

ITEM NO		ITEM	QUANTITY	RATE		AMOUNT	
	<p><u>SECTION 1</u></p> <p><u>BILL NO. 1</u></p> <p><u>PRELIMINARIES</u></p> <p><u>BUILDING AGREEMENT AND PRELIMINARIES</u></p> <p>The JBCC Series 2000 Minor Works Agreement (Edition 5.2 dated 2024) prepared by the Joint Building Contract Committee shall be the applicable building agreement, amended as hereinafter described</p> <p>The ASAQS Preliminaries (November 2007 edition) published by the Association of South African Quantity Surveyors for use with the said JBCC Principal Building Agreement shall be deemed to be incorporated in these bills of quantities</p> <p>The contractor is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause</p> <p>The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only</p> <p>Where any item is not relevant to this agreement such item is marked N/A signifying "not applicable"</p> <p><u>PREAMBLES FOR TRADES</u></p> <p>The Model Preambles for Trades 2008 as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said Model Preambles will be entertained</p> <p>Supplementary preambles and/or specifications are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the Model Preambles</p> <p>The contractor's prices for all items throughout these bills of quantities shall take account of and include for all of the obligations, requirements and specifications given in the Model Preambles and in any supplementary preambles and/or specifications</p> <p><u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u></p> <p>Definitions</p>						
1	Clause 1.0 - Definitions and interpretation	Item	1	R	-	R	-
2	Clause 2.0 - Offer, acceptance and performance obligations	Item	1			R	-
3	Clause 3.0 - Documents	Item	1			R	-
4	Clause 4.0 - Design responsibility	Item	1			R	-
5	Clause 5.0 - Employer's agents	Item	1			R	-
6	Clause 6.0 - Contractor's site representative	Item	1			R	-
7	Clause 7.0 - Compliance with laws and regulations	Item	1			R	-
8	Clause 8.0 - Works risk	Item	1			R	-
9	Clause 9.0 - Indemnities	Item	1			R	-
10	Clause 10.0 - General insurances	Item	1			R	-
11	Clause 11.0 - Special insurances	Item	1			R	-
12	Clause 12.0 - Effective insurances	Item	1			R	-
13	Clause 13.0 - Assignment	Item	1			R	-

14	Clause 14.0 - Security	Item	1	R	-
	Execution				
15	Clause 15.0 - Preparation for and execution of the works	Item	1	R	-
16	Clause 16.0 - Site and access	Item	1	R	-
17	Clause 17.0 - Contract instructions	Item	1	R	-
18	Clause 18.0 - Setting Out Of The Works The contractor shall notify the Principal Agent if any encroachments of adjoining foundations, buildings, structures, pavements, boundaries, etc exist in order that the necessary arrangements may be made for the rectification of any such encroachments.	Item	1	R	-
19	Clause 19.0 - Temporary works and plant The contractor shall notify the Principal Agent if any encroachments of adjoining foundations, buildings, structures, pavements, boundaries, etc exist in order that the necessary arrangements may be made for the rectification of any such encroachments.	Item	1	R	-
20	Clause 20.0 - Nominated subcontractors	Item	1	R	-
21	Clause 21.0 - Selected subcontractors	Item	1	R	-
22	Clause 22.0 - Employer's direct contractors	Item	1	R	-
23	Clause 23.0 - Contractor's domestic subcontractors	Item	1	R	-
	Completion				
24	Clause 24.0 - Practical completion	Item	0	R	-
25	Clause 25.0 - Works completion	Item	1	R	-
26	Clause 26.0 - Final completion	Item	1	R	-
27	Clause 27.0 - Latent defects liability period	Item	1	R	-
28	Clause 28.0 - Sectional completion	Item	1	R	-
29	Clause 29.0 - Revision of date for practical completion The removal and replacement of materials and/or workmanship which do not conform to specification or drawing shall not constitute grounds for the extension of the construction period nor the adjustment of contract value (Clause 29.3)	Item	1	R	-
30	Clause 30.0 - Penalty for late or Non-completion	Item	1	R	-
	Payment				
31	Clause 31.0 - Interim Payment to the Contractor The inclusion of materials and goods stored off site in the amount authorized for payment in terms of Clause 31.4 shall be at the sole discretion of the Principal Agent and such inclusion shall only be considered upon the provision, by the contractor, of an approved guarantee issued by a registered commercial bank. Clause 31.6.5 is therefore not applicable.	Item	1	R	-
32	Clause 32.0 - Adjustment to the contract value All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor.	Item	1	R	-
33	Clause 33.0 - Recovery of expense and loss	Item	1	R	-
34	Clause 34.0 - Final account and final payment	Item	1	R	-
35	Clause 35.0 - Payment to other parties	Item	1	R	-
	Termination				
36	Clause 36.0 - Termination by Employer - contractor's default	Item	1	R	-
37	Clause 37.0 - Termination by Employer - loss and damage	Item	1	R	-

