

**NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG**

1. EXTENT OF CONTRACT

Building contract

The work embodied in the contract comprises remedial work of a house

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

2. ACQUAINTANCE WITH TENDER DOCUMENTS

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

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

3. CONTRACT DOCUMENTS

The contract documents shall comprise:

- * This tender enquiry document, bills of quantities and its annexures.

4. BILLS OF QUANTITIES

These bills of quantities contain pages numbered consecutively as indicated in the Index. Before the contractor submits his tender he should check the number of pages, and if any are found to be missing or duplicated, or the figures or writing indistinct, or the tender documents contain any obvious errors, he should apply to the quantity surveyors at once and have same rectified as no liability whatsoever will be admitted by the National Home Builders Registration Council(NHBRC) in respect of errors in a tender due to the foregoing.

On no account should these documents be used for placing orders for materials. The contractor may do so at his own risk but shall not be reimbursed for additional costs so incurred.

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

**NOTES AND SPECIFICATIONS
NOTES TO TENDERERS
PROVISIONAL BILL OF QUANTITIES
NHBRC REMEDIAL WORK**

**NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG**

5. MATERIAL AND LABOUR COST FLUCTUATIONS

Tenders shall be fixed ie inclusive of provision for material and labour cost fluctuations during the course of the works.

6. CONDITIONS TO BE OBSERVED IN TENDERING

6.1 Tenders shall include Value Added Tax

6.2 The conciliation officer will notify the tenderers of the tender results

6.3 The lowest, or any, or portion of any tender will not necessarily be accepted.

6.4 All tenders must be entered on the form provided herein.

6.5 Tenders must hold good for thirty (90) calendar days from the tender closing date as stated herein.

6.6 All recipients of the tender document (whether they submit a tender or not) must treat the details of the document as private and confidential

6.7 The employer will not be responsible for, or pay for, expenses or losses, which may be incurred by any tenderer in the preparation of his tender.

7. TENDER INFORMATION

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

8. SITE INSPECTION

Tenderers are required to inspect the site before submission of his tender.

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

**NOTES AND SPECIFICATIONS
NOTES TO TENDERERS
PROVISIONAL BILL OF QUANTITIES
NHBRC REMEDIAL WORK**

**NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG**

9. SUBMISSION OF TENDERS

The tenderer shall submit the Form of Tender in a sealed envelope marked "TENDER FOR HOUSE NKOSI, ERF 7043, CRYSTAL PARK, EXT 57 BENONI, GAUTENG, email to scmrequests@nhbrc.org.za

The tender shall be delivered at the office of the Procurement & Contracts 27 Leeuwkop Road, Sunninghill, Johannesburg, by no later thanh.....on.....

Neither late tenders nor faxed tenders will be considered.

**NOTES AND SPECIFICATIONS
NOTES TO TENDERERS
PROVISIONAL BILL OF QUANTITIES
NHBRC REMEDIAL WORK**

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

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
Postal address: P O BOX 461, Randburg, 2125
Tel: (011) 317 0143

3. CONCILIATION OFFICER

National Home Builders Registration Council
Contact Person : Mr. Oswald Banda
Physical Address: 27 Leeuwkop Road, Sunninghill, Johannesburg
Postal address: P O BOX 461, Randburg, 2125
Tel: (083) 794 1361

4. QUANTITY SURVEYOR

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

NOTES AND SPECIFICATIONS
NAMES OF PARTIES
PROVISIONAL BILL OF QUANTITIES
NHBRC REMEDIAL WORK

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 1</u></p>			
	<p><u>PRELIMINARIES AND GENERAL</u></p>			
	<p><u>NOTES</u></p>			
	<p>The agreement is to be a "Remedial work contract" 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 style="text-align: right;">Carried forward</p>		<p style="text-align: right;">R</p>	
	<p>Section No. 1 BUILDINGS Bill No. 1 PRELIMINARIES AND GENERAL PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

<p style="text-align: right;">Brought forward</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><u>Health and safety</u></p> <p>The contractor is to comply with all requirements of the Health and Safety Specification</p> <p><u>Housekeeping and compliance with Conciliation Officer 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 Conciliation Officer</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 of the Conciliation Officer before doing so. The cost of this overtime will be for the contractor's account</p> <p><u>PRELIMINARIES AND GENERAL</u></p> <p><u>All risk insurance</u></p> <p>1 Allowance for contractors all risk insurance</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 1 PRELIMINARIES AND GENERAL PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>	<p style="text-align: center;">Item</p>	<p style="text-align: center;">R</p> <p style="text-align: center;">R</p>	
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**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

