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1		<p><u>SECTION A: PRINCIPAL BUILDING AGREEMENT</u></p> <p><u>Interpretation (A1-A7)</u></p> <p>Clause 1.0 - Definitions and interpretation</p> <p>Pricing of bills of quantities</p> <p>The contractor is to allow opposite each item for all costs in connection therewith. All prices to include, unless otherwise stated, for all materials, fabrication, conveyance and delivery, unloading, storing, unpacking, hoisting, labour, setting, fitting and fixing in position, cutting and waste (except where to be measured in accordance with the standard system of measurement), patterns, models and templates, plant, temporary works, returning of packaging, duties, taxes (other than Value Added Tax), imposts, establishment charges, overheads, profit and all other obligations arising out of this agreement. Value Added Tax (VAT) is to be separately stated on the summary page of these bills of quantities</p> <p>Items left unpriced will be deemed to be covered in prices against other items throughout these bills of quantities and no claim for any extras arising out of the contractor's omission to price any item will be entertained</p> <p>Prices for all construction equipment, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>				
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		<p>3.2.4 Compliance with the law, regulations and bylaws [2.1]</p> <p>3.2.5 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>3.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>3.2.7 Removal or re-execution of work</p> <p>3.2.8 Removal or substitution of any materials and goods</p> <p>3.2.9 Protection of the works</p> <p>3.2.10 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>3.2.11 Rectification of defects [21.2]</p> <p>3.2.12 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion</p> <p>3.2.13 Expenditure of budgetary allowances, prime cost amounts and provisional sums</p>					
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		<p>5.2.6 Removal or re-execution of work</p> <p>5.2.7 Removal or substitution of any materials and goods</p> <p>5.2.8 Protection of the works</p> <p>5.2.9 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>5.2.10 Rectification of defects [21.2]</p> <p>5.2.11 A list for practical completion specifying outstanding or defective work to be rectified to achieve practical completion, a list for completion and a list for final completion specifying outstanding or defective work to be rectified to achieve final completion</p> <p>5.2.12 Expenditure of budgetary allowances, prime cost amounts and provisional sums</p> <p>6. <u>Wet services engineer</u></p> <p>6.1 Duties [6.2] :</p> <p>The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the works</p> <p>6.2 Contract instructions [6.2; 17.1] :</p>					
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		<p>6.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the agreement other than in the JBCC Principal Building Agreement</p> <p>6.2.2 Alteration to design, standards or quantity of the works provided that such contract instructions shall not substantially change the scope of the works</p> <p>6.2.3 Compliance with the law, regulations and bylaws [2.1]</p> <p>6.2.4 Provision and testing of samples of materials and goods and/or of finishes and assemblies of elements of the works</p> <p>6.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]</p> <p>6.2.6 Removal or re-execution of work</p> <p>6.2.7 Removal or substitution of any materials and goods</p> <p>6.2.8 Protection of the works</p> <p>6.2.9 Making good physical loss and repairing damage to the works [23.2.2]</p> <p>6.2.10 Rectification of defects [21.2]</p>					
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17		<p>Clause 17.0 - Contract instructions</p> <p>Site instructions</p> <p>Instructions issued on site are to be recorded in a site instruction book which is to be supplied and maintained on site by the contractor</p> <p>F:..... V:..... T:.....</p> <p><u>Completion (A18 - A24)</u></p>		Item			
18		<p>Clause 18.0 - Interim completion</p> <p>F:..... V:..... T:.....</p>		Item			
19		<p>Clause 19.0 - Practical completion</p> <p>F:..... V:..... T:.....</p>		Item			
20		<p>Clause 20.0 - Completion in sections</p> <p>F:..... V:..... T:.....</p>		Item			
21		<p>Clause 21.0 - Defects liability period and final completion</p> <p>F:..... V:..... T:.....</p>		Item			
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22		Clause 22.0 - Latent defects liability period F:..... V:..... T:.....		Item			
23		Clause 23.0 - Revision of the date for practical completion Substitution of materials and goods The removal or substitution of any materials and goods which do not conform to the specification or the contract drawings shall not constitute grounds for the extension of the construction period nor for the adjustment of the contract value [17.1.8, 23.1 & 2] F:..... V:..... T:.....		Item			
24		Clause 24.0 - Penalty for late or non-completion F:..... V:..... T:..... <u>Payment (A25 - A27)</u>		Item			
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25		<p>Clause 25.0 - Payment</p> <p>Clause 25.10 Replace "fourteen (14)" with "thirty (30)"</p> <p>Materials and goods prematurely on site</p> <p>Materials and goods brought onto the site prematurely shall not be authorised for payment [25.3.2]</p> <p>Materials and goods stored off site</p> <p>Materials and goods stored off site shall not be authorised for payment [25.3.2]</p> <p>Fluctuations in costs</p> <p>All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [25.3.4]</p> <p>Prices submitted</p> <p>Where prices are submitted by the contractor or subcontractor during the progress of the works in respect of contract instructions or in regard to a claim under the terms of this agreement and notwithstanding the fact that such prices may be used in an interim payment certificate, there is to be no presumption of acceptance. Should the principal agent wish to accept any such prices prior to the issue of the certificate of final completion, it shall be in writing</p> <p>F:..... V:..... T:.....</p> <p>Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>					
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26	<p>Clause 26.0 - Adjustment of the contract value and final account</p> <p>Fluctuations in costs</p> <p>All fluctuations in costs, with the exception of fluctuations in the rate of Value Added Tax, shall be for the account of the contractor [26.9.5]</p> <p>Tenant installations/users requirements delayed</p> <p>There is a possibility that certain works related to tenant installations/users requirements may have to be delayed and may consequently not be executed prior to practical completion</p> <p>Should the contractor be instructed to do so he shall execute this work under the conditions pertaining to this agreement on the basis that a separate amount for preliminaries appurtenant to this work (if applicable) is agreed to between the contractor and the principal agent and on condition that instruction to proceed with such work is given to him within a period of three (3) calendar months after the date of practical completion of the works</p> <p>The employer reserves the right to omit such work without compensation to the contractor for loss of profit or any other loss which the contractor may suffer as a result of such omission</p> <p>Cost of claims</p> <p>All costs incurred by the contractor in</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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29		<p>Clause 29.0 - Termination</p> <p>F:..... V:..... T:.....</p> <p><u>Dispute resolution (A30)</u></p>		Item			
30		<p>Clause 30.0 - Dispute resolution</p> <p>F:..... V:..... T:.....</p>		Item			
31		<p>Agreement</p> <p>The required information of the parties and the amount of the contract sum shall be inserted in the agreement for signature of the agreement by the parties</p> <p>F:..... V:..... T:.....</p>		Item			
32		<p>Contract data</p> <p>Tenderer's selection Before submission of his tender the contractor is to complete the tenderer's selection in the contract data</p> <p>F:..... V:..... T:.....</p>		Item			
