

TECHNICAL SPECIFICATION – WATER MANAGEMENT PROGRAMME

Tender Description - Provision of Services for the Implementation of the At-Risk Water Management Programme at 28 High-Consuming Precincts in a Bid to Save Water within Transnet Property, Nationally.

1. Executive Summary

1.1 Transnet Property (TP) is seeking detailed proposals from private partners to render a service to provide the best technical (i.e., active leak detection and repair, illegal connection identification, etc.) and technology interventions (i.e. installation of check meters, pressure monitoring devices, remote logging systems, etc.), and financial solution (i.e. project funding) in delivering a savings sharing/commission based project that seeks to resolve intermittent water wastage problems and thereafter reduce water costs, through Water Conservation (WC) and/or Water Demand Management (WDM) initiatives to top consuming precincts, nationally for a period of 3 years. Implementation of the project is at prospective bidder's risk, with Transnet owning technology and systems installed at the end of the contract.

2. Scope and Specification

2.1 The project's definition of "Savings" means financial savings on a water account as a direct result of water consumption savings, excluding any other associated costs i.e., levies, sewer, etc. Water savings sharing shall be based on the "actual water saving" calculated by comparing the baselined average daily consumption to the actual average daily consumption as per check meter reading as a result of interventions as recorded by the *Service Provider*, within the contractual duration of the project.

2.2 A reduction in water usage resulting from use of water reducers/retarders shall not be considered as "actual water saving".

2.3 Reimbursement shall be on basis of the contracted percentage split of the "actual water saving" i.e., a reconciliation of water consumption quantities/savings achieved following the rendered interventions.

2.4 The approach to the water saving scope and specification is both water and utility cost saving solution based, requiring *Services Providers* to propose the following but not limited to:

2.4.1 **Finance, design, delivery, installation, implementation, and maintenance solution** to resolve intermittent water wastage problems and thereafter reduce overall water consumption and costs at high consuming precincts. Including adequate funding and bearing of all costs and expenses incurred in relation to the provision/execution of the services by Service Provider,

2.4.2 **System/network schematic and/or hydraulic modelling** to gain understanding of how the system operates. TP has in some instances limited knowledge of the current network, this following loss of data over years and non-formalisation of as-built drawings on as and when basis when pipe replacement and/or point repair is undertaken.

2.4.3 **Leak location and active leak control:** TP's water network comprises various pipe materials such as asbestos, steel and uPVC. There is therefore appreciated that leak detection may be important in other areas, while in others not as important. This specifically where pressure management is a solution in resolving leaks. However, due to diversity of our properties, non-systematic maintenance/poor condition of the infrastructure and non-visible burst pipe experienced it is deemed vital that the proposal makes provision of leak detectors.

2.4.4 **Hydraulic pressure control:** The identified properties support the primary business of rail transportation and housing thus operating 24hrs. These properties are supplied by municipalities

some of which operate their systems at high pressure resulting in same magnitude of pressure conveyed into TP's system even at low demand. It is envisaged that in the event the bidder proposed pressure control mechanisms that these be advanced or smart pressure control devices. In some instances, the fire hydrants are installed on the main domestic waterline reticulation. Installation of pressure control mechanism must take into consideration the need to maintain water pressure on the fire hydrants.

