

Item No		Unit	Quantity	Rate
	<p><b><u>SECTION NO 1</u></b></p> <p><b><u>BILL NO 1</u></b></p> <p><b><u>PRELIMINARIES</u></b></p> <p><b><u>BUILDING AGREEMENT AND PRELIMINARIES</u></b></p> <p>The <b>JBCC</b> Principal Building Agreement (March 2014 Edition 6.1) prepared by the Joint Building Contracts Committee shall be the applicable building agreement, amended as hereinafter described</p> <p>The <b>JBCC</b> Principal Building Agreement <b>contract data</b> form an integral part of this <b>agreement</b></p> <p>The ASAQS Preliminaries (November 2007 edition) published by the Association of South African Quantity Surveyors for use with the <b>JBCC</b> Principal Building Agreement shall be deemed to be incorporated in these <b>bills of quantities</b></p> <p>The <b>contractor</b> is deemed to have referred to the abovementioned documents for the full intent and meaning of each clause</p> <p>The clauses in the abovementioned documents are hereinafter referred to by clause number and heading only. Where standard clauses or alternatives are not entirely applicable to this <b>agreement</b> 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 to the contrary contained in the abovementioned documents</p> <p>Where any item is not relevant to this <b>agreement</b> such item is marked N/A (signifying "not applicable")</p>			
1	Preliminaries and general @ 5%		Item	
	<p><b>Carried Forward to Summary of Section No. 1</b></p> <p>SECTION 1 - BUILDING WORK</p> <p>PRELIMINARIES</p>			R

Item No	Unit	Quantity	Rate	Amount
<b><u>SECTION NO 1</u></b>				
<b><u>BILL NO 2</u></b>				
<b><u>DEMOLITIONS, REMOVALS AND ALTERATIONS</u></b>				
<b>NOTE:</b>				
For Preambles see the Model Preambles for Trades 2008 edition published by the Association of South African Quantity Surveyors				
<b><u>REMOVAL OF EXISTING WORK</u></b>				
<b><u>Taking out and removing piping, sanitary fittings, etc including disconnecting piping from fittings and prepare for new (elsewhere) and making good floor and wall finishes (making good tiling and paintwork elsewhere)</u></b>				
1	Vitreous china WC pan with cistern	No	56	
2	Vitreous china wash hand basin	No	51	
3	Vitreous wall hung urinal	No	15	
4	Stainless steel slab urinal size 3000 x 1200mm high including breaking up and removing concrete urinal slab	No	6	
5	Showers	No	10	
6	Light fittings	No	48	
7	Ceilings	m2	256	
<b>Carried Forward to Summary of Section No. 1</b>				
<b>SECTION 1 - BUILDING WORK</b>				
<b>DEMOLITIONS</b>				R

Item No		Quantity	Rate	Amount
	<p><b><u>SECTION NO 1</u></b></p> <p><b><u>BILL NO 3</u></b></p> <p><b><u>MASONRY</u></b></p> <p><b>NOTE:</b></p> <p>For Preambles see the Model Preambles for Trades 2008 edition published by the Association of South African Quantity Surveyors</p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><b><u>BRICKWORK</u></b></p> <p><b>Sizes in descriptions</b></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><b>Face bricks</b></p> <p>Bricks shall be ordered timeously to obtain uniformity in size and colour</p> <p><b>Pointing</b></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><b><u>SUPERSTRUCTURE</u></b></p> <p><b><u>Brickwork of NFP bricks in class II (1:4) mortar</u></b></p>			
1	Half brick walls in vanity structure	m2		
	<b>Carried Forward to Summary of Section No. 1</b>			
	SECTION 1 - BUILDING WORK			
	MASONRY		R	

Item No	Unit	Quantity	Rate	Amount
<b><u>SECTION NO 1</u></b>				
<b><u>BILL NO 4</u></b>				
<b><u>CARPENTRY AND JOINERY</u></b>				
<b>NOTE:</b> For Preambles see the Model Preambles for Trades 1999 edition published by the Association of South African Quantity Surveyors				
<b><u>SUPPLEMENTARY PREAMBLES</u></b>				
Fixing				
Items described as "nailed" shall be deemed to be fixed with hardened steel nails or shot pins to brickwork or concrete				
<b><u>DOORS ETC</u></b>				
<b><u>Wrought meranti solid pannelled doors hung to steel frames</u></b>				
1		40mm x 813 x 2032mm High door	No	
<b><u>Sundries</u></b>				
2		Union Aluminium facility indicator bolt	No	
<b>Carried Forward to Summary of Section No. 1</b>				
<b>SECTION 1 - BUILDING WORK</b>				
<b>CARPENTRY AND JOINERY</b>				R

