

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises remedial work for roofs at Plot 74, Intaba Ridge Secure Eco Estate, Bisley Road, Umgungundlovu, KwaZulu Natal

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 pricing and submission of a tender. It is of vital importance that the tenderers visit the site 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:

- * Bill of Quantities
- * Engineer's scope of work

4. BILLS OF QUANTITIES

These Bill of Quantities to be priced in accordance with the 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 payment 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 quantities set out in the Bill Of Quantities are provisional quantities only. Quantities to be re-measured on site and paid accordingly.

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The validity of the contract shall in no way be affected by differences between the quantities in the Bill of Quantities and the quantities finally certified for payment. Work shall be valued at the rates tendered.

The units of measurement indicated in the Bill Of Quantities are metric units

The following abbreviations are used in the Bill Of Quantities:

mm	= millimeter
m	= metre
m ²	= square metre
m ³	= 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

These Bills Of Quantities contain pages numbered consecutively as indicated in the Index. Before the contractor submits his tender he should check the number of pages, and if any are found to be missing or duplicated, or the figures or writing indistinct, or the tender documents contain any obvious errors, he should apply to the quantity surveyors 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 orders for materials. The contractor may do so at his own risk but shall not be reimbursed for additional costs so incurred.

Unless a separate rate for the supply and for the installation of any items is specifically called for, the supply and installation costs of any item shall be deemed to be fully included in the unit price.

5. MATERIAL AND LABOUR COST FLUCTUATIONS

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

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 necessarily be accepted.
- 6.4 All tender prices/rates must be filled in on the form provided.

**Section No.
NOTES AND SPECIFICATIONS
NOTES TO TENDERERS
PROVISIONAL BILL OF QUANTITIES
NHBRC REMEDIAL WORK**

6.5 Tenders prices/rates must hold good for thirty (90) calendar 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 tenderer in order to evaluate the tender. The tenderer is 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 familiarise 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.

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: Dr Siphon Thango
Physical Address: Royal Towers, 30 Dorothy Nyembe street,
Durban Central
Tel: (031) 374-8100

3. **CONCILIATION OFFICER**

National Home Builders Registration Council
Contact Person: Mr Andile Zulu
Physical Address: Royal Towers, 30 Dorothy Nyembe street
Durban Central, KwaZulu Natal
Tel: (031) 374-8100

4. **QUANTITY SURVEYOR**

National Home Builders Registration Council
Contact Person: Mr Moseo Sebetha
Physical Address: 27 Leeuwkop Road, Sunninghill, Johannesburg
Tel: (011) 317-0006

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Item No		Quantity	Rate	Amount
	<p><u>BILL NO 1</u></p> <p><u>PRELIMINARIES AND GENERALS</u></p> <p><u>NOTES</u></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 principal agent. The contractor shall notify the Principal Agent of any damage 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 connections thereto</p> <p>The contractor shall provide noise and dust control to the approval of the Principal Agent</p> <p>The contractor shall maintain the access roads, paths, buildings, etc, adjacent to the construction area etc, during the period of the works in a clean and rubble free condition</p>			
	Carried forward		R	
	<p>Section No. 1 BUILDINGS Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

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	Brought forward		R
	<p><u>Identity of employees</u></p> <p>All employees of the contractor and his sub contractors 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 abovementioned conditions the contractor shall be requested by Principal Agent, to remove such person from the site</p> <p><u>Health and Safety</u></p> <p>The contractor is to comply with all requirements of the Health and Safety Specification</p> <p><u>Housekeeping and compliance with Principal agent site rules</u></p> <p>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 Principal Agent</p> <p><u>Working Hours</u></p> <p>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 from the Principal Agent before doing so. The cost of this overtime will be for the contractor's account</p> <p><u>All risk insurance</u></p>		
1	Allowance for contractor's all risk insurance	Item	
	<p><u>Health and Safety</u></p>		
2	Allowance for all health and safety requirements as deemed necessary for the successful execution of the project	Item	
	Carried forward		R
	<p>Section No. 1 BUILDINGS Bill No. 1 PRELIMINARIES AND GENERALS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		