- 2.4.5 **Zoning:** Majority of TP properties occupy large areas of land and multiple municipal meters thus deemed that in such instances smaller manageable areas be established to allow precise identification of problem areas resulting in water losses.
- 2.4.6 **Logging and analysis:** The proposed system should allow for monitoring of flows and pressures to identify specific problem areas. TP requires that such a system be able to automatically transmit data directly into some form of receiving platform where results are immediately availed for active reaction and/or system correction where required.
- 2.4.7 **Bulk and industrial check meters:** TP has limited check meters and thus rely on municipal meter readings for consumption. This therefore places TP in a position of not being in control of the meters. Due to geographic spread of TP properties, consumption trending and control becomes a challenge. Further, due inability to quantify actual consumption on regular bases results in incorrect billing of clients occupying depots and under recoveries. It is required that proposals be inclusive of metering devices, preferably AMR type meters.
- 2.4.8 **Hosting platform:** One standard web-based hosting platform with cloud services back-end is to be provided. The platform should allow for multiple user access with different levels of access provided for administrative users and non-administrative users.
- 2.4.9 **Pipe replacement:** In the event that it is proven that the infrastructure lifespan has been reached thus pipe repair deemed impractical resulting in the only solution being relining or replacement, TP reserves right to approve replacement and at cost to the *Service Provider*.
- 2.4.10 **Water balance:** It is envisaged that following water loss interventions, the bidder provides a report highlighting aspects such as unavoidable annual real losses. The data presented in such a report will allow TP's decision to extend the project to a second phase, or even allow the prospective bidder opportunity to implement interventions in other identified depots.
- 2.4.11 **Water saving technology:** It is a requirement that technology and/or system utilised to realise water and cost savings, be designed, and built for minimum maintenance and maximum life expectancy of 5 years or more following contract termination - and be completely fit for the intended purpose. In addition, this technology and/or system including installed infrastructure shall at the end of the contract be handed over as TP assets.
- 2.5 In addition to the water use, management and saving proposal, the *Service Provider* shall also provide the following:
- 2.5.1 Develop an understanding of status quo on the site's water usage and measurement thereof.
- 2.5.2 Map the water network data (pipe size, material/type, age, etc.).
- 2.5.3 Identify and map water use points and areas of interest with regards to sustainability and liability.
- 2.5.4 Make recommendations on possible water conservation and recycling initiatives for the sites.
- 2.5.5 Develop a water use management framework. The framework is to highlight change in operational procedures or practices to save or use water in a more sustainable manner,

- 2.5.6 Develop Integrated Water Management Plans. Taking into consideration, but not limited to, various approaches to be taken for metering, building, irrigation, process systems and methodologies for analysing water data and metrics. Water-use reduction techniques and steps to be taken to achieve specific goals.
- 2.5.7 Provide a water utility management mechanism that accommodates inclusion of tariff steps.
- 2.5.8 Develop training material and support documentation.
- 2.5.9 Super User Training: The *Service Provider* shall train nominated TP resources as super users to support the rest of the business users in operating proposed system/application. This is required as TP will adopt the train the trainer approach. Trained resources will roll out the application to the regions where it is used.
- 2.5.10 Skills transfer: The *Service Provider* shall transfer technical skills to TP personnel that will be responsible for system support. A signed off skills transfer plan on how this will be done and sign off completed post the period to ensure that it was done correctly with some form of accreditation needs to be signed off to confirm readiness.

3. Special Requirements

- 3.1 Mandatory requirements that suppliers must meet,
 - 3.1.1 The implementation is required nationally and should commence within 4 (four) weeks post appointment of the bidder. The implementation needs to consider operation dependencies in the TP environment.
 - 3.1.2 Due to the nature of the project, the preferred service provider will enter into a Service Level Agreement highlighting terms of the contract.
 - 3.1.3 The Bidder must pre-arrange with at least two (2) of its customers to allow TP to view the sites of successful implementations i.e., clients of bidders for delegation from TP of not more than 4 personnel.
 - 3.1.4 Bidder’s proposal detailed methodology to ensure realisation of water savings sharing proposal over the contractual period.
- 3.2 Information required,
 - 3.2.1 Technical Proposal
 - 3.2.2 Financial status

4. Selected Sites

- 4.1 The table below details location of selected sites:

Region	Precinct / Depot	Transnet OD	Annual R-Value	Location	Municipality
Inland	Carlton Centre	TP	R8 563 197.59	Johannesburg	City of Joburg
	Leeuhof	TFR - Central (ABL)	R1 688 830.83	Leeuhof	Emfuleni

