

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

**ERF NO 7051, CRYSTAL PARK EXT 58**

**BENONI**

**GAUTENG PROVINCE**

**1. EXTENT OF CONTRACT**

**Building contract**

The work embodied in the contract comprises of remedial work to HOUSE RAMABOLE at ERF NO 7051

Crystal Park Ext 58, Benoni, Gauteng

The successful tenderer for this contract will be appointed in terms of the National Home Builders Registration Council Remedial work.

**2. ACQUAINTANCE WITH TENDER DOCUMENTS**

By submission of a tender, the contractor shall be deemed to have acquainted himself with the contract documents, local requirements and laws and all aspects of the work envisaged in the documents, prior to the submission of a tender to study conditions on site.

No claim resulting from failure to comply with any of the above will be entertained.

**3. CONTRACT DOCUMENTS**

The contract documents shall comprise:

- \* Notes to Tender
- \* Bill of Quantities
- \* Engineer's Scope of Works
- \* Engineers Drawing

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**4. BILLS OF QUANTITIES**

These bills of quantities contains pages numbered consecutively as indicated in the Index. Before the contractor submits his/her tender he/she should check the number of pages, and if any obvious errors, he/she should apply to the quantity surveyor at once and have same rectified as no liability whatsoever will be admitted by the National Home Builders Registration Council (NHBRC) in respect of errors in a tender due to the foregoing.

On no account should these documents be used for placing material orders. The contractor may do so at his/she own risk, but shall not be reimbursed for additional cost incurred.

Unless a seperate rate for the supply and installation of any items has been specifically called for, the unit price for all items shall include the supply and installation costs.

These Bill of Quantities to be priced in accordance with the Engineer's scope of works, with all the quantities being provisional and are to be re-measured on completion of the project.

For the purpose of this Bill Of Quantities, the following words shall have meanings hereby assigned to them:

Unit:	The unit of measurement for each item of work as defined in the specifications
Quantity:	The number of units of work for each item
Rate:	The price per unit of measurement at which the tenderer tenders to do the work
Amount:	The product of the quantity and the rate tendered for an item

The following abbreviations are used in the Bill Of Quantities:

mm	=	millimeter
m	=	metre
m <sup>2</sup>	=	square metre
m <sup>3</sup>	=	cubic metre
no	=	number
%	=	percent

All rates and sums of money quoted in the Bill Of Quantities shall be in rands and whole cents. Fractions of a cent shall be discounted.

**5. MATERIAL AND LABOUR COST FLUCTUATIONS**

All rates in this tender shall be fixed for the duration of the contract.

**SECTION NO  
NOTES AND SPECIFICATIONS  
NOTES TO TENDERERS**

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**6. CONDITIONS TO BE OBSERVED IN TENDERING**

- 6.1 Tenders shall include Value Added Tax.
- 6.2 The Conciliation Officer will notify the tenderers of the tender results.
- 6.3 The lowest, or any, or portion of any tender will not necessary be accepted.
- 6.4 All tenders prices/rates must be filled in on the form provided.
- 6.5 Tenders prices/rates must hold good for ninety (90) calender days from the tender closing date as stated herein.
- 6.6 All recipients of the tender document (whether they submit a tender or not) must treat the details of the document as private and confidential.
- 6.7 The employer will not be responsible for, or pay for, expenses or losses, which may be incurred by any tenderer in the preparation of his tender.

**7. TENDER INFORMATION**

The employer may require additional information from the tender in order to evaluate the tender. The tenderers required to provide such information if so required by the employer.

**8. SITE INSPECTION**

The compulsory site visit date will be communicated to the tenderers.

The tenderer is also required to familiarises himself before submission of his tender with regard to relevant local site conditions, site accessibility, the nature of operations required, availability of labour and any conditions pertaining there to, together with conditions relating to unloading, carting and storage of materials, equipment and tools required for the works.

**9. SUBMISSION OF TENDERS**

**By Email:**

The tenderer shall email The Form Of Tender and Priced Bill of Quantities to [scmrequests@nhbrc.org.za](mailto:scmrequests@nhbrc.org.za)

Neither late tenders not faxed tenders will be considered.

**SECTION NO  
NOTES AND SPECIFICATIONS  
NOTES TO TENDERERS**

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## **NAMES OF PARTIES**

### **1. EMPLOYER**

National Home Builders Registration Council  
Contact Person: Mr Songezo Boo  
Physical Address: 27 Leeuwkop Road, Sunninghill, Johannesburg  
Postal address: P O BOX 461, Randburg, 2125  
Tel: (011) 317-0000  
Fax: (011) 317-0105

### **2. ENGINEER**

National Home Builders Registration Council  
Contact Person : Mr Wezi Phiri  
Physical Address: 27 Leeuwkop Road, Sunninghill, Johannesburg  
Tel: (011) 317 0143

### **3. CONCILIATION OFFICER**

National Home Builders Registration Council  
Contact Person : Mr. Oswald Banda  
Physical Address: 27 Leeuwkop Road, Sunninghill, Johannesburg  
Tel: (083) 794 1361