Item No		Quantity	Rate	Amount
	<b><u>SECTION NO 1</u></b>			
	<b><u>BILL NO 5</u></b>			
	<b>NOTE:</b> For Preambles see the Model Preambles for Trades 1999 edition published by the Association of South African Quantity Surveyors			
	<b><u>CEILINGS, PARTITIONS AND ACCESS FLOORING</u></b>			
	<b><u>CEILINGS ETC</u></b>			
	<b><u>NAILED UP CEILINGS</u></b>			
	<b><u>6,4mm Gypsum plasterboard ceilings including 38 x 38mm sawn softwood branderling at 450mm centres in one direction in 900mm board widths with metal joints and fixed as recommended by the manufacturer</u></b>			
1	Horizontal ceilings to timber trusses	m2	37	
	<b><u>Gypsum coved cornice</u></b>			
2	75mm Fixed to ceilings	m	27	
	<b>Carried Forward to Summary of Section No. 1</b>			R
	<b>SECTION 1 - BUILDING WORK</b>			
	<b>CEILINGS AND PARTITIONS</b>			

Item No		Quantity	Rate	Amount
	<b><u>SECTION NO 1</u></b>			
	<b><u>BILL NO 6</u></b>			
	<b><u>PLASTERING</u></b>			
	<b>NOTE:</b>			
	For Preambles see the Model Preambles for Trades 2008 edition published by the Association of South African Quantity Surveyors			
	<b><u>INTERNAL PLASTER</u></b>			
	<b><u>Cement plaster on brickwork</u></b>			
1	On walls in backing to receive wall tiling (elsewhere)	m2	25	
			R	
	<b>Carried Forward to Summary of Section No. 1</b>			
	SECTION 1 - BUILDING WORK			
	PLASTERING			

Item No	Quantity	Rate	Amount
<b><u>SECTION NO 1</u></b>			
<b><u>BILL NO 7</u></b>			
<b><u>TILING</u></b>			
<b>NOTE:</b>			
For Preambles see the Model Preambles for Trades 2008 edition published by the Association of South African Quantity Surveyors			
<b><u>SUPPLEMENTARY PREAMBLES</u></b>			
<b>Descriptions</b>			
Tiling on brick or concrete walls, columns, etc and floors to be fixed in strict accordance with the manufacturer's instructions and to include for adhesives, bedding and grouting complete to plastered or screeded surfaces (measured elsewhere)			
<b><u>FLOOR TILING</u></b>			
<b><u>300 x 300 x 11mm Johnson Ceramic floor tiles of an approved colour (code UNIJ 12523), allow the sum of R 280.00 per m2 ex factory/supplier laid on screed (elsewhere) with tile bedding and flush pointed with epoxy mortar</u></b>			
1	On floors	m2	244
<b><u>300 x 300 x 5mm Mosaic floor tiles of an approved colour, allow the sum of R 170.00 (one hundred and seventy rand) per m2 ex factory/supplier laid on screed (elsewhere) with tile bedding and flush pointed with epoxy mortar</u></b>			
2	On floors in showers	m2	
<b><u>WALL TILING</u></b>			
<b><u>200 x 200 x 6mm Johnson Glazed Ceramic White tiles (code gwc-4) fixed with adhesive to plaster (elsewhere) on brickwork or concrete and pointed with matching cement grout</u></b>			
3	On walls	m2	
<b>Carried Forward to Summary of Section No. 1</b>			R
<b>SECTION 1 - BUILDING WORK</b>			
<b>TILING</b>			

Item No		Unit	Quantity	Rate	Amount
	<p><b><u>SECTION NO 1</u></b></p> <p><b><u>BILL NO 8</u></b></p> <p><b><u>PLUMBING AND DRAINAGE (PROVISIONAL)</u></b></p> <p><b>NOTE:</b></p> <p>For Preambles see the Model Preambles for Trades 2008 edition published by the Association of South African Quantity Surveyors</p> <p><b><u>SUPPLEMENTARY PREAMBLES</u></b></p> <p><b>uPVC pipes and fittings</b></p> <p>Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings</p> <p>Soil, waste and vent pipes and fittings shall be solvent weld jointed</p> <p><b>uPVC pressure pipes and fittings</b></p> <p>Pipes for water supply shall be of the class stated</p> <p>Pipes of 40mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings</p> <p>Pipes of 50mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be uPVC and all other fittings shall be cast iron, all with similar push-in type joints</p> <p><b>Copper pipes</b></p> <p>Pipes shall be hard drawn and half-hard pipes of the class stated. Class 0 (thin walled hard drawn) pipes shall not be bent. Class 1 (thin walled half-hard), class 2 (half-hard) and class 3 (heavy walled half-hard) pipes shall only be bent with benders with inner and outer formers. Fittings to copper waste, vent and anti-syphon pipes, capillary solder fittings and compression fittings shall be "Cobra Watertech" type. Capillary solder fittings shall comply with ISO 2016. Only compression fittings shall be used in walls or in ground</p>				
	<b>Carried to Collection</b>				R
	SECTION 1 - BUILDING WORK PLUMBING AND DRAINAGE				