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	Naval Hill Lodge	TP	R1 293 569.76	Naval Hill	Mangaung
	Roodepoort Goods Shed	TFR - Central	R1 637 243.17	Roodepoort	Rand Water Board
	Natalspruit sta fire service	TFR - Central (ABL)	R4 256 832.24	Natalspruit	Rand Water Board
	Isando	TFR - Central (ABL)	R 982 345.90	Isando	Rand Water Board
Northern	Capital Park (Tamuda Hostel)	TP	R3 398 817.67	Capital Park	Tshwane
	55/R Koedoespoort (Rovos Rail, Capital Park)	TP	R1 256 799.00	Capital Park	Tshwane
	Naboomspruit	TFR - North East (MMC)	R3 844 239.73	Mookgophong	Mookgophong
	Witbank Hostel	TP	R3 540 223.81	Witbank	Emalahleni
	Nelspruit	TFR - North East (MMC)	R2 252 657.06	Nelspruit	Silulumanzi
	Potgietersrus	TFR - North East (MMC)	R2 108 631.74	Mokopane	Mogalakwena
	Thabazimbi Hostel	TP	R1 266 501.00	Thabazimbi	Thabazimbi
KZN	Albert Wessels	TP	R5 154 483.48	Newcastle	New Castle
	151 South Coast Rd	TP	R4 946 328.96	Bayhead	eThekwini
	9 Pascoe, Ispingo	TP	R4 788 910.56	Isipingo	eThekwini
	Dbn Airport, Isipingo	TP	R4 489 990.20	Isipingo	eThekwini
	2222 Old Main Rd, Cato Ridge	TP	R3 603 320.88	Cato Ridge	eThekwini
	Durban (Bayhead)	TFR - Natcor (CAB)	R2 460 897.36	Bayhead	eThekwini
	Umlazi Hostel	TP	R30 739 587.60	Umlazi	eThekwini
	Fairclough Rd, Egerton	TP	R2 455 865.64	Ladysmith	uThukela DM
Western Cape	Bellville	TFR - Capecor (Steel & Cement)	R 694 679.29	Bellville	City of Cape Town
	Langa Hostel	TP	R 955 173.46	Langa	City of Cape Town
	Salkor1	TFR - Capecor (IOM)	R1 908 484.45	Salkor	West Coast
	Saldanha	TFR - Capecor (IOM)	R1 419 677.98	Saldanha	Saldanha Bay
Eastern Cape	New Brighton Hostel	TP	R2 425 002.24	New Brighton	Nelson Mandela Metropolitan
	Port Elizabeth North End	TFR - Capecor (Steel & Cement)	R3 530 954.31	Gqeberha	Nelson Mandela Metropolitan
	Port Elizabeth	TFR - Capecor (Steel & Cement)	R15 412 036.50	Gqeberha	Nelson Mandela Metropolitan

R121 075 282.42

5. Annual Consumption

Region	Precinct / Depot	Annual Consumption (KI) 2021/22	Annual Consumption (KI) 2022/23	Annual Consumption (KI) 2023/24
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Inland	Carlton Centre	169 912	178 408	181 976
	Leeuhof	33 510	21 239	27 375
	Naval Hill Lodge	25 667	28 234	30 493
	Roodepoort Goods Shed	102 864	103 891	107 663
	Natalspruit sta fire service	251 680	246 810	599 274
	Isando	51 320	42 249	504 478
Northern	Capital Park (Tamuda Hostel)	67 440	117 942	56 505
	55/R Koedoespoort (Rovos Rail, Capital Park)	24 938	26 184	23 605
	Naboomspruit	76 278	67 037	69 108
	Witbank Hostel	70 246	109 785	73 743
	Nelspruit	44 698	37 262	74 942
	Potgietersrus	41 840	42 504	44 629
	Thabazimbi Hostel	25 130	16 074	18 464
KZN	Albert Wessels	102 276	264 561	383 161
	151 South Coast Rd	98 146	157 651	224 746
	9 Pascoe, Ispingo	95 022	76 044	93 804
	Dbn Airport, Isipingo	89 091	76 044	93 804
	2222 Old Main Rd, Cato Ridge	71 498	116 567	81 943
	Durban (Bayhead)	48 829	104 502	47 630
	Umlazi Hostel	609 939	634 472	822 933
	Fairclough Rd, Egerton	48 730	4 759	17 049
Western Cape	Bellville	13 604	11 127	29 594
	Langa Hostel	18 953	20 806	25 939
	Salkor1	37 868	96 277	115 033
	Saldanha	55 869	35 976	31 280
Eastern Cape	New Brighton Hostel	48 117	12 127	50 550
	Port Elizabeth North End	60 780	36 469	101 522
	Port Elizabeth	312 071	290 758	256 839
		2 696 314	2 975 759	4 188 081

Should any allocated precinct be subject to fundamental changes e.g. Transnet's operations migration, transfer of buildings to other entities, disposal of the precinct or parts of etc. Transnet shall notify the *Service Provider* in writing 4 (Four) months prior the change.

