

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

**ERF 1051, ALLIANCE**

**BENONI**

**GAUTENG PROVINCE**

**1. EXTENT OF CONTRACT**

**Building contract**

The work embodied in the contract comprises of remedial work to House MH Mathebula at ERF 1051, Alliance, Benoni, Gauteng

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

**2. ACQUAINTANCE WITH TENDER DOCUMENTS**

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

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

**3. CONTRACT DOCUMENTS**

The contract documents shall comprise:

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

**NOTES AND SPECIFICATIONS  
NOTES TO TENDERERS**

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**4. BILLS OF QUANTITIES**

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

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

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

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

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

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

The following abbreviations are used in the Bill Of Quantities:

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

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

**5. MATERIAL AND LABOUR COST FLUCTUATIONS**

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

**NOTES AND SPECIFICATIONS  
NOTES TO TENDERERS**

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

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

**7. TENDER INFORMATION**

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

**8. SITE INSPECTION**

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

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

**9. SUBMISSION OF TENDERS**

By Email:

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

Neither late tenders not faxed tenders will be considered.

**NOTES AND SPECIFICATIONS  
NOTES TO TENDERERS**

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**NAMES OF PARTIES**

**1. EMPLOYER**

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

**2. ENGINEER**

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

**3. CONCILIATION OFFICER**

National Home Builders Registration Council  
Contact Person : Mr. Kenny Makau  
Physical Address: 27 Leeuwkop Road, Sunning hill, Johannesburg  
Tel: (065) 860 8781

**4. QUANTITY SURVEYORS**

National Home Builders Registration Council  
Contact Person: Mr Waldo Van Rooyen  
Physical Address: 27 Leeuwkop Road, Sunning hill, Johannesburg  
Postal address: P O BOX 461, Randburg, 2125  
Tel: (011) 317-0118

**NOTES AND SPECIFICATIONS  
NAMES OF PARTIES**

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

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

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Brought forward

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Health and safety

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

Housekeeping and compliance with Conciliation Officer site rules

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

Working hours

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

**PRELIMINARIES AND GENERAL**

1	Allowance for contractor's all risk insurance. etc.	Item
2	Allowance for security of the site for the duration of the contract.	Item
3	Allowance for Health and Safety requirements (i.e All work to be in a compliance with the provisions of the OHS Act 85 of 1993 and Regulations R1010)	Item
4	Allowance for site establishments (site office, toilet, water & electricity etc)	Item
5	Allowance for site management, small tools, plant etc.	Item
6	Allowance for housekeeping and compliance of unwanted material to be dumped and disposed to a site designated by local authority.	Item

**Carried Forward to Sectional Summary: 1**

R

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

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

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**GAUTENG PROVINCE**

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

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

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

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

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

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

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

**REMOVAL OF EXISTING WORK**

Breaking down and removing brickwork etc

1	150mm Maxis internal walls	m2	52
2	150mm Maxis external walls	m2	85

Taking out and removing door frames, windows, etc from brickwork to be demolish

3	Steel door frame not exceeding 2.5m2	No	7
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**Carried forward**

R

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



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		Brought forward		R
<u>Taking out and removing doors, windows, etc from brickwork to be demolish and set aside for re-use and later re fixing in similar new position</u>				
4	Glazed steel window 1022 x 949mm high with burglar proofing, including setting up and building in to new brickwork and replacing any broken glass panes with 4mm clear float glass from 150mm brick wall	No	1	
5	Glazed steel window 1022 x 949mm high with burglar proofing, including setting up and building in to new brickwork and replacing any broken glass panes with 4mm obscure float glass from 150mm brick wall	No	1	
6	Glazed steel window 533 x 1559mm high with burglar proofing, including setting up and building in to new brickwork and replacing any broken glass panes with 4mm clear float glass from 150mm brick wall	No	3	
7	Glazed steel window 533 x 949mm high with burglar proofing, including setting up and building in to new brickwork and replacing any broken glass panes with 4mm obscure glass from 150mm brick wall	No	1	
8	Glazed steel window 1511 x 1559mm high with burglar proofing, including setting up and building in to new brickwork and replacing any broken glass panes with 4mm obscure float glass from 150mm brick wall	No	3	
9	Steel security gate/door and frame size 1800 x 2100mm High overall bolted into wall etc.	No	1	
10	Steel security gate/door and frame size 813 x 2032mm High overall bolted into wall etc.	No	2	
<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc and set aside for re-use</u>				
11	Carefully take down concrete roof tiles (including hip, ridge tiles etc.) and set aside for re-use. (Measured flat as per floor plan)	m2	62	
12	Carefully take down Hipped pitched timber roof construction approximately 6430 x 11053 x 1790mm high overall including timber trusses, purloins, fascias and barge boards and set aside for reuse	No	1	
		Carried forward		R
<b>SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS</b>				