### **4. QUANTITY SURVEYORS**

National Home Builders Registration Council  
Contact Person: Mr Moseto Sebetha  
Physical Address: 27 Leeuwkop Road, Sunninghill, Johannesburg  
Postal address: P O BOX 461, Randburg, 2125  
Tel: (011) 317-0006

**SECTION NO**  
**NOTES AND SPECIFICATIONS**  
**NAMES OF PARTIES**

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Item No	Quantity	Rate	Amount
<p><b><u>BILL NO. 1</u></b></p>			
<p><b><u>PRELIMINARIES AND GENERAL</u></b></p>			
<p><b><u>NOTES</u></b></p>			
<p>The agreement is to be a "Remedial work contract agreement" that will be signed between the Employer (NHBRC) and Contractor upon acceptance to tender offer</p>			
<p><u>Temporary works and plant</u></p>			
<p>The contractor shall protect, uphold and maintain all public utilities and services and shall not interfere with their operation without the consent of the service authorities and the Conciliation Officer. The contractor shall notify the Conciliation Officer of any damages to such services and shall make good same at his own cost to the satisfaction of the service authorities.</p>			
<p>Fuel, power and water for commissioning of mechanical and other specialised equipment shall also include for the cost of all necessary reticulation and connection thereto</p>			
<p>The contractor shall provide noise and dust control to the approval of the Conciliation Officer</p>			
<p>The contractor shall maintain the access roads, paths, building etc, adjacent to the construction area etc, during the period of the works in a clean rubble free condition.</p>			
<p><u>Identity of employees</u></p>			
<p>All employees of the contractor and his subcontractors shall be identifiable at all times by means of ID cards, company name and logos imprinted on overalls. Any person found on site not complying with the aforementioned conditions the contractor shall be requested by Conciliation Officer, to remove such person from site.</p>			
<p><b>Carried forward</b></p>			
<p><b>SECTION NO 1</b>  <b>BUILDINGS</b>  <b>BILL NO 1</b>  <b>PRELIMINARIES AND GENERAL</b></p>			
		R	

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**GAUTENG PROVINCE**

**Brought forward**

**R**

Health and safety

The contractor is to comply with all requirements of the Health and Safety Act.

Housekeeping and compliance with Conciliation Officer site rules

The contractor will be responsible for a high standard of housekeeping in his site establishment, delivery of materials and goods and removal of rubble, debris, etc., storage areas and construction working areas to the approval of the Conciliation Officer.

Working hours

Should the contractor wish to work outside normal working hours or at weekends in order to maintain his building programme, he shall notify and obtain the approval of the Conciliation Officer before doing so. The cost of this overtime will be for the contractor's account.

**PRELIMINARIES AND GENERAL**

All risk insurance

1 Allowance for contractor's all risk insurance

Item

Health and Safety

2 Allowance for all health and safety requirements as deemed necessary for the successful execution of the project

Item

Management of contract

3 Management of the works, programming for the works, progress meetings, technical meetings, etc

Item

Temporary works and plant

4 Plant, equipment, scaffolding, sheds and offices etc

Item

**Carried forward**

**R**

**SECTION NO 1  
BUILDINGS  
BILL NO 1  
PRELIMINARIES AND GENERAL**

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

**ERF NO 7051, CRYSTAL PARK EXT 58**

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**GAUTENG PROVINCE**

		Brought forward		R
	<u>Temporary Services</u>			
5	Water, electricity, telecommunication equipment, ablution facilities, etc		Item	
	<u>House Keeping</u>			
6	Allowance for housekeeping and compliance of unwanted material to be dumped and disposed to a site designated by local authority		Item	
	<u>Security</u>			
7	Allowance for site security		Item	
<b>Carried Forward to Sectional Summary: 1</b>				R
<b>SECTION NO 1</b>				
<b>BUILDINGS</b>				
<b>BILL NO 1</b>				
<b>PRELIMINARIES AND GENERAL</b>				

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Item No	Quantity	Rate	Amount
<p><b><u>BILL NO. 2</u></b></p>			
<p><b><u>ALTERATIONS</u></b></p>			
<p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p>			
<p><u>View site</u></p>			
<p>Before submitting his tender the contractor shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials contained in the buildings or portions of the buildings to be demolished. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained.</p>			
<p><u>Explosives</u></p>			
<p>No explosives whatsoever may be used for demolition purposes unless otherwise stated.</p>			
<p><u>General</u></p>			
<p>The contractor shall carry out the whole of the works with as little mess and noise as possible and with a minimum of disturbance to adjoining premises and their tenants. He/She shall provide proper protection and provide, erect and remove when directed, any temporary tarpaulins that may be necessary during the progress of the works, all to the satisfaction of the principal agent / Engineer</p>			
<p>Water supply pipes and other piping that may be encountered and found necessary to disconnect or cut, shall be effectually stopped off or grubbed up and removed, and any new connections that may be necessary shall be made with proper fittings, to the satisfaction of the principal agent / Engineer.</p>			
<p><b>Carried forward</b></p>			
<p><b>SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS</b></p>			
		R	

