



REQUEST FOR QUOTATIONS (RFQ)

Requisition number: NHFC007334

Description of Services/Goods: Material supply & Construction 40 square meter house (re-issue)

Request date: 25 May 2023

Closing date: 31st May 2023 **(No late submissions will be considered)**

Closing time: 11:00am

Supporting Documents

The following copies must be attached when returning the RFQ:

1. Copy of a valid B-BBEE Certificate/ Sworn Affidavit (Non disqualifying item but non-submission will render the bidder as non-compliant for B-BBEE points).
2. CSD Registration Summary Report.
3. Tax Compliance Status Pin -No award will be made to the bidder who failed to supply NHFC with a tax compliant proposal.

Compulsory Requirements

Submission of the following Signed and Completed Standard Bid Documents (SBD) Forms which are attached to this request:

- SBD 4: Bidder's Disclosure-failure to complete and sign the SBD document will render your bid non-responsive.
- SBD 6.1 Preference Points Claim Form in terms of preferential procurement-failure to complete and sign the SBD document will render your bid non-responsive.
- SBD 7.1 Contract Form – Purchase of Goods/Works
- All quotes must be prepared according to the Scope of Work/Key Deliverables

The assessment of the submission will be based on the above-mentioned documentation. Exclusion of required items may cause a disqualification. Bidders who fail to submit the required supporting documents with their bids will be requested to submit them within **24 hours** of the closing of bid for inclusion in the Bid for evaluation, if a bidder fails to submit the required supporting documents within the stipulated time, their bid may be rejected.

Enquiries and quotations regarding the RFQ must be directed to the below persons in writing only:

SCM Enquiries

SCM Official: Khensani Zungu

Email: quotations03@nhfc.co.za

SPECIFICATIONS

(Construction of a 40 square meter house)

1. INTRODCUTION

The National Housing Finance Corporation (NHFC) was established by the National Department of Human Settlements as a development finance institution (DFI) in 1996, with the principle mandate of broadening access to affordable housing finance for the low- and middle-income households.

NHFC is a national public entity, the NHFC adheres to the regulatory framework of the Public Finance Management Act (PFMA) of 1999.

The NHFC provides wholesale funding in the affordable housing market mainly to social housing institutions, non-banking retail intermediaries, privately owned property developers, construction companies and investors. It also provides loans and other form of wholesale funding (equity and quasi equity) to certain niche businesses that are in the affordable housing market.

2. BACKGROUND OF THE RFQ

The NHFC has pledged to donate funds to build a 40 square meter house for the Mnguni family located in KZN. The donation comes against the backdrop of Abahlali Basemjondolo's request to support the family of the slain member. The house will be built in KwaSwayimane, Wartburg a town just 40kms from Pietermaritzburg. The NHFC has mandated Programme Fund Management (PFM), a division within the entity to manage and monitor every facet of construction including service providers.

3. PURPOSE

The purpose of this Request for Quotation (RFQ) is to solicit quotations from potential service in possession of CIDB grade three (3) and four (4) providers for construction and completion of a 40 square meter house including material supply and, management and payment of labour.

4. SCOPE OF WORK/KEY DELIVERABLES

The NHFC requires the quote on the following item(s) indicated in the below table:

No	Items Description	Quantity	Delivery Location	Expected Delivery Date
1.	Material Supply	40 ² meter house (as per BOQ)	KwaSwayimane near Wartburg, KZN	7 July 2023
2.	Construction	<ul style="list-style-type: none"> • Foundation <ul style="list-style-type: none"> ○ Raft foundation, or ○ Strip foundation, • Wall plate, • Roof, and • Finishes. 	KwaSwayimane near Wartburg, KZN	7 July 2023
3.	Labour Payment	Local labour force	KwaSwayimane near Wartburg, KZN	7 July 2023

4.1 LOCKDOWN OPERATION PROVISIONS

Kindly note that due to the Lockdown Regulations, NHFC will be operating remotely, therefore service providers should make required provision of virtual meetings.

5. EVALUATION CRITERIA

Price and Preference Evaluation

Bidders will be evaluated in terms of Price and Preference points (B-BBEE status level of contributor). As per the table below, price is evaluated over 80 points and preference points over 20:

B-BBEE Status Level Of Contributor	Number of Points
	Bids up to R50 million
1	20
2	18
3	16
4	12
5	8
6	6
7	4
8	2
Non-Compliant contributor	0

Special Conditions:

- Quotations must be submitted in the bidder's company letterhead.
- No pre-payments are allowed, awarded bidder will be paid within 30 days after receipt of invoice.
- Quotation submitted should be based on Scope of Work/Key Deliverables. Failure to adhere to scope of will render your quotation non-responsive.
- Supplier to indicate excepted delivery of service/goods as indicated in Scope of Work/Key Deliverables.
- Supplier will be evaluated on performance based on delivery of Scope of Work/Key Deliverables
- **The quotation must be submitted via email to Quotations03@nhfc.co.za**

SBD 4

BIDDER'S DISCLOSURE

1. PURPOSE OF THE FORM

Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

Where a person/s are listed in the Register for Tender Defaulters and / or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. Bidder's declaration

2.1 Is the bidder, or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest¹ in the enterprise,
employed by the state?

YES/NO

2.1.1 If so, furnish particulars of the names, individual identity numbers, and, if applicable, state employee numbers of sole proprietor/ directors / trustees / shareholders / members/ partners or any person having a controlling interest in the enterprise, in table below.

¹ the power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise.

Full Name	Identity Number	Name of State institution

2.2 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution? **YES/NO**

2.2.1 If so, furnish particulars:

.....

2.3 Does the bidder or any of its directors / trustees / shareholders / members / partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise whether or not they are bidding for this contract? **YES/NO**

2.3.1 If so, furnish particulars:

.....

3 DECLARATION

I, the undersigned, (name)..... in submitting the accompanying bid, do hereby make the following statements that I certify to be true and complete in every respect:

3.1 I have read and I understand the contents of this disclosure;

3.2 I understand that the accompanying bid will be disqualified if this disclosure is found not to be true and complete in every respect;

3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However, communication between partners in a joint venture or consortium² will not be construed as collusive bidding.

3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates.

3.4 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

3.5 There have been no consultations, communications, agreements or arrangements made by the bidder with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and the bidder was not involved in the drafting of the specifications or terms of reference for this bid.

3.6 I am aware that, in addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or

² Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

I CERTIFY THAT THE INFORMATION FURNISHED IN PARAGRAPHS 1, 2 and 3 ABOVE IS CORRECT. I ACCEPT THAT THE STATE MAY REJECT THE BID OR ACT AGAINST ME IN TERMS OF PARAGRAPH 6 OF PFMA SCM INSTRUCTION 03 OF 2021/22 ON PREVENTING AND COMBATING ABUSE IN THE SUPPLY CHAIN MANAGEMENT SYSTEM SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....

Signature

.....

Date

.....

Position

.....

Name of bidder

**PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL
PROCUREMENT REGULATIONS 2022**

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

**NB: BEFORE COMPLETING THIS FORM, TENDERERS MUST STUDY THE GENERAL
CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE
TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022**

1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to invitations to tender:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and

1.2 To be completed by the organ of state

(delete whichever is not applicable for this tender).

- a) The applicable preference point system for this tender is the 80/20 preference point system.
- b) Either the 80/20 preference point system will be applicable in this tender. The lowest/highest acceptable tender will be used to determine the accurate system once tenders are received.