**Reducing fittings**

Where fittings have reducing ends or branches they are described as "reducing". In the case of pipes with diameters not exceeding 60mm only the largest end or branch size is given. Should the contractor wish to use other fittings and bushes or reducers he may do so on the understanding that no claim in this regard will be entertained. In the case of pipes with diameters exceeding 60mm all sizes are given and no claim for extra bushes, reducers, etc will be entertained

**Excavations**

No claim for rock excavation will be entertained unless the contractor has timeously notified the quantity surveyor thereof prior to backfilling

"Soft rock" and "hard rock" shall be as defined in "Earthworks"

**Stainless steel basins, sinks, wash troughs, urinals, etc**

Units shall have standard aprons on all exposed edges and tiling keys against walls where applicable

**Waste unions**

Descriptions of waste unions shall be deemed to include rubber or vulcanite plugs and chains fixed to fittings

**SOIL DRAINAGE**

**uPVC pipes**

1	110mm Pipes vertically or ramped to cleaning eyes etc (no excavation)	m	2
2	110mm Pipes laid in and including trenches not exceeding 1m deep	m	6

**Extra over uPVC pipes for fittings**

3	110mm Bend	No	4
4	110mm Junction	No	2
5	110mm Cross access junction	No	1

**Carried to Collection**

R

SECTION 1 - BUILDING WORK  
 PLUMBING AND DRAINAGE

6	110mm Rodding eye	No	1	
	<b><u>uPVC gulleys</u></b>			
7	110mm Gulley not exceeding 1m deep	No	1	
	<b><u>Sundries</u></b>			
8	Unreinforced concrete encasing to 110mm vertical pipe	m	2	
9	15 Mpa Unreinforced concrete encasing to 110mm horizontal pipe in ground	m	2	
10	300 x 300mm Internal cast iron hinge cover and frame as SABS Type 2A set in concrete over rodding eye	No	1	
11	Cut into existing 110mm uPVC pipe exceeding 1m and not exceeding 2m deep for new 110mm sewer connection including all necessary fittings, junction, channelling, benching, bends, etc	No	1	
12	Extra over excavation in earth for pipe trenches, chambers, etc for excavation in soft rock	m3	1	
13	Extra over excavation in earth for pipe trenches, chambers, etc for excavation in hard rock	m3	1	
14	Testing drainage pipe system		Item	
	<b><u>SANITARY FITTINGS</u></b>			
	<b><u>"Duravit or similar"</u></b>			
15	Duravit D-Code wall mounted wash hand basin (code 0705450002) with siphon cover (code 085718002) to comply with SABS 497 with one tap hole and over flow to the wall with two expansion 8mm bolts.	No	51	
16	Duravit D-Code independent floor standing wc pan - colour: White (code 21150900002) including standard seat cover (code 0067310000) including lid and fitments complete with hinged plastic double flap seats with non-ferrous bolts complete with Geberit Delta 120mm concealed cistern (code 109.16000.1) for floor mounted pan, concealed in wall space with stainless steel Delta 15 Actuator plate (code 115.101.00.1) Mepla piping and joints to be used in installation.	No	52	
	<b>Carried to Collection</b>			R
	<b>SECTION 1 - BUILDING WORK PLUMBING AND DRAINAGE</b>			

