

Item No		Quantity	Rate	Amount
	<p><b>SECTION 1</b></p> <p><b>BILL NO. 1</b></p> <p><b>PRELIMINARIES</b></p> <p><b>BUILDING AGREEMENT AND PRELIMINARIES</b></p> <p>The JBCC Series 2000 Minor Works Agreement (March 2014 edition 5.1) prepared by the Joint Building Contract Committee shall be the applicable building agreement, amended as hereinafter described</p> <p>The ASAQS Preliminaries (November 2007 edition) published by the Association of South African Quantity Surveyors for use with the said JBCC Principal Building Agreement shall be deemed to be incorporated in these bills of quantities</p> <p>Contractors are referred to the abovementioned documents for the full intent and meaning of each clause thereof</p> <p>These clauses are hereinafter referred to by clause number and heading only. Where standard clauses or alternatives are not entirely applicable to this contract such modifications, corrections or supplements as will apply are given under each relevant clause heading and such modifications, corrections or supplements shall take precedence notwithstanding anything contrary contained in the abovementioned documents</p> <p>Where any item is not relevant to this specific contract such item is marked N/A, signifying "not applicable"</p> <p><b>PREAMBLES FOR TRADES</b></p> <p>The General Preambles for Trades 2017 published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these <b>bills of quantities</b> and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained</p> <p>Supplementary preambles are incorporated in these bills of quantities to satisfy the requirements of this project. Such supplementary preambles shall take precedence over the provisions of the said Model Preambles</p>			
	<p style="text-align: right;"><b>Carried Forward to Trade Summary</b></p> <p>Section 1 - Preliminaries</p> <p>Bill No 1</p> <p>Preliminaries</p> <p>Paintwork to Sophia Town Residence common areas</p> <p>University of Johannesburg</p>		R	



Bill No 1

Preliminaries

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	<p><b>SECTION 2</b></p> <p><b>BILL NO 1</b></p> <p><b>ALTERATIONS</b></p> <p>-----</p> <p><b>PREAMBLES</b></p> <p>The General Preambles for Trades (2017 edition), as published by the Association of South African Quantity Surveyors, shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items, fully described in the said General Preambles, will be entertained</p> <p>The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said General Preambles</p> <p><b>SUPPLEMENTARY PREAMBLES</b></p> <p><b>View site:</b></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.</p> <p>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><b>Old materials to become property of the Contractor:</b></p> <p>Old materials from alterations, except where described as to be re-used or handed over, become the property of the Contractor, who must allow credit for same in the last item of the "Alterations" trade</p>			
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	<p><b>Old materials to be carted away:</b></p> <p>Old materials from the alterations, except where described as 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><b>Old materials to be re-used:</b></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><b>Handing over of materials:</b></p> <p>Where certain materials or articles from demolitions or alterations are described as to be "handed over to the Employer", it shall be taken to mean "handed over by the Contractor to the Principal Agent" and such materials or articles shall be properly stored by the Contractor until handing over thereof and shall include all necessary transport</p> <p>The Contractor must obtain an official receipt from the Principal Agent listing the materials or articles and dates of handing over</p> <p>Should the Contractor fail 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 Employer for the full replacement value thereof, which amount will be deducted from any monies due to the Contractor</p> <p><b>Explosives:</b></p> <p>No explosives whatsoever may be used for demolition purposes, unless otherwise stated</p> <p><b>General:</b></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 style="text-align: right;"><b>Carried Forward to Trade Summary</b></p> <p>Section 2 - Building Works  Bill No 1  Alterations  Paintwork to Sophia Town Residence common areas  University of Johannesburg</p>		R	

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	<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>Doors, fanlights, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing, including taking off, easing and rehangng, cramping up, re-wedging as required and making good cramps, dowels, etc and easing, oiling, adjusting and repairing ironmongery as necessary, replacing any 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, ironmongery, etc</p> <p>Prices for taking out and removing doors and frames shall include for removing architraves, ironmongery, 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 will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (e.g.doors, windows, fittings, etc)</p> <p><b>Hazardous materials:</b></p> <p>Demolitions of buildings, services, external works, site services, etc are to include for the safe removal and disposal of <u>asbestos or asbestos products or other hazardous materials</u> <b>by approved Registered Specialists</b></p>			
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Bill No 1