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<b>Brought forward</b>			<b>R</b>
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc.</u>		
13	Carefully take down Gypsum plasterboard ceilings, including cornice, timber brandering etc and set aside for re-use and later fixing in similar new position.	m2	55
	<u>Taking out and removing sundry joinery work, fittings, etc.</u>		
14	Timber single door 813 x 2032m high overall from 150mm brickwall	No	7
	<u>Taking out and removing sundry joinery work, fittings, etc, setting aside for re-use and later re fixing in similar new position</u>		
15	Timber sink floor cupboard 1000 x 600 x 910mm high with granite top, including sink and disconnecting water pipes and installing new trap etc and connecting to new waste pipe etc.	m	1
16	Timber stove and oven floor cupboard 2160 x 600 x 910mm high with granite top.	m	2
17	Timber wall cupboard 2160 x 300 x 1240mm high, Including Microwave shelve etc.	m	2
18	Timber build in wall cupboard 1550 x 600 x 2600mm high.	m	2
19	Timber build in wall cupboard 1810 x 600 x 2600mm high.	m	2
20	Timber wall cupboard 450 x 600 x 1000mm high.	m	0.5
21	Timber wall cupboard / shelves 440 x 260 x 940mm high.	m	0.4
22	Granite top breakfast nook 1420 x 400 x 900mm high ontop four aluminium poles etc.	No	1
	<b>Carried forward</b>		<b>R</b>
	<b>SECTION NO 1</b>		
	<b>BUILDINGS</b>		
	<b>BILL NO 2</b>		
	<b>ALTERATIONS</b>		

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		Brought forward		R
		<u>Taking out and removing ironmongery etc, setting aside for re-use and later re fixing in similar new position</u>		
23	Mortice lockset including door handles etc from timber door	No	7	
24	Single Towel rail from wall	No	1	
25	Towel Ring	No	1	
26	Toilet roll holder	No	1	
27	Curtain Rail not exceeding 1500mm	No	7	
		<u>Hacking up/off and removing ceramic tiles including removing mortar bed or adhesive from concrete or brickwork and preparing surfaces for new screed, plaster, tile finishes, etc</u>		
28	Tiles to floors	m2	55	
		<u>Taking out and removing piping, sanitary fittings, etc, including cutting off as necessary, disconnecting piping from fittings and setting aside for re-use</u>		
29	Coper piping not exceeding 50mm diameter	m	18	
30	PVC piping exceeding 50mm and not exceeding 100mm diameter	m	6	
31	Vitreous china WC pan with cistrem including short length pipings	No	1	
32	Wash hand basin, pedestal, including taps, short lengths of piping etc.	No	2	
33	Bath including taps, short lengths of piping etc.	No	1	
		<u>Taking out/off and removing glass panels etc and setting aside for re-use and later refixing in similar new position</u>		
34	Shower bath panel	No	1	
35	Mirror from wall	No	2	
		Carried forward		R
<b>SECTION NO 1 BUILDINGS BILL NO 2 ALTERATIONS</b>				