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		Brought forward		R
		<u>Management of contract</u>		
3	Management of the works, programming for the works, progress meetings, technical meetings, etc		Item	
		<u>Temporary works and plant</u>		
4	Plant, equipment, scaffolding, sheds and offices etc		Item	
		<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	
		Carried Forward to Sectional Summary: 1		R
		Section No. 1		
		BUILDINGS		
		Bill No. 1		
		PRELIMINARIES AND GENERALS		
		PROVISIONAL BILL OF QUANTITIES		
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Item No		Quantity	Rate	Amount
	<p><u>BILL NO 2</u></p> <p><u>ALTERATIONS</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>View site</u></p> <p>Before submitting the 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 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 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 engineer.</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			
			R	

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	Brought forward			R
	<p>Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and re-hanging, cramping up, re-wedging as required and making good cramps, dowels, etc, and easing, oiling, adjusting and repairing ironmongery as necessary, replacing any 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</p> <p>Prices for taking out doors, windows, etc shall including for removal of all beads, architraves, ironmongery, etc</p> <p>Prices for taking out and removing doors and frames shall include for removing door stop, cabin hook, etc and making good floor and wall finishes to match existing</p> <p>With regard to building up of openings in existing walls, cement screeds and pavings, granolithis, tops of walls, etc, shall be levelled and prepared for raising of brickwork</p> <p>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary</p> <p>The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)</p>			
	<u>REMOVAL OF EXISTING WORK</u>			
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>			
1	Roof sheeting i.e (remove and later refix in similar new position)	m2	36	
2	Gypsum plasterboard ceilings, including cornices, timber bandering, etc	m2	30	
	Carried forward			R
	<p>Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

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Brought forward			R
	<u>Taking out and removing sundry joinery work, fittings, etc</u>		
3	Cupboard type 1780 x 400 x 2720mm including backboards, etc	No	1
	<u>Taking out/off and removing sheet metal flashings, linings, coping, etc</u>		
4	Cover flashing	m	7
5	Side wall flashing	m	10
6	Head wall flashing	m	14
	<u>Hacking up/off and removing waterproofing membrane, etc from roof sheeting surfaces and prepare surface for new waterproofing, etc</u>		
7	Mastic asphalt membrane waterproofing	m2	19
Carried Forward to Sectional Summary: 1			R
Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS. PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

Item No		Quantity	Rate	Amount
	<u>BILL NO 3</u>			
	<u>WATERPROOFING</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<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			
	Tenderer must attach manufacturer's specification for their waterproofing system			
	The contractor shall provide a written five (5) years warranty for workmanship, materials and installation from the date of certified completion			
	<u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u>			
	<u>Two layers mastic asphalt waterproofing</u>			
1	Covering head wall and side wall flashings	m2	24	
	<u>PROTECTIVE ROOFING PAINT</u>			
	<u>Two coats acrylic waterproofing sheet steel roof paint</u>			
2	On roof sheets	m2	68	
	<u>Budgetary Allowance</u>			
3	Provide the budgetary allowance of One Hundred Thousand Rand (R100 000.00) as indicated for roof repairs as instructed by the Engineer			Item
	Carried Forward to Sectional Summary: 1			R
	Section No. 1 BUILDINGS Bill No. 3 WATERPROOFING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