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**Brought forward**

R

Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehangng, cramping up, re-wedging as required and making good cramps, dowels, etc, and easing, oiling, adjusting and repairing ironmongery as necessary, replacing ant glass damaged in removal or subsequently and stopping up all nail and screw holes with tinted plastic wood to match timber, unless otherwise described. Re-painting or re-varnishing is given separately

Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc

Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc and making good floor and wall finishes to match existing

With regard to building up of openings in existing walls, cement screeds and pavings, granolithic, tops of walls, etc, shall be levelled and prepared for raising of brickwork

Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary

The contractor will be required to take all dimensions affecting the existing buildings on site and he will be held solely responsible for accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)

**REMOVAL OF EXISTING WORK**

Breaking down and removing brickwork etc

1	150mm Maxis internal walls	m2	53
2	150mm Maxis external walls	m2	87

**Carried forward**

R

**SECTION NO 1  
BUILDINGS  
BILL NO 2  
ALTERATIONS**

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

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		Brought forward		R
		<u>Taking out and removing doors, windows, etc from brickwork to be demolish</u>		
3	Timber single door and steel frame 813 x 2032mm high overall from 150mm brick wall	No	7	
		<u>Taking out and removing doors, windows, etc from brickwork and set aside for re-use</u>		
4	Glazed steel window 1511 x 1559mm high including burglar bars from 150mm brick wall	No	1	
5	Glazed steel window 1022 x 1559 mm high including burglar bars from 150mm brick wall	No	3	
6	Glazed steel window 533 x 949mm high including burglar bars from 150mm brick wall	No	2	
7	Glazed steel window 1022 x 949mm high including burglar bars from 150mm brick wall	No	1	
8	Glazed steel window 533 x 1559mm high including burglar bars from 150mm brick wall	No	1	
9	Steel burglar door size 813 x 2032mm high	No	2	
		<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc and set aside for re-use</u>		
10	Carefully take down concrete roof tiles (including hip, ridge etc.) and set aside for re-use. (Measured flat as per floor plan)	m2	86	
11	Carefully take down Hipped pitched timber roof construction 12150 x 6560 x 1791mm high overall including timber trusses, purlins, fascias and barge boards and set aside for reuse	No	1	
		<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>		
12	Take down Gypsum plasterboard ceilings, including cornices, timber bandering etc	m2	59	
		Carried forward		R
	<b>SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS</b>			

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		Brought forward		R
		<u>Taking out and removing sundry joinery work, fittings, etc. setting aside for re-use</u>		
13	Timber double sink cupboard 1520 x 600 x 910mm high with granite top, including sink and disconnecting water pipes and installing new trap etc and connecting to new waste pipe etc	No	1	
14	Timber upper cupboard 1900 x 600 x 1100mm high.	No	1	
15	Timber upper cupboard 2400 x 450 x 1020mm high.	No	1	
16	Timber wall cupboard 1300 x 600 x 910mm high including granite top	No	1	
17	Timber wall cupboard 1850 x 600 x 910mm high including, stove granite top	No	1	
18	Timber wall cupboard 600 x 600 x 910mm high granite top	No	1	
19	Timber wall bedroom cupboard 2900 x 600 x 2600mm high including mirror doors	No	1	
20	Timber wall bedroom cupboard 1340 x 600 x 2600mm high including mirror doors	No	2	
21	Bathroom cabinet	No	2	
		<u>Taking out and removing ironmongery etc. setting aside for re-use</u>		
22	Single Towel rail from wall	No	2	
23	Toilet roll holder	No	2	
24	Curtain Rail not exceeding 1500mm	No	8	
25	Shower cubicle 900 x 900mm, including shower head	No	1	
		<u>Taking out and removing piping, sanitary fittings, etc. including cutting off as necessary, disconnecting piping from fittings and setting aside for re-use</u>		
26	Coper piping not exceeding 50mm diameter	m	12	
		Carried forward		R
<b>SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS</b>				

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			<b>Brought forward</b>		<b>R</b>
27	PVC piping not exceeding 50mm diameter	m		6	
28	PVC piping exceeding 50mm and not exceeding 100mm diameter	m		2	
29	PVC piping exceeding 100mm and not exceeding 150mm diameter	m		2	
30	Vitreous china WC pan with cistern including short length pipings	No		2	
31	Bath including short lengths of piping etc.	No		1	
32	Wash hand basin and pedestal including short lengths of piping etc.	No		2	
	<u>Taking out/off sundry metalwork and setting aside for re-use</u>				
33	Chromadeck gutter including stop end etc	m		37	
34	Chromadeck downpipes including bend etc.	m		12	
	<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screed, plaster, tile finishes, etc</u>				
35	30mm Screed from floors	m2		59	
	<u>Hacking up/off and removing ceramic tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finishes, etc</u>				
36	Tiles to floors	m2		59	
	<u>Taking out and removing electrical items, setting aside for re-use</u>				
37	Make safe all electrical work and remove all wall sockets including wiring etc. and set aside for re-use.	No		10	
			<b>Carried forward</b>		<b>R</b>
<b>SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS</b>					