Alterations

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	<b>SECTION 2</b>  <b>BILL NO 2</b>  <b>PLASTERING</b>  -----  <b>PREAMBLES</b>  The General Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained  The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said General Preambles  <b>INTERNAL PLASTER</b>  <b>Gypsum skim plaster on existing plaster :</b>			
1	On ceilings	m2	259	
	<b>Carried Forward to Section Summary</b>  Section 2 - Building Works Bill No 2 Plastering Paintwork to Sophia Town Residence common areas University of Johannesburg			R

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<p><b>SECTION 2</b></p> <p><b>BILL NO 3</b></p> <p><b>TILING</b></p> <p>-----</p> <p><b>PREAMBLES</b></p> <p>The General Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said General Preambles will be entertained</p> <p>The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said General Preambles</p> <p><b>SUPPLEMENTARY PREAMBLES</b></p> <p><b>Fixing:</b></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 cement plaster bedding</p> <p>Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat</p> <p>Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts from the "Tal Goldstar" or similar approved range of products as recommended by the manufacturer of the tiles</p> <p><i>Each of the following three preambles is only to be used where and as applicable</i></p>			
<p><b>Carried Forward to Trade Summary</b></p> <p>Section 2 - Building Works</p> <p>Bill No 3</p> <p>Tiling</p> <p>Paintwork to Sophia Town Residence common areas</p> <p>University of Johannesburg</p>			<p>R</p>



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Tiling

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	<b>SECTION 2</b>			
	<b>BILL NO 4</b>			
	<b>PAINTWORK</b>			
	-----			
	<b>PREAMBLES</b>			
	The Model Preambles for Trades (2017 edition) as published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in these bills of quantities and no claims arising from brevity of description of items fully described in the said Model Preambles will be entertained			
	The following "Supplementary Preambles" are incorporated in this bill to satisfy the requirements of the project and shall take precedence over the provisions of the said Model Preambles			
	<b>SUPPLEMENTARY PREAMBLES</b>			
	<b>PREPARATORY WORK TO EXISTING WORK</b>			
	<b>Previously painted plastered surfaces:</b>			
	Surfaces shall be thoroughly washed down and allowed to dry completely before any paint is applied. Blistered or peeling paint shall be completely removed and cracks shall be opened, filled with a suitable filler and finished smooth			
	<b>Previously painted metal surfaces:</b>			
	Surfaces shall be thoroughly rubbed and cleaned down. Blistered or peeling paint shall be completely removed down to bare metal			
	<b>Previously painted wood surfaces:</b>			
	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			
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	<b>PAINT SPECIFICATIONS</b>				
	All painting shall be done in accordance with "PLASCON" specifications, unless otherwise described				
	<b>COLOURS</b>				
	Unless otherwise described, all paintwork shall be deemed to have a colour value in excess of 7 on the Munsell system in accordance with SANS 1091				
	When staining timber, the resultant colour or shade must be to the complete satisfaction of the Principal Agent before any overcoating or preservative is applied				
	-----				
	<b>PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK</b>				
	<b>One coat alkali resistant primer and two coats "wall and all" emulsion paint for interior use, on:</b>				
1	On internal plastered walls	m2	7,487		
2	Ditto but on external plastered walls	m2	435		
	<b>ON SMOOTH CONCRETE SURFACES</b>				
	<b>One coat alkali resistant primer and two coats " wall and all" emulsion paint for interior use, on:</b>				
3	Ceilings and beams	m2	3,088		
	<b>ON METAL SURFACES</b>				
	<b>One coat water based primer, one coat alkyd based universal undercoat and two coats superior quality universal enamel paint, on galvanised steel:</b>				
4	Gates, grilles, burglar screens, balustrades, etc (both sides measured over the full flat area)	m2	1,954		
5	Members of stair cases	m2	1,720		
6	Columns and beams	m2	570		
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Bill No 4

