

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Any items left unpriced will be understood to be provided for elsewhere and no claim for any extras out of such omission to price any item will be entertained

PREAMBLES FOR TRADES

The General Preambles for Trades 2017 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 General Preambles will be entertained

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

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

STRUCTURE OF THIS PRELIMINARIES BILL

Section A : A recital of the headings of the individual clauses of the aforementioned **JBCC Principal Building Agreement**

Section B : A recital of the headings of the individual clauses of the aforementioned Preliminaries document

Section C : Any special clauses to meet the particular circumstances of the project

Section D : Occupational health and safety

PRICING OF PRELIMINARIES

Should the **contractor** select Option A in the **contract data** for the adjustment of **preliminaries**, the amounts entered against the relevant items in these **preliminaries** are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Carried to Collection

R

SECTION A: PRINCIPAL BUILDING AGREEMENT

Interpretation (A1-A7)

1 Clause 1.0 - Definitions and interpretation

Definition of agreement

The definition of **agreement** is replaced with the following definition :

"**AGREEMENT** : The **JBCC** Principal Building Agreement, the completed **JBCC** PBA contract data, the **contract drawings**, the **priced documents** and any other documents reduced to writing and signed by the **parties**"

Pricing of bills of quantities

The **contractor** is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this **agreement**. Value Added Tax (VAT) is to be separately stated on the summary page of these **bills of quantities**

Items left unpriced will be deemed to be covered in prices against other items throughout these **bills of quantities** and no claim for any extras arising out of the **contractor's** omission to price any item will be entertained

Prices for all **construction equipment**, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary

Abbreviated descriptions

Carried to Collection

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

R

The items in these **bills of quantities** utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the **contractor** shall, before submission of his tender, call for a written directive from the **principal agent**, failing which it shall be assumed that the **contractor** has allowed in his pricing for materials and workmanship in terms of international best practice

Legal status of contractor

If the **contractor** constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:

1. These persons are deemed to be jointly and severally liable to the **employer** for the performance of this agreement
2. These persons shall notify the **employer** of their leader who has authority to bind the **contractor** and each of these persons
3. The **contractor** shall not alter its composition or legal status without the prior written consent of the **employer**

F: V:..... T:
.....

The definition of practical completion is amended by the addition of the following after the words "purposes intended": "and without derogating from the generality of the foregoing, the works and sections thereof shall not be considered to be substantially complete or be capable of being effectively used for the purposes intended, and shall accordingly not be considered to have reached a state of practical completion, if any of the specific requirements have not been met"

Carried to Collection

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Item

R

Clause 1.0 is amended by the addition of the following:
Clause 1.2.6. If any provision of this agreement, which is not material to its efficacy as a whole, is rendered void, illegal or unenforceable in any respect under any law; the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby and the parties shall endeavour in good faith to agree an alternative provision to the void, illegal or unenforceable provision

Clause 1.0 is amended by the addition of the following:
Clause 1.2.7 No waiver or relaxation of any of the provisions or terms of this agreement (or any agreement or other document issued or executed pursuant to or in terms of this agreement) shall operate as an estoppel against a party in respect of any of its rights in terms of this agreement. No failure by a party to enforce any provision of this agreement shall constitute a waiver of such provisions or affect in any way such party's rights to require the performance of such provision at any time in the future, nor shall a waiver of a subsequent breach nullify the effectiveness of the provision itself.

2 Clause 2.0 - Law, regulations and notices

3 F:..... V:..... T:.....

Item

Health and safety

Without limiting the generality of the provisions of clause 2.0, the **contractor's** attention is drawn to the provisions of Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993. It is specifically stated that the **employer** shall prepare a documented health and safety specification for the **works** and that the **employer** shall ensure that the **contractor** has made provision for the cost of health and safety measures during the execution of the **works**. The **contractor** shall price opposite this item for compliance with the act and the regulations and the reasonable provisions of the aforementioned health and safety specification [2.1]

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

The **contractor** shall:

1. Comply with the health and safety specification for the **works**
2. Prepare and agree with the health and safety consultant the health and safety plan for the **works**
3. Co-operate with the health and safety consultant in all respects
4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification
5. Conform to the conditions contained in the **employer's** health and safety specification

Clause 2.0 is amended by the addition of the following:
Clause 2.6 The contractor shall take all reasonable precautions to maintain the health and safety of persons in and about the execution of the works. Without limitation the contractor hereby:

Clause 2.6.1 acknowledges and confirms that the contract sum includes a sufficient amount for proper compliance with all applicable health & safety laws and regulations and the health and safety rules, guidelines and procedures provided for the proper maintenance of health and safety in and about the execution of works; and

Clause 2.6.2 undertakes, in and about the execution of the works, to comply with all Health and Safety requirements and with all applicable health and safety laws and regulations and rules and guidelines and procedures otherwise provided for under the agreement and shall ensure that all subcontractors, employees and others under the contractor's direction and control, likewise observe and comply with the foregoing

Clause 2.6.3 submits a health and safety plan incorporating health and safety consultant

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

	Clause 2.7 The employer reserves the right to pay direct (i.e. not through the contractor) for all or any permanent connections to local or other authority services, for which budgetary allowances have been included within the contract sum. In the event of the employer paying direct for these charges, the contractor will not be entitled to a mark-up [26.2]. All such provisional amounts included in the contract sum will, as a result, be omitted			
4	Clause 3.0 - Offer and acceptance F:..... V:..... T:.....	Item		
5	Clause 4.0 - Cession and Assignment F:..... V:..... T:.....	Item		
6	Clause 5.0 - Documents Clause 5.0 is amended by the addition of the following: Clause 5.6 All drawings for this project will be issued electronically and the contractor shall be deemed to have received such drawings on the date that such drawings have been dispatched electronically [5.6]	Item		
7	5.1 Interim payment certificate to be issued by [Clause 31.1] 25th day of the Month	Item		
8	Clause 5.0 is amended by the addition of the following: Clause 5.7 All documentation for the project will be issued in the English language and the contractor is to make his own arrangements for translating this documentation into a language suitable for his purposes and that of his n/s subcontractors. The contractor and his n/s subcontractors rely on such translated documents entirely at their own risk F:..... V:..... T:.....	Item		
Carried to Collection Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026			R	

9 Clause 6.0 - **Employer's agents**

Delegated authority

The authority of the **principal agent** to issue **contract instructions** and perform duties for specific aspects of the **works** is delegated to **agents** as follows [6.2]:

1. Architect

Note that the contract instructions hereinafter are those listed in clause 17.0 of the JBCC PBA

1.1 Duties :

The architect is responsible for the architectural design, functional design and quality inspection of the **works**

1.2 **Contract instructions** [17.0] :

- 1.2.1 Rectification of discrepancies, errors in descriptions or omissions in **contract documents** other than this **agreement**
- 1.2.2 Alteration to design, standards or quantity of the **works** provided that such **contract instructions** shall not substantially change the scope of the **works**
- 1.2.3 The **site** [13.2.4]
- 1.2.4 Compliance with the **law**, regulations and bylaws [2.1]
- 1.2.5 Provision and testing of samples of **materials and goods**, of finishes and assemblies of elements of the **works**
- 1.2.6 Opening up of work for inspection, removal or re-execution
- 1.2.7 Removal or re-execution of work
- 1.2.8 Removal or substitution of any **materials and goods**
- 1.2.9 Protection of the **works**

Carried to Collection

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

R

- 1.2.10 Making good physical loss and repairing damage to the **works** [8.0]
- 1.2.11 Rectification of **defects** [21.2]
- 1.2.12 A **list for practical completion** specifying outstanding or defective work to be rectified to achieve **practical completion** and a **list for completion** and a **list for final completion** specifying outstanding or defective work to be rectified to achieve **final completion**
- 1.2.13 Expenditure of **budgetary allowances, prime cost amounts** and **provisional sums**
- 1.2.14 Appointment of a **subcontractor** [14.0; 15.0]
- 1.2.15 Termination of a nominated **n/s subcontract agreement** [27.2.8]
- 1.2.16 Work by (a) **direct contractor(s)** [16.0]
- 1.2.17 Access by other or previous contractors to remedy defective work
- 1.2.18 Removal from the **site** of any person employed on the **works**
- 1.2.19 Removal from the **site** of any person not engaged on or connected with the **works**
- 1.2.20 On termination, protection of the **works**, removal of **construction equipment** and surplus **materials and goods** [29.0]

2. Quantity Surveyor

2.1 Duties :

The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the **works**

2.2 **Contract instructions** [17.0] :

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

2.2.1	Rectification of discrepancies, errors in descriptions or omissions in contract documents other than this agreement			
2.2.2	Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works			
2.2.3	The site [13.2.4]			
2.2.4	Compliance with the law , regulations and bylaws [2.1]			
2.2.5	Provision and testing of samples of materials and goods , of finishes and assemblies of elements of the works			
2.2.6	Opening up of work for inspection, removal or re-execution			
2.2.7	Removal or re-execution of work			
2.2.8	Removal or substitution of any materials and goods			
2.2.9	Protection of the works			
2.2.10	Making good physical loss and repairing damage to the works [8.0]			
2.2.11	Rectification of defects [21.2]			
2.2.12	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion and a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion			
2.2.13	Expenditure of budgetary allowances, prime cost amounts and provisional sums			
2.2.14	Appointment of a subcontractor [14.0; 15.0]			
2.2.15	Termination of a nominated n/s subcontract agreement [27.2.8]			
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

- 2.2.16 Work by (a) **direct contractor(s)** [16.0]
- 2.2.17 Access by other or previous contractors to remedy defective work
- 2.2.18 Removal from the **site** of any person employed on the **works**
- 2.2.19 Removal from the **site** of any person not engaged on or connected with the **works**
- 2.2.20 On termination, protection of the **works**, removal of **construction equipment** and surplus **materials and goods** [29.0]

3. Civil and Structural Engineer

3.1 Duties :

The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the **works**

3.2 **Contract instructions** [17.0] :

- 3.2.1 Rectification of discrepancies, errors in descriptions or omissions in **contract documents** other than this **agreement**
- 3.2.2 Alteration to design, standards or quantity of the **works** provided that such **contract instructions** shall not substantially change the scope of the **works**
- 3.2.3 The **site** [13.2.4]
- 3.2.4 Compliance with the **law**, regulations and bylaws [2.1]
- 3.2.5 Provision and testing of samples of **materials and goods**, of finishes and assemblies of elements of the **works**
- 3.2.6 Opening up of work for inspection, removal or re-execution
- 3.2.7 Removal or re-execution of work