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	<b>Brought forward</b>			<b>R</b>
38	Make safe all electrical work and remove all light fittings including, Light switches, wiring etc. and set aside for re-use.	No	10	
39	Make safe all electrical work and remove stove and Geysor electrical point including isolator, wiring etc. and set aside for re-use.	No	2	
40	Make safe all electrical work and remove Distrubition Board including brakers, wiring etc. and set aside for re-use.	No	1	
	<u>Sundries</u>			
41	Carefully take down and set aside DSTV Dish and later refix in similar new position	No	1	
42	Carefully take down and remove Solar Geysor including Solar Panels etc set aside for re-use and later refix in similar new position	No	1	
	<b>Carried Forward to Sectional Summary: 1</b>			<b>R</b>
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 2</b>			
	<b>ALTERATIONS</b>			

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**BENONI**

**GAUTENG PROVINCE**

Item No	Quantity	Rate	Amount
<b><u>BILL NO.3</u></b>			
<b><u>MASONRY</u></b>			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<b><u>BRICKWORK</u></b>			
<u>Sizes in descriptions</u>			
Blocks are to be either solid or hollow modular dense concrete masonry units having a compressive strength of 7Mpa			
Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick			
<u>Hollow walls</u>			
Descriptions of hollow walls shall be deemed to include leaving every fifth perpend of the bottom course of the external skin open as a weep hole			
<u>User note</u>			
<i>The following preamble generally applies for works in hot and humid coastal areas</i>			
<u>Bagged and sealed walls</u>			
Walls in two skins described as "bagged and sealed" shall be deemed to include having the outer face of the inner skin bagged with 1:6 cement and sand mixture and sealed with two coats bitumen emulsion waterproofing coating			
<b>Carried forward</b>			
<b>SECTION NO 1 BUILDINGS BILL NO 3 MASONRY</b>			
		R	

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

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**Brought forward**

**R**

Face bricks

Bricks shall be ordered timeously to obtain uniformity in size and colour

Pointing

Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc

BLOCKWORK

Concrete masonry units

Blocks are to be either solid or hollow modular dense concrete masonry units having a compressive strength of 7MPa

Wall ties for blockwork

Wall ties shall be polypropylene ties complying with BS 76377. Ties for hollow walls shall be of sufficient length to allow not less than 75mm of each end to be built into the blockwork. Ties are to be spaced at intervals of not more than 1m in the horizontal direction and not more than 400mm staggered in the vertical direction except at openings, vertical joints or ends of walls where they are to be placed vertically above each other

Blockwork

Blockwork shall comply with SANS 10145 "Concrete Masonry Construction"

**Carried forward**

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**SECTION NO 1  
BUILDINGS  
BILL NO 3  
MASONRY**

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

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			<b>Brought forward</b>		<b>R</b>
<p>Surfaces to be plastered shall have joints raked out to a depth of at least 10mm to provide a key. Cavities of hollow walls shall be kept free of mortar droppings or other undesirable matter. Every second perpend of the bottom course of the external skin of hollow walls shall be left open as a weep hole</p>					
<p><u>Standard complementary blocks</u></p>					
<p>Descriptions of blockwork shall be deemed to include standard complementary blocks such as corner, three-quarter, half and quarter blocks required in the construction of corners, reveals, jambs, ends, etc to solid and hollow walls and for bonding as necessary</p>					
<p><u>DECORATIVE BLOCKS</u></p>					
<p>Blocks shall be of approved manufacture, sound, well burnt or cured and uniform and true in size, shape and colour</p>					
<p><b><u>SUPERSTRUCTURE</u></b></p>					
<p><u>Brickwork of concrete bricks in class II mortar</u></p>					
1	150mm Brick wall	m2		140	
2	150mm Brick walls in beamfilling	m2		7	
<p><u>Brick-on-edge header course copings, sills, etc of brickspointed with recessed joints</u></p>					
3	Sill set level and slightly projecting	m		7	
<p><b><u>BRICKWORK SUNDRIES</u></b></p>					
<p><u>2.5mm Galvanised brick reinforcement</u></p>					
4	150mm wide reinforcement built in horizontal	m		494	
			<b>Carried forward</b>		<b>R</b>
<p><b>SECTION NO 1 BUILDINGS BILL NO 3 MASONRY</b></p>					

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		Brought forward			R
<b><u>Prestressed fabricated lintels including necessary temporary support</u></b>					
5	140 x 75mm lintels in length not exceeding 3m	m	7		
	<u>Galvanised hoop iron cramps, ties, etc</u>				
6	4mm Diameter roof tie 2m girth bent double with one end fixed to wood and other end built into brickwork	No	50		
<b><u>TESTING OF BRICKS</u></b>					
7	Allowance for testing of bricks to comply with SABS standards		Item		
<b>Carried Forward to Sectional Summary: 1</b>					R
<b>SECTION NO 1</b>					
<b>BUILDINGS</b>					
<b>BILL NO 3</b>					
<b>MASONRY</b>					