Brought forward			R
	<u>Security</u>		
2	Allowance for on site for the duration of the contract	Item	
	<u>Health and Safety</u>		
3	Allowance for Health and Safety requirements	Item	
	<u>Site establishments</u>		
4	Allowance for site establishments (site office, toilet, water & electricity)	Item	
	<u>Site management, small tools, plant etc</u>		
5	Allowance for site management, scaffolding, small tools, plant, temporary works, etc	Item	
	<u>Housekeeping and compliance</u>		
6	Allowance for housekeeping and compliance of unwanted material to be dumped and disposed to a site designated by local authority	Item	
Carried Forward to Sectional Summary: 1			R
Section No. 1 BUILDINGS Bill No. 1 PRELIMINARIES AND GENERAL PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 2</u></p>			
	<p><u>ALTERATIONS</u></p>			
	<p><u>SUPPLEMENTARY PREAMBLES</u></p>			
	<p><u>View site</u></p>			
	<p>Before submitting 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 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</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</p>			
	<p style="text-align: right;">Carried forward</p>		<p style="text-align: right;">R</p>	
	<p>Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

	Brought forward			R
	<p>Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and re-hanging, cramping up, re-wedging as required and making good cramps, dowels, etc, and easing, oiling, adjusting and repairing ironmongery as necessary, replacing 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</p> <p>Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc</p> <p>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</p> <p>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</p> <p>Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary</p> <p>The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)</p> <p><u>REMOVAL OF EXISTING WORK</u></p> <p><u>Breaking down and removing brickwork etc</u></p>			
1	150mm Brick walls	m2	141	
	Carried forward			R
	<p>Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Brought forward				R
	<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 finish, etc</u>			
2	Tiles to floors	m2	76	
3	Tiles to walls	m2	49	
	<u>Hacking up/off and removing granolithic, screeds, plaster, etc from concrete or brickwork and preparing surfaces for new screed, plaster, tile finishes, etc</u>			
4	30mm Screed from floors	m2	76	
	<u>Taking out and removing doors, windows, etc from brickwork to be demolished</u>			
5	Steel door frame 813 x 2032mm high overall from 150mm brick wall	No	7	
	<u>Taking out and removing doors, windows, etc including thresholds, sills, etc, setting aside for re-use</u>			
6	Timber single door 0.813 x 2.032m high overall from 150mm brickwall	No	7	
7	Glazed steel window not exceeding 2,5m2 including barglar bars	No	8	
8	Burglar door size 813 x 2032mm high	No	2	
	<u>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u>			
9	Concrete roof covering and setting aside for re-use (measured flat)	m2	121	
Carried forward				R
Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