Carried to Collection

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

R

3.2.8	Removal or substitution of any materials and goods			
3.2.9	Protection of the works			
3.2.10	Making good physical loss and repairing damage to the works [8.0]			
3.2.11	Rectification of defects [21.2]			
3.2.12	A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion and a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion			
3.2.13	Expenditure of budgetary allowances, prime cost amounts and provisional sums			
3.2.14	Appointment of a subcontractor [14.0; 15.0]			
3.2.15	Termination of a nominated n/s subcontract agreement [27.2.8]			
3.2.16	Work by (a) direct contractor(s) [16.0]			
3.2.17	Access by other or previous contractors to remedy defective work			
3.2.18	Removal from the site of any person employed on the works			
3.2.19	Removal from the site of any person not engaged on or connected with the works			
3.2.20	On termination, protection of the works , removal of construction equipment and surplus materials and goods [29.0]			
4.	<u>Electrical Engineer</u>			
4.1	Duties :			
	The electrical engineer is responsible for all aspects of electrical engineering design and quality inspection of the works			
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

- | | | | | |
|----|---|--|--|--|
| 10 | 4.2 Contract instructions [6.2; 17.1] : | | | |
| 11 | 4.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement | | | |
| 12 | 4.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works | | | |
| 13 | 4.2.3 Compliance with the law, regulations and bylaws [2.1] | | | |
| 14 | 4.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works | | | |
| 15 | 4.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2] | | | |
| 16 | 4.2.6 Removal or re-execution of work | | | |
| 17 | 4.2.7 Removal or substitution of any materials and goods | | | |
| 18 | 4.2.8 Protection of the works | | | |
| 19 | 4.2.9 Making good physical loss and repairing damage to the works [23.2.2] | | | |
| 20 | 4.2.10 Rectification of defects [21.2] | | | |
| 21 | 4.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion | | | |
| 22 | 4.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums | | | |

5. Health and Safety Consultant

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

5.1 Duties :

The health and safety consultant is responsible for all aspects of health and safety of the **works**. Without derogating from the generality thereof, the health and safety consultant will perform the following specific functions and duties in respect of the health and safety aspects of the **works**:

- 5.1.1 Act as the **employer's agent** in terms of Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993
- 5.1.2 Prepare and update the health and safety specification for the **works**
- 5.1.3 Agree with the **contractor** the health and safety plan for the **works**
- 5.1.4 Carry out regular audits to ensure adherence to the safety plan and compliance with the Act and Regulations
- 5.1.5 Stop the execution of the **works** where the agreed specification or plan is not adhered to

F:..... V:..... T:.....

Item

23 Clause 7.0 - Design responsibility

F:..... V:.....
T:.....

Item

Clause 7.0 is amended by the addition of the following:

Clause 7.4 Without limiting or derogating from the employer's rights [7.2], the contractor shall

Clause 7.4.1 ensure that every n/s subcontractor, simultaneously with the signing of the relevant n/s agreement, signs (in terms of a written signing authority acceptable to the principal agent) and delivers to the employer a design, materials and workmanship warranty and undertaking (design warranty) in favour of the employer.

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Clause 7.4.2 provide to the employer evidence of suitable and sufficient professional indemnity insurance for all n/s subcontractors whose subcontract involves design work other than for temporary works

Clause 7.5 Pending delivery of the design warranty [7.4.1] and the required evidence of professional indemnity insurance [7.4.2], the contractor shall, notwithstanding anything to the contrary in the agreement and without limiting or derogating from the employer's rights [7.2], be responsible for the design undertaken by the relevant n/s subcontractor

Contract Data - Employer to Contractor (EC)

Information necessary for completion of those clauses contained in the schedule which are necessary for tender purposes is given hereunder

Contracting and other parties (1.0)

24 **1.1 Employer**

Name of Company : Independent Development Trust (IDT)
Postal Address [Clause 1.2]: P.O. Box 73000, Lynwood Ridge
Postal Code : 0040
Telephone: 012 845 2000

Item

25 **1.2 Principal Agent**

Name of Company [Clause 5.1]: TBA
Postal Address :
Postal Code :
Telephone:

Item

26 **1.3 Agent (1) [Clause 5.2] Architect**

Name of Company : TBA
Postal Address :
Postal Code :
Telephone:

Item

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

27	1.4 Agent (2) [Clause 5.2] Quantity Surveyor Name of Company : TBA Postal Address : Postal Code : Telephone:	Item		
28	1.5 Agent (3) [Clause 5.2] Civil and Structural Engineer Name of Company : TBA Physical Address : Postal Code : Telephone:	Item		
29	1.6 Agent (4) [Clause 5.2] Electrical Engineer Name of Company : TBA Physical Address : Postal Code : Telephone:	Item		
30	1.7 Agent (5) [Clause 5.2] Occupational Health and Safety Name of Company : TBA Physical Address : Telephone:	Item		
31	1.13 Interest of principal agent or other agents in the project [Clause 5.5] No Contract and site information (2.0)	Item		
32	2.1 The law applicable to this agreement [Clause 1.7] South Africa	Item		
33	2.2 Works Identification [Clause 1.1] Mhlakothi Secondary School	Item		
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

34	2.3 Site Description [Clause 1.1] TBA	Item		
35	2.4 Possession of the site is to be given on [Clause 15.2.1] TBA	Item		
36	2.5 Period for the commencement of the works after the contractor takes possession of the site [Clause 15.3] 2 (TWO) Day	Item		
37	2.6 Completion of the works in sections is required [Clause 15.4, 28.0] No	Item		
38	2.7 Waiver of the contractor's lien or right of continuing possession is required [Clause 3.3, 31.16.2] Yes	Item		
39	2.8 Defined restrictions to the site area (Clause 16.1) Yes The contractor will be restricted to occupy only that portion of the site as indicated on the real rights drawings and will on no account be allowed to extend his operations beyond the defined areas without the written approval of the principal agent. Within the defined restrictions and constraints, the contractor will be responsible for the location of his site establishment. Access to the site for all construction vehicles will be restricted to entry and exit points to be agreed with the principal agent.	Item		
40	2.9 Geotechnical investigation of the site has been undertaken [Clause 16.4] Yes	Item		
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

41	2.10 Existing premises will be occupied [Clause 16.6]	Item		
42	2.11 Provision of temporary services is required [Clause 16.7] No. Tie into existing	Item		
43	2.11.1 Water Option A - Contractor - his cost No Option B - Employer - free of charge No Option C - Employer - metered (contractor cost) Yes F: V: T:	Item		
44	2.11.2 Electricity Option A - Contractor - his cost No Option B - Employer - free of charge No Option C - Employer - metered (contractor cost) Yes F: V: T:	Item		
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

45	2.11.3 Telecom Option A - Contractor - his cost Yes Option B - Employer - free of charge No Option C - Employer - metered (contractor cost) No F: V: T:	Item		
46	2.11.4 Ablutions Option A - Contractor - his cost Yes Option B - Employer - free of charge No F: V: T:	Item		
47	2.12 Protection of existing trees and shrubs is required No Insurance and security (A8-A11)	Item		
48	Clause 8.0 - Works risk Employer For the value of the project F:..... V:..... T:.....	Item		
49	Clause 9.0 - Indemnities F:..... V:..... T:.....	Item		
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

50	Clause 10.0 - Insurances Public liability insurance Employer For the sum of R 5 000 000.00 F:..... V: T:.....	Item		
51	Clause 11.0 - Security F:..... V:..... T:..... Clause 11.1.3 is added; The contractor shall ensure that the construction guarantee is valid and enforceable until the certificate of final completion is issued to the contractor and all payments reflected as due to the employer in the final payment certificate have been paid in full (hereinafter collectively "the expiry events"). Where the terms of the construction guarantee specify its expiry date and the expiry events have not occurred twenty (20) working days prior to the said expiry date, the contractor shall promptly extend the validity of the construction guarantee until the expiry events have occurred. Where the contractor fails to so extend the validity of the construction guarantee, the employer shall be entitled to payment from the contractor of the then guaranteed sum, which shall then be retained by the employer as cash security. The principal agent shall accordingly, and immediately, issue a payment certificate certifying the guaranteed sum as a payment due to the employer. Where the contractor fails to make payment of the amount certified upon presentation of the payment certificate, the employer may claim the amount under the construction guarantee Clause 11.4 is deleted Clause 11.5 is deleted	Item		
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

Clause 11.6 is deleted and replaced with the following;
Where the contract value (excluding adjustments in terms of CPAP) increases by an amount of fifteen per cent (15%) or more of the contract sum, then upon written request from the principal agent, the contractor shall, within ten (10) working days of such request, arrange to have the construction guarantee guaranteed sum increased accordingly. The approved cost of increasing the construction guarantee shall be added to the contract value. Where the contractor is so required to increase the guaranteed sum, no further amounts shall be certified or paid to the contractor until the construction guarantee has been increased

Clause 11.10 Deleted and replaced with the following;
The contractor, vis-a-vis the employer, hereby waives all liens and rights of retention which the contractor has, and/or which the contractor may from time to time have or become entitled to, over the works executed on the site. The contractor shall ensure that a waiver in substantially the same terms is included in all subcontracts related to the execution of any part of the works at the site and that the works executed on the site are kept free of all liens and other encumbrances at all times

Clause 11.11 is added; The construction guarantee shall be issued by a registered bank approved by the employer

Execution (A12 - A17)

52 Clause 12.0 - Obligations of the **parties**

F:..... V:..... T:

Clause 12.1.1 is deleted

Item

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Clause 12.1.11 is amended by the addition of the following after the sentence and word "obligations."
Notwithstanding anything to the contrary in this agreement, the contractor acknowledges that access to the works and any sections thereof subsequent to practical completion is subject to the prior consent of the principal agent. Due care shall be exercised, given the status of the employer's fit-out installation programme and all protection necessary shall be provided by the contractor at no cost to the employer. The contractor may be liable for security checks and all areas shall be "smoke free"

Clause 12.2.18 is amended by the following; the word "on" is deleted and replaced by "before" practical completion

Clause 12.2.22 is added; Provide Air conditioned office accommodation for meetings suitable for 20 persons as well as additional air conditioned office space for two workstations complete with desks , internet data connection and chairs. The office accommodation is to be kept clean and fit for use at all times

Clause 12.2.23 is added; The contractor shall provide 1 No main notice board of an approved design with the title of the project and the names of the employer, the principal agent, the agents and the contractor sign written thereon. the principal agent shall instruct the contractor where the boards are to be erected

Clause 12.4 is added; Transformation Imperatives and B-BBEE

Clause 12.4.1 is added; In the conduct of the business, the contractor undertakes to actively promote and encourage employment equity and, in particular not to discriminate against any person on the basis of race, colour, sex, religion, age, national or ethnic origin, political belief, veteran status or handicap.

