

**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 tenderer 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
- \* Engineers report and drawings

**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.

**5. MATERIAL AND LABOUR COST FLUCTUATIONS**

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

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

**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 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.

**9. SUBMISSION OF TENDERS**

The tenderer shall submit the Tender (Priced BOQ) electronically to [scmrequests@nhbrc.org.za](mailto:scmrequests@nhbrc.org.za). The subject line in the email shall clearly state the following: "TENDER FOR HOUSE

PATERSON,

ERF 25801, 6 Damascus Street, Wilder View Estate Brackenfell WC

Neither late tenders nor faxed tenders will be considered.

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

## **NAMES OF PARTIES**

**1. EMPLOYER**

National Home Builders Registration Council  
Contact Person: Ms. Tamlyn Bouwer  
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. Dalitso Mkandawire  
Physical Address: Centennial Office Park, First Floor, East Block, Century City  
Postal address: P O BOX 461, Randburg, 2125  
Tel: 083 475 3546

**3. CONCILIATION OFFICER**

National Home Builders Registration Council  
Contact Person : Ms. Faith Sikobi  
Physical Address: Centennial Office Park, First Floor, East Block, Century City  
Tel: 081 591 0400

**4. QUANTITY SURVEYOR**

National Home Builders Registration Council  
Contact Person: Mr Waldo Van Rooyen  
Physical Address: 27 Leeuwkop Road, Sunninghill, Johannesburg  
Postal address: P O BOX 461, Randburg, 2125  
Tel: (011) 317 0117

**NHBRC REMEDIAL WORKS - HOUSE PATERSON**  
**ERF 25801,**  
**WILDER VIEW ESTATE**  
**WESTERN CAPE**

Item No		Quantity	Rate	Amount
	<p><b><u>BILL NO 1</u></b></p> <p><b><u>PRELIMINARIES AND GENERAL</u></b></p> <p><b><u>NOTES</u></b></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><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 style="text-align: right;"><b>Carried forward</b></p> <p><b>Section No. 1</b>  <b>BUILDINGS</b>  <b>Bill No. 1</b>  <b>PRELIMINARIES AND GENERAL</b>  <b>PROVISIONAL BILL OF QUANTITIES</b>  <b>NHBRC REMEDIAL WORK - UNDERPINNING</b></p>			
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**NHBRC REMEDIAL WORKS - HOUSE PATERSON**  
**ERF 25801,**  
**WILDER VIEW ESTATE**  
**WESTERN CAPE**

	<b>Brought forward</b>		<b>R</b>	
	<u>Health and safety</u>  The contractor is to comply with all requirements of the Health and Safety Specification  <u>Housekeeping and compliance with Conciliation Officer site rules</u>  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  <u>Working hours</u>  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  <b><u>PRELIMINARIES AND GENERAL</u></b>			
1	Allowance for contractor's general and legal obligations ( i.e. Insurance, Salaries, health and safety, facilities for the contractor and his staff, small tools, Scaffolding, scheduling of work due to weather, etc.)	Item		
	<b>Carried Forward to Sectional Summary: 1</b>		<b>R</b>	
	<b>Section No. 1</b> <b>BUILDINGS</b> <b>Bill No. 1</b> <b>PRELIMINARIES AND GENERAL</b> <b>PROVISIONAL BILL OF QUANTITIES</b> <b>NHBRC REMEDIAL WORK - UNDERPINNING</b>			

**NHBRC REMEDIAL WORKS - HOUSE PATERSON  
ERF 25801,  
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Item No	Quantity	Rate	Amount
<p><b><u>BILL 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 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;"><b>Carried forward</b></p> <p><b>Section No. 1</b>  <b>BUILDINGS</b>  <b>Bill No. 2</b>  <b>ALTERATIONS</b>  <b>PROVISIONAL BILL OF QUANTITIES</b>  <b>NHBRC REMEDIAL WORK - UNDERPINNING</b></p>			
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**NHBRC REMEDIAL WORKS - HOUSE PATERSON**  
**ERF 25801,**  
**WILDER VIEW ESTATE**  
**WESTERN CAPE**

	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 rehanging, 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>Taking down and removing roofs, floors, panelling, ceilings, partitions, etc</u></p>				
1	Gypsum plasterboard ceilings, including cornices, timber bandering, etc	m2	4		
	<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> <b>PROVISIONAL BILL OF QUANTITIES</b> <b>NHBRC REMEDIAL WORK - UNDERPINNING</b>				