6. Constraints on Provision of the Services

6.1 People restrictions, hours of work, conduct and records

6.1.1 The work under this contract is to be carried out under operational conditions of respective precincts and is therefore subject to several special requirements and conditions to always ensure the safe operation of the Transnet.

6.1.2 The *Service Provider* shall keep records of his personnel working on the Transnet's property, including those of his *Sub-Contracts*, and the Transnet Property's Agent shall have access to these records at any time.

- 6.1.3 The *Service Provider* shall provide suitably qualified persons and Sub-contractors to perform services necessary to successfully complete the project. The qualifications and experience of the persons and that of its Sub-contractors deployed to this project shall be appropriate and adequate for the purpose of rendering the services. The Civil Engineer or Technologist, specializing in water engineering/water management, shall be an accredited ECSA professional and Project Manager accredited by professional project management body, i.e., PrCPM / PMP or SACPCMP.
- 6.1.4 Such qualified personnel shall not be removed from the Project and the rendering of the Services, without the prior written consent of Transnet, which consent shall not be unreasonably withheld.
- 6.1.5 Whenever, for any reason, such persons are unavailable for the performance of the Services, the *Service Provider* shall as soon as reasonably practical, substitute such persons by a suitably qualified replacements acceptable to Transnet, without any additional cost to Transnet.
- 6.2 Programme and monthly feedback**
- 6.2.1 The contract shall lapse three years post the appointment date and work shall be handed over at ceding of the contract.
- 6.2.2 A preliminary programme shall be issued as part of the tender documentation in the form of a Gantt chart which will include the logic associated with completing all the tasks, the resources required to complete the tasks and the estimated cash flows associated with completing the tasks.
- 6.2.3 The detailed programme issued to the Transnet Property after contract award shall include additional information to the level required including the constraints, predecessors and successors, and costs and resources required to complete the required activities.
- 6.2.4 The programme submitted with the tender shall be issued in the form of a Gantt chart. This programme and all subsequent programmes shall be submitted on A3 copies or larger, in MS Project format and include a standard calendar which includes all public holidays promulgated under law in South Africa.
- 6.3 Understanding the Works**
- 6.3.1 Transnet Property is not responsible for the failure of the *Service Provider* to understand the precise nature of his undertaking under this contract or for any erroneous interpretation concerning the conditions affecting his performance.
- 6.3.2 Transnet Property will provide the briefing to the *Service Provider* and sufficient opportunity after clarification and during the contract to ask Transnet Property for clarification of the terms and conditions of this contract prior to submission of his tender to provide the services.
- 6.4 Working on Transnet Property**
- 6.4.1 Work done in or near an occupied building is subjected to several special requirements and conditions to always ensure the safe operation of Transnet, normal operations must be able to continue for the duration of the contract. Various limitations and requirements are to be taken during the preparation of the tender and construction programme.
- 6.4.2 Work shall be conducted within existing network demarcations. Implementation of capital intervention e.g., pipe replacement, can only commence on TP approval.

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6.4.3 In the event of electronic systems, one compatible web platform needs to be standardised nationally.

6.5 Management meetings

6.5.1 To be able to manage the contract, Transnet Property and *Service Providers* will have various meetings, to proactively and jointly manage and minimise adverse risks to the project.

6.5.2 The attendees shall have the necessary delegated authority to make decisions in respect of matters discussed at such meetings.

6.5.3 Regular meetings of a general nature may be convened and chaired by Transnet Property's Agent as follows:

Title and Purpose	Approximate time and Interval	Location	Attendance by
Risk events and Compensation events	Every week	Carlton Centre	TP's agent and <i>Service Provider</i>
Overall Contract progress and feedback	Weekly	Carlton Centre	TP's agent and <i>Service Provider</i>
Stakeholders Engagements	Monthly	Carlton Centre	TP's agent, Stakeholders and <i>Service Provider</i>

6.5.4 All meetings shall be recorded using minutes and a register prepared and circulated by the *Service Provider*. Such minutes or register shall not be used for the purpose of confirming actions or instructions under the contract as these shall be done separately by the person identified in the conditions of contract to carry out such actions or instructions.