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		Brought forward		R
		<u>Taking out/off sundry metalwork and setting aside for re-use and later refix in similar new position</u>		
36	Chromadeck gutter including stop end etc	m	35	
37	Chromadeck downpipes including bend, shoe etc.	m	15	
38	Signage ne 0.5m2 including screws etc.	No	4	
39	Awning Polycarbonate Multiwall Bronze-with Black PVC Brackets-w1200xd1000mm including bolts and nuts.	No	1	
		<u>Taking out and removing electrical items, setting aside for re-use</u>		
40	Make safe all electrical work and remove all wall sockets including wiring etc. and set aside for re-use.	No	7	
41	Make safe all electrical work and remove all light fittings including, Light switches, wiring etc. and set aside for re-use.	No	10	
42	Make safe all electrical work and remove stove and Geysor electrical point including isolator, wiring etc. and set aside for re-use.	No	2	
43	Make safe all electrical work and remove Distribution Board including brakers, wiring etc. and set aside for re-use.	No	1	
		<u>Sundries</u>		
44	Carefully take down and set aside DSTV Dish and later refit in similar new position	No	1	
45	Carefully take down and removing Solar Geyser including solar panels etc and set aside for re-use and later fixing in similar new position	No	1	
		<b>Carried Forward to Sectional Summary: 1</b>		R
		<b>SECTION NO 1</b>		
		<b>BUILDINGS</b>		
		<b>BILL NO 2</b>		
		<b>ALTERATIONS</b>		

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

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**Brought forward**

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Face bricks

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

Pointing

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

BLOCKWORK

Concrete masonry units

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

Wall ties for blockwork

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

Blockwork

Blockwork shall comply with SANS 10145 "Concrete Masonry Construction"

**Carried forward**

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

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			Brought forward	R
<p>Surfaces to be plastered shall have joints raked out to a depth of at least 10mm to provide a key. Cavities of hollow walls shall be kept free of mortar droppings or other undesirable matter. Every second perpendicular of the bottom course of the external skin of hollow walls shall be left open as a weep hole</p> <p><u>Standard complementary blocks</u></p> <p>Descriptions of blockwork shall be deemed to include standard complementary blocks such as corner, three-quarter, half and quarter blocks required in the construction of corners, reveals, jambs, ends, etc to solid and hollow walls and for bonding as necessary</p> <p><u>DECORATIVE BLOCKS</u></p> <p>Blocks shall be of approved manufacture, sound, well burnt or cured and uniform and true in size, shape and colour</p> <p><b><u>SUPERSTRUCTURE</u></b></p> <p><u>Brickwork of concrete bricks in class II mortar</u></p>				
1	150mm Brick wall	m2	137	
2	150mm Brick walls in beamfilling	m2	5	
<p><b><u>QUARRY TILES</u></b></p> <p><u>130 x 130 x 20mm thick quarry tiles on brickwork with continuous joints in both directions and pointed on all exposed surfaces</u></p>				
3	130mm Wide bull nosed edge sill of one row(s) of tiles set flat and slightly projecting	m	9	
<p><b><u>BRICKWORK SUNDRIES</u></b></p> <p><u>2.5mm Galvanised brick reinforcement</u></p>				
4	150mm wide reinforcement built in horizontal	m	411	
			Carried forward	R
<p><b>SECTION NO 1</b> <b>BUILDINGS</b> <b>BILL NO 3</b> <b>MASONRY</b></p>				

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		Brought forward		R
<b><u>Prestressed fabricated lintels including necessary temporary support</u></b>				
5	140 x 75mm lintels in length not exceeding 3m	m	20	
	<u>Galvanised hoop iron cramps, ties, etc</u>			
6	4mm Diameter roof tie 2m girth bent double with one end fixed to wood and other end built into brickwork	No	56	
<b><u>TESTING OF BRICKS</u></b>				
7	Allowance for testing of bricks to comply with SABS standards		Item	
<b>Carried Forward to Sectional Summary: 1</b>				R
<b>SECTION NO 1 BUILDINGS BILL NO 3 MASONRY</b>				



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Item No		Quantity	Rate	Amount
	<b><u>BILL NO 4</u></b>			
	<b><u>WATERPROOFING</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<u>Waterproofing</u>			
	Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs			
	<b><u>DAMP PROOFING OF WALLS AND FLOORS</u></b>			
	<u>One layer 375 micron embossed polyethylene damp proof course ( SANS 952-1985 Type B)</u>			
1	In walls vertical at reveals	m2	4	
2	In walls	m2	8	
	<b>Carried Forward to Sectional Summary: 1</b>			R
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 4</b>			
	<b>WATERPROOFING</b>			