38	Clause 38.0 - Termination by contractor - Employer's default	Item	1	R	-
39	Clause 39.0 - Termination - Cessation of the works	Item	1	R	-
	Dispute				
40	Clause 40.0 - Dispute settlement	Item	1	R	-
	Contract Agreement				
41	Clause 41.0 - Post tender provisions The required post tender information shall be inserted in the post tender provisions after consultation with the contractor	Item	1	R	-
42	Clause 42.0 - Contractual agreement The required information of the contracting parties and the amount of the accepted contract sum shall be inserted in the contractual agreement for signature of the agreement by the contracting parties	Item	1	R	-
	<u>SECTION B: PRELIMINARIES</u>				
	Definitions and interpretation				
43	Clause 1.0 - Definitions and interpretation	Item	1	R	-
	Documents				
44	Clause 2.1 - Checking of documents	Item	1	R	-
45	Clause 2.2 - Provisional bills of quantities	Item	1	R	-
46	Clause 2.3 - Availability of construction documentation	Item	1	R	-
	Previous work and adjoining properties				
47	Clause 3.1 - Previous work - dimensional accuracy	Item	1	R	-
48	Clause 3.2 - Previous work - defects	Item	1	R	-
49	Clause 3.3 - Inspection of adjoining properties	Item	1	R	-
	Samples, shop drawings and manufacturer's instructions				
50	Clause 4.1 - Samples of materials	Item	1	R	-
51	Clause 4.2 - Workmanship samples	Item	1	R	-
52	Clause 4.3 - Shop drawings	Item	1	R	-
53	Clause 4.4 - Compliance with manufacturer's instructions	Item	1	R	-
	Deposits and fees				
54	Clause 5.1 - Deposits and fees	Item	1	R	-
	Temporary services				
55	Clause 6.1 - Water	Item	1	R	-
56	Clause 6.2 - Electricity	Item	1	R	-
57	Clause 6.3 - Telecommunication equipment	Item	1	R	-
58	Clause 6.4- Ablution facilities	Item	1	R	-
	Prime cost amounts				
59	Clause 7.1 - Responsibility for prime cost amounts	Item	1	R	-
	Special attendance on N/S subcontractors				
60	Clause 8.1 - Special attendance	Item	1	R	-
	General				
61	Clause 9.1 - Protection of the works	Item	1	R	-