		Brought forward		R
10	Hipped roof timber trusses, battens and purlins, eaves soffit covering, fascias, barge boards (set aside and later re-use)	No	56	
11	Ridge	m	9	
12	Valley	m	8	
13	Hip	m	30	
14	Gypsum plasterboard ceilings, including cornices, timber bandering, etc	m2	43	
15	PVC ceiling panels, including cornices, timber bandering, etc	m2	23	
<u>Taking out and removing sundry joinery work, fittings, etc, setting aside for re-use</u>				
16	L-shaped timber cupboard with sink 2330 x 610 x 870mm high, including sink and disconnecting waste pipes	No	1	
17	Wall mounted cupboard size 1480mm x 400mm x 1220mm high including handles	No	1	
18	Wall mounted cupboard size 1480mm x 310mm x 1220mm high including handles	No	1	
19	L-shaped floor mounted cupboards with built in stove size 2550mm x 610mm x 870mm high	No	1	
20	Wall mounted cupboards with hob size 1400mm x 310mm x 1050mm high	No	1	
21	Wall mounted cupboards size 1170mm x 320mm x 355mm high	No	1	
		Carried forward		R
Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Brought forward			R
22	L-shaped wall mounted cupboards size 1190mm x 320mm x 430mm high	No	1
23	Floor mounted cupboard size 425mm x 600mm x 2560mm high	No	1
24	Wall mounted cupboards size 930mm x 630mm x 560mm high	No	1
25	Wall mounted cupboards size 1620mm x 330mm x 460mm high	No	1
26	Wall mounted cupboards size 1090mm x 530mm x 2560mm high	No	1
27	Wall mounted cupboards size 2110mm x 530mm x 2560mm high	No	1
28	Bathroom cabinet	No	2
	<u>Taking out and removing ironmongery, setting aside for re-use</u>		
29	Towel rail from wall	No	2
30	Toilet paper holder from wall	No	2
31	Soap holder	No	2
32	Curtain rail	No	9
33	Blinds	No	1
	<u>Taking out and removing piping, sanitary fittings, etc. including cutting off as necessary, disconnecting piping from fittings</u>		
34	PVC piping not exceeding 50mm diameter	m	14
Carried forward			R
<p>Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Brought forward			R
35	PVC piping exceeding 50mm and not exceeding 100mm diameter	m	14
36	PVC piping exceeding 110mm diameter and not exceeding 150mm diameter	m	16
	<u>Taking out and removing piping, sanitary fittings, etc. including cutting off as necessary, disconnecting piping from fittings setting aside for re-use</u>		
37	Vitreous wash hand basin, including short length pipings	No	2
38	Vitreous china WC pan with cistern, including short lengths of piping, etc	No	2
39	Vitreous china bath, including pipings	No	1
40	Shower panels including rose, mixer, etc	No	1
	<u>Taking out and setting aside for re-use and later refixing in similar position, sundry glazing, shopfronts, mirrors</u>		
41	Shower cubicle doors	No	1
	<u>Taking out and removing geyser setting aside for re-use</u>		
42	Solar geyser including fittings	No	1
	<u>Taking out and removing electrical items, setting aside for re-use</u>		
43	All necessary electrical cables, plugs, light fittings, conduits, etc		Item
44	DSTV Dish	No	1
45	Door bell	No	1
	<u>MAKING GOOD OF FINISHES, ETC</u>		
	Carried forward		R
	Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

	Brought forward			R
	<u>Making good internal and external cement plaster.</u>			
46	Making good defects in existing screeded floors with "Pavelite" and prepare floors to receive new finish	m2	66	
	Carried Forward to Sectional Summary: 1			R
	Section No. 1 BUILDINGS Bill No. 2 ALTERATIONS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 3</u></p> <p><u>MASONRY</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>BRICKWORK</u></p> <p><u>Sizes in descriptions</u></p> <p>Blocks are to be either solid or hollow modular dense concrete masonry units having a compressive strength of 7Mpa</p> <p>Where sizes in descriptions are given in brick units, "one brick" shall represent the length and "half brick" the width of a brick</p> <p><u>Hollow walls</u></p> <p>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</p> <p><u>User note</u></p> <p><i>The following preamble generally applies for works in hot and humid coastal areas</i></p>			
	Carried forward		R	
	<p>Section No. 1 BUILDINGS Bill No. 3 MASONRY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

<p style="text-align: center;">Brought forward</p> <p><u>Bagged and sealed walls</u></p> <p>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</p> <p><u>Face bricks</u></p> <p>Bricks shall be ordered timeously to obtain uniformity in size and colour</p> <p><u>Pointing</u></p> <p>Descriptions of recessed pointing to fair face brickwork and face brickwork shall be deemed to include square recessed, hollow recessed, weathered pointing, etc</p> <p><u>BLOCKWORK</u></p> <p><u>Concrete masonry units</u></p> <p>Blocks are to be either solid or hollow modular dense concrete masonry units having a compressive strength of 7MPa</p> <p style="text-align: center;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 3 MASONRY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		R	
		R	

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

<p style="text-align: center;">Brought forward</p> <p><u>Wall ties for blockwork</u></p> <p>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</p> <p><u>Blockwork</u></p> <p>Blockwork shall comply with SANS 10145 "Concrete Masonry Construction"</p> <p>Surfaces to be plastered shall have joints raked out to a depth of at least 10mm to provide a key. Cavities of hollow walls shall be kept free of mortar droppings or other undesirable matter. Every second perpend of the bottom course of the external skin of hollow walls shall be left open as a weep hole</p> <p><u>Standard complementary blocks</u></p> <p>Descriptions of blockwork shall be deemed to include standard complementary blocks such as corner, three-quarter, half and quarter blocks required in the construction of corners, reveals, jambs, ends, etc to solid and hollow walls and for bonding as necessary</p> <p style="text-align: center;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 3 MASONRY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		R	
		R	