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Item No	Quantity	Rate	Amount
<b><u>BILL NO.4</u></b>			
<b><u>WATERPROOFING</u></b>			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<u>Waterproofing</u>			
Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs			
<b><u>DAMP PROOFING OF WALLS AND FLOORS</u></b>			
<u>One layer 375 micron embossed polyethylene damp proof course ( SANS 952-1985 Type B)</u>			
1	In walls vertical at reveals	m2	7
2	Under Walls	m2	25
Carried Forward to Sectional Summary: 1			R
<b>SECTION NO 1 BUILDINGS BILL NO 4 WATERPROOFING</b>			

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<b>Item No</b>		<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
	<b><u>BILL NO. 5</u></b>			
	<b><u>ROOF COVERINGS</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<b><u>ROOFS ETC</u></b>			
	<b><u>TILES</u></b>			
	<u>420 x 332mm "Double Roman" concrete terracotta tiles laid on and including an underlay of 250 micron "Dakseel" sheeting with 75mm lapped and sealed joints and nailed through underlay with non-corrosive tile nails to 38 x 38mm sawn softwood battens at 320mm centre</u>			
1	Roof covering with 26 degrees pitch measured flat on plan (re-use existing)	m2	86	
2	New Roof covering tiles with 26 degrees pitch ( i.e an invoice of new tiles will be required)	m2	17	
3	New Ridges of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed dampproof course in accordance with SANS 952 Type B underlay	m	10	
4	New Hips of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed dampproof course in accordance with SANS 952 Type B underlay and raking cutting to tiles on both sides	m	30	
5	New Purpose made tile to end of ridge bedded and pointed on 1:3 cement mortar tinted to match tile colour	No	6	
	<b><u>SHEET METAL FLASHINGS, LININGS, COPINGS, ETC</u></b>			
	<u>0.6mm Galvanised sheet iron flashings</u>			
6	Lining to valleys	m	10	
	<b>Carried Forward to Sectional Summary: 1</b>			R
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 5</b>			
	<b>ROOF COVERINGS</b>			

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

**ERF NO 7051, CRYSTAL PARK EXT 58**

**BENONI**

**GAUTENG PROVINCE**

Item No	Quantity	Rate	Amount
<b><u>BILL NO.6</u></b>			
<b><u>CARPENTRY AND JOINERY</u></b>			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<u>Fixing</u>			
Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete			
Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere			
<u>Joinery</u>			
Descriptions of frames shall be deemed to include frames, transoms, rails, etc			
Descriptions of hardwood joinery shall be deemed to include sinking and pekketing heads and nuts of bolts			
<b><u>ROOFS ETC</u></b>			
<b><u>PLATED NAILED TIMBER ROOF TRUSS CONSTRUCTION ETC</u></b>			
Trusses are at maximum 750mm centres			
Roof covering are 340mm centres on battens			
References given in descriptions refer to the respective types of trusses details on the architect/engineer's drawings			
Dimension in descriptions of trusses are nominal and actual measurements are to be obtained from the architect/engineer and/or taken on site before design or fabrication commences			
<b>Carried forward</b>			
<b>SECTION NO 1 BUILDINGS BILL NO 6 CARPENTRY AND JOINERY</b>			
		R	





**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**  
**ERF NO 7051, CRYSTAL PARK EXT 58**  
**BENONI**  
**GAUTENG PROVINCE**

Item No	Quantity	Rate	Amount
<p><b><u>BILL NO.7</u></b></p> <p><b><u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u></b></p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Fixing</u></p> <p>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete</p> <p>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere</p> <p><u>Ceilings</u></p> <p>Unless otherwise described ceilings shall be deemed to be horizontal</p> <p><u>Bulkheads</u></p> <p>Bulkheads are defined as those portions of ceilings which are stepped down from the general ceiling level in a particular room or area and which generally occur along the perimeter. Their purpose is either to conceal services or to create architectural features</p> <p>Bulkheads have only been described as such where they conform to the above definition and where the horizontal or vertical dimensions are more than 900mm. Where this dimensions are more than 900mm such portions of ceilings have been included in the appropriate general items of ceilings</p> <p>Unless otherwise described bulkheads shall be deemed to be horizontal along the length</p> <p style="text-align: right;"><b>Carried forward</b></p> <p><b>SECTION NO 1</b>  <b>BUILDINGS</b>  <b>BILL NO 7</b>  <b>CEILING, PARTITION AND ACCESS FLOORING</b></p>			R

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

**ERF NO 7051, CRYSTAL PARK EXT 58**

**BENONI**

**GAUTENG PROVINCE**

**Brought forward**

R

Steel components

All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121

User note

*Circular bulkheads shall be given separately*

**NAILED-UP CEILINGS**

SUPPLEMENTARY PREAMBLES

Openings

Prices for openings for light fittings, ventilation grilles, air conditioning diffusers, etc are to be included for any necessary additional support, trimming around, etc