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Clause 12.4.2 is added; The contractor is to comply with the transformation agenda as contemplated by the Client, which is to contribute towards strengthening democracy through social, moral and economic imperatives. In concluding this agreement, the contractor commits to the implementation of the Client's Technical Services and Solutions transformation imperatives, in as far as possible, in the day-to-day operation of its business. The definitions of the imperatives below , are reflective and can be interpreted in accordance with the Broad-Based Black Economic Empowerment Act of 2013. The key elements shall include.

Clause 12.4.2.1 is added; Ownership - measuring effective ownership by black people , wherein ownership should be 51% black owned;

Clause 12.4.2.2 is added; Management Control - measuring effective control of the entity's black people as well as initiatives intended to achieve equity in the workplace which should be aimed at reaching 51% black owned;

Clause 12.4.2.3 is added; Subcontracting at least 30% of the contract value to an Emerging Micro Enterprise or Qualifying Small Enterprise;

53 Clause 13.0 - Setting out

F:..... V:.....
T:.....

Clause 13.2.5 is added: The contractor shall continuously perform tolerance control checks throughout the contract period and report on these at regular intervals to the principal agent in a format approved by the principal agent

Item

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Clause 13.2.6. is added: Where the contractor fails to comply with this requirement to the satisfaction of the principal agent, progressively as the structure is constructed, the principal agent shall notify the contractor to comply within seven (7) calendar days, failing which and without any further notice, the employer shall be entitled to commission other parties to do so on the contractor's behalf and at the contractor's expense. The contractor shall provide general attendance and all reasonable assistance to such parties

54 Clause 14.0 - Nominated **subcontractors**

F:..... V:.....
T:.....

Item

55 Clause 15.0 - Selected **subcontractors**

F:..... V:.....
T:.....

Item

Clause 15.9 is added; Notwithstanding the provision of the contractor's general attendance in accordance with the n/s agreement, general attendance shall be deemed to include for the contractor to provide free of charge to any n/s subcontractor erected scaffolding by the contractor (owned or hired) as may reasonably be required by such n/s subcontractor for the execution of the relevant subcontract works

56 Clause 16.0 - **Direct contractors**

Attendance on direct contractors

In respect of **direct contractors** the **contractor** shall:

57 1. Designate an area for the direct contractor to establish a temporary office and workshop and storage of equipment and materials

58 2. Allow the use of personnel welfare facilities, where provided

59 3. Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

60	4. Permit the direct contractor to use erected scaffolding, hoisting facilities, etc provided by the contractor, in common with others having the like right, while it remains erected on the site [16.1] F:..... V:..... T:..... Clause 16.4. is added: The contractor shall not be entitled to any percentage, profit or discount on the value of any work executed by direct contractors but shall nevertheless allow these direct contractors to have access to the works, allocate reasonable space in the building for the storage of their materials, tools and equipment, and co-ordinate via the principal agent the work of such direct contractors as necessary, all to the satisfaction of the principal agent. The contractor shall allow the direct contractor's, to use, free of charge, hoisting and craneage by arrangement by the principal agent, ablution facilities, water and power supply on the site, and shall not in any way hinder or prevent the execution of their work	Item		
61	Clause 17.0 - Contract instructions Site instructions Instructions issued on site are to be recorded in a site instruction book which is to be supplied and maintained on site by the contractor F:..... V:..... T:..... Completion (A18 - A24)	Item		
62	Clause 18.0 - Interim completion F:..... V:..... T:.....	Item		
63	Clause 19.0 - Practical completion Date: 30th September 2026 F:..... V:..... T:.....	Item		
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

Carried to Collection

Penalties will only reduce as defined in the penalty schedule and on practical completion being achieved, regardless of possible beneficial occupation being given to the client for direct order fit -outs. Insurance will only transfer on practical completion being the date practical completion has been achieved. Occupation of areas for client fit-out is allowed for in this contract and possession will only pass on practical completion date

19.10.1 Such possession and occupation by the employer shall not be construed as the achievement of practical completion by the contractor or the works or any part thereof.

19.10.2 The principal agent shall notify the contractor in writing of each area of the works which shall be occupied and possessed by the employer in terms hereof

19. 10.3 For the purposes of completing his responsibilities under this agreement including but not limited to achieving practical completion of the works, the contractor shall continue to have access to any area/a of the works so occupied and possessed by the employer, but subject to such reasonable terms and conditions as the employer may impose in connection with such access."

65 Clause 20.0 - Completion in Sections

F:..... V:.....
T:.....

Item

66 Clause 21.0 - Defects Liability Period and Final Completion

F:..... V:.....
T:.....

Item

Clause 21.2 is amended by the addition of the following clauses

Clause 21.2.1: " The Client may issue a supplementary Defects List during the Defects Liability Period which will be added to those enumerated in the Defects List already submitted by the Principal Agent, such lists will be submitted via the Principal Agent and not directly received from the Client"

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Clause 21.2.2: " The contractor shall attend to all specified defects within fourteen (14) Days, or any later or earlier time as agreed between the Parties and rectify all the defects set out in the Defects List during the Defects Liability Period with the least possible delay and with the least possible inconvenience to the Client The contractor shall not have complied with all its obligations to the Client in terms of this Agreement until the Defects have been rectified"

Clause 21.2.3: " Should it not be possible to remedy the Defect within the fourteen (14) day period due to technical difficulties of procuring the required equipment to remedy the Defects, the Contractor will ensure that it uses its best endeavours to expedite procuring the equipment and shall make provision for an interim arrangement during this period."

Clause 21.2.4: " Any leakage in the roof of the Development as well as at the adjoining or existing structures or failure of any waterproofing and any damage to the Development caused thereby or arising from defective design, materials or workmanship, occurring within 6 (six) Months after the Final Completion Date, or immediately after the first heavy rainfall (even if the first heavy rainfall falls outside the 6 (six) month period after the Final Completion Date) occurring after the Final Completion Date, shall be made good by the Contractor, at its own cost, after receipt of written instructions from the Client via the Principal Agent."

Clause 21.2.5: "Any damage to existing or adjoining structures caused by the Contractor shall be made good by the Contractor, at its own cost, after receipt of a written request to do so from the Client via the Principal Agent."

Clause 21.2.6: "Should the Contractor dispute the Defects List provided by the Client that it is obliged to rectify any Defect listed by the Client, such dispute shall be resolved in terms of clause 30 of the Principal Agreement. For avoidance of doubt, it is agreed that Works shall continue during the dispute resolution process"

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Clause 21.2.7: "Should the Contractor fail to rectify any Defect for which it is liable during the Defects Liability Period, save for the provisions in Clause 21.2.4, the Client may have such default rectified by a third party and recover the cost thereof from the Contractor, except for repairs required to be carried out by the Client due to normal wear and tear, the Contractor will be liable for all Latent Defects."			
67 Clause 22.0 - Latent defects liability period F:..... V:..... T:.....	Item		
68 Clause 23.0 - Revision of date for practical completion F:..... V:..... T:..... Clause 23.2.12 is deleted Clause 23.4.2 is amended by the replacement of "twenty (20)" with "ten (10)" Clause 23.5 is amended by the replacement of "forty (40)" with "twenty (20)" Clause 23.9 is added: Notwithstanding anything to the contrary the contractor shall not be entitled to a revision of the date for practical completion for delays arising from municipal or other interruption in energy and water supply to the site Clause 23.9.1 Irrespective of whether or not the principal agent rules that the contractor is entitled to an extension of time or a revision of the date for practical completion, the principal agent shall nevertheless, at any time, be entitled to instruct the contractor in writing to accelerate the progress of the remaining works to ensure that the works are completed by the original date for practical completion or revised date as the case may be	Item		
Carried to Collection		R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026			

	Clause 23.9.2 Upon receipt of such instruction, the contractor shall take all necessary steps to ensure that the works are completed timeously including the provision by him of additional resources, plant, manpower, etc. and the working of additional overtime or additional overtimes beyond that contemplated at the time of tender (at all times adhering to the regulations and requirements of all authorities) and by all other adequate and proper means and methods. The contractor shall prove that such steps are being taken if called upon to do so. Clause 23.9.3 Should the contractor deem that such instruction to accelerate is not practically possible, the contractor shall within (7) seven calendar days of the instruction provide the principal agent with suitable proof as the why the instructed acceleration is not possible.			
69	Clause 24.0 - Penalty for late or non-completion R6,400 penalty per calender day excluding VAT F:..... V:..... T:..... Payment (A25 - A27)	Item		
70	Clause 25.0 - Payment Materials and goods prematurely on site Materials and goods brought onto the site prematurely shall not be authorised for payment [25.3.2] Materials and goods stored off site Materials and goods stored off site shall be authorised for payment subject to a guarantee for advance payment being provided to the employer [25.3.2] Fluctuations in costs All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [25.3.4]	Item		
	Carried to Collection		R	
	Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026			

Prices submitted

Where prices are submitted by the **contractor** or **subcontractor** during the progress of the **works** in respect of **contract instructions** or in regard to a claim under the terms of this **agreement** and notwithstanding the fact that such prices may be used in an interim **payment certificate**, there is to be no presumption of acceptance. Should the **principal agent** wish to accept any such prices prior to the issue of the **certificate of final completion**, it shall be in writing

F:..... V:.....
T:.....