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<b>Item No</b>		<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
	<b><u>BILL NO 5</u></b>			
	<b><u>ROOF COVERINGS</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<b><u>ROOFS ETC</u></b>			
	<b><u>TILES</u></b>			
	The fixing recommendations of the manufacturer of the tiles used for the specific region and/or situation are to be incorporated as supplementary preambles			
	<u>420 x 332mm "Double Roman" concrete terracotta tiles laid on and including an underlay of 250 micron "Dakseel" sheeting with 75mm lapped and sealed joints and nailed through underlay with non-corrosive tile nails to 38 x 38mm sawn softwood battens at 320mm centre</u>			
1	Reinstate existing roof tiles with 26 degrees pitch, including new underlay of 250 micron "Dakseel" sheeting with 75mm lapped and sealed joints and nailed through underlay with non-corrosive tile nails to 38 x 38mm sawn softwood battens at 320mm centre (Measured flat on plan)	m2	62	
2	New Roof covering tiles with 26 degrees pitch	m2	6	
3	New Ridges of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed damp proof course in accordance with SANS 952 Type B underlay	m	5	
4	New Hips of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed dampproof course in accordance with SANS 952 Type B underlay and raking cutting to tiles on both sides	m	24	
	<b>Carried forward</b>			R
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 5</b>			
	<b>ROOF COVERINGS</b>			

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		Brought forward		R
5	New Purpose made tile to end of ridge bedded and pointed on 1:3 cement mortar tinted to match tile colour	No	6	
<b><u>SHEET METAL FLASHINGS, LININGS, COPINGS, ETC</u></b>				
<b>User note:</b>				
Supplementary preambles in connection with fixing of sheeting and accessories and laps are to be inserted when the Model Preambles for Trades (or other preambles not covering the fixing of sheeting and accessories and laps) are used				
When the pitch of troughed roof covering is less than 5 degrees or if dustproofing is required then the description of roof coverings "with side laps sealed" is to be used				
Where roof coverings are fixed on top of rigid board insulation to purlins etc descriptions of roof coverings are to include therefore				
Note that sheeting is also available in corten steel, stainless steel, copper and aluminium				
<u>0.6mm Galvanised sheet iron flashings</u>				
6	Lining to valleys	m	10	
<b>Carried Forward to Sectional Summary: 1</b>				R
<b>SECTION NO 1</b>				
<b>BUILDINGS</b>				
<b>BILL NO 5</b>				
<b>ROOF COVERINGS</b>				

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

**ERF 1051, ALLIANCE**

**BENONI**

**GAUTENG PROVINCE**

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



**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

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**BENONI**

**GAUTENG PROVINCE**

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

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**BENONI**

**GAUTENG PROVINCE**

**Brought forward**

**R**

Steel components

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

User note

*Circular bulkheads shall be given separately*

**NAILED-UP CEILINGS**

SUPPLEMENTARY PREAMBLES

Openings

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

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

1	Ceilings including 38 x 38mm sawn softwood branderings at 400mm centres	m2	55
2	Extra over ceiling for 600 x 600mm trap door 38 x 38mm wrought soft wood rebated framing with one 38 x 38mm sawn softwood cross brander covered with ceiling board and fitted flush opening	No	1
3	<u>"Rhino" gypsum plasterboard cornices</u> 75mm Coved cornice	m	79
4	<u>Aerolite insulation</u> 40mm Insulation closely fitted and laid on top of branderings between roof timbers, etc	m2	55

**Carried Forward to Sectional Summary: 1**

**R**

**SECTION NO 1  
BUILDINGS  
BILL NO 7  
CEILING, PARTITION AND ACCESS FLOORING**

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**  
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**GAUTENG PROVINCE**

Item No		Quantity	Rate	Amount
	<p><b><u>BILL NO 8</u></b></p> <p><b><u>METAL WORK</u></b></p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Descriptions of bolts, anchors, etc</u></p> <p>Descriptions of bolts shall be deemed to include nuts and washers</p> <p>Description of expansion anchors and bolts and chemical anchors and bolts shall be deemed to include nuts, washers and mortices in brickwork or concrete</p> <p>Items described as "holed for bolt(s)"shall be deemed to exclude the bolts unless otherwise described</p> <p>Items described as "plugged"shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 600mm centres</p> <p><b><u>DOOR FRAMES, DOORS, WINDOWS, ETC</u></b></p> <p><u>User note</u></p> <p><i>It is suggested that the architect's refence number ie D1 W1, etc be inserted in brackets after each description</i></p> <p><i>For clarity the various schedules may be issued together with the bills of quantities</i></p> <p><b><u>PRESSED STEEL DOOR FRAMES</u></b></p> <p><u>1,6mm Double rebated door frame suitable for 150mm brick walls</u></p>			
1	Frame for door size 813x2032mm high	No	10	
	Carried Forward to Sectional Summary: 1			R
	SECTION NO 1 BUILDINGS BILL NO 8 METAL WORK			