6mm 'Rhino' gypsum plasterboards with 63mm wide strips

1	Ceilings including 38 x 38mm sawn softwood branderings at 400mm centres	m2	59
2	Extra over ceiling for 600 x 600mm trap door 38 x 38mm wrought soft wood rebated framing with one 38 x 38mm sawn softwood cross brander covered with ceiling board and fitted flush opening	No	1
<u>"Rhino" gypsum plasterboard cornices</u>			
3	75mm Coved cornice	m	80
<u>Aerolite insulation</u>			
4	40mm Insulation closely fitted and laid on top of branderings between roof timbers, etc	m2	59

**Carried Forward to Sectional Summary: 1**

R

**SECTION NO 1**

**BUILDINGS**

**BILL NO 7**

**CEILING, PARTITION AND ACCESS FLOORING**

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

**ERF NO 7051, CRYSTAL PARK EXT 58**

**BENONI**

**GAUTENG PROVINCE**

Item No		Quantity	Rate	Amount
	<p><b><u>BILL NO. 8</u></b></p> <p><b><u>IRONMONGERY</u></b></p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Proprietary items</u></p> <p>Where applicable the manufacturer's names or product catalogue titles are given in sub-headings preceding the items</p> <p>Prices are to be based on the specific products/articles specified. If tenderers wish to offer alternative products/articles for certain items, these items are to be clearly marked and the alternative specification given with supporting brochures etc clarifying the features of the products/articles offered</p> <p>On request returnable samples are to be provided to the principal agent for consideration</p> <p><u>Finishes to ironmongery</u></p> <p>Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list: BS Satin bronze lacquered CH Chromium plated SC Satin chromium plated SE Silver enamelled GE Grey enamelled AN Anodised natural AS Anodised silver AB Anodised bronze AG Anodised gold ABL Anodised black PB Polished brass PL Polished and lacquered PT Epoxy coated SD Sanded</p> <p><b><u>LOCKS</u></b></p>			
1	Three-lever lockset	No	2	
	<p style="text-align: right;"><b>Carried forward</b></p> <p><b>SECTION NO 1</b> <b>BUILDINGS</b> <b>BILL NO 8</b> <b>IRONMONGERY</b></p>		R	

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

**ERF NO 7051, CRYSTAL PARK EXT 58**

**BENONI**

**GAUTENG PROVINCE**

	Brought forward			R
2	Two-lever lockset	No	5	
<b><u>BATHROOM FITTINGS</u></b>				
<u>Solid</u>				
<u>Bathroom fittings</u>				
3	Re-instate single towel rail from wall (re-use existing)	No	2	
4	Re-instate toilet paper holder (re-use existing)	No	2	
5	Shower cubicle 900 x 900mm, including shower head (re-instate)	No	1	
<b><u>PELMETS AND CURTAIN TRACKS</u></b>				
6	Re-instate Curtain Rails not exceeding 1500mm	No	8	
Carried Forward to Sectional Summary: 1				R
<b>SECTION NO 1</b>				
<b>BUILDINGS</b>				
<b>BILL NO 8</b>				
<b>IRONMONGERY</b>				



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**ERF NO 7051, CRYSTAL PARK EXT 58**

**BENONI**

**GAUTENG PROVINCE**

	<b>Brought forward</b>		<b>R</b>
3	Glazed steel window 1022 x 1559mm high including burglar bars (Re-instate existing)	No	3
4	Glazed steel window 533 x 949mm high including burglar bars ( Re-instate existing)	No	2
5	Glazed steel window 1022 x 949mm high including burglar bars ( Re-instate existing)	No	1
6	Glazed steel window 533 x 1559mm high including burglar bars ( Re-instate existing)	No	1
7	Steel burglar door size 813 x 2032mm high ( Re-instate existing)	No	2
<b>Carried Forward to Sectional Summary: 1</b>			<b>R</b>
<b>SECTION NO 1</b>			
<b>BUILDINGS</b>			
<b>BILL NO 9</b>			
<b>METAL WORK</b>			

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

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**BENONI**

**GAUTENG PROVINCE**

<b>Item No</b>		<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
	<b><u>BILL NO. 10</u></b>			
	<b><u>PLASTERING</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<u>User note</u>			
	<i>The following preambles are to be included only when specifically required by the principal agent</i>			
	<u>GRANOLITHIC</u>			
	<u>Method</u>			
	The method to be used shall be either the monolithic method or the bonded method			
	<b><u>SCREEDS</u></b>			
	<u>Screeds on concrete</u>			
1	30mm thick on floors and landings	m2	59	
	<b><u>INTERNAL PLASTER</u></b>			
	<u>Cement plaster on brickwork</u>			
2	On walls	m2	187	
3	On narrow widths	m2	3	
	<b><u>EXTERNAL PLASTER</u></b>			
	<u>Cement plaster on brickwork</u>			
4	On walls	m2	87	
5	On narrow widths	m2	3	
	<b>Carried Forward to Sectional Summary: 1</b>			R
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 10</b>			
	<b>PLASTERING</b>			