6.6 Documentation control

6.6.1 The *Service Provider* shall submit all documentation complying with the Transnet Property's standards and requirements. TP will issue all relevant documentation to the *Service Provider*, but control, maintenance and handling of these documents will be the *Service Provider's* sole responsibility and at its expense and managed with a suitable document control system.

6.6.2 All documents issued to 3rd Party Service Providers and to Transnet Property must be submitted through the TP's Document Control Department.

6.7 Health & Safety Requirements

6.7.1 The *Service Provider* shall comply with the Health and Safety requirements contained in the HAS-STD-001 'Transnet Property Health and Safety and Procedural Compliance with the Occupational Health and Safety Act and Applicable Regulations' to this Works Information.

6.7.2 The *Service Provider* shall comply with all applicable legislation, regulations issued in terms thereof and Transnet's safety rules which shall be entirely at the *Service Provider's* cost, and which shall be deemed to have been allowed for in the rates and prices.

6.7.3 The *Service Provider* will be required to submit particulars of his Health and Safety Programme within 2 (two) weeks of award of tender. Requirements of TP, if any, will be made known on award of the contract.

6.7.4 The *Service Provider* shall comply with the following Act:

- 6.7.4.1 The Compensation for Occupational Injuries and Diseases Act, no.130 of 1993. The *Service Provider* shall produce proof of his registration and good standing with the Compensation Commissioner in terms of the Act and submit with his tender.
- 6.7.4.2 Occupational Health and Safety Act, Act 85 of 1993.
- 6.7.4.3 The Provisional Ordinances and Local Authority, by-laws and all relevant regulations framed there under.
- 6.7.4.4 The *Service Provider* and his employees shall have valid safety inductions when accessing or working on site. Copies of which shall be submitted to TP's Agent.
- 6.7.4.5 All personnel working on site must have attended the Health and Safety induction course and be in possession of a permit to access the site.

6.8 Project Site Safety

- 6.8.1 Before any work commences, a DSTI (daily safety task inspection) must be done to all *Service Provider's* staff of any hazards in the site and precautionary measures taken to alleviate any risks of injury to the *Service Providers'* staff.
- 6.8.2 All *Service Provider's* staff must sign the DSTI attendance register and kept on site.
- 6.8.3 During the inspection, testing and repairing period of the works, a weekly report will be submitted of all incidents and accidents.

6.9 Environmental constraints and management

- 6.9.1 The *Service Provider* shall always comply with the health and safety requirements prescribed by law as they may apply to the services.
- 6.9.2 The *Service Provider* shall provide a *Service Provider's* Environmental Management Plan (CEMP) addressing all the potential impacts of his activities. TP's *Agent* has the right to request additional specific work method statements should in his opinion this be required.
- 6.9.3 The *Service Provider* shall make good all damages to the environment to the satisfaction of TP's Agent.
- 6.9.4 The *Service Provider* shall at all times comply with the statutes that prohibit pollution of any kind. These statutes are enacted in the following legislation:
 - 6.9.4.1 The National Environmental Management Act, 107/1998
 - 6.9.4.2 The Environmental Conservation Act, 73/1989
 - 6.9.4.3 The National Water Act, 36/1998
 - 6.9.4.4 The Municipal Systems Act 33 of 2000; and
 - 6.9.4.5 Applicable Municipal Bylaws
- 6.9.5 The *Service Provider* shall appoint a responsible person to ensure that no incident shall occur on site that could cause pollution. Where the *Service Provider* was negligent and caused any form of pollution, the damage shall be rectified at the *Service Provider's* cost.

6.10 Quality assurance requirements

- 6.10.1 The onus rests on the *Service Provider* to produce work that will conform in quality and accuracy of detail to the requirements of the Scope of Work. The *Service Provider* must, at his own

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expense, institute a quality control system and constitute the technical experience, instruments and equipment to ensure adequate supervision and positive control of the works at all times.