Paintwork

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	<b>SECTION 3</b>  <b>BILL NO. 1</b>  <b>BUDGETARY ALLOWANCES</b>  -----  <b>PREAMBLES</b>  <b>General:</b>  A Budgetary Allowance is a sum of money included in the contract sum for work intended for execution by the Contractor, the extent of which is identified but not detailed  Work for which budgetary allowances are provided will be measured and valued in accordance with clause 14 of the Minor works Agreement and deducted in whole or in part if not required without any compensation for loss or profit on the said allowances  Each Budgetary Allowance may comprise more than one element of work  -----  <b>RUST TREATMENT TO STEEL</b>  1     Budgetary Allowance of Sixty Thousand Rand for Rust treatment to steel stair cases  <b>ADDITIONAL BUILDERS' WORK</b>  2     Budgetary Allowance of Fifty Thousand Rand for additional builders' work			
		Item		60,000.00
		Item		50,000.00
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<p><b>SECTION 3</b></p> <p><b>BILL NO. 2</b></p>			
<p><b>PROVISIONAL SUMS</b></p> <p>-----</p>			
<p><b>PREAMBLES</b></p> <p><b>General:</b></p> <p>Subcontract amounts are net.</p> <p>Subcontract amounts are for material and equipment supplied and installed complete by firms of specialists</p> <p>Each subcontract amount may comprise more than one element of work. Therefore, each subcontract amount may include for work to be carried out by more than one subcontractor</p> <p><b>Profit:</b></p> <p>Where stated, the Contractor may allow for profit if required</p> <p><b>General attendance on nominated/selected subcontractors:</b></p> <p>The item "General Attendance" which follows each subcontract amount for nominated/selected subcontractors' work, shall be deemed to cover all the Contractor's costs incurred in providing free of charge to the nominated/selected subcontractors, the following:</p> <p>1. Access to the site and places where the subcontract work is to be carried out, including the reasonable use of any temporary personnel hoists erected by the Contractor</p>			
<p><b>Carried Forward to Trade Summary</b></p> <p>Section 3-Budgetary allowances &amp; provisional sums</p> <p>Bill No 2</p> <p>Provisional sums</p> <p>Paintwork to Sophia Town Residence common areas</p> <p>University of Johannesburg</p>			<p>R</p>

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	<p>2. The provision of water and lighting and of single phase electric power to a position within 50 metres of the place where the subcontract work is to be carried out but excluding water, fuel and power for commissioning of any installation</p> <p>3. The provision of an area for the subcontractor to establish temporary office accommodation and workshops and for the storage of plant and materials</p> <p>4. The use, at reasonable times by arrangement, of the Contractor's erected hoisting equipment</p> <p>5. Making good in all trades and cleaning down and removal of rubbish on completion</p> <p><b>Special attendance on nominated/selected subcontractors:</b></p> <p>Where stated, special attendance, as set out in clause 8.1 of section B of the Preliminaries, will be described in detail in this bill</p> <p><b>Builder's work:</b></p> <p>Builder's work in connection with specialist services is given elsewhere in these bills of quantities</p> <p>-----</p> <p><b>WATERPROOFING TO TOP OF COURT YARD WALLS</b></p>			
1	Provide the sum of Thirty Thousand Rand for waterproofing top of court yard walls	Item		30,000.00
2	Allow for profit	Item		
3	Allow for attendance	Item		
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## Provisional sums

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	SUB TOTAL		R
	<b>CONTRACT CONTINGENCIES</b>		
	Allow the sum of 10% (Ten percent) of the above sub total for Contingencies to be spent as the Principal Agent may direct and to be deducted in whole or in part if not required		R
	TOTAL INCLUDING CONTINGENCIES		R
	<b>VALUE ADDED TAX</b>		
	Value Added Tax [15%]		R
	TOTAL		R
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