Item No		Quantity	Rate	Amount
	<u>BILL NO 4</u>			
	<u>ROOF COVERINGS</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>ROOFS ETC</u>			
	<u>PROFILED METAL SHEETING AND ACCESSORIES</u>			
	<u>IBR roof sheeting and accessories, fixed to timber purlins or rails</u>			
1	Roof covering with pitches not exceeding 25 degrees	m2	10	
	<u>SHEET METAL FLASHINGS, LININGS, COPINGS, ETC</u>			
	<u>0.6mm Galvanised sheet iron flashings</u>			
2	Cover flashing	m	7	
3	Side wall flashing	m	10	
4	Head wall flashing	m	14	
	Carried Forward to Sectional Summary: 1			R
	Section No. 1			
	BUILDINGS			
	Bill No. 4			
	ROOF COVERINGS			
	PROVISIONAL BILL OF QUANTITIES			
	NHBRC REMEDIAL WORK			

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 5</u></p> <p><u>CARPENTRY AND JOINERY</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></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>Joinery</u></p> <p>Descriptions of frames shall be deemed to include frames, transomes, rails, etc</p> <p>Descriptions of hardwood joinery shall be deemed to include sinking and pelleting heads and nuts of bolts</p> <p><u>Decorative thermosetting plastic laminate covering</u></p> <p>Laminate covering shall be glued under pressure and edge strips of same shall be butt jointed at junctions with adjacent similar finish</p> <p><u>FITTINGS</u></p> <p><u>CUPBOARDS TO KITCHENS, BEDROOMS, ETC</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p>			
	Carried forward		R	
	<p>Section No. 1 BUILDINGS Bill No. 5 CARPENTRY AND JOINERY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

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		Brought forward			R
<u>General</u>					
The following cupboard fittings have been given as complete units i.e. the components of the units have not been given separately. Descriptions of such units shall, therefore, be deemed to include all components, assembling, housing, notching, glueing, blocking, planting-on and screwing with countersunk screws, edge strips, thermosetting plastic laminate, glass, ironmongery, metalwork, paint or varnish finishes, etc					
Prices are to include for all necessary filler pieces against walls etc					
<u>Bedroom cupboards etc with hinges, handles, cupboard locks to doors, and clothes hanging rails in hanging spaces, etc</u>					
1	Cupboard type 1780 x 400 x 2720mm including backboards, etc	No	1		
Carried Forward to Sectional Summary: 1					R
Section No. 1 BUILDINGS Bill No. 5 CARPENTRY AND JOINERY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK					

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 6</u></p> <p><u>CEILINGS, PARTITIONS AND FLOORING</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></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 do not exceed 900mm. Where these dimensions are more than 900mm such portions of ceilings have been included in the appropriate general items of ceilings</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 6 CEILINGS, PARTITIONS AND FLOORING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			
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Brought forward			R
Unless otherwise described bulkheads shall be deemed to be horizontal along the length			
Steel components			
All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121			
<u>User note</u>			
<i>Circular bulkheads shall be given separately</i>			
<u>NAILED-UP CEILINGS</u>			
<u>SUPPLEMENTARY PREAMBLES</u>			
<u>Openings</u>			
Prices for openings for light fittings, ventilation grilles, air conditioning diffusers, etc are to be include for any necessary additional support, trimming around, etc			
<u>"Rhino"gypsum plasterboard</u>			
1	Ceilings	m2	30
2	Coved cornice	m	32
Carried Forward to Sectional Summary: 1			R
Section No. 1 BUILDINGS Bill No. 6 CEILINGS, PARTITIONS AND FLOORING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 7</u></p> <p><u>PAINTWORK</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>PREPARATORY WORK TO EXISTING WORK</u></p> <p><u>Previously painted plastered surfaces</u></p> <p>Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth</p> <p><u>Previously painted metal surfaces</u></p> <p>Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal</p> <p><u>Previously painted wood surfaces</u></p> <p>Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth</p> <p><u>PAINT SPECIFICATIONS</u></p> <p>All painting shall be done in accordance with Plascon specifications unless otherwise described</p> <p><u>COLOURS</u></p> <p>Unless otherwise described all paintwork shall be deemed to have a colour value in excess of 7 on Munsell system in accordance with SANS 1091</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 7 PAINTWORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			R