**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

**ERF NO 7051, CRYSTAL PARK EXT 58**

**BENONI**

**GAUTENG PROVINCE**

Item No	Quantity	Rate	Amount
<b><u>BILL NO. 12</u></b>			
<b><u>PLUMBING AND DRAINAGE( PROVISIONAL)</u></b>			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<u>Stainless steel basins, sinks, wash troughs, urinals, etc</u>			
Stainless steel for economy basins, domestic sinks and worktops shall be Type 430 (17/0)			
<u>Sealing of edges</u>			
Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone			
<u>uPVC pipes and fittings:</u>			
Sewer and drainage pipes and fittings shall be jointed andsealed with butyl rubber rings			
Soil, waste and vent pipes and fittings shall be solvent weld jointed			
Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings			
<u>Copper pipes:</u>			
Pipes shall be hard drawn and half-hard pipes of class 1 and only be bent with benders with inner and outlet former fittings to copper pipes to be capillary type complying with ISO 2016			
Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the manufacturer's requirements with special attention to copper flux composition			
<b>Carried forward</b>			
<b>SECTION NO 1 BUILDINGS BILL NO 12 PLUMBING AND DRAINAGE</b>			
		R	

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

**ERF NO 7051, CRYSTAL PARK EXT 58**

**BENONI**

**GAUTENG PROVINCE**

		<b>Brought forward</b>		<b>R</b>
		<u>Fixing of pipes</u>		
		Unless specifically otherwise stated, descriptions of pipes shall be deemed to include fixing to walls, etc, casting in, building in or suspending not exceeding 1m below suspension level		
		<u>Disinfection of water pipework</u>		
		Water pipework is to be disinfected at completion in accordance with SABS 1200L (provision for disinfection elsewhere)		
		<u>Laying, backfilling, bedding, etc of pipes</u>		
		Pipes shall be laid and bedded and trenches shall be carefully backfilling in accordance with manufacturer's instructions		
		Where no manufacturers' instructions exist, pipes shall be laid in accordance with Clauses 5.1 and 5.2 of each of the following: SABS 1200L : Medium-pressure pipelines SABS 1200LD: Sewers SABS 1200LE: Stormwater drainage		
		Pipe trenches, etc shall be backfilled in accordance with Clauses 3, 5.5, 5.6, 5.7 and 7 of SABS 1200DB : Earthworks (Pipe trenches)		
		Pipes shall be bedded in accordance with Clauses 3.1 to 3.4.1, 5.1 to 5.3 and 7 of SABS 1200LB : Bedding (Pipes)		
		Unless otherwise described bedding of rigid pipes shall be Class B bedding		
		<b><u>RAINWATER DISPOSAL</u></b>		
		<u>Galvanised sheet steel gutters and rainwater pipes</u>		
1	Chromadeck gutter including stop end etc (re-instate existing)	m	37	
2	Chromadeck downpipes including bend etc. (re-instate existing)	m	12	
		<b>Carried forward</b>		<b>R</b>
		<b>SECTION NO 1</b>		
		<b>BUILDINGS</b>		
		<b>BILL NO 12</b>		
		<b>PLUMBING AND DRAINAGE</b>		

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

**ERF NO 7051, CRYSTAL PARK EXT 58**

**BENONI**

**GAUTENG PROVINCE**

			Brought forward		R
<b><u>SANITARY FITTINGS, ETC., INCLUDING ALL TAPS, MIXERS, SHOWER HEADS, TRAPS, WASTE OUTLET FITTINGS, ETC</u></b>					
<u>Vaal</u>					
3	Re-instate Vaal Hibiscus Low level WC with matching 9 litre cisten, plastic plated seat, pan connection and stopvalve (re-use existing)	No	2		
4	Re-instate built in bath (re-use existing)	No	1		
5	Re-instate basin including pedestal (re-use existing)	No	2		
<b><u>WASTE UNIONS ETC</u></b>					
<u>'Cobra Watertech'</u>					
6	32mm Basin waste Union	No	2		
7	32mm Bath overflow union	No	1		
8	38mm Bath waste union	No	1		
<b><u>TRAPS ETC</u></b>					
<u>uPVC</u>					
9	32 x 40mm deep seal "P" trap	No	1		
10	40mm Bath trap complete with overflow outlet and pipe	No	1		
<u>Marley</u>					
11	40 x 300mm Sink combination for double bowl deepseal	No	1		
<b><u>TAPS, VALVES, ETC</u></b>					
<u>Cobra watertech</u>					
12	15mm Stopcock	No	5		
			Carried forward		R
<b>SECTION NO 1 BUILDINGS BILL NO 12 PLUMBING AND DRAINAGE</b>					