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		SECTION B: GENERAL <u>PRELIMINARIES</u> <u>Definitions and interpretation (B1)</u> Clause 1.1 - Definitions F:..... V:..... T:.....					
33			Item				
34		Clause 1.2 - Interpretation F:..... V:..... T:.....	Item				
		<u>Documents (B2)</u> Clause 2.1 - Checking of documents F:..... V:..... T:.....	Item				
35							
36		Clause 2.2 - Provisional bills of quantities Multiple procurement These bills of quantities are in multiple procurement format ie the "wet trades" - earthworks, concrete, formwork and reinforcement, precast concrete, masonry, waterproofing and sub-surface drainage - are provisionally measured and the subsequent trades are budgetary allowances and/or provisional sums F:..... V:..... T:.....	Item				
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37		<p>Clause 2.3 - Availability of construction information</p> <p>Budgetary allowances and provisional sums</p> <p>The budgetary allowances and/or provisional sums allocated for subsequent trades included in this agreement will be separately procured, based on multiple procurement of subcontractors during the construction period</p> <p>F:..... V:..... T:.....</p>					
38		<p>Clause 2.4 - Ordering of materials and goods</p> <p>F:..... V:..... T:.....</p> <p>Previous work and adjoining properties (B3)</p>		Item			
39		<p>Clause 3.1 - Previous work - dimensional accuracy</p> <p>F:..... V:..... T:.....</p>		Item			
40		<p>Clause 3.2 - Previous work - defects</p> <p>F:..... V:..... T:.....</p>		Item			
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41	<p>Clause 3.3 - Inspection of adjoining properties</p> <p>F:..... V:..... T:.....</p> <p><u>The site (B4)</u></p>		Item			
42	<p>Clause 4.1- Handover of site in stages</p> <p>F:..... V:..... T:.....</p>		Item			
43	<p>Clause 4.2 - Enclosure of the works</p> <p>F:..... V:..... T:.....</p>		Item			
44	<p>Clause 4.3 - Geotechnical and other investigations</p> <p>F:..... V:..... T:.....</p>		Item			
45	<p>Clause 4.4 - Encroachments</p> <p>F:..... V:..... T:.....</p>		Item			
46	<p>Clause 4.5 - Existing premises occupied</p> <p>F:..... V:..... T:.....</p>		Item			
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47	<p>Clause 4.6 - Services - known</p> <p>F:..... V:..... T:.....</p> <p><u>Management of contract (B5)</u></p>		Item			
48	<p>Clause 5.1 - Management of the works</p> <p>F:..... V:..... T:.....</p>		Item			
49	<p>Clause 5.2 - Progress meetings</p> <p>F:..... V:..... T:.....</p>		Item			
50	<p>Clause 5.3 - Technical meetings</p> <p>F:..... V:..... T:.....</p> <p><u>Samples, shop drawings and manufacturer's instructions (B6)</u></p>		Item			
51	<p>Clause 6.1 - Samples of materials</p> <p>F:..... V:..... T:.....</p>		Item			
52	<p>Clause 6.2 - Workmanship samples</p> <p>F:..... V:..... T:.....</p>		Item			
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53	Clause 6.3 - Shop drawings F:..... V:..... T:.....		Item			
54	Clause 6.4 - Compliance with manufacturer's instructions F:..... V:..... T:.....		Item			
55	<u>Deposits and fees (B7)</u> Clause 7.1 - Deposits and fees F:..... V:..... T:.....		Item			
56	<u>Temporary services (B8)</u> Clause 8.1 - Water F:..... V:..... T:.....		Item			
57	Clause 8.2 - Electricity F:..... V:..... T:.....		Item			
58	Clause 8.3 - Ablution and welfare facilities F:..... V:..... T:.....		Item			
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59		<p>Clause 8.4 - Communication facilities</p> <p>F:..... V:..... T:.....</p> <p><u>Prime cost amounts (B9)</u></p>		Item			
60		<p>Clause 9.1 - Responsibility for prime cost amounts</p> <p>F:..... V:..... T:.....</p> <p><u>Attendance on subcontractors (B10)</u></p>		Item			
61		<p>Clause 10.1 - General attendance</p> <p>F:..... V:..... T:.....</p>		Item			
62		<p>Clause 10.2 - Special attendance</p> <p>F:..... V:..... T:.....</p> <p><u>General (B11)</u></p>		Item			
63		<p>Clause 11.1 - Protection of the works</p> <p>F:..... V:..... T:.....</p>		Item			
64		<p>Clause 11.2 - Protection/isolation of existing works and works occupied in sections</p> <p>F:..... V:..... T:.....</p> <p>Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item			
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65		<p>Clause 11.3 - Security of the works</p> <p>F:..... V:..... T:.....</p>		Item			
66		<p>Clause 11.4 - Notice before covering work</p> <p>F:..... V:..... T:.....</p>		Item			
67		<p>Clause 11.5 - Disturbance</p> <p>All work is to be carried out in such a manner as to cause no unacceptable or unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic in so far as they exceed the permissible limitations set by government legislation or by the local authority. Any delays, stoppages and the like arising from or in order to comply with the above will not constitute grounds for an adjustment to the construction period or contract value whatsoever</p> <p>F:..... V:..... T:.....</p>		Item			
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68		<p>Clause 11.6 - Environmental disturbance</p> <p>Controlling all forms of pollution</p> <p>The contractor shall be responsible for and take all precautions in controlling by whatever means necessary all forms of pollution emanating from the site during the construction period due inter alia to noise, artificial light, wind-blown sand, dust, deposits of mud, etc.</p> <p>F:..... V:..... T:.....</p>					
69		<p>Clause 11.7 - Works cleaning and clearing</p> <p>F:..... V:..... T:.....</p>		Item			
70		<p>Clause 11.8 - Vermin</p> <p>F:..... V:..... T:.....</p>		Item			
71		<p>Clause 11.9 - Overhand work</p> <p>F:..... V:..... T:.....</p>		Item			
72		<p>Clause 11.10 - Tenant installations</p> <p>F:..... V:..... T:.....</p>		Item			
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74		<p><u>SECTION C: SPECIFIC PRELIMINARIES</u></p> <p>Site instructions</p> <p>Instructions issued on site are to be recorded in triplicate in a site instruction book which is to be maintained on site by the contractor</p> <p>F:..... V:..... T:.....</p> <p>Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item		
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84		<p>Testing of windows for watertightness</p> <p>Each window shall be tested for watertightness with water sprayed on using adequate pressure. If in the opinion of the principal agent, the pressure proves to be inadequate, then the pressure shall be boosted by means of compressed air or other approved means</p> <p>F:..... V:..... T:.....</p>		Item			
85		<p>Non-Cession of Monies</p> <p>The Contractor shall not cede or assign his right or claims to any monies due to or to become due under this Contract</p> <p>F:..... V:..... T:.....</p>		Item			
86		<p>Proprietary Branded Products</p> <p>The contractor shall take delivery of, handle, store, use, apply and/or fix all proprietary branded products in strict accordance with the manufacturer's instructions after construction with the manufacturer's authorised representative</p> <p>F:..... V:..... T:.....</p>		Item			
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89		<p>Scaffolding</p> <p>No scaffolding is measured as these Bills of Quantities are based on the sixth edition of the Standard System for Measuring Building Work. However, the Tenderer is advised to study the drawings as scaffolding may be required in certain areas for use by himself and selected/nominated subcontractors and the contractor must establish or otherwise required by him or selected/nominated subcontractor including taking down and re-erecting as may be necessary and no claims whatsoever will be entertained</p> <p>F:..... V:..... T:.....</p>					
90		<p>Plant Record</p> <p>At the end of each week the contractor shall provide the Principal Agent with a written record, in schedule form, reflecting the number, type and capacity of all plant, excluding hand tools, currently used on the works</p> <p>F:..... V:..... T:.....</p>		Item			
91		<p>Daywork</p> <p>Where in the opinion of the Principal Agent any extra work cannot properly be measured or valued, the Contractor will be allowed daywork prices therefore calculated upon the costs defined hereunder together</p>		Item			
		Carried to Collection				R	
		Section No. 1					
		Bill No. 1					
		Preliminaries					