		Brought forward		R
		<u>PAINTWORK ETC TO PREVIOUSLY PAINTED WORK</u>		
		<u>ON INTERNAL FLOATED PLASTER SURFACES</u>		
		<u>Prepare and apply two coats interior high quality acrylic paint to match existing</u>		
1	On internal walls	m2	51	
		<u>ON EXTERNAL FLOATED PLASTER SURFACES</u>		
		<u>Prepare and apply two coats exterior high quality acrylic paint to match existing</u>		
2	On external walls	m2	27	
		<u>ON PLASTER BOARD</u>		
		<u>Prepare and apply two coats high quality acrylic paint on work in sound condition to match existing.</u>		
3	Ceilings including cornices, etc	m2	74	
		Carried Forward to Sectional Summary: 1		R
		Section No. 1		
		BUILDINGS		
		Bill No. 7		
		PAINTWORK		
		PROVISIONAL BILL OF QUANTITIES		
		NHBRC REMEDIAL WORK		

Item No		Quantity	Rate	Amount
	<p><u>BILL NO 8</u></p> <p><u>PROVISIONAL SUMS</u></p> <p><u>General</u></p> <p>Work for which budgetary allowances are provided will be measured and valued in accordance with clause 32 of the Principal Building Agreement and deducted in whole or in part if not required without any compensation for loss or profit on the said allowances</p> <p>Prime cost amounts and provisional sums are net. Prime cost amounts include for delivery to site of all articles concerned</p> <p>Provisional sums are for material and equipment supplied and installed complete by firms of specialists</p> <p><u>Profit</u></p> <p>Where stated, the contractor may allow for profit if required</p> <p><u>General attendance on nominated/selected subcontractors</u></p> <p>The item "Attendance" which follows each provisional sum for nominated/selected subcontractors' work, shall be deemed to cover all the contractor's costs incurred in providing free of charge to the nominated/selected subcontractors, the following:</p> <p>1 Making good in all trades and cleaning down and removal of rubbish on completion</p> <p>Special attendance on nominated/selected subcontractors</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 8 PROVISIONAL SUMS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			
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	<u>Builder's work</u>		
	Builder's work in connection with specialist services is given elsewhere in these bills of quantities		
	<u>Waterproofing Specialist</u>		
1	Provide the amount of Fifty Thousand Rand (R50 000.00) as indicated for a waterproofing specialist i.e (to investigate roof leaks, report writing and remedial solution)	Item	
2	Profit	%	
3	Attendance	%	
	<u>Hybrid Solar inverter</u>		
4	Provide the amount of Five Thousand Rand (R5 000.00) as indicated for removal of the hybrid solar inverter and later re-fix in similar new position	Item	
5	Profit	%	
6	Attendance	%	
Carried Forward to Sectional Summary: 1			R
Section No. 1 BUILDINGS Bill No. 8 PROVISIONAL SUMS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

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Bill No	Section No. 1 BUILDINGS <u>SECTION SUMMARY - BUILDINGS</u>	Page No	Amount
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2	ALTERATIONS.	10	-----
3	WATERPROOFING	11	-----
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5	CARPENTRY AND JOINERY	14	-----
6	CEILINGS, PARTITIONS AND FLOORING	16	-----
7	PAINTWORK	18	-----
8	PROVISIONAL SUMS	20	-----
	Carried to Final Summary		R
	Section No. 1 BUILDINGS <i>PROVISIONAL BILL OF QUANTITIES</i> <i>NHBRC REMEDIAL WORK</i>		

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Section No	<u>FINAL SUMMARY</u>	Page No		Amount
1	BUILDINGS	21		
	SUB TOTAL		R	
	<u>CONTINGENCY</u>			
	Allow a contingency of 10% to be used as directed by the Quantity Surveyor.		SUM	
	VALUE ADDED TAX		R	
	Carried to Form of Tender		R	
	PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			