- 1.3 Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:
- (a) Price; and
 - (b) Specific Goals.

1.4 To be completed by the organ of state:

The maximum points for this tender are allocated as follows:

	POINTS
PRICE	80
SPECIFIC GOALS	20
Total points for Price and SPECIFIC GOALS	100

- 1.5 Failure on the part of a tenderer to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.
- 1.6 The organ of state reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

2. DEFINITIONS

- (a) **“tender”** means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;
- (b) **“price”** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;
- (c) **“rand value”** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;

- (d) **“tender for income-generating contracts”** means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions; and
- (e) **“the Act”** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

3.1. POINTS AWARDED FOR PRICE

3.1.1 THE 80/20 PREFERENCE POINT SYSTEMS

A maximum of 80 points is allocated for price on the following basis:

80/20

$$Ps = 80 \left(1 - \frac{Pt - P_{min}}{P_{min}} \right)$$

Where

Ps = Points scored for price of tender under consideration

Pt = Price of tender under consideration

Pmin = Price of lowest acceptable tender

3.2. FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME GENERATING PROCUREMENT

3.2.1. POINTS AWARDED FOR PRICE

A maximum of 80 points is allocated for price on the following basis:

80/20

$$Ps = 80 \left(1 + \frac{Pt - P_{max}}{P_{max}} \right)$$

Where

Ps	=	Points scored for price of tender under consideration
Pt	=	Price of tender under consideration
Pmax	=	Price of highest acceptable tender

4. POINTS AWARDED FOR SPECIFIC GOALS

- 4.1. In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof/ documentation stated in the conditions of this tender:
- 4.2. In cases where organs of state intend to use Regulation 3(2) of the Regulations, which states that, if it is unclear whether the 80/20 preference point system applies, an organ of state must, in the tender documents, stipulate in the case of—

- (a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or
- (b) any other invitation for tender, that either the 80/20 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,

then the organ of state must indicate the points allocated for specific goals for both the 80/20 preference point system.

Table 1: Specific goals for the tender and points claimed are indicated per the table below.

Note to tenderers: The tenderer must indicate how they claim points for each preference point system.)

The specific goals allocated points in terms of this tender	Supporting evidence for meeting preferential procurement targets (bidder to provide the below supporting evidence to claim allocated	Number of points allocated (80/20 system) (To be completed by the organ of state)	Number of points claimed (80/20 system) (To be completed by the tenderer)
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	points for each specific goal)		
B-BBEE status contributor level. Valid affidavit (as issued by DTI/or CIPC), must be an original or certified copy or a certified copy of SANAS accredited verification certificate	B-BBEE status contributor level. Valid affidavit (as issued by DTI/or CIPC), must be an original or certified copy or a certified copy of SANAS accredited verification certificate		

DECLARATION WITH REGARD TO COMPANY/FIRM

4.3. Name of company/firm.....

4.4. Company registration number:
.....

4.5. TYPE OF COMPANY/ FIRM

- ☐ Partnership/Joint Venture / Consortium
- ☐ One-person business/sole propriety
- ☐ Close corporation

- ☐ Public Company
- ☐ Personal Liability Company
- ☐ (Pty) Limited
- ☐ Non-Profit Company
- ☐ State Owned Company

[Tick applicable box]

4.6. I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/ firm for the preference(s) shown and I acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the contractor may be required to furnish documentary proof to the satisfaction of the organ of state that the claims are correct;
- iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –

- (a) disqualify the person from the tendering process;
- (b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;

- (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
- (d) recommend that the tenderer or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
- (e) forward the matter for criminal prosecution, if deemed necessary.

.....
SIGNATURE(S) OF TENDERER(S)

SURNAME AND NAME:

DATE:

ADDRESS:

.....

.....

SBD 7.1

CONTRACT FORM - PURCHASE OF GOODS/WORKS

PART 2 (TO BE FILLED IN BY THE PURCHASER)

- I in my capacity as accept your bid under reference number dated for the supply of goods/works indicated hereunder and/or further specified in the annexure(s).
- An official order indicating delivery instructions is forthcoming.
- I undertake to make payment for the goods/works delivered in accordance with the terms and conditions of the contract, within 30 (thirty) days after receipt of an invoice accompanied by the delivery note.

ITEM NO.	PRICE (ALL APPLICABLE TAXES INCLUDED)	BRAND	DELIVERY PERIOD	TOTAL PREFERENCE POINTS CLAIMED	POINTS CLAIMED FOR EACH SPECIFIC GOAL

- I confirm that I am duly authorised to sign this contract.

SIGNED AT ON

NAME (PRINT)

SIGNATURE

OFFICIAL STAMP



WITNESSES

1.

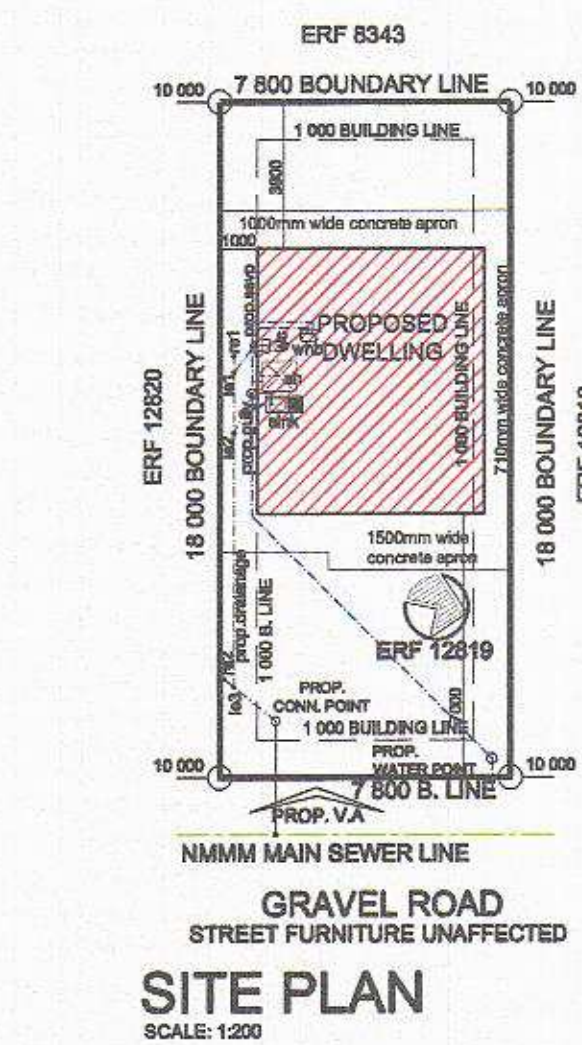
2.