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92		<p>Unauthorised Persons/Workmen on Premises</p> <p>The Contractor shall at all times strictly exclude all unauthorized persons from the site and shall set up notice boards to that effect</p> <p>F:..... V:..... T:.....</p>		Item		
93		<p>Guarantees and Maintenance Instructions/Manuals</p> <p>The Contractor shall obtain and hand over to the Architect on Practical Completion, all relevant guarantees, any operating and maintenance manuals, data or instructions required by the Architect or provided by the Manufacturers, Suppliers, or Sub-contractors</p> <p>The Contractor shall ensure that all warranties and guarantees received are fully ceded to the Employer on Final Completion, failing which the release of the Construction Guarantee will be withheld until this is satisfactorily completed</p> <p>F:..... V:..... T:.....</p>		Item		
<p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>						R

94		<p>Removal and Making Good of Temporary Works, etc. on Completion</p> <p>The Contractor shall remove all temporary works, roads, services and the like used for this contract and shall make good to the entire satisfaction of the Architect any damages resulting there from</p> <p>F:..... V:..... T:.....</p>					
95		<p>Indemnities</p> <p>Indemnities shall be sought by the Architect from all Contractors and Sub-contractors undertaking any design responsibility</p> <p>F:..... V:..... T:.....</p>		Item			
96		<p>Shop Drawings</p> <p>The term 'Shop Drawings' shall mean drawings, layout drawings, illustrations, schedules, performance charts, brochures, operating manuals, other data which are prepared by the Contractor or Sub-contractor, Manufacturer, Supplier or Distributor and which illustrate some portion of the work</p> <p>The Contractor shall ensure that all shop drawings required for the work in terms of this Contract, all selected/nominated Sub-contracts and/or Architect's instructions, are prepared and submitted timeously in accordance with the following</p>		Item			
		<p>Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>			R		