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Item No		Quantity	Rate	Amount
	<b><u>BILL NO 9</u></b>			
	<b><u>PLASTERING</u></b>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<u>User note</u>			
	<i>The following preambles are to be included only when specifically required by the principal agent</i>			
	<u>GRANOLITHIC</u>			
	<u>Method</u>			
	The method to be used shall be either the monolithic method or the bonded method			
	<b><u>SCREEDS</u></b>			
	<u>Screeds on concrete</u>			
1	25mm thick on floors and landings	m2	55	
	<b><u>INTERNAL PLASTER</u></b>			
	<u>Cement plaster on brickwork</u>			
2	On walls	m2	189	
3	On narrow widths	m2	7	
	<b><u>EXTERNAL PLASTER</u></b>			
	<u>Cement plaster on brickwork</u>			
4	On walls	m2	85	
5	On narrow widths	m2	7	
6	On side(s) and front edge of surrounds 110mm girth	m	49	
	<b>Carried forward</b>			R
	<b>SECTION NO 1</b>			
	<b>BUILDINGS</b>			
	<b>BILL NO 9</b>			
	<b>PLASTERING</b>			

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

**ERF 1051, ALLIANCE**

**BENONI**

**GAUTENG PROVINCE**

**Brought forward**

R

7 Horizontal plaster band 30mm thick and 120mm girth m 35

8 Horizontal plaster band 50mm thick and 350mm girth m 35

**SPECIALIST PLASTER WALL COVERINGS**

All specialist plaster wall coverings are to be executed in strict accordance with the manufacturer's instructions

**5mm Thick "Gamma Zenith ?" pure acrylic plasticized coating with stone finish on plaster**

9 On walls m2 63

**Carried Forward to Sectional Summary: 1**

R

**SECTION NO 1  
BUILDINGS  
BILL NO 9  
PLASTERING**

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

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**BENONI**

**GAUTENG PROVINCE**

Item No	Quantity	Rate	Amount
<b><u>BILL NO 10</u></b>			
<b><u>TILING</u></b>			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<u>Fixing</u>			
Unless described as "fixed with adhesive to plaster (plaster elsewhere)"descriptions of tiling on brick or concrete walls, columns, etc shall be deemed to include 1:4 cement plaster backing and descriptions of tiling on concrete floors etc shall be deemed to include 1:3 plaster bedding			
Tiling described as "fixed with adhesive on power floated concrete"shall be deemed to include for approved tiling key-coat			
Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts from the "Tal Professional" ("Ceresit Tylon") range of products as recommended by the manufacturer of the tiles			
<u>User note</u>			
Waterproofing grout is normally used in showers, on balconies, etc. Epoxy grout is used in kitchens, butcheries. etc. Where floors are frequently washed with detergents.			
<b><u>FLOOR TILING</u></b>			
<u>350x350x8mm Ceramic (To match existing) floor tiles (PC R 100/m2 fixed with adhesive on to screed (Including the treating of screed with bonding liquid) and flush pointed waterproofing grout.</u>			
1	On floors	m2	55
<b><u>WALL TILING</u></b>			
Carried forward			R
<b>SECTION NO 1 BUILDINGS BILL NO 10 TILING</b>			

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

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**GAUTENG PROVINCE**

<b>Brought forward</b>			<b>R</b>
<u>350x350x8mm Ceramic (To match existing) wall tiles</u> <u>(PC R 100/m2 fixed with adhesive on to walls and flush</u> <u>pointed waterproofing grout.</u>			
2	On walls	m2	11
3	On walls in isolated panels, splashbacks, etc	m2	2
4	Skirting tiles 100mm high (of cut tiles)	m	63
<b>Carried Forward to Sectional Summary: 1</b>			<b>R</b>
<b>SECTION NO 1</b>			
<b>BUILDINGS</b>			
<b>BILL NO 10</b>			
<b>TILING</b>			