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Brought forward			R
<u>DECORATIVE BLOCKS</u>			
Blocks shall be of approved manufacture, sound, well burnt or cured and uniform and true in size, shape and colour			
<u>SUPERSTRUCTURE</u>			
<u>Brickwork of concrete bricks in class II mortar</u>			
1	150mm Brick wall	m2	141
2	150mm Brick walls in beamfilling	m2	23
<u>Brick-on-edge header course copings, sills, etc of brickspointed with recessed joints</u>			
3	Sill set level and slightly projecting	m	7
<u>BRICKWORK SUNDRIES</u>			
<u>2.5mm Galvanised brick reinforcement</u>			
4	150mm wide reinforcement built in horizontal	m	349
<u>Prestressed fabricated lintels including necessary temporary support</u>			
5	140 x 75mm lintels in length not exceeding 3m deep	m	8
<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	70
<u>TESTING OF BRICKS</u>			
7	Allowance for testing of bricks to comply with SABS standards		Item
Carried Forward to Sectional Summary: 1			R
Section No. 1 BUILDINGS Bill No. 3 MASONRY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG

Item No		Quantity	Rate	Amount
1	<p><u>BILL NO. 4</u></p> <p><u>WATERPROOFING</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Waterproofing</u></p> <p>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</p> <p><u>DAMP PROOFING OF WALLS AND FLOORS</u></p> <p><u>One layer 375 micron embossed polyethylene damp proof course (SANS 952-1985 Type B)</u></p> <p>In walls</p> <p style="text-align: right;">m2</p> <p style="text-align: center;">Carried Forward to Sectional Summary: 1</p> <p>Section No. 1 BUILDINGS Bill No. 4 WATERPROOFING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>	10	R	

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Item No		Quantity	Rate	Amount
	<u>BILL NO. 5</u>			
	<u>ROOF COVERINGS</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>ROOFS ETC</u>			
	<u>TILES</u>			
	<u>420 x 332mm "Double Roman" concrete terracotta tiles laid on and including an underlay of 250 micron "Dakseel" sheeting with 75mm lapped and sealed joints and nailed through underlay with non-corrosive tile nails to 38 x 38mm sawn softwood battens at 320mm centre</u>			
1	Roof covering with 26 degrees pitch (new tiles - please provide invoice)	m2	73	
2	Roof covering with 26 degrees pitch measured flat on plan (re-use existing)	m2	48	
3	Ridges of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed dampproof course in accordance with SANS 952 Type B underlay	m	9	
4	Hips of tiles to match roofing tiles, bedded and pointed in 1:3 tinted cement mortar, including 300mm wide strip of 375 micron embossed dampproof course in accordance with SANS 952 Type B underlay and raking cutting to tiles on both sides	m	30	
	Carried forward			R
	Section No. 1 BUILDINGS Bill No. 5 ROOF COVERINGS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

		Brought forward		R
5	Purpose made tile to end of ridge bedded and pointed on 1:3 cement mortar tinted to match tile colour	No	10	
<p><u>SHEET METAL FLASHINGS, LININGS, COPINGS, ETC</u></p> <p><u>0.6mm Galvanised sheet iron flashings</u></p>				
6	Lining to valleys	m	8	
<p>Carried Forward to Sectional Summary: 1</p>				R
<p>Section No. 1 BUILDINGS Bill No. 5 ROOF COVERINGS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>				

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 6</u></p> <p><u>CARPENTRY AND JOINERY</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Fixing</u></p> <p>Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete</p> <p>Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere</p> <p><u>Joinery</u></p> <p>Descriptions of frames shall be deemed to include frames, transomes, rails, etc</p> <p>Descriptions of hardwood joinery shall be deemed to include sinking and pekketing heads and nuts of bolts</p> <p><u>ROOFS ETC</u></p> <p><u>PLATED NAILED TIMBER ROOF TRUSS CONSTRUCTION ETC</u></p> <p>Trusses are at maximum 750mm centres</p> <p>Roof covering are 340mm centres on battens</p> <p style="text-align: right;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 6 CARPENTRY AND JOINERY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			R