Clause 25.10 is amended by the following; Fourteen (14) is changed to Thirty (30) calendar days and the addition of the following at the end of the sentence: "subject to the contractor providing the employer with a tax invoice for the amount due"

Clause 25.6 is amended, at the end of the sentence add the following; "subject to such materials and goods being delivered to site. Where such materials or goods are stored off site or advance payment is required for the ordering of such materials or goods, Clause 25.6.1 will apply."

Clause 25.6.1 is added; Where stored off the site, such materials or goods shall be covered by an advance payment guarantee issued by a registered bank approved by the principal agent and submitted with the contractor's progress claim. Failure to include the advance payment guarantee with the contractor's progress claim will result in the value of the materials and goods being omitted from the amount certified for payment

71 Clause 26.0 - Adjustment of the **contract value** and **final account**

Tenant installations/users requirements delayed

There is a possibility that certain works related to tenant installations/users requirements may have to be delayed and may consequently not be executed prior to **practical completion**

Carried to Collection

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Item

R

The **employer** reserves the right to omit such work without compensation to the **contractor** for loss of profit or any other loss which the **contractor** may suffer as a result of such omission

Should the **contractor** be instructed to do so he shall execute this work under the conditions pertaining to this **agreement** on the basis that a separate amount for **preliminaries** appurtenant to this work (if applicable) is agreed to between the **contractor** and the **principal agent** and on condition that instruction to proceed with such work is given to him within a period of three (3) calendar months after the date of **practical completion** of the **works**

Cost of claims

All costs incurred by the **contractor** in the preparation of claims shall be borne by the **contractor**. This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this **agreement** [30.6,7] from making a determination on costs

Claims from subcontractors

The **contractor** shall review, assess and adjudicate any claims received by him from any **subcontractor** and thereafter submit same to the **principal agent** with a recommendation in order to assist the **principal agent** in adjudicating the claim [26.6]

F:..... V:.....
T:.....

Clause 26.2.3 is amended by the replacement of "10 per cent (10%) " with 5 per cent (5%)"

Clause 26.4 is amended by the replacement of "10 per cent (10%) " with 5 per cent (5%)"

Clause 26.6 is amended by the replacement of "forty (40)" with twenty (20)"

Item

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

	Clause 26.0 is amended by the addition of the following: Clause 26.14 Where prices are submitted by the contractor or n/s subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of the agreement and notwithstanding the fact that such prices may be used in an interim payment certificate, there shall be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the final payment certificate, such acceptance shall be in writing. The Principal Agent reserves the right to apply Clause 26.2.3 in determination of the value of any additional works required. Clause 26.15 is added; The contractor shall not receive any mark-up for overheads and profit on any omission of tenant installation work or tenant installation work by direct contractors and others. Claims for loss of profit shall not be entertained.				
72	Clause 27.0 - Recovery of expense and/or loss F:..... V:..... T:..... Suspension and termination (A28 - A29)	Item			
	F:..... V:..... T:.....	Item			
73	Clause 28.0 - Suspension by the contractor F:..... V:..... T:.....				
	F:..... V:..... T:.....	Item			
74	Clause 29.0 - Termination F:..... V:..... T:..... Dispute resolution (A30)				
	F:..... V:..... T:.....	Item			
75	Clause 30.0 - Dispute resolution F:..... V:..... T:.....	Item			
	F:..... V:..... T:.....	Item			
76	Agreement				
Carried to Collection					
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026					
				R	

	The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties F:..... V:..... T:..... 77 Contract data 78 Tenderer's selections 79 Before submission of his tender the contractor is to complete the tenderer's selections in the contract data F:..... V:..... T:..... SECTION B: PRELIMINARIES Interpretation (B1) 80 Clause 1.1 - Definitions F:..... V:..... T:..... 81 Clause 1.2 - Interpretation F:..... V:..... T:..... Documents (B2) 82 Clause 2.1 - Checking of documents F:..... V:..... T:..... 83 Clause 2.2 - Provisional bills of quantities	Item Item Item Item Item Item		
	Carried to Collection Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026		R	

	Multiple procurement These bills of quantities are in multiple procurement format ie the "wet trades" - earthworks, concrete, formwork and reinforcement, precast concrete, masonry, waterproofing and sub-surface drainage - are provisionally measured and the subsequent trades are budgetary allowances and/or provisional sums F:..... V:..... T:.....	Item	
84	Clause 2.3 - Availability of construction information Budgetary allowances and provisional sums The budgetary allowances and/or provisional sums allocated for subsequent trades included in this agreement will be separately procured, based on multiple procurement of subcontractors during the construction period F:..... V:..... T:.....	Item	
85	Clause 2.4 - Ordering of materials and goods F:..... V:..... T:..... Previous work and adjoining properties (B3)	Item	
86	Clause 3.1 - Previous work - dimensional accuracy F:..... V:..... T:..... Clause 3.1 is amended by replacing "within a reasonable period after taking possession of the site, but not exceeding ten (10) per cent of the construction period or twenty (20) working days whichever is the lesser" with "within ten (10) working days" Clause 3.1 is amended by the addition of the following at the end of the paragraph: "Where the contractor fails to notify the principal agent otherwise, it is deemed that the work is dimensionally accurate"	Item	
	Carried to Collection		R
	Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026		

87	Clause 3.2 - Previous work - defects F:..... V:..... T:.....	Item		
88	Clause 3.3 - Inspection of adjoining properties F:..... V:..... T:..... The site (B4)	Item		
89	Clause 4.1 - Handover of site in stages F:..... V:..... T:.....	Item		
90	Clause 4.2 -Enclosure of the works F: V:..... T:.....	Item		
91	Clause 4.3 - Geotechnical and other investigations F:..... V:..... T:.....	Item		
92	Clause 4.4 - Encroachments F:..... V:..... T:.....	Item		
93	Clause 4.5 - Existing premises occupied F:..... V:..... T:.....	Item		
94	Clause 4.6 - Services - known F:..... V:..... T:..... Management of contract (B5)	Item		
95	Clause 5.1 - Management of the works F:..... V:..... T:.....	Item		
Carried to Collection Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026			R	

96	Clause 5.2 - Progress meetings F:..... V:..... T:.....	Item		
97	Clause 5.3 - Technical meetings F:..... V:..... T:..... Samples, shop drawings and manufacturer's instructions (B6)	Item		
98	Clause 6.1 - Samples of materials F:..... V:..... T:.....	Item		
99	Clause 6.2 - Workmanship samples F:..... V:..... T:.....	Item		
100	Clause 6.3 - Shop drawings F:..... V:..... T:.....	Item		
101	Clause 6.4 - Compliance with manufacturer's instructions F:..... V:..... T:..... Deposits and fees (B7)	Item		
102	Clause 7.1 - Deposits and fees F:..... V:..... T:..... Temporary services (B8)	Item		
103	Clause 8.1 - Water F:..... V:..... T:.....	Item		
Carried to Collection Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026			R	

104	Clause 8.2 - Electricity F:..... V:..... T:.....	Item		
105	Clause 8.3 - Ablution and welfare facilities F:..... V:..... T:.....	Item		
106	Clause 8.4 - Communication facilities F:..... V:..... T:.....	Item		
	Prime cost amounts (B9)			
107	Clause 9.1 - Responsibility for prime cost amounts Attendance on subcontractors (B10)			
108	Clause 10.1 - General attendance F:..... V:..... T:.....	Item		
109	Clause 10.2 - Special attendance General (B11)			
110	Clause 11.1 - Protection of the works F:..... V:..... T:.....	Item		
111	Clause 11.2 - Protection/isolation of existing/sectionally occupied works F:..... V:..... T:.....	Item		
112	Clause 11.3 - Security of the works F:..... V:..... T:.....	Item		
	Carried to Collection		R	
	Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026			

113	Clause 11.4 - Notice before covering work F:..... V:..... T:.....	Item		
114	Clause 11.5 - Disturbance F:..... V:..... T:.....	Item		
	Clause 11.6 - Environmental disturbance F:..... V:..... T:.....	Item		
115	Clause 11.7 - Works cleaning and clearing F:..... V:..... T:.....	Item		
116	Clause 11.8 - Vermin F:..... V:..... T:.....	Item		
117	Clause 11.9 - Overhand work F:..... V:..... T:.....	Item		
118	Clause 11.10 - Tenant installations by direct contractors F:..... V:..... T:.....	Item		
119	Clause 11.11 - Advertising F:..... V:..... T:.....	Item		
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

	Preliminaries schedule (B12)		
120	Information for completion of the preliminaries schedule Information necessary for elections and completion of those clauses contained in the preliminaries schedule which are necessary for tender purposes is given hereunder. Where no information is given it shall mean that no specific requirements are expected or that the clause is not relevant to this specific contract 12.1 - Provisional bills of quantities [5.1] The quantities are provisional Yes 12.2 - Availability of construction information [2.2] Construction documentation is complete Yes 12.3 - Previous work - dimensional accuracy [3.1] N/A 12.4 - Previous work - defects [3.2] N/A 12.5 - Inspection of adjoining properties [3.3] A photographic survey of existing surrounding roads, infrastructure, buildings and landscaped areas is required from the contractor 12.6 - Defined works area 12.7 - Handover of site in stages 12.8 - Enclosure of the works 12.9 - Geotechnical investigation 12.10 - Existing premises occupied N/A 12.11 - Services - known 12.12 - Protection of trees and/or relevant natural features [4.8] N/A		
121			
	Carried to Collection		
	Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026		

[illegible]

Controlling all forms of pollution

The **contractor** shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the **site** during the **construction period** due *inter alia* to noise, artificial light, wind-blown sand, dust, deposits of mud, etc

The **contractor** is to ensure that all roads which border the **site** and is used by the **contractor** during the execution of the **works** are kept clean and free of any dirt or debris caused by the execution of the **works**

Environmental management plan

The **contractor** shall price for compliance with all the requirements of the EMP

F:..... V:.....
T:.....

