 29.1 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.

30 Applicable law

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

31 Notices

- 31.1 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
- 31.2 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.

32 Taxes and duties

- 32.1 A foreign supplier shall be entirely responsible for all taxes, stamp duties, license fees, and other such levies imposed outside the purchaser's country.
- 32.2 A local supplier shall be entirely responsible for all taxes, duties, license fees, etc., incurred until delivery of the contracted goods to the purchaser.
- 32.3 No contract shall be concluded with any bidder whose tax matters are not in order. Prior to the award of a bid the Department must be in possession of a tax clearance certificate, submitted by the bidder. This certificate must be an original issued by the SARSs.

33 National Industrial Participation (NIP) Programme

- 33.1 The NIP Programme administered by the DTI shall be applicable to all contracts that are subject to the NIP obligation.

34 Prohibition of restrictive practices

- 34.1 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).
- 34.2 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 possible imposition of administrative penalties as contemplated in the Competition Act No. 89 of 1998.

- 34.3 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

The above General Conditions of Contract (GCC) are accepted by:

Name:	
Designation:	
Bidder:	
Signature:	
Date:	