Item No		Quantity	Rate	Amount
	<b><u>BILL NO 3</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  Tenderer must attach manufacturer's specification for their waterproofing system  The contractor shall provide a written five (5) years warranty for workmanship, materials and installation from the date of certified completion  <b><u>WATERPROOFING TO ROOFS, BASEMENTS, ETC</u></b>  <u>Two layers SILCOR 900 MP waterproofing</u>			
1	Covering gutters, Flashings etc. All as per Engineers detail	m2	3	
	<b><u>PROTECTIVE ROOFING PAINT</u></b>  <u>Two coats bituminous aluminium paint</u>			
2	On waterproofing to roofs	m2	3	
	Carried Forward to Sectional Summary: 1		R	
	Section No. 1 BUILDINGS Bill No. 3 WATERPROOFING PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK - UNDERPINNING			



Item No		Quantity	Rate	Amount
	<p><b><u>BILL NO 4</u></b></p> <p><b><u>CEILING, PARTITIONS AND ACCESS FLOORING</u></b></p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>Fixing</u></p> <p>Item described as " nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete</p> <p>Items described as "plugged"shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere</p> <p><u>Ceilings</u></p> <p>Unless otherwise described ceilings shall be deemed to be horizontal</p> <p><u>Bulkheads</u></p> <p>Bulkheads are defined as those portions of ceilings which are stepped down from the general ceiling level in a particular room or area and which generally occur along the perimeter. Their purpose is either to conceal services or to create architectural features</p> <p>Bulkheads have only been described as such where they conform to the above definition and where the horizontal or vertical dimensions do not exceed 900mm such portions of ceilings have been included in the appropriate general items of the ceilings</p> <p>Unless otherwise described bulkheads shall be deemed to be horizontal along the length</p> <p style="text-align: right;"><b>Carried forward</b></p> <p><b>Section No. 1</b>  <b>BUILDINGS</b>  <b>Bill No. 4</b>  <b>CEILINGS</b>  <b>PROVISIONAL BILL OF QUANTITIES</b>  <b>NHBRC REMEDIAL WORK - UNDERPINNING</b></p>			
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	Brought forward			R	
	<u>Steel components</u>  All steel components for ceilings, partitions, etc are to be galvanised in accordance with SANS 121  <u>User note</u>  Circular bulkheads shall be given separately  <b><u>NAILED UP CEILING</u></b>  <u>Openings</u>  Prices for openings for light fittings, ventilation grilles, air conditioning diffusers, etc are to include for any necessary additional support, trimming around, etc  <u>6.4mm 'Rhino' gypsum plasterboards with 63mm wide strips of mesh scrim nailed over joints and the whole finished with gypsum skim plaster trowelled to a smooth polished surface to the thickness recommended by the manufacturer.</u>				
1	Ceiling including 38 x 38mm sawn softwood brandering at 400mm centres	m2	4		
	Carried Forward to Sectional Summary: 1			R	
	Section No. 1 BUILDINGS Bill No. 4 CEILINGS PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK - UNDERPINNING				

Item No		Quantity	Rate	Amount
	<p><b><u>BILL NO 5</u></b></p> <p><b><u>PLASTERING</u></b></p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><u>User Note</u></p> <p><u>The following preambles are to be included only when specifically required by the principal agent</u></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>Preparation</u></p> <p>For granolithic applied monolithically, the concrete floor shall be swept clean after bleeding of the concrete has ceased and the slab has begun to stiffen; any remaining bleed water shall be removed and the granolithic applied immediately thereafter. For granolithic to be bonded to the floor slab after it has hardened, the slab surface shall be hacked (preferably by mechanical means) until all laitance, dirt, oil, etc is dislodged and swept clean of all loose matter. The slab shall then be wetted and kept damp for at least six hours before applying the granolithic</p> <p><u>Mix</u></p> <p>Granolithic shall attain a compressive strength of at least 41 MPa. The coarse aggregate shall comply with SANS 1083 and shall generally be capable of passing a 10 mm mesh sieve. Where the thickness of the granolithic exceeds 25 mm, the size of the coarse aggregate shall be increased to the maximum size compatible with the thickness of the granolithic</p> <p style="text-align: right;"><b>Carried forward</b></p> <p><b>Section No. 1</b>  <b>BUILDINGS</b>  <b>Bill No. 5</b>  <b>PLASTER</b>  <b>PROVISIONAL BILL OF QUANTITIES</b>  <b>NHBRC REMEDIAL WORK - UNDERPINNING</b></p>			
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**NHBRC REMEDIAL WORKS - HOUSE PATERSON**  
**ERF 25801,**  
**WILDER VIEW ESTATE**  
**WESTERN CAPE**