Item

SECTION C: SPECIFIC PRELIMINARIES

122 The following clauses are additional to, or augment the clauses contained in Sections A and B of these preliminaries

123 Costs of claims

Item

124 All costs incurred by the contractor in the preparation of claims to the satisfaction of the principal agent shall be borne by the contractor

125 The contractor shall review, assess and adjudicate any claims received by him from any n/s subcontractor and thereafter submit same to the principal agent with a recommendation to assist the principal agent in adjudicating the claim

126 Warranties for materials 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 entity supplying the materials and/or doing the work and shall deliver same to the **principal agent** on the **final completion** of the contract

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

[illegible]

130	The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works eg scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the contractor at his sole expense F:..... V:..... T:.....	Item		
131	Propping of floors below			
132	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		
133	Testing of flat roof waterproofing for watertightness			
134	Flat roof waterproof areas shall be prepared with small sand dykes around them of a size and enclosing an area approved by the principal agent, flooded with water and kept "ponded" for at least forty (40) hours as a test to ensure the watertightness of the waterproofing and before any further construction work is carried out above the waterproofing F:..... V:..... T:.....	Item		
135	Commissioning and testing			
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

136	The contractor and/or n/s subcontractor shall commission and test the entire installation at his own expense, including provision of electrical power supplies, water supplies, fuel and all test equipment. Such testing is to be done in the presence of the principal agent, who shall have been notified of the dates and approximate duration of the tests, sufficiently in advance so as to allow attendance at such test F:..... V:..... T:.....	Item		
137	Contract instructions			
138	Contract instructions issued on site are to be recorded by the principal agent in a contract instruction book which will be issued by the principal agent and which shall be maintained on site F:..... V:..... T:.....	Item		
139	Direct and separate contracts The contractor is advised that works or installations by direct contractors is deemed to include, but is not limited to the following: To be confirmed. The value of such direct contractor's works is not included in the contract sum F:..... V:..... T:.....			
140	Omission for work for which provisional sums have been allowed			
141	The n/s subcontractor amounts allowed in these bills of quantities include work to be executed in accordance with employer's, requirements. The contractor accepts that, such work may, at the principal agent's discretion, be omitted from this contract and executed under separate contract/s. In such case, the contractor shall allow access to the handed over areas of the works to allow such separate direct contractors to proceed with such work prior to handover and/or expiry of the defects liability period			
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

142	The contractor hereby accepts that he shall not be entitled to any profit mark-up on the omitted work and that no claim for loss of profit shall be entertained F:..... V:..... T:.....	Item		
143	Control of sand, dust, mud, light and noise pollution on site, public spaces, public roads, etc			
144	Notwithstanding any further requirements stated elsewhere, the contractor shall be responsible for and take all precautions in controlling all forms of pollution during the construction period due to noise, artificial light, wind-blown sand, dust, deposits of mud etc by whatever means necessary and daily removal of deposits etc, all to the satisfaction of the principal agent and any costs, claims, etc will be for the contractor's account F:..... V:..... T:.....	Item		
145	Broad based black economic empowerment (BBBEE) Tenders submitted will be evaluated taking into account their empowerment rating The employer will be monitoring the broad based black economic empowerment (BBBEE) status of the contractor throughout the execution of the works The contractor is to submit to the principal agent on an annual basis a schedule of spend, split into vendors engaged as subcontractors and suppliers indicating their BBBEE rating including proof of the said rating F:..... V:..... T:.....	Item		
146	Confidentiality			
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

147	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		
148	Co-operation of contractor for cost management			
149	It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management on this project. The contractor will be advised by the principal agent of all cost management procedures which will be implemented F:..... V:..... T:.....	Item		
150	Media releases			
151	All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement connected with this project to be printed, screened or aired by the media F:..... V:..... T:.....	Item		
152	Supply of drawings			
Carried to Collection			R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

153 All drawings for this project will be issued electronically
The contractor will print all drawings required by his
subcontractors (domestic, selected and nominated) and
must allow for all costs associated with this requirement

F:..... V:.....
T:.....

Scaffolding

F: V:..... T:.....

Green Star

F:..... V:..... T:.....

Price Fixing Cost

F:..... V:..... T:.....

SUMMARY OF CATEGORIES

The **contractor** to provide a detailed breakdown of
preliminaries and generals, the amounts entered are
to be divided into one or more of the three categories
provided namely fixed (F), value related (V) and time
related (T)

Item

Item

Item

Item

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

COMMUNITY LIAISON OFFICER (CLO)

UTILISATION OF A COMMUNITY LIAISON OFFICER

The Contractor shall allow for and pay any and all costs necessary for the engagement of the services of a Community Liaison Officer (CLO) for the full duration of this contract. A CLO will be identified by the local structures of the ward areas and appointed following fair and transparent interviewing process, to be conducted in the presence of local structures and the contractor representative, in order to assist the Contractor in the procurement of any local labour, etc. required for this project. The Contractor is to liaise with the CLO and afford him any assistance needed in ensuring sound working relations with the local community. Key Responsibilities of the CLO are envisaged to include and not necessary be limited to:

1. Assisting local leadership in conducting skills and resources audit which facilitates sourcing labour from within the ward or targeted areas for employment, as required by contractor.
2. Assisting in sourcing labour-only domestic sub-contractors and the procurement of materials from local resources, as required by the contractor.
3. Assisting the contractor by identifying areas of potential conflict and or threats to the project or to stakeholders in the project and recommend appropriate action to the contractor.
4. Assisting contractor and stakeholders in the project in the resolution of any conflict which may arise.
5. Establishing and ensuring that sufficient and open communication channels between the contractor and the work force are maintained.
6. Establish and ensuring that efficient and open communication channels between the contractor and the community are maintained.
7. Identifying and reporting to the Contractor regarding issues where communication between stakeholder is necessary, recommend courses of action and facilitate such communications.
8. Assisting the Contractor and the work force in the establishment of grievance procedures and necessary recommendation to the Contractor regarding the grievances and solution thereto.
9. Attending to site meetings and project implementation meetings as required by the Contractor and prepare periodic reports as may be required by the Contractor from time to time.
10. Attending to such other duties which are consistent with the functions of a CLO, as may be required by the Contractor from time to time.

Carried to Collection

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

R

154	Tenderers are to price twice the rate of unskilled local labour rate against this item for any and all costs arising out of compliance with the foregoing and in the event of a Tenderer failing to price against this item or making inadequate financial provision against this item for compliance as aforesaid, then no claim for costs or additional cost incurred will be entertained by the Principal Agent (110/21)		Item		
PART D: OCCUPATIONAL HEALTH AND SAFETY					
CONSTRUCTION SITE MANDATORY SIGNAGES					
155	Project sign Board	No	1		
156	Construction site mandatory safety information board	No	1		
157	Crucial responsible persons board	No	2		
158	First aid kit location and first aider information	No	1		
159	Emergency assembly point signs	No	1		
160	Running man and direction arrows signs	No	10		
161	Designated Smoking Area signs	No	2		
162	No smoking & vaping	No	5		
163	Urinating Caution	No	4		
164	Ladies Toilet signs	No	1		
165	Gents toilet signs	No	1		
166	Eating Area signs	No	1		
167	Storeroom signs	No	1		
168	flammable liquids signs	No	1		
169	Fire extinguisher and direction arrow	No	5		
170	Emergency telephone list	No	3		
171	Site Office signs	No	1		
Carried to Collection				R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026					

MHLAKOTHI SECONDARY SCHOOL
Ablutions Blocks

172	Guard room signs	No	1		
173	Visitors signs	No	1		
174	Laydown area signs	No	1		
175	Waste disposal Area signs	No	1		
176	Hazardous waste signs	No	1		
177	Asbestos waste removal signs	No	1		
178	Asbestos removal in progress signs	No	1		
179	Excavation in progress signs	No	4		
180	Demolition work in progress signs	No	2		
181	Falling object risk signs	No	2		
182	Scaffolding tag (green)	No	4		
183	Scaffold Tag (red)	No	4		
184	Safe Drinking water	No	2		
185	Unsafe water	No	2		
186	Place rubbish in bins	No	2		
187	OHS charts	No	4		
188	Fire extinguisher types	No	4		
189	Air horn	No	2		
190	Site rules	No	2		
191	PPE caution	No	2		
192	Emergency evacuation procedures	No	2		
193	Emergency evacuation plan	No	2		
194	welding area	No	1		
Carried to Collection				R	
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026					

MHLAKOTHI SECONDARY SCHOOL
Ablutions Blocks

195	Welding caution	No	1		
196	20 litre safe drinking water and containers	No	1		
197	soap hand washing station	No	2		
198	Dewatering pits and ponding areas	No	2		
199	Rehabilitation of site	No	2		
200	she bins in female ablutions	No	2		
201	safety & Educational charts	No	3		
202	condoms		Item		
203	servicing and maintaining male and female ablutions		Item		
	CONSTRUCTION SITE FACILITIES, STORAGE AND EQUIPMENT				
204	Guard house	No	1		
205	Rental of site office (container)		Item		
206	Rental of Stores with shelving (container)		Item		
207	Portable toilets x2		Item		
208	Portable shower x2		Item		
209	Eating area including seats	No	1		
210	Male and Female changing facility	No	1		
211	Notice board	No	1		
212	Drinking water supply	No	1		
213	Flammable liquid storage	No	1		
214	Waste storage and waste bins	No	5		
215	Shade cloth on GMS game fence on 80mm timber poles		Item		
216	Laydown area barricading net		Item		
	Carried to Collection			R	
	Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

217	First aid kit	No	1	
218	Portable siren	No	1	
219	Fire extinguisher	No	1	
220	Breathalyser	No	1	
221	Excavation barricading material		Item	
VISITOR'S PPE				
222	Hard Hat	No	10	
223	Safety Vest	No	10	
SITE MANAGEMENT PPE				
224	Hard Hat	No	10	
225	Safety Vest	No	10	
226	Safety Shoes	No	10	
EMPLOYEE'S PPE				
227	Hard Hat	No	10	
228	Safety Spectacle	No	10	
229	Dust Mask	No	4	
230	Ear Plug	No	1	
231	Safety Shoes	No	10	
232	Safety Vest	No	10	
233	Overall – Reflective	No	10	
234	Gloves – Chemical	No	2	
235	Gloves – Hot Work	No	5	
236	Gloves – Light Duty	No	6	
Carried to Collection				R
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026				