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Brought forward			R
	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		
	<u>Sawn softwood</u>		
1	76x38mm wall plate	m	32
2	Allow a sum of R 3 000.00 (Three Thousand Rand Only) for roof construction to match existing (new trusses where existing is damaged and proof of invoice to be submitted)		Item
3	Allow a sum to re-instate roof construction to match existing		Item
	<u>Sundries</u>		
4	Two coats creosote on sawn timbers	m2	7
	<u>DOORS ETC</u>		
	<u>Semi-solid flush panel doors with concealed hardwood edges and masonite veneer on both sides hung to steel frame as supplied by Swartland Doors or similar approved</u>		
5	40mm Door 813 x 2032mm high (re-instate existing)	No	5
	<u>Wrought meranti doors hung to steel frames</u>		
6	Door size 813 x 2032mm high (re-instate existing)	No	2
	<u>FITTINGS</u>		
	Carried forward		R
	Section No. 1 BUILDINGS Bill No. 6 CARPENTRY AND JOINERY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

		Brought forward		R
		<p><u>CUPBOARDS TO KITCHENS, BEDROOMS, ETC</u></p> <p><u>User note</u></p> <p><i>When using the following system of measuring cupboard fittings a detailed specification must either be annexed to the detail drawings of the cupboards or given in the bills if quantities</i></p> <p><i>The following clause is to be amended if any or all the items of others trades, i.e. glass, ironmongery, metalwork, paint or varnish finishes are given separately and is to include a clear statement to this effect</i></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>General</u></p> <p>The following cupboard fittings have been given as complete units i.e. the components of the units have been given separately. Descriptions of such units shall, therefore, be deemed to include all components, assembling, housing, notching, glueing, blocking, planting-on and screwing with countersunk screws, edge strips, thermosetting plastic laminate, glass, ironmongery, metalwork, paint or varnish finishes, etc</p> <p>Prices are to include for all necessary fillee pieces against walls etc</p> <p><u>Kltchen and Bathroom cupboards etc (Re-instate)</u></p>		
7	L-shaped timber cupboard with sink 2330 x 610 x 870mm high, including sink and disconnecting waste pipes	No	1	
8	Wall mounted cupboard size 1480mm x 400mm x 1220mm high including handles	No	1	
		<p>Carried forward</p>		
		<p>R</p>		
		<p>Section No. 1 BUILDINGS Bill No. 6 CARPENTRY AND JOINERY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

		Brought forward		R
9	Wall mounted cupboard size 1480mm x 310mm x 1220mm high including handles	No	1	
10	L-shaped floor mounted cupboards with built in stove size 2550mm x 610mm x 870mm high	No	1	
11	Wall mounted cupboards with hob size 1400mm x 310mm x 1050mm high	No	1	
12	Wall mounted cupboards size 1170mm x 320mm x 355mm high	No	1	
13	L-shaped wall mounted cupboards size 1190mm x 320mm x 430mm high	No	1	
14	Floor mounted cupboard size 425mm x 600mm x 2560mm high	No	1	
15	Wall mounted cupboards size 930mm x 630mm x 560mm high	No	1	
16	Wall mounted cupboards size 1620mm x 330mm x 460mm high	No	1	
17	Wall mounted cupboards size 1090mm x 530mm x 2560mm high	No	1	
18	Wall mounted cupboards size 2110mm x 530mm x 2560mm high	No	1	
19	Bathroom cabinet	No	2	
Carried Forward to Sectional Summary: 1				R
Section No. 1 BUILDINGS Bill No. 6 CARPENTRY AND JOINERY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

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

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

	Brought forward			R
	<p>Unless otherwise described bulkheads shall be deemed to be horizontal along the length</p> <p><u>Steel components</u></p> <p>All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121</p> <p><u>User note</u></p> <p><i>Circular bulkheads shall be given separately</i></p> <p><u>NAILED-UP CEILINGS</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Openings</u></p> <p>Prices for openings for light fittings, ventilation grilles, air conditioning diffusers, etc are to be include for any necessary additional support, trimming around, etc</p> <p><u>6mm 'Rhino' gypsum plasterboards with 63mm wide strips of</u></p>			
1	Ceilings including 38 x 38mm sawn softwood brandering at 400mm centres	m2	53	
2	Extra over ceiling for 600 x 600mm trap door 38 x 38mm wrought soft wood rebated framing with one 38 x 38mm sawn softwood cross brander covered with ceiling board and fitted flush opening	No	1	
	<u>"Rhino" gypsum plasterboard cornices</u>			
3	75mm Coved cornice	m	64	
	Carried forward			R
	<p>Section No. 1 BUILDINGS Bill No. 7 CEILING, PARTITIION AND ACCESS FLOORING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 8</u></p> <p><u>IRONMONGERY</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Proprietary items</u></p> <p>Where applicable the manufacturer's names or product catalogue titles are given in sub-headings preceding the items</p> <p>Prices are to be based on the specific products/articles specified. If tenderers wish to offer alternative products/articles for certain items, these items are to be clearly marked and the alternative specification given with supporting brochures etc clarifying the features of the products/articles offered</p> <p>On request returnable samples are to be provided to the principal agent for consideration</p> <p style="text-align: center;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 8 IRONMONGERY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			R