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100		<p>Overloading</p> <p>The Contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works. The Contractor shall submit details of his proposed loading, storage, plant, erection, etc., to the Architect for their approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the Engineer's requirements in connection with the provision of temporary support work, etc. Any damage caused to the works by overloading shall be made good by the Contractor at his sole expense</p> <p>F:..... V:..... T:.....</p>					
101		<p>Environmental Management Plan</p> <p>The contractor shall take all necessary measures to comply with the Environmental Management Plan (EMP) and make adequate provision to accommodate the requirements of the EMP</p> <p>F:..... V:..... T:.....</p>		Item			
102		<p>Health and safety</p> <p>Without limiting the generality of the provisions of clause 2.0, the contractor's attention is drawn to the provisions of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended. It is</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 1 Bill No. 1 Preliminaries</p>		Item			
						R	

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		Section No. 1					
		Bill No. 1					
		Preliminaries					
		<u>COLLECTION</u>					
				Page No		Amount	
		Brought Forward			R		
		Total Brought Forward from Page No.		20			
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		Section No. 1					
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		Preliminaries					
		<u>COLLECTION</u>					
				Page No		Amount	
		Brought Forward			R		
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				55			
		Carried Forward			R		
		Section No. 1					
		Bill No. 1					
		Preliminaries					

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Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 1</u></p> <p><u>ALTERATIONS</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Site inspection</u></p> <p>The Tenderer is advised to visit the site, inspect the existing premises and acquaint himself thoroughly with the nature of the work specified.</p> <p><u>Sizes and dimensions</u></p> <p>All sizes and dimensions stated herein are approximate and deemed only sufficient to identify the item of work concerned.</p> <p>No allowance for overbreak has been made to any of the adjoining structures, walls, finishes, etc., where removals or pockets occur (the nett opening size, etc., has been made good in later items of this bill where such making good has not been included with the item) and the Contractor must allow in his prices for making good any overbreak that may occur.</p>			
	<p style="text-align: right;">Carried to Collection</p>		R	
	<p>Section No. 2</p> <p>Bill No. 1</p> <p>Alterations</p>			