MHLAKOTHI SECONDARY SCHOOL
Ablutions Blocks

237	Safety Harness		Item		
238	Lifeline Kit		Item		
239	Spill Kit		Item		
240	Hand soap		Item		
241	Soap dispenser	No	1		
242	Toilet paper		Item		
243	Condoms		Item		
ASBESTOS REMOVAL PPE					
244	Hard hat		Item		
245	Full face mask		Item		
246	Mask cartridge		Item		
247	Waste bags		Item		
248	Disposable Gloves		Item		
249	Shoe cover		Item		
250	Coverall		Item		
WELDER’S PPE					
251	Welding hood	No	2		
252	Welding helmet	No	2		
253	Safety Spectacle	No	2		
254	Mask	No			
255	Welding gloves	No	2		
256	Welding boots	No			
257	Welding spats	No			
				R	
Carried to Collection					
Section No. 1 PRELIMINARIES Bill No. 1 PRELIMINARIES July 2026					

[illegible]

PREAMBLES

Tenderers are advised to study the additional specification SL: Employment and training of Labour on the Expanded Public Works Programme (EPWP) Infrastructure Progress: National Labour Service as bound elsewhere in the bills of Quantities and then price bill accordingly

TRAINING OF LABOURER WORKERS

(TARGET: 4 LABOURER WORKERS)

Skills development and Technical training

- | | |
|-----|---|
| 273 | Skills development and technical training for labourer workers for an average of 10 days (ref. SL 11.01.02) |
|-----|---|

SUM

TRAVELLING AND ACCOMMODATION DURING OFF SITE TRAINING:

Life skills training for 26 days (ref.SL 11.02.01)

- | | |
|-----|--|
| 274 | Travelling (based on 50km/labourer worker) |
|-----|--|

Item

- | | |
|-----|--------------------------------------|
| 275 | Profit and attendance on items 1 & 2 |
|-----|--------------------------------------|

Item

EMPLOYMENT OF LABOURER WORKERS

- | | |
|-----|--|
| 276 | Employment of labour workers (4 labourers) (90days) |
|-----|--|

SUM

The unit of measurement shall be the number of labourer workers at the statutory labour rates of R275/day multiplied by the period employed in months and the rate tendered shall include full compensation for all costs associated with the employment of labourer workers and for complying with the conditions of contract. The cost for training shall be excluded from this item. This item is based on 10 months appointment for labourer workers

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

**PROVISION OF EPWP DESIGNED OVERALLS TO
LABOURER AND INTERNSHIP WORKERS**

277 Supply EPWP designed overalls to labourers and
internship workers (ref. SL 11.05.01) for 16 workers

Item

278 Profit and attendance on items 4 and 5 (ref. SL
11.05.02)

Item

**PROVISION OF WORKING EQUIPMENTS FOR
LABOURERS INCLUDING INTERNSHIP STUDENTS**

279 Supply of working equipments to labourer workers.
Specification to be supplied by the EPWP-NLS Serviced
Provider for the respective trades (ref. SL 11.06.02)

Item

280 Profit and attendance on item 6 (ref. SL 11.05.02)

Item

Carried to Collection

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Section No. 1

PRELIMINARIES

Bill No. 1

PRELIMINARIES

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

Carried Forward

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Section No. 1

PRELIMINARIES

Bill No. 1

PRELIMINARIES

COLLECTION

Brought Forward

**Page
No**

Amount

R

Total Brought Forward from Page No.

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

Carried Forward

R

Section No. 1
PRELIMINARIES
Bill No. 1
PRELIMINARIES
July 2026

Section No. 1			
PRELIMINARIES			
Bill No. 1			
PRELIMINARIES			
<u>COLLECTION</u>			
	Page No	Amount	
Brought Forward		R	
Total Brought Forward from Page No.	38		
	39		
	40		
	41		
	42		
	43		
	44		
	45		
	46		
	47		
	48		
	49		
	50		
	51		
	52		
	53		
	54		
	55		
Carried Forward		R	
Section No. 1			
PRELIMINARIES			
Bill No. 1			
PRELIMINARIES			
July 2026			

[illegible]

Item No	Quantity	Rate	Amount
SECTION 2			
BUILDING WORK			
BILL NO. 1			
EARTHWORKS			
PREAMBLES			
For Preambles see "Model Preambles for Trades"			
SUPPLEMENTARY PREAMBLES			
Nature of ground			
The nature of the ground is assumed to be soft to hard shale, therefore "earth", but possibly interspersed with "soft rock" or "hard rock"			
Subterranean water			
No subterranean water is expected			
Excavation for working space in rock			
Notwithstanding clause 11 page 7 of the Standard System of Measuring Building Work, excavation for working space in rock will be measured in cubic metres to the extent executed and given as "extra over" bulk excavation or trench and hole excavation as the case may be			
Carting away of excavated material			
Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site			
Carried to Collection			R
Section No. 2 BUILDING WORK Bill No. 1 EARTHWORKS July 2026			

Filling					
Notwithstanding the reference to prescribed multiple handling in clause 1 page 6 of the Standard System of Measuring Building Work, prices for filling and backfilling shall include for all selection and any multiple handling of material					
Testing					
Prices for filling are to include for all necessary density tests in accordance with SABS 1200D					
EXCAVATION, FILLING, ETC.					
EXCAVATIONS, ETC.					
Excavation in earth or compacted filling not exceeding 2m deep					
1	Trenches	m3	82		
2	Holes	m3	2		
Excavation in earth or compacted filling exceeding 2m deep					
3	Holes	m3	146		
Extra over trench and hole excavations in earth or compacted filling for excavation, in					
4	Soft rock	m3	12		
5	Hard rock	m3	6		
Extra over all excavations for carting away					
6	Surplus material from excavations and/or stock piles on site to a dumping site to be located by the contractor	m3	230		
Risk of collapse of excavations, to					
7	Sides of trench and hole excavations not exceeding 1,5m deep	m2	392		
Carried to Collection				R	
Section No. 2 BUILDING WORK Bill No. 1 EARTHWORKS July 2026					

	Keeping excavations free of water				
8	Keeping excavations free of all water other than subterranean water	No	4.00		
	FILLING, ETC.				
	Earth filling obtained from the excavations and/or prescribed stock piles on site, compacted to 93% Mod AASHTO density				
9	Backfilling to trenches, holes, etc	m3	29		
10	Soil crete backfilling to sides of foundation walls	m3	81		
11	Under surface beds, etc	m3	13		
	G7 earth filling material in accordance with SABS 1200 DM supplied by the contractor compacted to 90% Mod AASHTO density				
12	Under surface beds, etc.	m3	93		
	Coarse river sand filling supplied by the contractor				
13	25mm Thick under surface beds	m2	221		
	Prescribed density tests on filling				
14	"Modified AASHTO Density" test	No	4		
	Compaction of surfaces				
15	Compaction of ground surfaces to bottom of excavations, etc, including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 93% Mod AASHTO density	m2	221		
	SOIL POISONING				
	Soil insecticide in accordance with SANS 5859				
16	Under surface beds, etc, including forming V-shaped channels against foundation walls, etc, filling in channels and ramming	m2	221		
17	To sides and bottoms of excavations	m2	399		
	Carried to Collection			R	
	Section No. 2 BUILDING WORK Bill No. 1 EARTHWORKS July 2026				

[illegible]

Item No		Quantity	Rate	Amount
	SECTION 2			
	BUILDING WORK			
	BILL NO. 2			
	CONCRETE, FORMWORK AND REINFORCEMENT			
	PREAMBLES			
	For Preambles see "Model Preambles for Trades"			
	SUPPLEMENTARY PREAMBLES			
	Cost of tests			
	The costs of making, storing and testing of concrete test cubes as required under clause 7 "Tests" of SABS 1200 G shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports on the tests to the architect. The testing shall be undertaken by an independent firm or institution nominated by the contractor to the approval of the architect. (Test cubes are measured separately)			
	Formwork			
	Description of formwork shall be deemed to include use and waste only (except where described as "left in" or "permanent"), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before re-use			
	The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself			
	Formworks to soffits of solid slabs etc shall be deemed to be slabs not exceeding 250mm thick unless otherwise described			
	Carried to Collection			
	Section No. 2			
	BUILDING WORK			
	Bill No. 2			
	CONCRETE, FORMWORK AND REINFORCEMENT			
	July 2026			
			R	

Formwork to soffits of slabs, beams, etc shall be deemed to be propped up exceeding 1,5m and not exceeding 3,5m high unless otherwise described

Formwork to sides of bases, pile caps, ground beams, etc will only be measured where it is prescribed by the engineer for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in "Earthworks"

CONCRETE

REINFORCED CONCRETE CAST ON/IN FORMWORK

25MPa/19 concrete, in

1	Surface beds including thickening on waterproofing	m3	26
2	Ramps	m3	1
3	Strip footings (Provisional)	m3	41
4	Bases (Provisional)	m3	1
5	Slabs, including beams and inverted beams	m3	14
6	Apron slabs	m3	4

TEST CUBES

7	Making and testing 150 x 150 x 150mm concrete strength test cubes (Provisional)	No	11
---	--	-----------	----

CONCRETE SUNDRIES

Finishing top surfaces of concrete smooth with a wood float

8	Surface beds, slabs, etc to falls	m2	82
9	Ramps, etc to falls	m2	4
10	Aprons, etc to falls	m2	44

Carried to Collection

R

Section No. 2
BUILDING WORK
Bill No. 2
CONCRETE, FORMWORK AND REINFORCEMENT
July 2026

	FORMWORK				
	ROUGH FORMWORK (DEGREE OF ACCURACY II)				
11	Edges, risers, ends and reveals not exceeding 300mm high or wide	m	83		
	Rough formwork to soffits, of				
12	Slabs not exceeding 250mm thick propped up exceeding 3.5m and not exceeding 5m high	m2	69		
13	Sloping soffits of slabs propped up not exceeding 1,5m high	m2	4		
	MOVEMENT JOINTS, ETC				
	Expansion joints with 10mm "Jointex" expanded polyethylene between vertical concrete and brick surfaces				
14	Not exceeding 300mm wide	m	238		
	Saw cut joints				
15	3mm x 40mm deep saw cut joint	m	60		
	REINFORCEMENT (PROVISIONAL)				
	Mild steel reinforcement to concrete strip footings and bases				
16	Various diameter bars	t	2.14		
	High tensile steel reinforcement to concrete strip footings and bases				
17	Various diameter bars	t	4.99		
	Fabric reinforcement				
18	Type 193 fabric reinforcement in concrete surface beds, etc	m2	126		
19	Type 311 fabric reinforcement in concrete surface beds, etc	m2	25		
20	Type 617 fabric reinforcement in concrete floor slab	m2	139		
	Carried to Collection			R	
	Section No. 2 BUILDING WORK Bill No. 2 CONCRETE, FORMWORK AND REINFORCEMENT July 2026				