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

Brought forward				R
<u>Finishes to ironmongery</u>				
Where applicable finishes to ironmongery are indicated by suffixes in accordance with the following list:				
BS Satin bronze lacquered				
CH Chromium plated				
SC Satin chromium plated				
SE Silver enamelled				
GE Grey enamelled				
AN Anodised natural				
AS Anodised silver				
AB Anodised bronze				
AG Anodised gold				
ABL Anodised black				
PB Polished brass				
PL Polished and lacquered				
PT Epoxy coated				
SD Sanded				
<u>BATHROOM FITTINGS</u>				
<u>Solid</u>				
<u>Bathroom fittings</u>				
1	Re-instate towel rail (re-use existing)	No	2	
2	Re-instate toilet roll holder (re-use existing)	No	2	
3	Soap holder (re-instate)	No	2	
4	Re-instate curtain rail	No	9	
5	Re-instate blinds	No	1	
Carried Forward to Sectional Summary: 1				R
Section No. 1 BUILDINGS Bill No. 8 IRONMONGERY PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 9</u></p>			
	<p><u>METAL WORK</u></p>			
	<p><u>SUPPLEMENTARY PREAMBLES</u></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><u>DOOR FRAMES, DOORS, WINDOWS, ETC</u></p>			
	<p><u>User note</u></p>			
	<p><i>It is suggested that the architect's reference 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><u>PRESSED STEEL DOOR FRAMES</u></p>			
	<p><u>1,2mm Double rebated door frame suitable for 150mm brick walls</u></p>			
1	Frame for door size 813x2032mm high	No	7	
	<p>Carried forward</p>			R
	<p>Section No. 1 BUILDINGS Bill No. 9 METAL WORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Brought forward			R
<u>Standard residential windows with fixed burglar bars</u>			
2	Window size 1022 x 1559mm high (re-instate)	No	2
3	Window size 533 x 1559mm high (re-instate)	No	2
4	Window size 1022 x 949mm high (re-instate)	No	2
5	Window 533 x 949mm high (re-instate)	No	1
6	Window size 533 x 1 559mm high (re-instate)	No	1
<u>Burglar bars</u>			
7	Door burglar bars Door size 813 x 2032mm high (re-instate existing)	No	2
Carried Forward to Sectional Summary: 1			R
Section No. 1 BUILDINGS Bill No. 9 METAL WORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 10</u></p> <p><u>PLASTERING</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>User note</u></p> <p><i>The following preambles are to be included only when specifically required by the principal agent</i></p> <p><u>GRANOLITHIC</u></p> <p><u>Method</u></p> <p>The method to be used shall be either the monolithic method or the bonded method</p> <p><u>SCREEDS</u></p> <p><u>Screeds on concrete</u></p>			
1	30mm thick on floors and landings	m2	76	
	<p><u>INTERNAL PLASTER</u></p> <p><u>Cement plaster on brickwork</u></p>			
2	On walls	m2	100	
3	On narrow widths	m2	1	
	<p><u>EXTERNAL PLASTER</u></p>			
	Carried forward			R
	<p>Section No. 1 BUILDINGS Bill No. 10 PLASTERING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

Item No		Quantity	Rate	Amount
	<u>BILL NO. 11</u>			
	<u>TILING</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<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>WALL TILING</u>			
	<u>350 x 350 x 5mm Ceramic tiles on brickwork applied with adhesive on plaster backing in accordance with manufacturer's specification (to match existing)</u>			
1	On walls	m2	49	
2	On walls in isolated panels, splashbacks, etc	m2	1	
	<u>Floor Tiling</u>			
	Carried forward			R
	Section No. 1 BUILDINGS Bill No. 11 TILING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