	<p><u>Materials</u></p> <p>Old materials from alterations, except where described to be re-used or handed over, become the property of the contractor.</p> <p>Old materials from the alterations, except where described to be re-used or handed over, as well as all rubbish, etc., must be regularly carted from the site and not be allowed to accumulate on or around the site.</p> <p>None of the old materials are to be used for new work except where specifically described as being set aside for re-use.</p> <p>Where certain materials or articles from demolitions or alterations are described as to be handed over by the Contractor to the Client, such materials or articles shall be properly stored by the Contractor, until handing over thereof. The Contractor must obtain an official receipt listing the materials or articles and dates of handing over. If the Contractor fails to submit the receipt when requested to do so, it shall be deemed that the materials or articles are still in his possession and he will be held liable to the Client for the full replacement value thereof, which amount will be deducted from any monies due to the Contractor.</p> <p><u>General</u></p> <p>All new finishes are measured in the relevant trades for new work.</p> <p>Allow for watering the works sufficiently to prevent nuisance from dust.</p> <p>All alteration works described hereunder shall imply the use of an approved screed or plaster repairing compound and preparing existing surfaces to receive new.</p> <p style="text-align: right;">Carried to Collection</p> <p>Section No. 2 Bill No. 1 Alterations</p>			
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	Provide all necessary propping, etc., required to ensure the safety and stability of the structure during the contract period and remove at completion.				
	Provide all necessary additional barricades, screens, overhead protections, etc., required to ensure the safety of persons, property, etc., and remove at completion.				
	All alteration work is within an existing facility. The contractor shall take utmost care to minimise damage to existing completed works in the vicinity of the alteration works.				
	<u>TEMPORARY BARRIERS, SCREENS, ETC.</u>				
	<u>Temporary barriers, screens, etc., including removal</u>				
	1 Dust screen 2400mm high on gravel surface, formed of suitable timber framing with corrugated iron sheeting fixed to one side including corners, ends, etc.	m	60		
	2 Extra over ditto for single leaf door size overall 1100 x 3350mm high, including all necessary posts, framing, lock, etc.	No	1		
	<u>REMOVAL OF EXISTING WORK</u>				
	<u>Taking out and removing doors, windows, etc. including thresholds, sills, etc. (building up openings elsewhere)</u>				
	3 Door lockset including handles, escutcheons, cylinders, etc.	No	4		
	<u>Take out and remove glass, mirrors, etc.:</u>				
	4 Mirror size 500 x 600mm high.	No	2		
	Carried to Collection			R	
	Section No. 2				
	Bill No. 1				
	Alterations				

	<u>Take down and remove roofs, floors, panelling, ceilings, partitions, etc:</u>				
5	Suspended plasterboard ceilings including suspension grid, hangers, cornices, etc.	m2	39		
6	100 x 125mm Box gutters including hailguards.	m	10		
7	100mm Downpipes.	m	7		
	<u>Hack up/off and remove wall and floor tiles including removing mortar bed or backing and preparing concrete or brick surfaces for new screed, plaster or tile finishes:</u>				
8	Ceramic floor tiles.	m2	5		
9	Ceramic wall tiles.	m2	5		
	<u>Take out and remove piping, sanitary fittings, etc. including disconnecting piping from fittings and making good floor and wall finishes (making good tiling and paintwork elsewhere):</u>				
10	Water closet with all necessary piping, stop cocks, valves, etc.	No	2		
11	Toilet roll holders, soap dispensers, paper towel dispensers, dustbins, etc.	No	15		
	<u>Carefully take up, remove and set aside for re-use (re-use elsewhere):</u>				
12	60mm Thick concrete and clay pavers	m2	24		
	<u>Clean down existing:</u>				
13	Deep clean existing tiles.	m2	99		
14	Clean down existing glazing.	m2	6		
	Carried to Collection			R	
	Section No. 2				
	Bill No. 1				
	Alterations				

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Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 2</u></p> <p><u>ROOF COVERINGS, ETC.</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p><u>Straight cutting</u></p> <p>Description of all roof coverings are deemed to include for all straight cutting</p>			
	<p><u>PROFIED METAL SHEETING AND ACCESSORIES</u></p> <p><u>0,50mm Thick profiled light industrial zincalume sheet metal roof sheeting, sheets 700mm wide with one male and female rib at ends 42mm high and two centre ribs 42mm high, with chromadek finish on one side in single lengths fixed to timber purlins by means of concealed fixings with 42mm deep flutes and fully interlocking fixing clips, including heavy industrial gauge chromadek finished accessories, fixed in strict accordance with the manufacturer's instructions:</u></p>			
1	<p>Sheeting laid to roof not exceeding 50 degrees in single lengths (measured nett).</p> <p>m2</p>	10		
	<p>Carried to Collection</p> <p>Section No. 2 Bill No. 2 Roof Coverings, Etc.</p>		R	

	<p><u>SUNDRIES</u></p> <p>2 Making good roof sheeting by screwing and sealing of loose or missing screws /nails, including sealing using an approved waterproof coating m2</p> <p>55</p> <p>Carried to Collection</p> <p>Section No. 2 Bill No. 2 Roof Coverings, Etc.</p>			
			R	