DATE

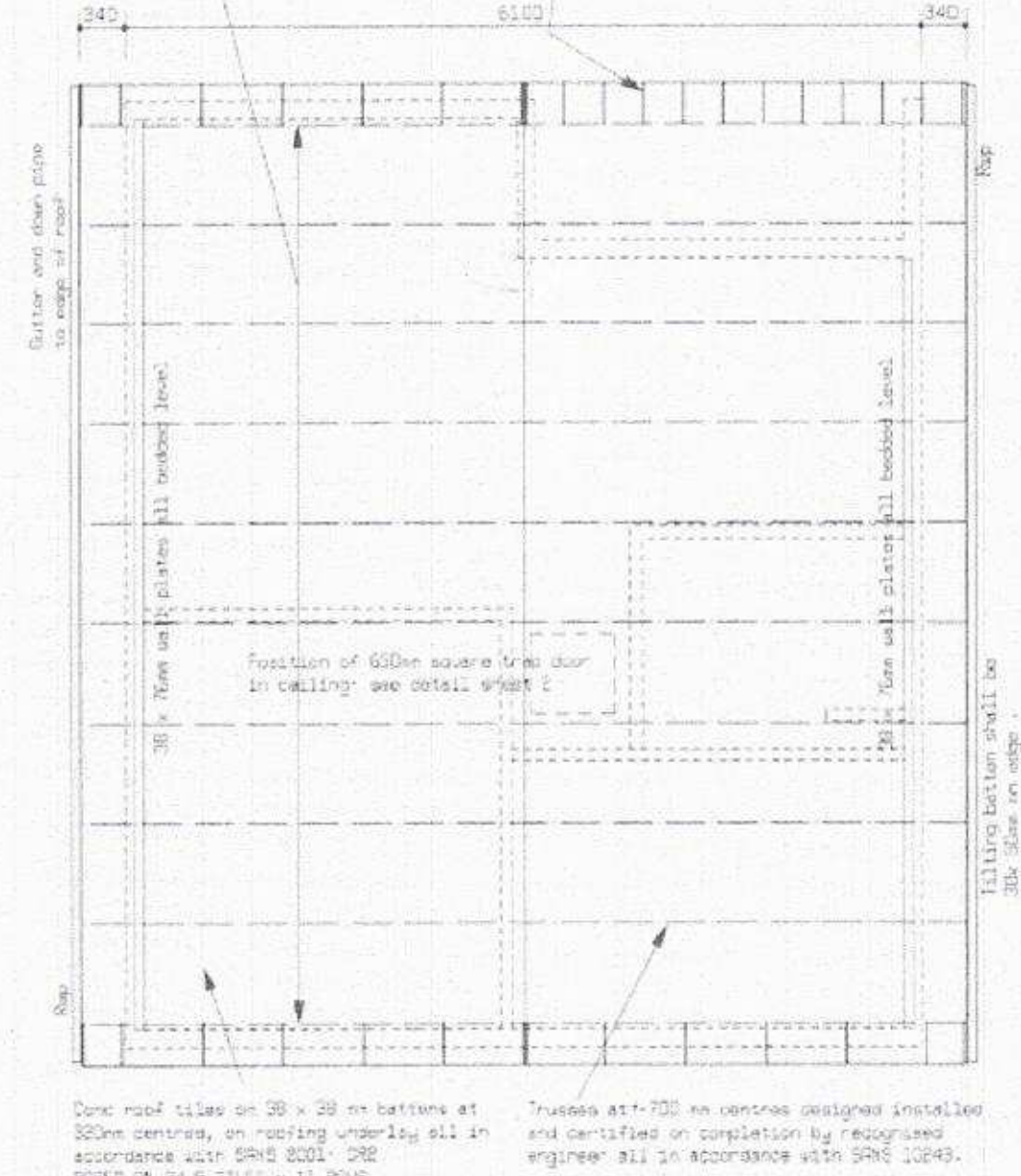
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<p><u>SECTION NO. 1</u></p> <p><u>BILL NO. 1</u></p> <p><u>PRELIMINARIES</u></p> <p>NOTE: Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project</p> <p>NOTE: Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of this project</p> <p>The agreement is to be the General Conditions of Contract for Works of Civil Engineering Construction (2010) (Second Edition), published by the S.A Institution Of Civil Engineering.</p> <p>The Preliminaries are to be the Construction and management requirements for works contracts - Part 1: General engineering and construction works (SANS 1921-1: 2004 Edition 1) prepared by Standards South Africa and shall be deemed to be incorporated herein.</p> <p>Tenderers are referred to the abovementioned documents for the full intent and meaning of each clause thereof (hereinafter referred to by heading and clause number only) for which such allowance must be made as may be considered necessary.</p> <p>This Bills of Quantities is priced in South African rands (ZAR) and all amounts that are carried forward and brought forward shall be in ZAR</p> <p>The applicable method of measurement for these Bills of Quantities is the Standard System of Measuring Building Work (seventh edition)</p> <p><u>Preambles For Trades</u></p> <p>The Model Preambles for Trades 2008 as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said Model Preambles will be entertained</p> <p>Supplementary preambles are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles shall take precedence over the provisions of the Model Preambles</p> <p>The contractor's prices for all items throughout these bills of quantities shall take account of and include for all of the obligations, requirements and specifications given in the said Model Preambles and in any supplementary preambles</p> <p><u>Abbreviated Specifications</u></p> <p>The items in these bills of quantities utilise abbreviated descriptions. It is the intention that the abbreviated descriptions when read in conjunction with the applicable measuring system and the relevant preambles and/or specifications, shall represent the full descriptions. 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 failing which it shall be assumed that the contractor has allowed in his pricing for materials and workmanship in terms of international best practise</p> <p><u>Temporary works and plant</u></p> <p>The contractor shall protect, uphold and maintain all public utilities and services and shall not interfere with their operation without the consent of the serviceauthorities and the Project Manager. The contractor shall notify the Project Manager of any damage to such services and shall make good same at his own cost to the satisfaction of the service authorities</p> <p>Fuel, power and water for commissioning of mechanical and other specialised equipment shall also include for the cost of all necessary reticulation and connections thereto</p> <p>The contractor shall provide noise and dust control to the approval of the Project Manager</p>				

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<p>The contractor shall maintain the access roads, paths, buildings, etc, adjacent to the construction area etc, during the period of the works in a clean and rubble free condition</p> <p><u>Identity of employees</u></p> <p>All employees of the contractor and his sub contractors shall be identifiable at all times by means of ID cards, company name and logos imprinted on overalls. Any person found on site not complying with the abovementioned conditions the contractor shall be requested by Project Manager, to remove such person from the site</p> <p><u>Health and Safety</u></p>				