[illegible]

Item No	Quantity	Rate	Amount
SECTION 2			
BUILDING WORK			
BILL NO. 3			
MASONRY			
For preambles see "Model Preambles for Trades"			
SUPPLEMENTARY PREAMBLES			
BRICKWORK			
Sizes in descriptions			
Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick			
Linings to concrete			
Descriptions of linings to concrete, unless otherwise described, shall be deemed to include wire ties			
Hollow walls, etc			
Descriptions of hollow walls shall be deemed to include wire ties and leaving every fifth perpend of the bottom course of the external skin open as a weep hole			
Reinforced brick lintels			
Lintels shall bear at least 160mm onto adjacent walling. Where such bearing cannot be obtained due to the proximity of adjacent openings the lintel shall be continuous			
Face bricks			
Bricks shall be ordered timeously to obtain uniformity in size and colour			
Carried to Collection			R
Section No. 2 BUILDING WORK Bill No. 3 MASONRY July 2026			

Pointing					
Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc					
BRICKWORK					
FOUNDATIONS (PROVISIONAL)					
Brickwork of NFX bricks in class II mortar, in					
1	Piers	m3	0.2		
2	One brick walls	m2	53		
3	280mm Hollow walls of two half brick skins with 60mm cavities filled in with and including 25MPa/20mm concrete	m2	138		
SUPERSTRUCTURE					
Brickwork of NFP bricks in class II mortar, in					
4	Piers	m3	1		
5	Half brick walls	m2	82		
6	Half brick walls in beamfilling	m2	10		
7	One brick walls	m2	334		
BRICKWORK SUNDRIES					
Miscellaneous					
8	Splayed mortar fillet one course high in 50mm cavity (280mm wall)	m	74		
9	Closing 50mm cavity of hollow wall vertically with brickwork half brick wide	m	29		
2,5mm Galvanised brickwork reinforcement					
10	75mm Wide reinforcement built in horizontally	m	3 480		
Carried to Collection				R	
Section No. 2 BUILDING WORK Bill No. 3 MASONRY July 2026					

11	150mm Wide reinforcement built in horizontally	m	975
12	150mm Wide reinforcement built in horizontally in foundations (Provisional)	m	918
	Galvanised wire ties, etc		
13	4mm Diameter roof tie 2m girth bent double, with one end built into brickwork and other end fixed to timber	No	64
	Prestressed fabricated concrete lintels including necessary temporary supports		
14	110 x 70mm Lintels in lengths not exceeding 3m	m	36
	FACE BRICKWORK		
	"Corobrick Firelight Satin" (PC R11000.00/1000 delivered to site, excluding VAT) face bricks pointed with recessed horizontal and vertical joints		
15	Extra over brickwork for face brickwork	m2	271
16	Extra over brickwork for face brickwork in foundations (Provisional)	m2	19
17	Extra over brickwork for face brickwork in beamfilling	m2	10
18	Extra over brickwork for face brickwork in piers	m2	12
19	Extra over brickwork for face brickwork in piers in foundations (Provisional)	m2	1
	Brick-on-edge header course copings, sills, etc of "Corobrick Firelight Satin" face bricks with pointing to match existing on all exposed faces		
20	220mm Wide sills set sloping and slightly projecting	m	11
21	Extra over brickwork for brick on edge lintels, pointed on face	m	20

Carried to Collection

R

Section No. 2
BUILDING WORK
Bill No. 3
MASONRY
July 2026

[illegible]

Item No		Quantity	Rate	Amount
	SECTION 2			
	BUILDING WORK			
	BILL NO. 4			
	WATERPROOFING			
	PREAMBLES			
	For preambles see "Model Preambles for Trades"			
	SUPPLEMENTARY PREAMBLES			
	Waterproofing			
	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			
	DAMPPROOFING OF WALLS AND FLOORS			
	One layer 375 micron embossed black polyethylene dampproof course (SANS 952-1985 type B)			
1	In walls	m2	75	
	One layer 250 micron green polyethylene waterproof sheeting (SANS 952-1985 type C) sealed at laps with PVC self-adhesive tape			
2	Under surface beds	m2	221	
	Prime area to be waterproofed using polyurethane sealant according to manufacturer instructions			
3	On foundation walls and floors - Pit	m2	207	
	Carried Forward to Summary of Section No. 2			
	Section No. 2			
	BUILDING WORK			
	Bill No. 4			
	WATERPROOFING			
	July 2026			

Item No		Quantity	Rate	Amount
	SECTION 2			
	BUILDING WORK			
	BILL NO. 5			
	ROOF COVERINGS			
	PREAMBLES			
	For preambles see "Model Preambles for Trades"			
	SUPPLEMENTARY PREAMBLES			
	Straight cutting			
	Descriptions of all roof coverings are deemed to include for all straight cutting			
	PROFILED METAL SHEETING AND ACCESSORIES			
	0,5mm Z275 spelter embossed galvanised "SAFINTRA WIDEDEK (RAIN CLOUD)" IBR sheet steel in single lengths and concealed accessories, fixed to timber purlins			
1	Roof covering with pitches not exceeding 25 degrees	m2	224	
2	Narrow and broad flute closers 300mm girth	m	108	
3	Moulded narrow and broad rib polyethylene filler blocks	m	108	
	ROOF AND WALL INSULATION			
	"4mm Alububble 1983 D10" both sides reflective foil insulation			
4	Insulation laid taut over purlins (at approximately 1,20m centres) and fixed concurrent with roof covering, including taped laps and nylon straining wires	m2	186	
	Carried Forward to Summary of Section No. 2			
	Section No. 2			
	BUILDING WORK			
	Bill No. 5			
	ROOF COVERINGS, ETC			
	July 2026			

[illegible]

**PLATE NAILED TIMBER ROOF TRUSS
CONSTRUCTION, ETC**

SUPPLEMENTARY PREAMBLES

Trusses are softwood grade 8 and spaced at maximum 1000mm centres with 17.5° pitch

Prices for roof construction should include all necessary wind-, cross- and permanent bracing

Purlins and wall plates were measured separately and should be priced for accordingly

Roof coverings are "Safintra Widedek (Rain Cloud) IBR sheeting on 38 x 38mm battens

The contractor is referred to the architect's drawings accompanying these bills of quantities for tender purposes

Dimensions 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

Sawn softwood grade 4

2	38 x 114mm Wall plates	m	58	
---	------------------------	---	----	--

Design, manufacture, delivery and erection of timber roof trusses including purlins, bracing, cross bracing, bolts, etc. complete to receive IBR roof coverings (roof coverings measured elsewhere)

3	Pitched roof (see drawings) erected not exceeding 4,5m above ground floor level - Please refer to architect drawings	m2	224	
---	--	----	-----	--

EAVES, VERGES, ETC

"Marley Eco-Tuff" PVC foam fascias and barge boards

4	12 x 225mm Fascias and barge boards, including aluminium H-profile joiners	m	108	
---	--	---	-----	--

DOORS, ETC

Carried to Collection

R

Section No. 2
BUILDING WORK
Bill No. 6
CARPENTRY AND JOINERY
July 2026

5	"TDM Hardwood" BB doors, SA pine subframe with double top and bottom rails, tongue and groove boarding in accordance with SANS 545:2009, hung to steel frames 40mm Heavy duty framed, ledged and braced standard door, 813 x 2032mm high - D1	No	25	
	Carried to Collection			R

Section No. 2
BUILDING WORK
Bill No. 6
CARPENTRY AND JOINERY
July 2026

[illegible]

Item No	Quantity	Rate	Amount
SECTION 2			
BUILDING WORK			
BILL NO. 7			
IRONMONGERY			
PREAMBLES			
For preambles see "Model Preambles for Trades"			
SUPPLEMENTARY PREAMBLES			
Proprietary items			
Where applicable the manufacturers' names or product catalogue titles are given in sub-headings preceding the items			
Prices are to be based on the specific products/articles specified. If contractors 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			
On request returnable samples are to be provided to the principal agent for consideration			
Finishes to ironmongery			
Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following listBS Satin bronze lacqueredCH Chromium platedSC Satin chromium platedSE Silver enamelledGE Grey enamelledAS Anodised silverAB Anodised bronzeAG Anodised goldABL Anodised blackPB Polished brassPL Polished and lacqueredPT Epoxy coatedSD Sanded			
Carried to Collection			R
Section No. 2 BUILDING WORK Bill No. 7 IRONMONGERY July 2026			

Fixing					
Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs in brickwork or concrete					
HINGES, BOLTS, ETC					
Approved					
1	100 x 75mm LD medium duty brass butt hinges (PC amount of R220.00/No (net), delivered to site)	m	50		
2	50 x 25mm LD polished barre bolt (PC amount of R200,00/No (net), delivered to site and excluding VAT)	No	25		
"EN-SUITE" LOCKS					
In accordance with approved catalogue					
3	Stainless steel four-lever lock set with escutheons, with striking plate fixed to metal (PC amount of R550.00/No (net), delivered to site)	No	25		
4	"Union MG47" 47mm padlock	No	7		
LETTERS, NAMEPLATES, ETC					
Manufactured by "7 YEAR"					
5	180 x 180 x 0.6mm Thick green vinyl on white chromadeck sheeting male S1 symbol consisting of 4 x 4mm diameter holes provided by signage manufacturer	No	2		
6	180 x 180 x 0.6mm Thick green vinyl on white chromadeck sheeting female S2 symbol consisting of 4 x 4mm diameter holes provided by signage manufacturer	No	3		
7	180 x 180 x 0.6mm Thick green vinyl on white chromadeck sheeting paraplegic symbol consisting of 4 x 4mm diameter holes provided by signage manufacturer	No	2		
BATHROOM FITTINGS					
Carried to Collection				R	
Section No. 2 BUILDING WORK Bill No. 7 IRONMONGERY July 2026					

Section No. 2
BUILDING WORK
Bill No. 7
IRONMONGERY
July 2026

Section No. 2

BUILDING WORK

Bill No. 7

IRONMONGERY

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

81

82

83

Carried Forward to Summary of Section No. 2

R

Section No. 2
BUILDING WORK
Bill No. 7
IRONMONGERY
July 2026

Section No. 2
BUILDING WORK
Bill No. 8
METALWORK
July 2026

[illegible]

Section No. 2

BUILDING WORK

Bill No. 8

METALWORK

COLLECTION

Total Brought Forward from Page No.