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Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 3</u></p> <p><u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.</p>			
	<p><u>SUSPENDED CEILINGS</u></p> <p><u>9,5mm Thick "Gyproc Rhinoboard" gypsum plasterboard ceiling screwed to and including "Donn T37K" screw up ceiling grid with drywall screws spaced at 150mm centres including galvanised main tees at 1200mm centres and cross tees at 600mm centres, all suspended with 25 x 25mm galvanised angles at not exceeding 1200mm centres with 63mm wide strips of mesh scrim nailed over joints and the whole ceiling finished with and including "Gyproc Rhinolite" skim plaster trowelled to a smooth polished surface in strict accordance with the manufacturer's instructions:</u></p>			
1	<p>Ceiling suspended not exceeding 1m below concrete soffits.</p> <p><u>CORNICES, ETC.:</u></p>	m2	39	
	<p>Carried to Collection</p>		R	
	<p>Section No. 2 Bill No. 3 Ceilings, Partitions and Access Flooring</p>			

	<p><u>Powdercoated shadowline cornices:</u></p> <p>2 25mm GMS shadowline cornice secured to plastered wall and ceiling boarding including mitres, etc.</p> <p>m</p> <p>53</p> <p>Carried to Collection</p> <p>Section No. 2 Bill No. 3 Ceilings, Partitions and Access Flooring</p>			<p>R</p>
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Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 4</u></p> <p><u>IRONMONGERY</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.</p>			
	<p><u>LOCKS</u></p> <p>1 "QS6055/1/AS/SS" Cylinder latch and dead bolt lock. No 4</p> <p>2 "QS6055/3/AS/SS" Cylinder roller ball lock. No 4</p> <p>3 "QS4406/QS4409" Thumbturn wc indicator bolt. No 5</p> <p>4 "QSR" Rebate conversion set. No 4</p> <p><u>HANDLES, ETC.</u></p> <p>5 "IW 1212/62/05" Set of two lever handles with 3mm aluminium backplates fixed back to back. No 4</p> <p>6 "Kiruna" stainless steel lever handle on rose. Pairs 1</p> <p>7 "QS4403" Stainless steel cylinder escutcheon. Pairs 4</p>			
	<p>Carried to Collection</p> <p>Section No. 2 Bill No. 4 Ironmongery</p>		R	

	<u>PUSH PLATES</u>				
8	"Union" 400 x 800 x 1,6mm thick SS5089-400W stainless steel kick plate.	No	4		
	<u>LETTERS, NAMEPLATES, ETC.</u>				
9	"Union" 152 x 152 x 3mm aluminium plate anodised silver with male pictogram Ref. No. AL5063E-06ASE10	No	1		
10	"Union" 152 x 152 x 3mm aluminium plate anodised silver with female pictogram Ref. No. AL5063E-06ASE11	No	1		
11	"Union" 152 x 152 x 3mm aluminium plate anodised silver with paraplegic pictogram Ref. No. AL5066E-06ASE14	No	1		
	<u>SUNDRIES</u>				
	<u>BATHROOM FITTINGS</u>				
12	"Kwakuhle Hygiene" lockable and vandal resistant white powder coated metal roll holder Ref TR3W.	No	6		
13	"Kwakuhle Hygiene" ABS construction lockable Roll Control Paper Dispenser with viewing window in colour white.	No	3		
14	"Kwakuhle Hygiene" stainless steel 950ml vandal and theft resistant Soap Dispenser.	No	3		
15	"Costa Lambrianos CLX 2500 (Ref. 59)" stainless steel fully automatic hand dryer with infrared sensor plugged to wall.	No	3		
	<u>GRAB RAILS, ETC.</u>				
16	"Railman Grabrails DL2" stainless steel dogleg grab rail plugged to wall in strict accordance with the manufacturer's instructions.	No	1		
	Carried to Collection			R	
	Section No. 2				
	Bill No. 4				
	Ironmongery				

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Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 5</u></p> <p><u>TILING</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.</p> <p><u>SUPPLEMENTARY PREAMBLES</u></p> <p>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</p>			
	<p><u>WALL TILING</u></p> <p><u>Allow a Prime Cost Amount of R170/m2 for ceramic tiles fixed with an approved adhesive to plaster (plaster elsewhere) and flush pointed with tinted jointing compound on:</u></p>			
1	Walls.	m2	5	
2	Narrow widths.	m2	1	
	<p><u>FLOOR TILING</u></p>			
	<p>Carried to Collection</p>		R	
	<p>Section No. 2</p> <p>Bill No. 5</p> <p>Tiling</p>			