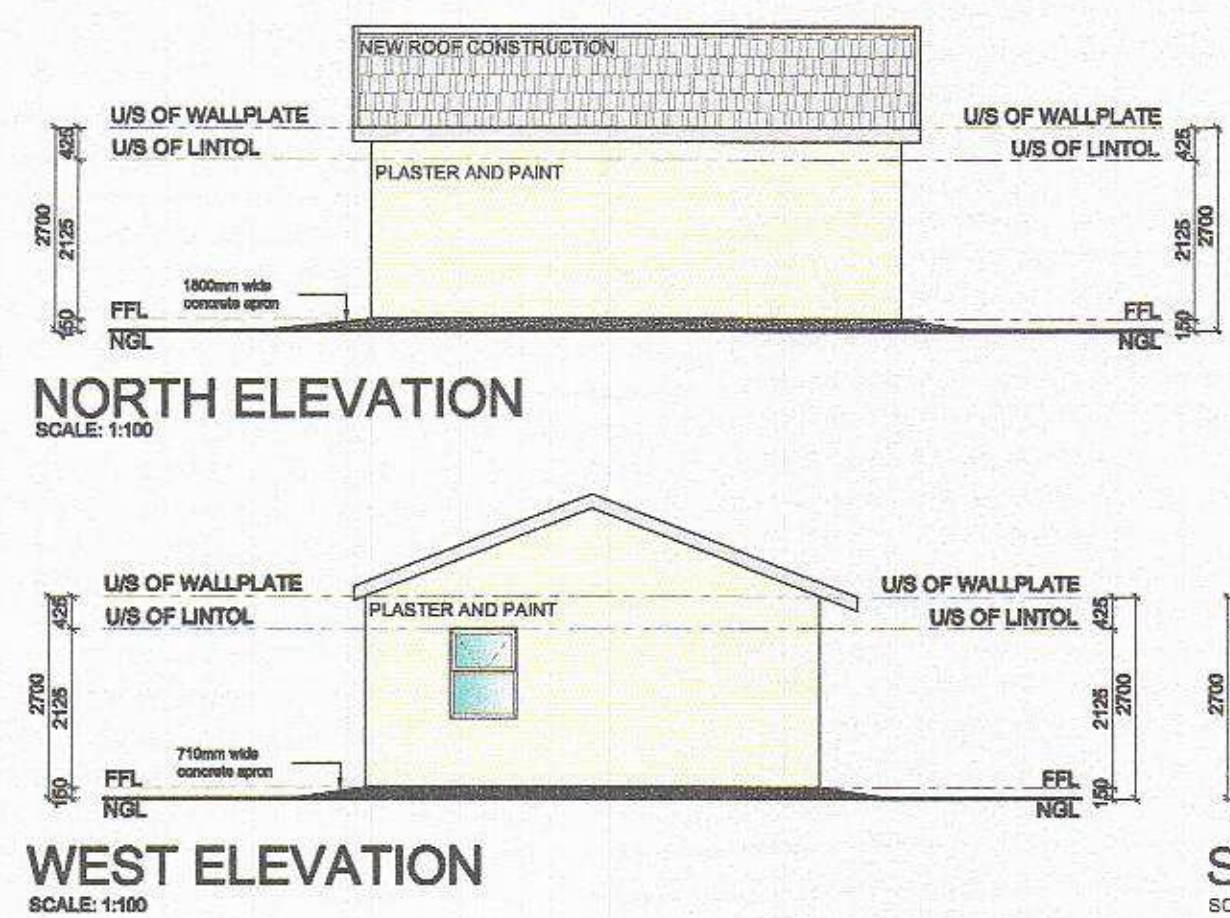
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<p>The contractor is to comply with all requirements of the Health and Safety Specification as specified in Section B of this Bill</p> <p><u>Housekeeping and compliance with Project Manager site rules</u></p> <p>The contractor will be responsible for a high standard of housekeeping in his site establishment, delivery of materials and goods and removal of rubble, debris, etc, storage areas and construction working areas to the approval of the Project Manager</p> <p><u>Working Hours</u></p> <p>Should the contractor wish to work outside normal working hours or at weekends in order to maintain his building programme, he shall notify and obtain the approval from the Project Manager before doing so. The cost of this overtime will be for the contractor's account</p> <p><u>SECTION A: General Conditions of Contract</u></p> <p><u>Fixed, Time and Value Related Items</u></p>				
1	Contractual requirements for fixed,time and value charge items	Item	1		R -
	<u>SECTION B: Specific Preliminaries</u>				
1	<p>Occupational Health and Safety Act</p> <p>The contractor shall comply with all the requirements set out in the Construction Regulations, 2003 issued under the Occupational Health and Safety Act, 1993 (Act No 85 of 1993)</p> <p>It is required of the contractor to thoroughly study the Health and Safety Specification that must be read together with and is deemed to be incorporated under this Section of the bills of quantities</p> <p>Provision for pricing of the Occupational Health and Safety Act, Construction Regulations and Health and Safety Specification is made under this clause and it is explicitly pointed out that all requirements of the aforementioned are deemed to be priced hereunder and no additional claims in this regard shall be entertained</p> <p>OHS requirements for fixed,time and value charge items</p>	Item	1		R -
	Carried to Sectional Summary				R -



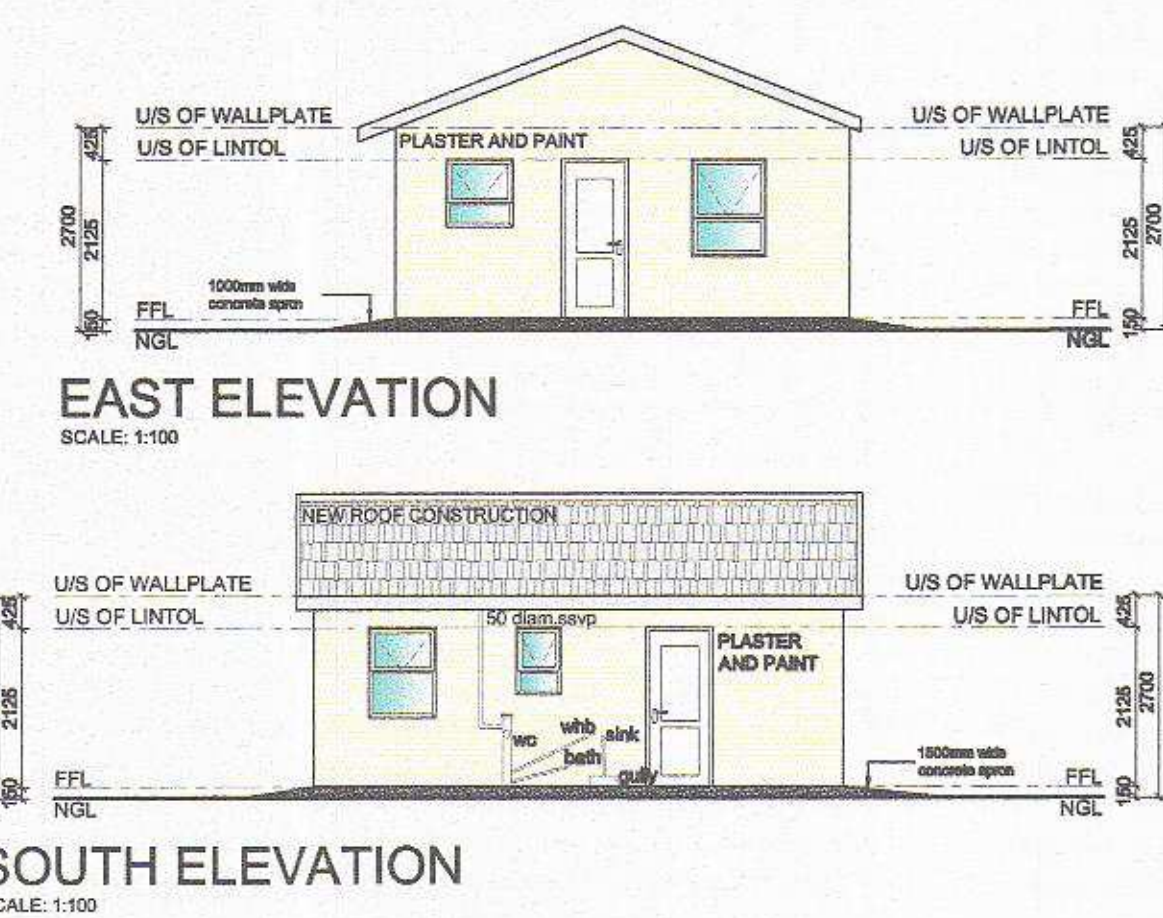
Design trusses to permanently carry proposed load of domestic 300 l stored water / hot water storage tank at any point upon or within the roof.
NOTE: Solar panel and racking system is NOT included in this stage of the work. When completed solar panel water storage and any over-flow pipes shall not be installed above or in line with external doors.