6.10.2 The *Service Provider* shall submit his proposed Quality Control Procedures (QCP) to TP's *Agent* for approval. Site Access will not be permitted until the QCP is to TP's *Agent* satisfaction.

6.11 ***Service Provider's management, supervision, and key people***

6.11.1 The *Service Provider* shall provide an organogram showing his key people and their lines of authority and communication.

6.12 ***Insurance provided by TP***

6.12.1 The *Service Provider* shall secure insurance and replace infrastructure and any technology installed in support of the project on events such as malfunctioning, vandalism and/or theft whilst the contract is in force.

6.12.2 Upon handover/contract ceding, procedures for making insurance of such infrastructure and technology shall be the responsibility of TP.

6.13 ***Contract change management***

6.13.1 The standard reporting forms that shall be used will be provided to the *Service Provider*.

7. Procurement

7.1 People

7.1.1 BBBEE and preference scheme

7.1.2 Transnet supports the Government's BBBEE initiatives and encourages its suppliers to obtain accreditation by one of the Accreditation Agencies.

7.1.3 Transnet would prefer their suppliers to have a BBBEE status at least a level 4 on the DTI Scorecard.

7.1.4 Transnet therefore urges tenderers to have themselves accredited by one of the various Accreditation Agencies available, which agency must be SANAS accredited and who further do their BBBEE ratings in accordance with the latest DTI Codes of Good Practice.

7.2 Preferred sub-*Service Providers*

7.2.1 The *Service Provider* shall not appoint or bring sub-*Service Providers* onto site without the prior approval of TP's *Agent*, and all sub-*Service Providers* will be required to conform to the requirements as set out herein as if they were employees of the *Service Provider*.

7.2.2 The *Service Provider* shall not deviate from the approved sub-*Service Provider's* list without prior approval of TP's *Agent*.

7.3 Sub-*Service Provider* documentation, and assessment of sub-*Service Provider* tenders

7.3.1 The *Service Provider* shall appoint his sub-*Service Providers* on the basis of the same terms and conditions applicable to the agreement between Transnet and the *Service Provider*.

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7.4 Attendance on sub-*Service Providers*

7.4.1 The *Service Provider* shall ensure that the quality assurance requirements delegated on him under this Contract are transferred into any sub-*Service Providers*.

7.5 Plant & Materials provided "free issue" by TP.

7.5.1 No plant or materials are provided as "free issue" by TP.

8. Management structures

8.1 The Task Orders shall indicate who TP's *Agent* is. TP's *Agent* is fully empowered to act on behalf of TP for the services covered by the Task Order. TP's *Agent* will accept, or not accept, the *Service Provider's* assessment of the amount due in terms of the contract.

9. Information provided by TP

9.1 TP will issue to the *Service Provider* available information that will assist in the carrying out of the services.

9.2 This information may include accounts history, layouts and plans to indicate existing services where available.

9.3 The provision of these information does not relieve the *Service Provider* of their professional responsibility to verify information that will be used as a basis for their work.

10. Facilities and equipment to be provided by TP

10.1 No facilities or equipment is provided by TP. The *Service Provider* may, however, make arrangements with the relevant Transnet personnel to make use of ablution facilities that might be on or near site.

11. Invoices

11.1 The *Service Provider's* invoices

11.1.1 When TP's *Agent* certifies payment following an assessment date, the *Service Provider* complies with TP's procedure for invoice submission.

11.1.2 The invoice must correspond to TP's assessment of the amount due to the *Service Provider* as stated in the payment certificate.

11.1.3 The invoice states the following:

- 11.1.3.1 Invoice addressed to Transnet SOC Ltd;
- 11.1.3.2 Transnet Limited's VAT No: 4720103177
- 11.1.3.3 Invoice number:
- 11.1.3.4 The *Service Provider's* VAT Number; and
- 11.1.3.5 The Contract number:

11.1.4 The invoice contains the supporting detail.

11.1.5 The invoice is presented either by post or by hand delivery.

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11.1.6 Invoices submitted by post are addressed to:

Transnet Property
Carlton Centre
150 Commissioner Street
Johannesburg
2000