62	Clause 9.2 - Protection/isolation of existing/sectionally occupied works	Item	1	R	-
63	Clause 9.3 - Security of the works	Item	1	R	-
64	Clause 9.4 - Notice before covering work	Item	1	R	-
65	Clause 9.5 - Disturbance	Item	1	R	-
	Clause 9.6 - Environmental disturbance	Item	1	R	-
66	Clause 9.7 - Works cleaning and clearing	Item	1	R	-
67	Clause 9.8 - Vermin	Item	1	R	-
68	Clause 9.9 - Overhand work	Item	1	R	-
	<u>SECTION C: SPECIFIC PRELIMINARIES</u>				
	Contract price adjustment provisions				
69	Bidders are advised that this Contract shall be a Fixed Price Contract and shall not be subject to the Contract Price Adjustment Provisions (CPAP) or any other escalation formula and therefore bidder are to allow for any increases (except any variations in the rate of Value Added Tax) in cost of labour, materials, transport, etc.	Item	1	R	-
	Site instruction				
70	Site Instructions issued on site are to be recorded in triplicate in a site instruction book which is maintained on site by the contractor.	Item	1	R	-
71	Propping of floors below The contractor is advised that propping of floors below may be required if he wishes to use any areas of completed suspended reinforced concrete slabs for vehicle access, storage of materials and goods and location of plant, scaffolding, etc. The location of these areas and any necessary propping shall be approved by the principal agent and the cost thereof shall be borne by the contractor F:..... V:..... T:.....	Item	1	R	-
72	Warranties for material and workmanship Where warranties for materials and /or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the firm supplying the materials and/or doing the work and shall deliver same to the Principal Agent on certified completion of contract. The warranty shall state that workmanship, materials and installation are warranted for a specified period from the date of final completion and that any defects that may arise during the specified period shall be made good at the expense of the firm supplying the materials and/or doing the work, upon written notice to do so. The warranty will not be enforced if the work is damaged by defects in the construction of the building in which case the responsibility for replacement shall rest entirely with the contractor.	Item	1	R	-
73	Co-operation of the contractor for cost management It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget F:..... V:..... T:.....	Item	1	R	-
74	Confidentiality The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works No information regarding this project shall be published or disclosed without the prior written consent of the employer F:..... V:..... T:.....	Item	1	R	-

75	<p>Testing of windows for watertightnessEach window shall be tested for watertightness with water sprayed on by means of a 20mm hosepipe using adequate pressure. If in the opinion of the principal agent, the pressure proves to be inadequate, then the pressure in the hosepipe shall be boosted by means of compressed air or other approved means F:..... V:..... T:.....</p> <p>Occupational Health and Safety Act</p>	Item	1		R	-	
76	<p>The Contractor will allow for Health and Safety to ensure compliance with requirements set out in the Construction Regulation 2014, issued under the Occupational Health and Safety Act, 1933 (Act No. 85 of 1933). It is a required of the Contractor to thoroughly study the attached Health and Safety Specifications (Annexure A) that must be read together with and is deemed to be incorporated under this Section in the Bills of Quantities. The Contractor must take note that compliance with the Occupational Health and Safety Act, the Construction Regulations and the Health and Safety Specifications is compulsory. In the event of partial or total non-compliance, the Principal Agent, notwithstanding the provisions of clause A31.0 of Section A or any other clause to the contrary, reserves the right to delay issuing any Progress Payment Certificate until the Contractor provides satisfactory proof of compliance. The Contractor shall not be entitled to any compensation of whatsoever nature, including interest, due to such delay in payment. Provision for pricing of the Occupational Health and Safety Act, the Construction Regulations and Health and Safety Specifications is made under this clause and it is explicitly pointed out that all requirements of the aforementioned are deemed to be priced hereunder and no additional claims in this regard shall be entertained.</p> <p>Category : Fixed R..... Category : Value R..... Category : Time R.....</p> <p>SUMMARY OF CATEGORIES</p>	1	Item	1	R	-	
77	<p>Category : Fixed R..... Category : Value R..... R..... Category : Time R.....</p> <p>SECTION NO. 1 SUMMARY</p>		Item	1	R	-	
					R	-	
1	<p><u>SECTION 2</u></p> <p><u>BILL NO. 1</u></p> <p><u>CARPENTRY AND JOINERY</u></p> <p><u>DOORS ETC</u></p> <p>Wrought meranti hung to steel frames</p> <p>42mm Framed, ledged and braced batten door 813 x 2032mm high of 160mm wide to rail and stiles, 24 x 120mm middle ledge and braces and 24 x 200mm bottom ledge, filled in with 20mm tongued and grooved V-jointed one side vertical boarding with tongued and grooved joints to top rail and stiles and with inner edges of framing and abutting edges of boarding chamfered to form V-joint and covered at back with 10mm plywood with matching veneer, let into and including rebates all round (D01)</p> <p>44mm Door, size 813 x 2 032mm high</p> <p>TOTAL CARRIED TO SECTION SUMMARY 2</p>	No	4	R	-	R	-
						R	-
	<p><u>SECTION 2</u></p> <p><u>BILL NO. 2</u></p> <p><u>IRONMONGERY</u></p> <p><u>HINGES, BOLTS, ETC.</u></p>						