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**GAUTENG PROVINCE**

Item No	Quantity	Rate	Amount
<p><b><u>BILL NO 11</u></b></p> <p><b><u>PLUMBING AND DRAINAGE( PROVISIONAL)</u></b></p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Stainless steel basins, sinks, wash troughs, urinals, etc</u></p> <p>Stainless steel for economy basins, domestic sinks and worktops shall be Type 430 (17/0)</p> <p><u>Sealing of edges</u></p> <p>Outer edges of sinks, basins, baths, urinals, etc are to be sealed against adjacent surfaces with approved silicone</p> <p><u>uPVC pipes and fittings:</u></p> <p>Sewer and drainage pipes and fittings shall be jointed andsealed with butyl rubber rings</p> <p>Soil, waste and vent pipes and fittings shall be solvent weld jointed</p> <p>Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings</p> <p><u>Copper pipes:</u></p> <p>Pipes shall be hard drawn and half-hard pipes of class 1 and only be bent with benders with inner and outlet former fittings to copper pipes to be capillary type complying with ISO 2016</p> <p>Copper pipes are to be installed in accordance with the latest revision of the Code of Practice for Copper Plumbing soldering techniques. Flux, solder, etc to be strictly in accordance with the manufacturer's requirements with special attention to copper flux composition</p> <p style="text-align: right;"><b>Carried forward</b></p>			
<p><b>SECTION NO 1</b>  <b>BUILDINGS</b>  <b>BILL NO 11</b>  <b>PLUMBING AND DRAINAGE</b></p>		R	

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

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**GAUTENG PROVINCE**

**Brought forward**

**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

**Disinfection of water pipework**

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

**Laying, backfilling, bedding, etc of pipes**

Pipes shall be laid and bedded and trenches shall be carefully backfilling in accordance with manufacturer's instructions

Where no manufacturers' instructions exist, pipes shall be laid in accordance with Clauses 5.1 and 5.2 of each of the following: SABS 1200L : Medium-pressure pipelines SABS 1200LD: Sewers SABS 1200LE: Stormwater drainage

Pipe trenches, etc shall be backfilled in accordance with Clauses 3, 5.5, 5.6, 5.7 and 7 of SABS 1200DB : Earthworks (Pipe trenches)

Pipes shall be bedded in accordance with Clauses 3.1 to 3.4.1, 5.1 to 5.3 and 7 of SABS 1200LB : Bedding (Pipes)

Unless otherwise described bedding of rigid pipes shall be Class B bedding

**SANITARY FITTINGS, ETC., INCLUDING ALL TAPS, MIXERS, SHOWER HEADS, TRAPS, WASTE OUTLET FITTINGS, ETC**

**Vaal**

- 1 Re-instate Vaal Hibiscus Low level WC with matching 9 litre cisten, plastic plated seat, pan connection and stopvalve (re-use existing)

No

1

**Carried forward**

**R**

**SECTION NO 1  
BUILDINGS  
BILL NO 11  
PLUMBING AND DRAINAGE**

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**GAUTENG PROVINCE**

			Brought forward	R
2	Re-instate built in bath (re-use existing)	No	1	
3	Re-instate basin Including Pedestal (re-use existing)	No	2	
<b><u>WASTE UNIONS ETC</u></b>				
<u>'Cobra Watertech'</u>				
4	32mm Basin waste Union	No	2	
5	32mm Bath overflow union	No	1	
6	38mm Bath waste union	No	1	
<b><u>TRAPS ETC</u></b>				
<u>uPVC</u>				
7	32 x 40mm deep seal "P" trap	No	3	
8	40mm Bath trap complete with overflow outlet and pipe	No	1	
<u>Marley</u>				
9	40 x 300mm Sink combination for double bowl deepseal	No	1	
<b><u>TAPS, VALVES, ETC</u></b>				
<u>Cobra watertech</u>				
10	15mm Stopcock	No	7	
11	Re-instate sink Mixer(re-use existing)	No	1	
12	Re-instate bath Mixer (re-use existing)	No	1	
13	Re-instate basin tap (re-use existing)	No	3	
14	Re-instate washing mashine tap (re-use existing)	No	1	
<u>Brass</u>				
15	Re-instate garden tap (re-use existing)	No	1	
			Carried forward	R
<b>SECTION NO 1</b>				
<b>BUILDINGS</b>				
<b>BILL NO 11</b>				
<b>PLUMBING AND DRAINAGE</b>				