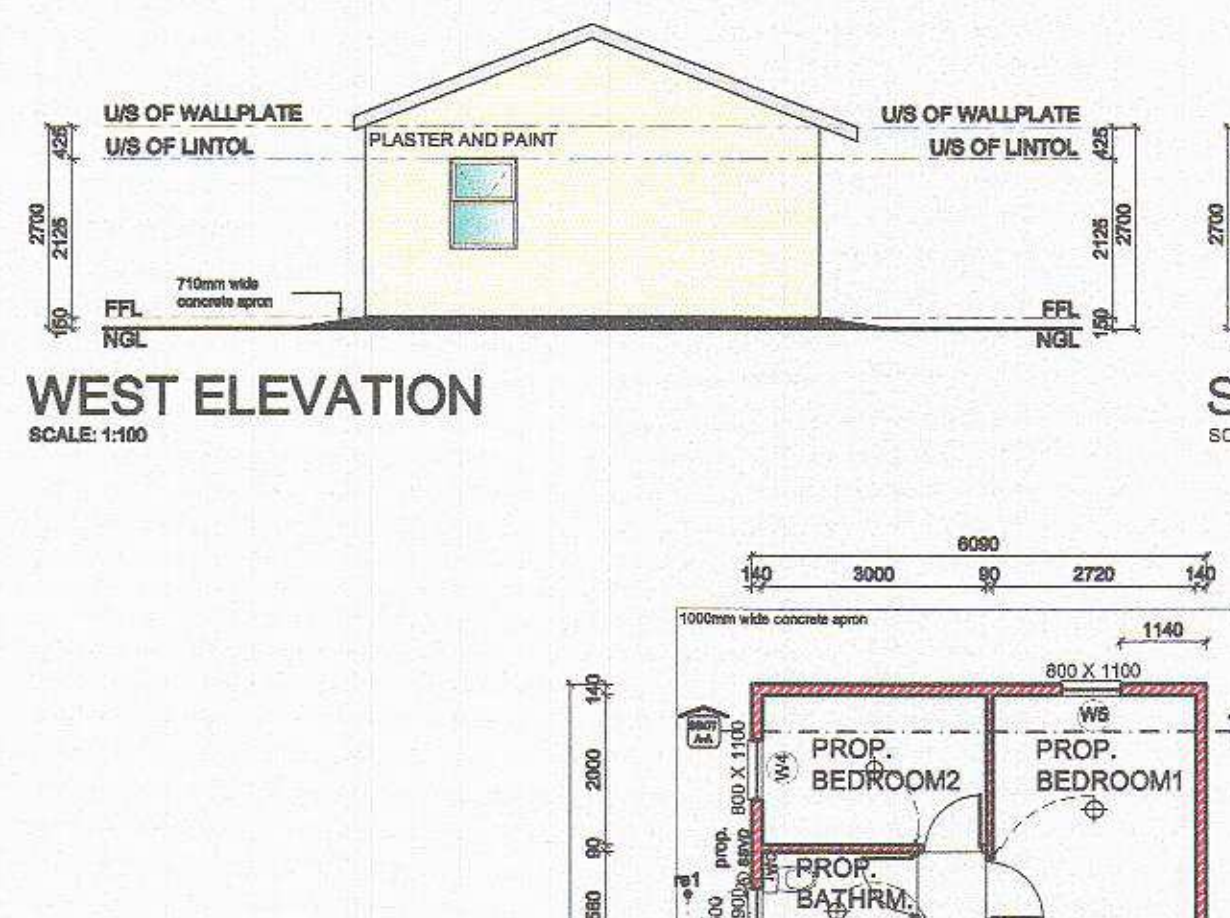
PLAN OF ROOF
SCALE: 1:200



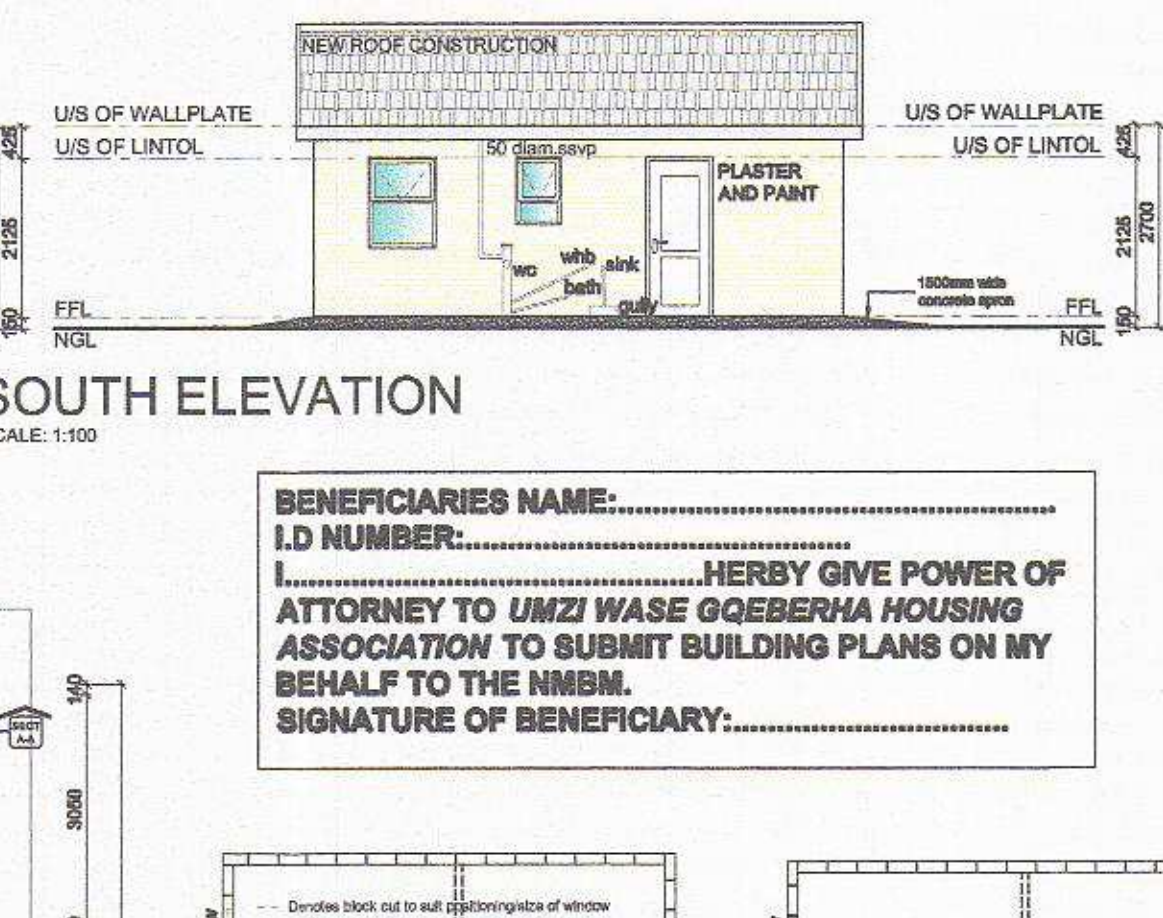
NORTH ELEVATION
SCALE: 1:100



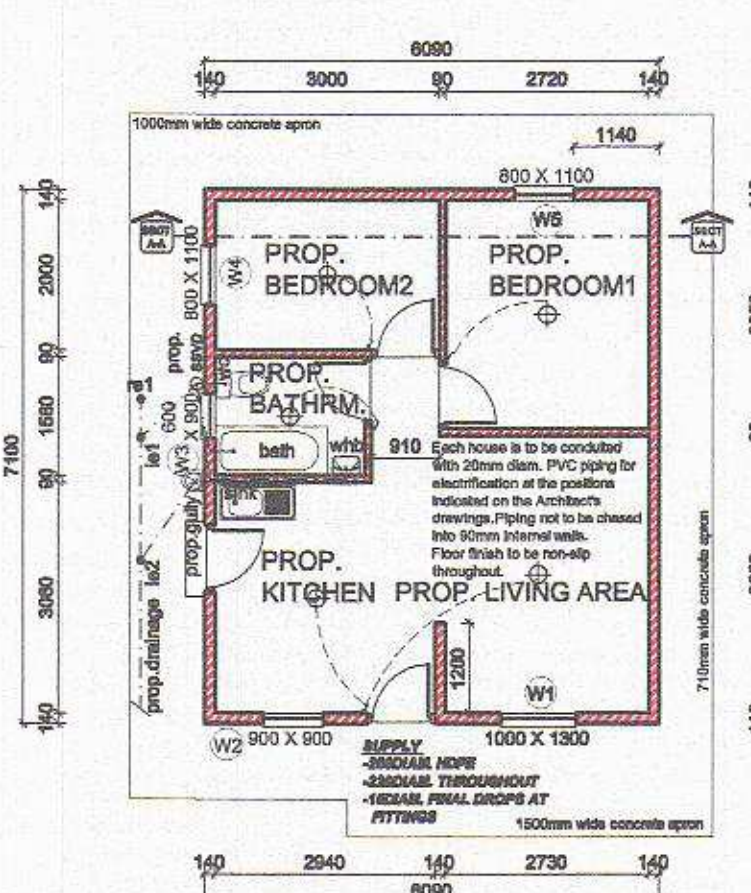
EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
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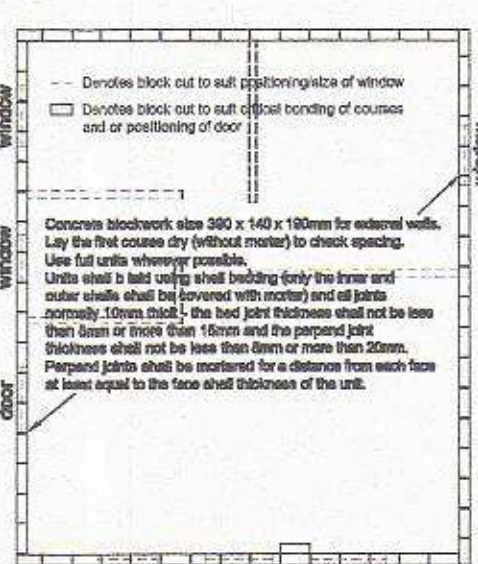