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	<u>White vitreous china:</u>				
6	"Vaal Daisy Elite (Ref. 772403WH)" semi-close coupled wc suite comprising 90° outlet pan and matching 9 litre cistern including heavy duty white double flap seat, flushpipe, fixing in position and connecting complete in strict accordance with the manufacturer's instructions.	No	2		
	<u>TRAPS, ETC.</u>				
7	38mm Combination sink rubber P or S trap.	No	6		
	<u>TAPS, VALVES, ETC.</u>				
	<u>Chromium plated:</u>				
8	"Cobra Watertech", or equal approved, chrome Junior Flushmaster exposed flush valve (Code: FJ6-000), installed in accordance with the manufacturer's recommendations.	No	5		
9	"Cobra Watertech", or equal approved, chrome Junior Flushmaster exposed water closet flush valve (Code: FJS2-100) with integral vacuum breaker, ballostop valve and BSP inlet, bent flush pipe and connectors, etc, installed in accordance with the manufacturer's recommendations	No	6		
10	"Cobra Carina 294CA" 15mm basin mixer including flexible connection hoses.	No	8		
11	"Cobra 832/350" 15mm angle valve.	No	12		
	<u>Sundries:</u>				
12	15mm Flexihose 450mm long.	No	2		
	<u>SOIL AND WASTE WATER DRAINAGE</u>				
	<u>uPVC pipes</u>				
13	50mm Pipes	m	10		
	Carried to Collection			R	
	Section No. 2				
	Bill No. 6				
	Plumbing and Drainage				

14	100mm Pipes	m	5			
	<u>Extra over uPVC pipes for fittings</u>					
15	50mm Access bend	No	5			
16	50mm Access junction	No	2			
17	100mm Access bend	No	2			
18	100mm Access junction	No	1			
19	100mm Access bend pan connector	No	1			
20	110mm "GI Two-way" vent valve	No	3			
21	100 x 50mm Access reducing junction	No	3			
22	100mm Stub stack.	No	1			
	<u>Sundries</u>					
23	Testing waste pipe system		Item			
	<u>WATER SUPPLIES</u>					
	<u>Class 1 copper pipes</u>					
24	15mm Pipes	m	14			
25	22mm Pipes	m	10			
26	35mm Pipes	m	2			
	<u>Extra over class 1 copper pipes for capillary fittings</u>					
27	15mm Fittings	No	8			
28	22mm Fittings	No	4			
29	35mm Fittings	No	1			
	Carried to Collection					
	Section No. 2 Bill No. 6 Plumbing and Drainage				R	

<div>30</div>	<div> <div><u>Sundries</u></div> <div>Testing water pipe system</div> <div>Carried to Collection</div> <div> Section No. 2 Bill No. 6 Plumbing and Drainage </div> </div>	<div>Item</div>	<div></div>	<div></div> <div>R</div>
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Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 7</u></p> <p><u>GLAZING</u></p> <p><u>Tenderers are advised to study the "Model Preambles for Trades" before pricing this schedule.</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.</p>			
	<p><u>GLAZING TO STEEL WITH PUTTY</u></p> <p><u>4mm Obscure glass</u></p>			
1	<p>Panes exceeding 0,5m2 and not exceeding 2m2.</p> <p><u>TOPS, SHELVES, DOORS, MIRRORS, ETC.</u></p> <p><u>6mm Thick silvered float glass copper backed mirrors with 10mm bevelled and polished edges holed for and fixed with chromium plated dome capped mirror screws with rubber buffers to plugs in porcelain tiled wall:</u></p>	m2	1	
2	<p>Mirror size 600 x 1000mm high.</p>	No	2	
	<p>Carried Forward to Summary of Section No. 2</p> <p>Section No. 2 Bill No. 7 Glazing</p>		R	

Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 2</u></p> <p><u>BILL NO. 8</u></p> <p><u>PAINTWORK</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.</p>			
	<p><u>PAINTWORK TO NEW WORK</u></p> <p><u>PLASTERBOARD</u></p> <p><u>Prepare and apply one coat "Plascon" primer and two coats "Plascon Professional Super Matt" paint on:</u></p>			
1	<p>Ceilings and cornices.</p> <p>m2</p>	39		
	<p><u>PAINTWORK TO PREVIOUSLY PAINTED WORK</u></p> <p><u>PLASTER</u></p> <p><u>Clean down, prepare and apply one coat "Plascon" plaster primer and two coats "Plascon Double Velvet" paint on:</u></p>			
2	<p>External plastered walls, columns, recessed bands, etc.</p> <p>m2</p>	74		
	<p><u>METAL</u></p>			
	<p>Carried to Collection</p>		R	
	<p>Section No. 2 Bill No. 8 Paintwork</p>			