**Page
No**

85

86

Amount

Carried Forward to Summary of Section No. 2

Section No. 2
BUILDING WORK
Bill No. 8
METALWORK
July 2026

R

[illegible]

Item No	Quantity	Rate	Amount
SECTION 2			
BUILDING WORK			
BILL NO. 10			
PLUMBING AND DRAINAGE (PROVISIONAL)			
PREAMBLES			
For preambles see "Model Preambles for Trades"			
METHOD OF MEASURING			
Outside the building			
All water, sanitary and sewer piping outside the building is measured out in detail (up to where the piping enters the building)			
Inside the building			
All sewer, sanitary and water piping inside the building is measured in number per point (i.e. per sanitary fitting or per hose reel) (internal sewer, sanitary and water piping was therefore not measured out in detail)			
Cleaning eyes, manholes, inspection chambers, etc (which forms part of the sewer (soil) pipe layout inside the building) have also not been measured out in detail			
Piping inside ducts (sewer, sanitary and water) has also not been measured out in detail (to form part of rate per point)			
All sanitary fittings, taps, traps, valves, waste outlets, hose reels, etc are measured out in detail			
All hot water supply piping not chased into walls to receive lagging, is also deemed to be included in the rate per point			
All internal water piping of 100mm diameter and larger has been measured out in detail			
Carried to Collection			
			R
Section No. 2 BUILDING WORK Bill No. 10 PLUMBING AND DRAINAGE (PROVISIONAL) July 2026			

All piping including pipe fittings etc to fire hydrants inside the building (if any) have been measured out in detail

All excavations for pipe trenches etc are in compacted filling

SUPPLEMENTARY PREAMBLES

Wire gratings

Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings

Sealing of edges

Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone

uPVC pipes and fittings

Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings

Soil, waste and vent pipes and fittings shall be solvent weld jointed or sealed with butyl rubber rings

uPVC pressure pipes and fittings

Pipes of 50mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings

Pipes of 63mm diameter and greater shall have sockets and spigots with pushing type integral rubber ring joints. Bends shall be uPVC and all other fittings shall be cast iron, all with similar pushing type joints

"Polycop" polypropylene pipes:

Polypropylene pipes 54mm diameter and under shall be seamless copper coloured class 16 pipes jointed with "Fast-fuse" heat welded thermoplastic or brass compression fittings as designed for use with copper pipes as stated

Carried to Collection

Section No. 2
BUILDING WORK
Bill No. 10
PLUMBING AND DRAINAGE (PROVISIONAL)
July 2026

R

Pipes shall be firmly fixed to walls etc with coloured nylon snap-in pipe clips with provision for accommodating thermal movement and jointed and fixed strictly in accordance with the manufacturer's instructions

All pipe diameters are nominal external

"Polylink" polypropylene pipes:

Polypropylene pipes 63mm diameter and over shall be class 12 pipes jointed with cast iron "Supraclamp" running joints

Fusion welded bends, once or twice mitred as necessary, and tees shall be factory manufactured

Fusion welded bends and tees shall include jointing to pipes with PVC rubber ring double Z joint couplers

Branch tees shall include flanged and bolted joints to "Polycop" branch pipes in addition and for brass compression male iron to copper straight couplers

Reducers shall include jointing to pipes with PVC rubber ring double Z joint couplers and reducers shall be of sufficient overall length to accommodate same

All pipes shall be jointed and fixed strictly in accordance with the manufacturer's instructions

All pipe diameters are nominal external

Reducing fittings

Where fittings have reducing ends or branches they are described as "reducing". In the case of pipes with diameters not exceeding 60mm only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained. In the case of pipes with diameters exceeding 60mm all sizes are given and no claim for extra bushes, reducers, etc will be entertained

Carried to Collection

Section No. 2
BUILDING WORK
Bill No. 10
PLUMBING AND DRAINAGE (PROVISIONAL)
July 2026

R

Fixing of pipes

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

Paper wrapping to pipes

Pipes chased into brickwork must be wrapped with two layers of stout brown paper tied with wire. Rates are to include for wrapping around joints and fittings

Disinfection of water pipework

Water pipework is to be disinfected at completion in accordance with SABS 1200L (provision for disinfection elsewhere)

"Densyl" petrolatum anti-corrosion tape as manufactured by Denso SA (Pty) Ltd.

Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied in the appropriate widths and with 20% overlaps

Couplings and fittings to pipes shall be taped in strict accordance with the manufacturer's instructions including mastic, tape, "Layflat" sheeting, securing of same, etc

Prices for wrapping of pipes shall include for all work as described to couplings in the length

Laying, backfilling, bedding, etc of pipes

Pipes shall be laid and bedded in accordance with manufacturers' instructions and trenches shall be carefully backfilled

Carried to Collection

Section No. 2
BUILDING WORK
Bill No. 10
PLUMBING AND DRAINAGE (PROVISIONAL)
July 2026

R

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

Excavations

No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling

"Soft rock" and "hard rock" shall be as defined in "Earthworks"

General

Descriptions of cast iron roof outlets shall be deemed to include joints to pipes and casting into concrete (adaptors for joints to PVC pipes, etc are given separately)

Descriptions of overflow pipes where measured in number, shall be deemed to include joints to cisterns and splay cut ends

Descriptions of pipes laid in and including trenches and of inspection chambers, catchpits, etc shall be deemed to include excavation, bedding, backfilling, compaction to a minimum of 93% Mod AASHTO density and disposal of surplus material on site

Descriptions of service pipes and flexible connecting pipes shall be deemed to include connections to taps, cisterns, etc and to steel pipes (adaptors for connections to copper pipes, etc are given separately)

Carried to Collection

Section No. 2

BUILDING WORK

Bill No. 10

PLUMBING AND DRAINAGE (PROVISIONAL)

July 2026

R

Descriptions of WC pans, slop hoppers, etc shall be deemed to include for joints to soil pipes (pan connectors are separately measured)					
Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings					
SOIL DRAINAGE					
uPVC pipes					
1	110mm Pipes vertically or ramped to cleaning eyes etc including excavations and filling	m	42		
2	110mm Pipes laid in and including trenches exceeding 1m and not exceeding 2m deep	m	56		
Extra over uPVC pipes for fittings					
3	110mm Bend	No	63		
4	110mm Junction	No	21		
5	110mm Access junction	No	25		
PVC gulleys					
6	110mm Dished gully with trap and head with one vertical or side inlet not exceeding 500mm deep, joined to 160mm PVC pipe, including cast iron grating, excavating for, bedding on and encasing in concrete class C overall size 750 x 525mm	No	4		
Sundries					
7	300 x 300mm Concrete encasing to 110mm horizontal pipe	m	22		
8	110mm Cast iron "ABC" cleaning eye	No	21		
9	600mm wide x 2000mm deep soak way system excavated in trenches, top soil, backfilling, carting away excavated material and fill up with hard rock including one layer of bidim material onto	m	24		
RAINWATER DISPOSAL					
Carried to Collection				R	
Section No. 2 BUILDING WORK Bill No. 10 PLUMBING AND DRAINAGE (PROVISIONAL) July 2026					

[illegible]

[illegible]

Section No. 2

BUILDING WORK

Bill No. 10

PLUMBING AND DRAINAGE (PROVISIONAL)

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

89

90

91

92

93

94

95

96

Carried Forward to Summary of Section No. 2

R

Section No. 2

BUILDING WORK

Bill No. 10

PLUMBING AND DRAINAGE (PROVISIONAL)

July 2026

[illegible]

[illegible]

ON FIBRE-CEMENT BOARD SURFACES

One coat alkali resistant plaster primer and two coats water based fine textured weatherproof coating, on

4	On fascias and barge boards, including priming metal joint strips	m2	25
---	---	-----------	----

ON WOOD SURFACES

Wood prime coat, one coat undercoat and two coats gloss paint, on wood

5	On doors	m2	88
---	----------	-----------	----

Carried to Collection

R

Section No. 2
BUILDING WORK
Bill No. 12
PAINTWORK
July 2026

Section No. 2

BUILDING WORK

Bill No. 12

PAINTWORK

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

99

100

Carried Forward to Summary of Section No. 2

R

Section No. 2
BUILDING WORK
Bill No. 12
PAINTWORK
July 2026

[illegible]

R

[illegible]

[illegible]

[illegible]

[illegible]

Section No. 4
PROVISIONAL SUMS
Bill No. 1
Provisional Sums
July 2026

- 2 The provision of water and lighting and of single
phase
 electric power to a position within 50 metres of
the
 place where the subcontract work is to be
carried out
 but excluding water, fuel and power for
commissioning of any installation

- 3 The provision of an area for the subcontractor to
 establish temporary office accommodation and
workshops and for the storage of plant and
materials

- 4 The use of erected scaffolding belonging to the
contractor, in common with others having the
like right,
 while it remains erected on site

- 5 The use, at reasonable times by arrangement of
the
 contractor's erected hoisting equipment

- 6 Making good in all trades and cleaning down
and removal of rubbish on completion

Special attendance on nominated/selected subcontractors

Where stated special attendance will be described in detail in the contract documents for the services as set out in clause B8.0

Builder's work

Builder's work in connection with specialist services is given elsewhere in these bills of quantities

PROVISIONAL SUMS FOR NOMINATED/SELECTED SUBCONTRACT WORKS

5000L JoJo Water Tanks (Pipework measured elsewhere)

- | | | | |
|---|---|------|--|
| 1 | Provide the sum of R10,000.00 for water tanks | Item | |
|---|---|------|--|

Carried to Collection

R

Section No. 4
PROVISIONAL SUMS
Bill No. 1
Provisional Sums
July 2026

[illegible]

Section No. 4

PROVISIONAL SUMS

Bill No. 1

Provisional Sums

COLLECTION

Total Brought Forward from Page No.

**Page
No**

Amount

108

109

110

Carried to Final Summary

R

Section No. 4

PROVISIONAL SUMS

Bill No. 1

Provisional Sums

July 2026

[illegible]