SOUTH ELEVATION
SCALE: 1:100

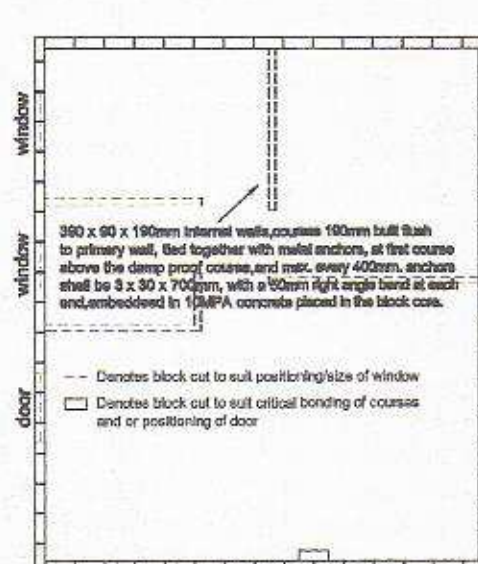


GROUND STOREY PLAN
SCALE: 1:100

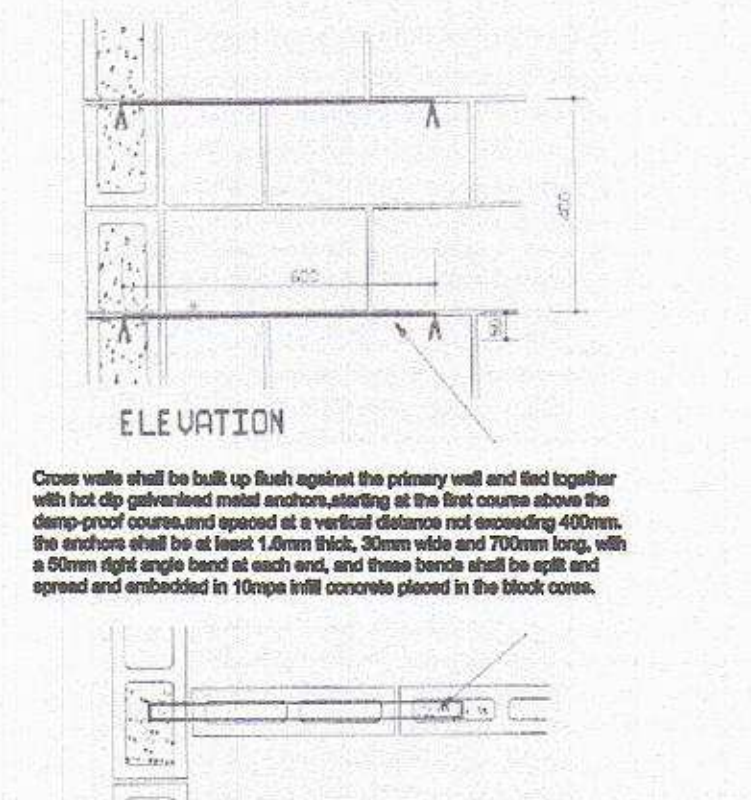
BENEFICIARIES NAME:.....
I.D NUMBER:.....
I.....HERBY GIVE POWER OF
ATTORNEY TO UMZI WASE GQEBERHA HOUSING
ASSOCIATION TO SUBMIT BUILDING PLANS ON MY
BEHALF TO THE NMBM.
SIGNATURE OF BENEFICIARY:.....