		Brought forward		R
	<u>350 x 350 x 5mm Ceramic tiles on floors applied with adhesive on screed in accordance with the manufacturer's specification</u>			
3	On floors	m2	76	
4	Tile skirting	m	57	
Carried Forward to Sectional Summary: 1				R
Section No. 1 BUILDINGS Bill No. 11 TILING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 12</u></p> <p><u>PLUMBING AND DRAINAGE(PROVISIONAL)</u></p> <p><u>SUPPLEMENTARY PREAMBLES</u></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 style="text-align: right;">Carried forward</p>			R
	<p>Section No. 1 BUILDINGS Bill No. 12 PLUMBING AND DRAINAGE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

<p style="text-align: center;">Brought forward</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><u>Fixing of pipes</u></p> <p>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</p> <p><u>Disinfection of water pipework</u></p> <p>Water pipework is to be disinfected at completion in accordance with SABS 1200L (provision for disinfection elsewhere)</p> <p><u>Laying, backfilling, bedding, etc of pipes</u></p> <p>Pipes shall be laid and bedded and trenches shall be carefully backfilling in accordance with manufacturer's instructions</p> <p>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</p> <p>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)</p> <p>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)</p>		R	
<p style="text-align: center;">Carried forward</p> <p>Section No. 1 BUILDINGS Bill No. 12 PLUMBING AND DRAINAGE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>		R	

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Brought forward			R
Unless otherwise described bedding of rigid pipes shall be Class B bedding			
<u>RAINWATER DISPOSAL</u>			
<u>Galvanised sheet steel gutters and rainwater pipes</u>			
1	Re-instate roof gutters (re-use existing)	m	36
2	Re-instate downpipes (re-use existing)	No	5
<u>SANITARY FITTINGS, ETC., INCLUDING ALL TAPS, MIXERS, SHOWER HEADS, TRAPS, WASTE OUTLET FITTINGS, ETC</u>			
<u>Vaal</u>			
3	Vaal Hibiscus Low level WC with matching 9 litre cisten, plastic plated seat, pan connection and stopvalve (re-use existing)	No	3
4	Re-instate built in bath (re-use existing)	No	1
5	Re-instate basin (re-use existing)	No	1
6	Shower comprising 40mm brass shallow seal P-trap with chromium plated grating, two 15mm heavy pattern chromium plated brass undertile pattern stop cocks with wall flanges and hot and cold indications and 15mm chromium plated brass vandal proof shower head	No	1
<u>WASTE UNIONS ETC</u>			
<u>'Cobra Watertech'</u>			
7	32mm Basin waste Union	No	2
Carried forward			R
Section No. 1 BUILDINGS Bill No. 12 PLUMBING AND DRAINAGE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

**NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG**

		Brought forward		R
8	40mm Bath waste union	No	2	
<u>TRAPS ETC</u>				
<u>uPVC</u>				
9	32 x 40mm deep seal "P" trap	No	2	
<u>Marley</u>				
10	40 x 300mm Sink combination for double bowl deepseal	No	1	
<u>TAPS, VALVES, ETC</u>				
<u>Copper</u>				
11	15mm Gate valve	No	4	
12	15mm Ball-O-stop	No	4	
<u>Cobra watertech</u>				
13	Re-instate sink taps (re-use existing)	No	1	
14	Re-instate bath taps (re-use existing)	No	1	
15	Re-instate basin tap (re-use existing)	No	2	
<u>Brass</u>				
16	Re-instate garden tap (re-use existing)	No	1	
<u>SANITARY PLUMBING</u>				
<u>uPVC pipes</u>				
17	50mm Pipes	m	6	
		Carried forward		R
Section No. 1 BUILDINGS Bill No. 12 PLUMBING AND DRAINAGE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

Brought forward				R
18	110mm Pipes	m	4	
	<u>Extra over uPVC pipes for fittings</u>			
19	50mm Bend	No	18	
20	50mm Access bend	No	7	
21	50mm Access junction	No	5	
22	110 x 90mm PVC Bend access vent horn	No	3	
23	50mm Vent valve	No	4	
24	110mm Access bend	No	5	
25	110mm Junction	No	3	
26	110 x 50 x 50mm Reducing junction	No	4	
27	110 x 50mm Reducer	No	3	
28	110mm Pan connector	No	3	
	<u>"Polylink" polypropylene pipes</u>			
29	22mm Pipes	m	10	
	<u>Extra over " Polylink" polypropylene pipes for fittings</u>			
30	22mm Fittings	m	18	
31	22mm Fittings	No	22	
	<u>Class 1 copper pipes</u>			
32	15mm Pipes	m	7	
33	22mm Pipes	m	7	
Carried forward				R
<p>Section No. 1 BUILDINGS Bill No. 12 PLUMBING AND DRAINAGE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>				