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**GAUTENG PROVINCE**

				Brought forward	R
<b><u>SANITARY PLUMBING</u></b>					
<u>uPVC pipes</u>					
16	50mm Pipes	m	8		
17	110mm Pipes	m	2		
<u>Extra over uPVC pipes for fittings</u>					
18	50mm Bend	No	4		
19	50mm Access bend	No	2		
20	50mm Access junction	No	1		
21	110mm Access bend	No	1		
22	110mm Junction	No	1		
23	110mm Pan connector	No	1		
<b><u>WATER SUPPLIES</u></b>					
<u>Class 1 copper pipes</u>					
24	15mm Pipes	m	10		
25	22mm Pipes	m	6		
<u>Extra over class 1 copper pipes for capillary fittings</u>					
26	15mm Fittings	No	10		
27	22mm Fittings	No	4		
<u>Sundries</u>					
28	150mm Brick bath surrounding wall	m2	1		
29	Internal cement plaster to bath surrounding brick wall	m2	1		
<u>Sundries</u>					
30	Allowance for testing plumbing system			Item	
				Carried forward	R
<b>SECTION NO 1</b>					
<b>BUILDINGS</b>					
<b>BILL NO 11</b>					
<b>PLUMBING AND DRAINAGE</b>					



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**GAUTENG PROVINCE**

**Brought forward**

**R**

31 Provide certification of the plumbing works

Item

**Carried Forward to Sectional Summary: 1**

**R**

**SECTION NO 1  
BUILDINGS  
BILL NO 11  
PLUMBING AND DRAINAGE**

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**GAUTENG PROVINCE**

<b>Item No</b>		<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
	<b><u>BILL NO 12</u></b>			
	<b><u>ELECTRICAL WORK</u></b>			
	<u>User note</u>			
	<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
	<u>Switches, socket outlets, etc</u>			
	Rates for switches, socket outlets, etc are to include for screwing to outlet boxes, connecting up and cover plates			
	<u>Light fittings</u>			
	Rates for light fittings are to include for hanging, fixing and connecting and for lamp holders and fluorescent tubes and lamps of the type and wattage described			
	<u>Electrical installation and Connection</u>			
1	Re-instate all wall sockets (single and double), including new wiring and conduits chase into brick walls etc.	No	7	
2	Re-instate all light fittings, light switches, including new wiring and conduits chased into brick walls etc.	No	10	
3	Re-instate isolators, including new wiring and conduits chase into brick walls etc.	No	2	
4	Re-instate Distribution Board including brakers, wiring, conduits etc.	No	1	
	<b><u>TESTING</u></b>			
5	Testing and Providing certification of the electrical works (COC)		Item	
	<b>Carried Forward to Sectional Summary: 1</b>			R
	<b>SECTION NO 1 BUILDINGS BILL NO 12 ELECTRICAL WORK</b>			

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**BENONI**  
**GAUTENG PROVINCE**

Item No		Quantity	Rate	Amount
	<p><b><u>BILL NO 13</u></b></p> <p><b><u>PAINTWORK</u></b></p> <p><u>User note</u></p> <p><i>The following four items, given as examples, have been set up to comply with the Munsell system (the extra over option) as prescribed in the Standard System of Measuring Building Work and should be inserted at the end of each type of paint where applicable</i></p> <p>Extra over paintmwork to all areas, for paintwork in colours which have a value of 7 or less based on the Munsell system m2</p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><b><u>PAINT SPECIFICATIONS</u></b></p> <p>All painting shall be done in accordance with <b>Plascon / Dulux</b> specifications unless otherwise described</p> <p><b><u>COLOURS</u></b></p> <p>Unless otherwise described all paintwork shall be deemed to have a colour value in excess of 7 on Munsell system in accordance with SANS 1091</p> <p><b><u>PAINTWORK ETC TO NEW WORK</u></b></p> <p><b><u>ON INTERNAL FLOATED PLASTER SURFACES</u></b></p> <p><u>Prepare and apply one coat primer and two coats high quality paint to match existing</u></p>			
1	On walls	m2	196	
	<p><b><u>ON EXTERNAL FLOATED PLASTER SURFACES</u></b></p>			
	Carried forward			R
	<p><b>SECTION NO 1</b>  <b>BUILDINGS</b>  <b>BILL NO 13</b>  <b>PAINTWORK</b></p>			