	Samples to be approved by architect					
1	100mm Brass barrel bolt with keep let into concrete	No	44	R	-	R -
2	150mm Approved flush bolt with keep fixed to metal	No	44	R	-	R -
	<u>LOCKS</u>					
	Samples to be approved by Architect					
3	4 lever lockset and furniture	No	16	R	-	R -
4	Mortice water-closet indicator lock set	No	7	R	-	R -
5	Pad lock	No	1	R	-	R -
	<u>DOOR CLOSERS</u>					
	Samples to be approved by Architect					
6	Delayed action door closer with guide rail	No	1	R	-	R -
	<u>SUNDRIES</u>					
	In accordance with Architect's specifications					
7	38mm Diameter rubber door stop plugged	No	22	R	-	R -
8	Chromium plated hat and coat hook with rubber buffer	No	22	R	-	R -
9	147mm long Stainless steel foot operated telescopic door holder plugged	No	22	R	-	R -
	<u>BATHROOM FITTINGS</u>					
	Samples to be approved by the Architect					
10	303 x 156 x 141mm high Surface mounted stainless steel vandal and theft proof toilet roll holder	No	1	R	-	R -
11	300 x 270 x 520mm high, 34 litre surface mounted stainless steel vandal and theft proof waste disposal bin	No	14	R	-	R -
	TOTAL CARRIED TO SECTION SUMMARY 2					R -
	<u>SECTION 2</u>					
	<u>BILL NO. 3</u>					
	<u>METALWORK</u>					
	<u>GALVANISED PRESSED STEEL DOOR FRAMES</u>					
	1,2mm Double rebated frames suitable for half brick walls with two brass butt hinges per door leaf "L"					
1	Frame for door D03, size 813 x 2 032mm high	No	2	R	-	R -
	TOTAL CARRIED TO SECTION SUMMARY 2					R -
	<u>SECTION 2</u>					
	<u>BILL NO. 4</u>					
	<u>PLUMBING AND DRAINAGE</u>					
	<u>RAINWATER DISPOSAL</u>					
	Pre-Painted Seamless Aluminium Ogee Gutters, Rainwater Pipes And Accessories In Long Lengths					
1	75mm diameter galvanized sheet iron seamless rainwater downpipe fixed to walls on alloy brackets at not exceeding 1500mm centres	m	14	R	-	R -
2	Extra over rainwater pipe for shoe	No	5	R	-	R -