NHBRC-REMEDIAL WORKS
HOUSE SELETELA
ERF 7044, CRYSTAL PARK, EXT 57
BENONI, GAUTENG

Brought forward				R
<u>Extra over class 1 copper pipes for capillary fittings</u>				
34	15mm Fittings	No	12	
35	22mm Fittings	No	12	
<u>Copper overflow and services pipes</u>				
36	15 mm Flexible service pipes 300mm girth including connectors to WC cistern or taps and copper supply pipes	No	1	
<u>Sundries</u>				
37	150mm Brick bath surrounding wall	m2	1	
38	Internal cement plaster to bath surrounding brick wall	m2	1	
<u>SOLAR WATER HEATER</u>				
<u>Kwikot</u>				
39	Re-instate solar geyser drip tray and pressure valves.	No	1	
<u>Sundries</u>				
40	Allowance for testing plumbing system		Item	
41	Provide certification of the plumbing works		Item	
Carried Forward to Sectional Summary: 1				R
Section No. 1 BUILDINGS Bill No. 12 PLUMBING AND DRAINAGE PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK				

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

Item No		Quantity	Rate	Amount
	<u>BILL NO. 13</u>			
	<u>ELECTRICAL WORK</u>			
	<u>User note</u>			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<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>Connection</u>			
1	Allow for all electrical connection, tubing, conduits, cable, light fittings, plugs etc.	Item		
2	Re-instate DSTV dish	No	1	
3	Re-instate door bell	No	1	
	<u>TESTING</u>			
4	Allowance for testing of electricity	Item		
5	Provide certification of the electrical works (COC)	Item		
	Carried Forward to Sectional Summary: 1			R
	Section No. 1 BUILDINGS Bill No. 13 ELECTRICAL WORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG

Item No		Quantity	Rate	Amount
	<p><u>BILL NO. 14</u></p> <p><u>PAINTWORK</u></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><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>PAINTWORK ETC TO NEW WORK</u></p> <p><u>ON INTERNAL FLOATED PLASTER SURFACES</u></p> <p><u>Prepare and apply one coat primer and two coats quality paint to match existing</u></p>			
1	On walls	m2	210	
	<p><u>ON EXTERNAL FLOATED PLASTER SURFACES</u></p> <p><u>Prepare and apply one coat primer and two coats quality paint to match existing</u></p>			
2	On walls	m2	103	
	Carried forward			R
	<p>Section No. 1 BUILDINGS Bill No. 14 PAINTWORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK</p>			

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

Brought forward			R
<u>ON FIBRE-CEMENT BOARD SURFACES</u>			
3	Ceilings and cornices, including priming metal cover strips and nail heads	m2	53
<u>ON METAL SURFACES</u>			
<u>Prepare and apply two coats enamel paint to match existing</u>			
4	Door frames	m2	5
5	Window frames including burglar bars	m2	8
<u>ON CONCRETE ROOF TILES SURFACES</u>			
<u>Prepare and apply two coats pure acrylic roof paint to match existing</u>			
6	On concrete roof tiles (measured flat on plan)	m2	121
<u>Sundries</u>			
<u>Prepare and apply one coat primer and two coats quality paint to match existing</u>			
7	Rails, bars, pipes, etc not exceeding 300mm girth	m	7
Carried Forward to Sectional Summary: 1			R
Section No. 1 BUILDINGS Bill No. 14 PAINTWORK PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK			

**NHBRC-REMEDIAL WORKS
 HOUSE SELETELA
 ERF 7044, CRYSTAL PARK, EXT 57
 BENONI, GAUTENG**

Bill No	Section No. 1 BUILDINGS <u>SECTION SUMMARY - BUILDINGS</u>	Page No	Amount
1	PRELIMINARIES AND GENERAL	7	
2	ALTERATIONS	14	
3	MASONRY	18	
4	WATERPROOFING	19	
5	ROOF COVERINGS	21	
6	CARPENTRY AND JOINERY	25	
7	CEILING, PARTITION AND ACCESS FLOORING	28	
8	IRONMONGERY	30	
9	METAL WORK	32	
10	PLASTERING	34	
11	TILING	36	
12	PLUMBING AND DRAINAGE	42	
13	ELECTRICAL WORK	43	
14	PAINTWORK	45	
	Carried to Final Summary		R
	Section No. 1 BUILDINGS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK		