<u>Clean down, prepare and apply one coat "Plascon Zinc Phosphate" primer and two coats "Plascon Velvagio" paint on:</u>					
3	Frames and linings.	m2	14		
4	Gates, grilles, etc. (both sides measured).	m2	35		
<u>One coat water based galvanised iron primer, one coat Universal alkyd based undercoat and two coats alkyd based high gloss enamel paint on galvanised steel in poor condition (rusted)</u>					
5	On corrugated iron profile roof sheeting (measured on flat)	m2	55		
<u>WOOD</u>					
<u>Clean down, prepare and apply one coat "Plascon Woodcare Pre-treatment", one coat "Plascon Wood Primer" and two coats "Plascon Velvagio" paint on:</u>					
6	General surfaces of doors.	m2	37		
Carried to Collection				R	
Section No. 2					
Bill No. 8					
Paintwork					

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Bill No	SECTION SUMMARY - Builders Work	Page No		Amount	
1	Alterations	67			
2	Roof Coverings, Etc.	70			
3	Ceilings, Partitions and Access Flooring	73			
4	Ironmongery	77			
5	Tiling	80			
6	Plumbing and Drainage	85			
7	Glazing	86			
8	Paintwork	89			
Section No. 2		Carried to Final Summary		R	

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	<p><u>Clean down and lay existing concrete and clay pavers from stockpiles, bedded on and including 20mm thick bed of river sand with 1:6 cement grout swept & watered into joints between roadstones:</u></p> <p>3 Paving to roads, parking areas, pavements, etc. in patchwork and small quantities to falls including any consequent cutting (circular cutting elsewhere) and tying into existing paving.</p> <p>m2</p> <p>34</p> <p>Carried to Collection</p> <p>Section No. 3 Bill No. 1 External Works</p>			
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Item No		Quantity	Rate	Amount
	<p><u>SECTION NO. 3</u></p> <p><u>BILL NO. 2</u></p> <p><u>STORMWATER DRAINAGE, SOIL DRAINAGE & WATER RETICULATION</u></p> <p><u>The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2017 Edition)</u></p> <p>TENDERERS ARE TO NOTE THAT ALL WORK IS TO BE EXECUTED IN EXISTING BUILDINGS IN A COMBINATION OF NEW WORK, WORK IN PATCHES AND WORK IN SMALL QUANTITIES.</p>			
	<p><u>STORMWATER RETICULATION</u></p> <p><u>Cleaning existing grid inlets, kerb inlets, pipes, etc.:</u></p> <p>1 Clean existing kerb inlets, manholes. etc. (various sizes) of all rubbish, debris, etc., including cleaning of the inlet & outlet pipes for 20 metres in both directions, including removal of existing lids, relaying existing lids as per Engineer's instructions, making good & carting away all rubbish, debris, etc. to a dumping site to be located by the contractor. No 1</p> <p><u>SEWER RETICULATION</u></p> <p><u>Cleaning existing manholes, pipes, etc.:</u></p> <p>2 Allow for cleaning existing manholes. etc. (various sizes) of all rubbish, debris, etc., including cleaning of the inlet & outlet pipes for 20 metres in both directions, including removal of existing lids, relaying existing lids as per Engineer's instructions, making good & carting away all rubbish, debris, etc. to a dumping site to be located by the contractor. No 1</p>			
	<p>Carried Forward to Summary of Section No. 3</p> <p>Section No. 3 Bill No. 2 Stormwater Drainage, Soil Drainage and Water Retic</p>		R	

Bill No	<u>SECTION SUMMARY - External Works</u>	Page No		Amount	
1	External Works	93			
2	Stormwater Drainage, Soil Drainage and Water Reticulation	94			
	<p>Section No. 3</p> <p style="text-align: right;">Carried to Final Summary</p>		R		

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<u>FIRE PROTECTION</u>					
4	Provide the amount of R15,000.00 (Fifteen Thousand Rand) for fire protection executed complete.	Item		15,000.00	
5	Profit on above item.		%		
6	Attendance on ditto.		%		
<u>STORE ROOM UNITS</u>					
7	Provide the amount of R10,000.00 (Ten Thousand Rand) for store room units installed complete.	Item		10,000.00	
8	Profit on above item.		%		
9	Attendance on ditto.		%		
<u>STAND ALONE ALARM SYSTEM</u>					
10	Provide the amount of R20,000.00 (Twenty Thousand Rand) for signage installed complete.	Item		20,000.00	
11	Profit on above item.		%		
12	Attendance on ditto.		%		
<u>CLO</u>					
13	Provide the amount of R50,000.00 (Fifty Thousand Rand) for a Community Liaison Officer.	Item		50,000.00	
14	Profit on above item.		%		
15	Attendance on ditto.		%		
Carried to Collection				R	
Section No. 4					
Bill No. 1					
Provisional Sums					

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Section No	<u>FINAL SUMMARY</u>	Page No		Amount	
1	Preliminaries	61			
2	Builders Work	90			
3	External Works	95			
4	Provisional Sums	99			
	Sub-Total		R		
	Value Added Tax (15%)		R		
	Total		R		
	Carried to Form of Tender		R		