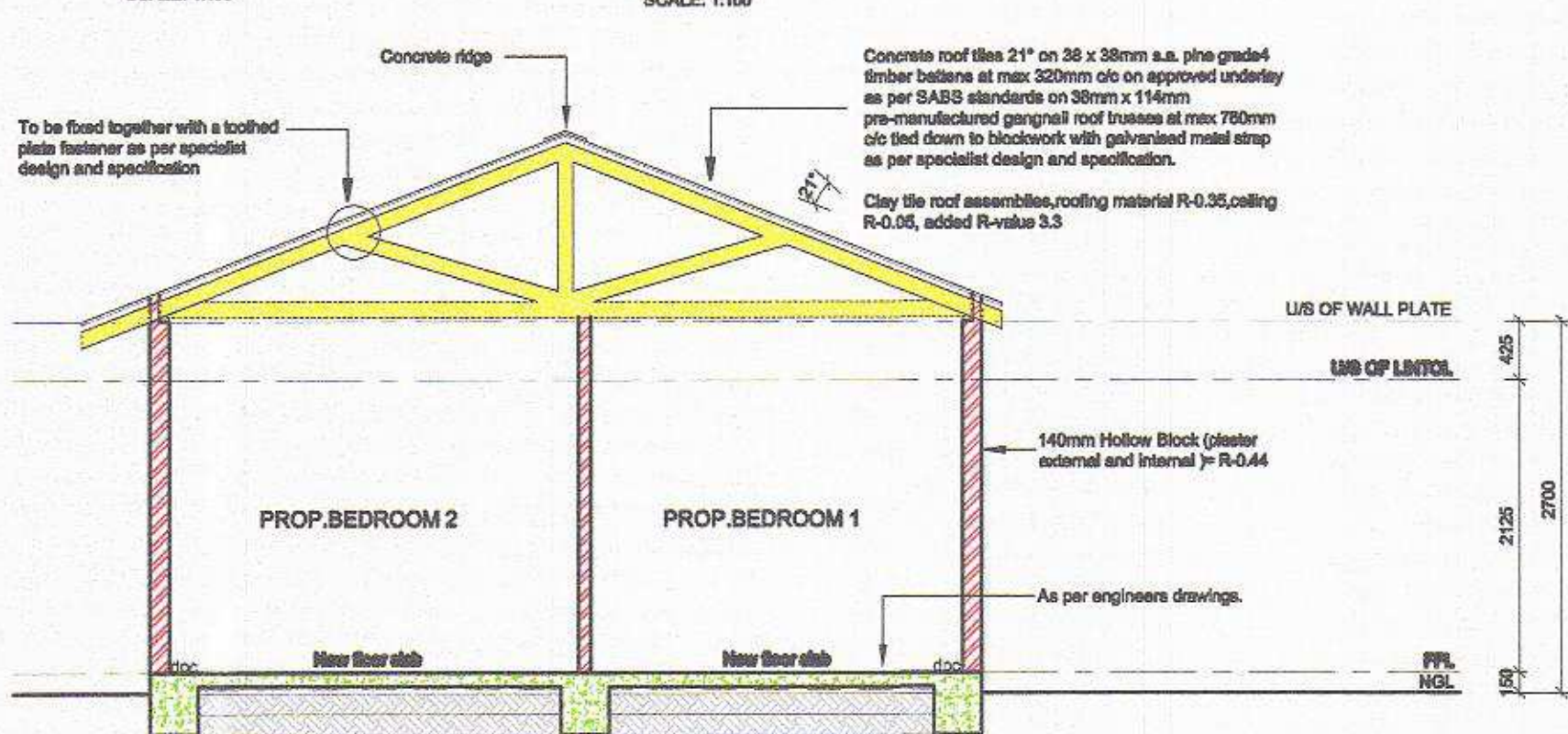
PLAN OF BLOCKS
SCALE: 1:100



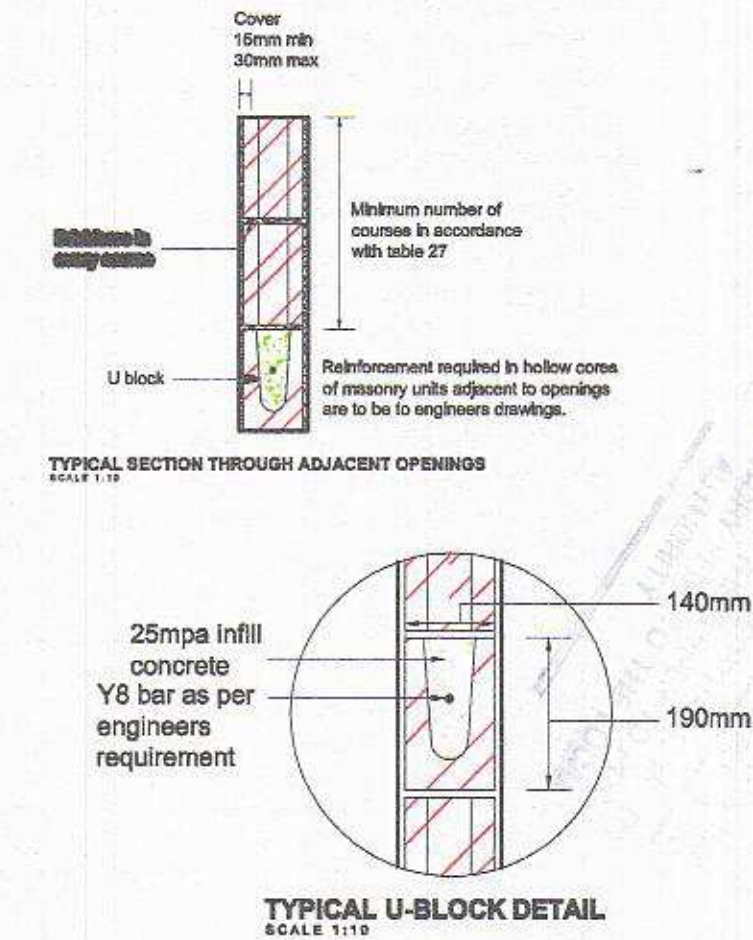
PLAN OF BLOCKS
SCALE: 1:100



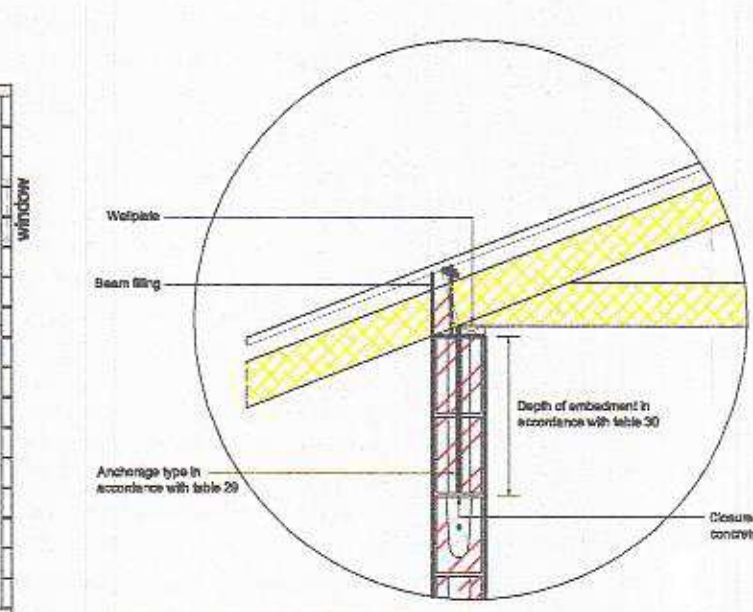
ELEVATION
SCALE: 1:100



SECTION A - A
SCALE: 1:50



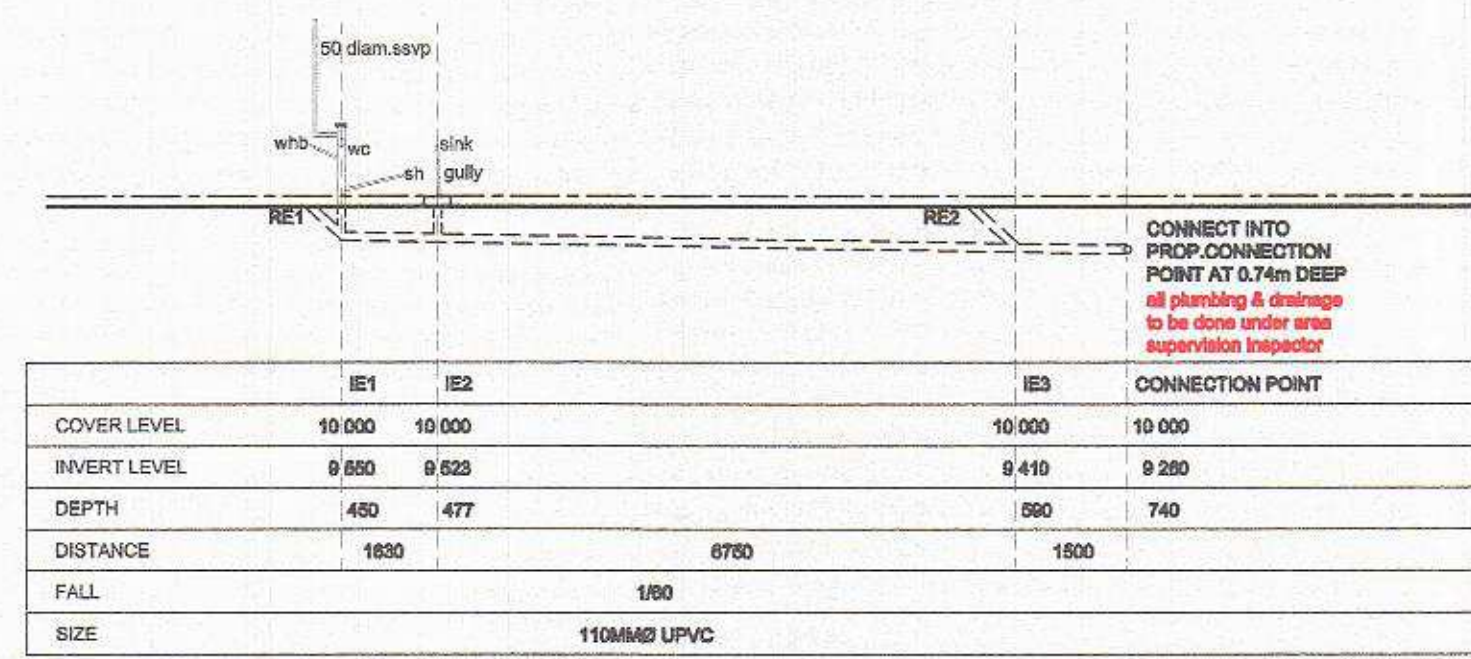
TYPICAL U-BLOCK DETAIL
SCALE: 1:10



TYPICAL TRUSS ANCHOR DETAIL
SCALE: 1:10

Summary	Conductance	SHG
Net Floor Area m2	41.00	41.00
Constant	1.40	0.13
Achieved / Floor Area %	0.25	0.01
Window / Floor Area %	10.76	
Maximum Permitted	57.40	5.33
Achieved	10.27	0.59

Windows				
		Dimensions		
Orientation	No:	Type	Height	Width
E	W1	Alum/ Single Clear	1.30	1.00
	W2	Alum/ Single Clear	0.90	0.90
S	W3	Alum/ Single Clear	0.90	0.60
	W4	Alum/ Single Clear	1.10	0.80
W	W5	Alum/ Single Clear	1.10	0.80
Totals				4.41



DRAINAGE SECTION 1
SCALE: 1:100

- NOTE- NO HOT WATER PIPES TO BE INSTALLED
- NO SOLAR GEYSER TO BE INSTALLED
 - NO HEAT PUMP TO BE INSTALLED
- NOTE- CONTRACTOR TO VERIFY ALL HEIGHTS, LEVELS & THE WORK.
- THIS DRAWING IS NOT TO BE SCALED.
 - ALL WORK TO COMPLY WITH NBR & ALL AUTHORITY BY-LAW.
 - ALL FINISHES TO BE SPECIFIED ON PLAN ARE TO BE CLIENT'S FINAL CHOICE

ROOF CONSTRUCTION
See Section A-A

FACIA
228x12mm sap painted fascia board fixed to rafter ends.

GROUND FLOOR CONSTRUCTION
As per engineers drawings.

WALLS
External skins of approved well 140mm hollow concrete blocks and interior skins of approved well 90mm hollow concrete blocks complying with SANS 10400C. Laid with 10mm thick horizontal and vertical mortar joints in Class 2 mortar. Both interior and exterior walls to be plastered and painted. Minimum permissible strength of load bearing concrete blockwork is 7.0 MPa (SABS APPROVED)

WALL FINISH