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

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			Brought forward	R
	<u>Prepare and apply one coat primer and two coats high quality paint to match existing</u>			
2	On walls	m2	92	
3	On External mouldings and bands not exceeding 300 mm wide or girth in colours differing from surrounding work	m	84	
<b><u>ON WOOD SURFACES</u></b>				
	<u>Prepare and apply three coats superior quality clear gloss varnish</u>			
4	Doors	m2	7	
	<u>Prepare and apply one under coat and two coats high quality paint to match existing</u>			
5	Doors	m2	16	
<b><u>ON FIBRE-CEMENT BOARD SURFACES</u></b>				
	<u>Prepare and apply one coat primer and two coats high quality acrylic emulsion paint</u>			
6	Ceilings and cornices, including priming metal cover strips and nail heads	m2	55	
<b><u>ON METAL SURFACES</u></b>				
	<u>Prepare and apply one under coat and two coats enamel paint to match existing</u>			
7	Door frames	m2	5	
<b><u>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</u></b>				
<b><u>PREPARATORY WORK TO EXISTING WORK</u></b>				
			Carried forward	R
<b>SECTION NO 1</b>				
<b>BUILDINGS</b>				
<b>BILL NO 13</b>				
<b>PAINTWORK</b>				

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**ERF 1051, ALLIANCE**

**BENONI**

**GAUTENG PROVINCE**

**Brought forward**

R

Previously painted metal surfaces

Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal

Previously painted plastered surfaces

Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth

Previously painted wood surfaces

Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth

**ON METAL SURFACES**

Prepare and apply one under coat and two coats enamel paint to match existing

8	Window frames including burglar bars	m2	24
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**ON ROUGH CONCRETE**

Prepare and apply two coats Dulux Roof Guard paint (Or similar approved) to roof tiles. (All to match existing colour)

9	Concrete roof Tiles	m2	62
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**Carried Forward to Sectional Summary: 1**

R

**SECTION NO 1  
BUILDINGS  
BILL NO 13  
PAINTWORK**

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**  
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**BENONI**  
**GAUTENG PROVINCE**

Item No		Quantity	Rate	Amount
	<p><b><u>BILL NO 14</u></b></p> <p><b><u>PROVISIONAL SUM</u></b></p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>General</u></p> <p>Work for which budgetary allowances are provided will be measured and valued in accordance with the quantity surveyors assessment and shall be deducted in whole or in part if not required without any compensation for loss or profit on the said allowance</p> <p>Prime cost amounts and provisional sums are net. prime cost amounts include for delivery to site of all articles concerned</p> <p>Provisional sums are for material and equipment supplied and installed complete by firm of specialist</p> <p>Note: These items are to be taken into account in the pricing of Preliminaries and General as they will not attract separate Preliminaries of their own.</p> <p><u>Profit</u></p> <p>Where stated, the contractor may allow for profit if required</p> <p><b><u>SOLAR PANELS, INVERTER AND BATTERY</u></b></p>			
1	Provide the sum of Twenty Thousand Rand (R 20 000.00) for taking the Solar system down and later refit in similar new position.	Item		
	Carried Forward to Sectional Summary: 1		R	
	SECTION NO 1 BUILDINGS BILL NO 14 PROVISIONAL SUMS			

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

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**BENONI**

**GAUTENG PROVINCE**

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	<b>SECTION NO 1</b>		
	<b>BUILDINGS</b>		

**NHBRC - REMEDIAL WORK - HOUSE MATHEBULA**

**ERF 1051, ALLIANCE**

**BENONI**

**GAUTENG PROVINCE**

Section No	<b><u>FINAL SUMMARY</u></b>	Page No	Amount
1	BUILDINGS	39	
	<b><u>CONTINGENCY</u></b>		
	Allow a contingency of 10% to be used as directed by the Quantity Surveyors.		
	<b>SUB TOTAL</b>		
	Value added Tax		
			SUM
			R
			R
	<b>Carried to Form of Tender</b>		R