	<u>SANITARY FITTINGS</u>					
	Water Closet					
	Wash Trough					
3	1030 x 430mm Wall mounted stainless steel double wash trough. Trough to have a sloped front with wash ridges. All items to be fully fitted with all necessary plumbing accessories	No	1	R	-	R -
	Approved					
4	15mm CP angle regulating valve	No	1	R	-	R -
5	32mm CP Flush master fitted as per manufacturer's instruction	No	1	R	-	R -
6	Square type pillar tap with hot and cold indices and flanged back nut. All items to be fully fitted with all necessary plumbing accessories	No	1	R	-	R -
7	Demand push button chrome plated pillar tap with raised nose, hot and cold indices and flanged bach nut. All items to be fully fitted with all necessary plumbing accessories.	No	6	R	-	R -
8	15 x 350mm CP flexible connector	No	1	R	-	R -
	<u>SANITARY PLUMBING</u>					
	uPVC pipes					
9	50mm Pipes chased into brick walls	m	3	R	-	R -
	Extra over uPVC pipes for fittings					
10	50mm Junction	No	2	R	-	R -
11	50mm Access junction	No	2	R	-	R -
	<u>TANKS, ETC</u>					
12	Install new plumbing fittings for 5 000 Litre water storage Jojo tank	No	4	R	-	R -
	TOTAL CARRIED TO SECTION SUMMARY 2					R -
	<u>SECTION 2</u>					
	<u>BILL NO. 5</u>					
	<u>GLAZING</u>					
	<u>TOPS, SHELVES, DOORS, MIRRORS, ETC</u>					
	6mm 'GG' quality polished silvered float glass copper backed mirrors with polished edges holed for and fixed with round rose chromium plated mirror screws with rubber buffers to plugs in brickwork or concrete					
1	Mirror 450 x 600mm high with four screws	No	6	R	-	R -
	TOTAL CARRIED TO SECTION SUMMARY 2					R -
	<u>SECTION 2</u>					
	<u>BILL NO. 6</u>					
	<u>PAINTWORK</u>					
	<u>PAINTWORK, ETC TO NEW WORK ON</u>					
	One coat alkali resistant plaster primer and two coats PVA acrylic emulsion paint on					
1	Internal plastered walls	m ²	35	R	-	R -

	Prepare and apply one coat zinc phosphate alkyd resin primer, one coat universal undercoat and two full coats high gloss enamel paint					
2	On pressed steel doors frames	m²	46	R	-	R -
3	On grille gates and screens (both sides measured on flat)	m²	10	R	-	R -
	<u>ON WOOD SURFACES</u>					
	One coat primer and two coats premium quality polyurethane enamel paint					
4	On doors	m²	5	R	-	R -
	Three coats polyurethane clear varnish					
5	On doors	m²	5	R	-	R -
	TOTAL CARRIED TO SECTION SUMMARY 2					R -
	<u>SECTION 2</u>					
	<u>BILL NO. 7</u>					
	<u>PROVISIONAL SUMS</u>					
	COMMUNITY LIAISON OFFICER					
1	Provide sum of R12 500.00 (Twelve Thousand Five Hundred Rand Only) for community liaison officer's salary to be omitted in part or whole as instructed by Principal Agent (R12 500 per month)	Item	1	R	12,500.00	R 12,500.00
2	Add profit upon above	%IT	0%	R	-	R -
3	Attendance	%IT	0%	R	-	R -
	SUNDRY BUILDING WORK					
4	Provide sum of R12 000.00 (Twelve Thousand Rand Only) for demolitions and decommissioning of existing ablution blocks	Item	1	R	12,000.00	R 12,000.00
5	Add profit upon above	%IT	0%	R	-	R -
6	Attendance	%IT	0%	R	-	R -
	TOTAL CARRIED TO SECTION SUMMARY 2					R 24,500.00
	SECTION SUMMARY					
1	Carpentry and Joinery					R -
2	Ironmongery					R -
3	Metalwork					R -
4	Plumbing and Drainage					R -
5	Glazing					R -
6	Paintwork					R -
7	Provisional Sums					R 24,500.00
	SECTION NO. 2 SUMMARY					R 24,500.00
	FINAL SUMMARY					
1	Preliminaries					R -
2	Building Works					R 24,500.00
	SUBTOTAL					R 24,500.00

Allow: 10% Contingency amount for the unforeseen and the sum provided is under the sole control of the client and upon approval by the Client representative and deducted in whole or in part	Item	10%	R 24,500.00	R 2,450.00
SUBTOTAL				R 26,950.00
Add Value Added Tax @ 15%	Item	15%		R 4,042.50
TOTAL (INCLUDING VAT)				R 30,992.50