	<b>Brought forward</b>		<b>R</b>	
	<p><u>Panels</u></p> <p>Granolithic shall be laid in panels not exceeding 14m<sup>2</sup> for monolithic finishes, not exceeding 9,5m<sup>2</sup> for bonded finishes and not exceeding 6m<sup>2</sup> for all external granolithic. Wherever possible, panels shall be square but at no time should the length of the panel exceed 1,5 times its width</p> <p>Where possible joints between panels shall be positioned over joints in the floor slab and shall be at least 3mm wide through the full thickness of the finish, separated by strips of wood or fibreboard and finished with V-joints</p> <p><u>Laying</u></p> <p>Monolithic granolithic shall be applied to the partially set slab and thoroughly compacted and lightly wood floated to the required levels</p> <p>Bonded granolithic shall be applied to the slab after applying a 1:1 sand-and-cement slurry brushed over the surface and allowed to partially set before applying the granolithic. The granolithic shall be thoroughly compacted and lightly wood floated to the required levels</p> <p>After wood floating, the monolithic and bonded granolithic shall remain undisturbed until bleeding has ceased and the surface has stiffened. Any remaining bleed water and laitance shall then be removed and the surface steel trowelled or power floated</p> <p><u>Curing, seasoning and protection</u></p> <p>Granolithic shall be covered with clean hessian with waterproof building foil over and kept wet for at least seven days after laying</p> <p><u>Colour</u></p> <p>Coloured granolithic shall be tinted with an approved colouring pigment mixed into a true and even colour</p>			
	<b>Carried forward</b>		<b>R</b>	
	<p><b>Section No. 1</b>  <b>BUILDINGS</b>  <b>Bill No. 5</b>  <b>PLASTER</b>  <b>PROVISIONAL BILL OF QUANTITIES</b>  <b>NHBRC REMEDIAL WORK - UNDERPINNING</b></p>			

		Brought forward			R
<b><u>EXTERNAL PLASTER</u></b>					
<u>Rhinolite</u>					
1	One coat Rhinolite to soffits and ceiling	m2	4		
Carried Forward to Sectional Summary: 1					R
Section No. 1 BUILDINGS Bill No. 5 PLASTER PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK - UNDERPINNING					

Item No		Quantity	Rate	Amount
	<p><b><u>BILL NO 6</u></b></p> <p><b><u>PAINTWORK</u></b></p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><b><u>PREPARATORY WORK TO EXISTING WORK</u></b></p> <p><u>Previously painted plastered surfaces</u></p> <p>Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth</p> <p><u>Previously painted metal surfaces</u></p> <p>Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal</p> <p><u>Previously painted wood surfaces</u></p> <p>Surfaces shall be thoroughly cleaned down. Blistered or peeling paint shall be completely removed and cracks and crevices shall be primed, filled with suitable filler and finished smooth</p> <p><b><u>PAINT SPECIFICATIONS</u></b></p> <p>All painting shall be done in accordance with <b>Plascon</b> / Dulux 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 style="text-align: right;"><b>Carried forward</b></p> <p><b>Section No. 1</b>  <b>BUILDINGS</b>  <b>Bill No. 6</b>  <b>PAINTWORK</b>  <b>PROVISIONAL BILL OF QUANTITIES</b>  <b>NHBRC REMEDIAL WORK - UNDERPINNING</b></p>			
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**Section No. 1**  
**BUILDINGS**  
**Bill No. 6**  
**PAINTWORK**  
***PROVISIONAL BILL OF QUANTITIES***  
***NHBRC REMEDIAL WORK - UNDERPINNING***

**NHBC REMEDIAL WORKS - HOUSE PATERSON  
ERF 25801,  
WILDER VIEW ESTATE  
WESTERN CAPE**

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NHBRC REMEDIAL WORKS - HOUSE PATERSON  
 ERF 25801,  
 WILDER VIEW ESTATE  
 WESTERN CAPE

Section No	FINAL SUMMARY	Page No	Amount
1	BUILDINGS	16	
	SUB TOTAL		R
	CONTINGENCY		
	Allow a contingency of 10% to be used as directed by the Quantity Surveyor.		SUM
	VALUE ADDED TAX		R
	Carried to Form of Tender		R
	PROVISIONAL BILL OF QUANTITIES NHBRC REMEDIAL WORK - UNDERPINNING		