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**BENONI**

**GAUTENG PROVINCE**

				R
<b>Brought forward</b>				
<u>Extra over class 1 copper pipes for capillary fittings</u>				
28	15mm Fittings	No	25	
29	22mm Fittings	No	6	
<u>Sundries</u>				
30	150mm Brick bath surrounding wall	m2	1	
31	Internal cement plaster to bath surrounding brick wall	m2	1	
<u>Sundries</u>				
32	Provide certification of the plumbing works		Item	
33	Allowance for testing plumbing system		Item	
<b>Carried Forward to Sectional Summary: 1</b>				R
<b>SECTION NO 1</b>				
<b>BUILDINGS</b>				
<b>BILL NO 12</b>				
<b>PLUMBING AND DRAINAGE</b>				

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

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**BENONI**

**GAUTENG PROVINCE**

<b>Item No</b>		<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
	<b><u>BILL NO. 13</u></b>			
	<b><u>ELECTRICAL WORK</u></b>			
	<u>User note</u>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<u>Switches, socket outlets, etc</u>			
	Rates for switches, socket outlets, etc are to include for screwing to outlet boxes, connecting up and cover plates			
	<u>Light fittings</u>			
	Rates for light fittings are to include for hanging, fixing and connecting and for lamp holders and fluorescent tubes and lamps of the type and wattage described			
	<u>Electrical installation and Connection</u>			
1	Re-instate all wall sockets (single and double), including new wiring and conduits chase into brick walls etc.	No	10	
2	Re-instate all light fittings, light switches, including new wiring and conduits chased into brick walls etc.	No	10	
3	Re-instate isolators, including new wiring and conduits chase into brick walls etc.	No	2	
4	Re-instate Distribution Board including breakers, wiring, conduits etc.	No	1	
	<b><u>TESTING</u></b>			
5	Testing and Providing certification of the electrical works (COC)		Item	
	<b>Carried Forward to Sectional Summary: 1</b>			R
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 13</b>			
	<b>ELECTRICAL WORK</b>			





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**ERF NO 7051, CRYSTAL PARK EXT 58**

**BENONI**

**GAUTENG PROVINCE**

			Brought forward		R
	<u>Prepare and apply three coats superior quality clear gloss varnish</u>				
3	Doors	m2		7	
	<u>Prepare and apply one under coat and two coats high quality paint to match existing</u>				
4	Doors	m2		16	
<b><u>ON METAL SURFACES</u></b>					
	<u>Prepare and apply one under coat and two coats enamel paint to match existing</u>				
5	Door frames	m2		4	
<b><u>ON FIBRE-CEMENT BOARD SURFACES</u></b>					
	<u>Prepare and apply one coat primer and two coats high quality acrylic emulsion paint</u>				
6	Ceilings and cornices, including priming metal cover strips and nail heads	m2		59	
<b><u>PREPARATORY WORK TO EXISTING WORK</u></b>					
	<u>Previously painted metal surfaces</u>				
	Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal				
<b><u>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</u></b>					
<b><u>ON METAL SURFACES</u></b>					
	<u>Prepare and apply one under coat and two coats enamel paint to match existing</u>				
7	Window frames including burglar bars and Door burglar bars	m2		36	
			Carried forward		R
<b>SECTION NO 1</b>					
<b>BUILDINGS</b>					
<b>BILL NO 15</b>					
<b>PAINTWORK</b>					

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

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**BENONI**

**GAUTENG PROVINCE**

Brought forward

R

**ON CONCRETE ROOF TILES SURFACES**

Prepare and apply two coats pure acrylic roof paint to match existing

8	On concrete roof tiles ( measured flat on plan)	m2	86
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Carried Forward to Sectional Summary: 1

R

**SECTION NO 1  
BUILDINGS  
BILL NO 15  
PAINTWORK**

**NHBRC - REMEDIAL WORK - HOUSE RAMABOLE**

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**BENONI**

**GAUTENG PROVINCE**

<b>Bill No</b>		<b>Page No</b>	<b>Amount</b>
	<b>SECTION NO 1</b>		
	<b>BUILDINGS</b>		
	<b><u>SECTION SUMMARY - BUILDINGS</u></b>		
1	PRELIMINARIES AND GENERAL	7	
2	ALTERATIONS	13	
3	MASONRY	17	
4	WATERPROOFING	18	
5	ROOF COVERINGS	19	
6	CARPENTRY AND JOINERY	22	
7	CEILING, PARTITION AND ACCESS FLOORING	24	
8	IRONMONGERY	26	
9	METAL WORK	28	
10	PLASTERING	29	
11	TILING	31	
12	PLUMBING AND DRAINAGE	36	
13	ELECTRICAL WORK	37	
14	GLAZING	38	
15	PAINT WORK	41	
	<b>Carried to Final Summary</b>		<b>R</b>
	<b>SECTION NO 1</b>		
	<b>BUILDINGS</b>		

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**BENONI**

**GAUTENG PROVINCE**

Section No	<u>FINAL SUMMARY</u>	Page No	Amount
1	BUILDINGS	42	
	<b><u>CONTINGENCY</u></b>		
	Allow a contingency of 10% to be used as directed by the Quantity Surveyors.		
	<b>SUB TOTAL</b>		
	Value added Tax		
			SUM
			R
			R
	<b>Carried to Form of Tender</b>		R