Interior wall finishes to be plastered and painted with an approved acrylic pva paint.
Exterior wall finishes to be plastered and painted with an approved acrylic pva paint.

WINDOWS
U-Block as per typical details above all window and door openings. Internal sills to be plastered and painted. Aluminium windows to be fitted throughout.

GENERAL NOTE
All workmanship, materials and methods must conform with NHBRC Technical Requirements, SANS 10400 and any other applicable standard.

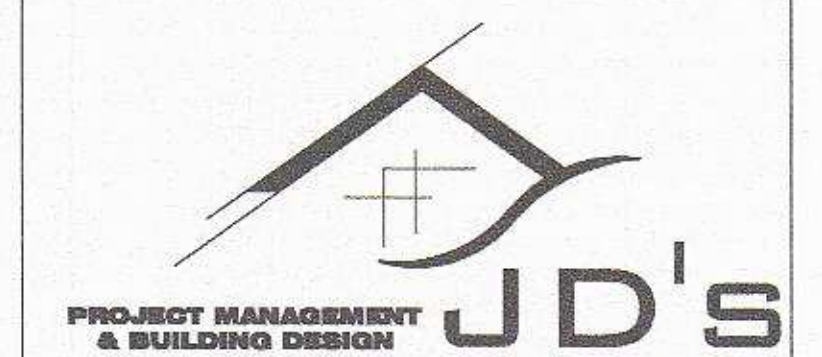
- ELECTRICAL
All lights and fittings to be energy efficient.
- ELECTRICAL LEGEND
- 15 amp single wall plug
 - 15 amp double wall plug
 - Ceiling light point
 - Wall light point
 - 1200mm fluorescent tube
 - Stove connection
 - Gateway
 - Outdoor meter box
 - Distribution board
 - 15 amp wall plug
 - Telephone point

- FIRE LEGEND
- Escape route
 - Emergency exit
 - Fire hydrant
 - Fire hose reel
 - Fire extinguisher
 - First Aid

Symbolic safety signs to comply with SANS 10400 XA
Standby electricity (emergency lights to be installed)

FIRE PLAN

JEROME GEORGE
SACAP Registration Number: T 0357
Professional Senior Architectural Technologist



PROPOSED NEW DWELLING- TYPE 2 WITHOUT PORCH ON ERF 12819 WALTER PORT ELIZABETH FOR UMZI WASE GQEBERHA HOUSING ASSOCIATION

TOWN PLANNING INFORMATION	
ERF AREA :	140m2
EXISTING AREA :	0m2
ADDITIONS :	45m2
TOTAL AREA :	45m2
COVER :	32%
NO. OF BATHROOMS :	1
NO. OF GARAGES :	0

SCALE 1:50, 1:100 & 1:200	ERF NO: ERF 12819 WALTER
DRAWN JEROME GEORGE PR. SENIOR ARCH TECH.	ARCHITECTURAL TECHNICIAN'S SIGNATURE
DATE 01 SEPTEMBER 2016	OWNER'S SIGNATURE
PROJECT NO. 003/A2/16	
PROJECT TITLE: UMZI WASE GQEBERHA HOUSING ASSOCIATION	

WATER DIVISION (Operations)
Building Plans recommended for approval
27 MAR 2018
Name: M. J. D. M.