17	Duravit D-Code independent paraplegic floor standing wc pan - colour: White (code 21150900002) including standard seat cover (code 0067310000) including lid and fitments complete with hinged plastic double flap seats with non-ferrous bolts complete with Geberit Delta 120mm concealed cistern (code 109.16000.1) for floor mounted pan, concealed in wall space with stainless steel Delta 15 Actuator plate (code 115.101.00.1) Mepla piping and joints to be used in installation.	No	4	
18	Duravit D-code back inlet urinal (code 082930000) with Geberit Urinal Housing code 116.004.00.1) and Geberit Mambo Actuator plate complete with pipe (code 119.704.16.1) inlet set (code 152.489.16.1) and urinal trap (code 152.983.00.1)	No	21	
19	Showers complete with mixers, shower arm, shower rose, drain and shower door.	No	10	
<b><u>WASTE UNIONS ETC</u></b>				
<b><u>Brass</u></b>				
20	32mm Basin waste union with anti theft chrome plated plug and spindle	No	51	
21	38mm Urinal or sink waste union	No	21	
<b><u>TRAPS ETC</u></b>				
<b><u>uPVC</u></b>				
22	32 x 50mm Bottle trap	No	51	
23	38 x 50mm Bottle trap	No	21	
<b><u>TAPS, VALVES, ETC</u></b>				
<b><u>Brass (including couplings to copper piping)</u></b>				
24	Cobra Watertech Star 15mm one tap hole sink mixer with over-arm swivel outlet mounting kit and angle valves (code: 296 and S-041/10) manufactured in accordance with SANS 226:2004 Type 2 (BS 5412) or similar approved	No	47	
25	Cobra Watertech 15mm chrome plated elbow action wall mounted mixer with "Swan neck" swivel spout outlet, ceramic disc head parts, bent inlet connections and wall flanges (code: 515/055-21) manufactured in accordance with SANS 226:2004 Type 2 (BS5412) or similar approved	No	4	
<b>Carried to Collection</b>				R
<b>SECTION 1 - BUILDING WORK PLUMBING AND DRAINAGE</b>				

26	22mm Stop cock	No	1	
27	28mm Wheel valve	No	1	
28	38mm Wheel valve	No	1	
	<b><u>"Cobra Watertech or similar"</u></b>			
29	15mm Flexi connector 450mm long	No	51	
30	15mm Angle regulating valve	No	51	
31	PB1.10RB vacuum breaker	No	2	
32	PA3.132 "Kwikflo" 400 kPa pressure reducing valve	No	1	
	<b><u>SANITARY PLUMBING</u></b>			
	<b><u>uPVC pipes</u></b>			
33	32mm Pipes	m	4	
34	50mm Pipes	m	56	
35	110mm Pipes	m	65	
36	110mm Pipes laid in and including trenches not exceeding 1 m deep	m	17	
	<b><u>Extra over uPVC pipes for fittings</u></b>			
37	32mm Bend	No	2	
38	50mm Bend	No	26	
39	50mm Tee	No	2	
40	50mm Access bend	No	2	
41	110mm Bend	No	8	
42	50mm Cleaning eye	No	2	
43	32mm Access bend	No	1	
44	110mm Access bend	No	6	
45	110mm Junction	No	3	
46	110mm Pan connector	No	56	
	<b>Carried to Collection</b>			R
	<b>SECTION 1 - BUILDING WORK PLUMBING AND DRAINAGE</b>			

47	110mm Vent valve	No	32	
	<b><u>Sundries</u></b>			
48	Joint new 50mm uPvc pipe to existing fittings	No	125	
49	Joint new 110mm uPvc pipe to existing fittings	No	89	
50	Testing waste pipe system		Item	
	<b><u>WATER SUPPLIES</u></b>			
	<b><u>HDPE polyethelene Class 12 piping with O-ring screw type pressure fittings</u></b>			
51	38mm Pipe and excavation not exceeding 1m deep	m	12	
	<b><u>Extra over polyethylene pipes for fittings</u></b>			
52	38mm Bend	No	2	
	<b><u>Class 1 copper pipes</u></b>			
53	15mm Pipes chased in walls	m	36	
54	22mm Pipes chased in walls	m	22	
55	28mm Pipes	m	10	
56	28mm Pipe and excavation not exceeding 1m deep	m	2	
57	38mm Pipes	m	2	
	<b><u>Extra over class 1 copper pipes for capillary or brass compression fittings</u></b>			
58	15mm Fittings	No	42	
59	22mm Fittings	No	22	
60	28mm Fittings	No	6	
61	38mm Bend	No	2	
62	38mm Adaptor to HDPE	No	2	
	<b><u>Sundries</u></b>			
63	Joint new 15mm pipe or fittings to existing screw end	No	107	
	<b>Carried to Collection</b>			R
	SECTION 1 - BUILDING WORK PLUMBING AND DRAINAGE			

64	Cut into and join 38mm copper pipe to existing for new tee	No	1	
65	300 x 300mm PvC valve box	No	1	
<b><u>VANITY TOPS</u></b>				
<b><u>30mm Rustenburg vanity tops</u></b>				
66	30mm Thick x 600mm wide Rustenburg vanity tops	m	25	
<b><u>ELECTRIC WATER HEATERS</u></b>				
<b><u>"Kwikot or similar"</u></b>				
67	150 Litre "Megaflo" horizontal wall mounted electric solar adaptable water heater with safety valves	No	3	
68	50mm Thick non combustible light weight glass wool geyser blanket	No	3	
69	Geyser drip tray	No	3	
<b>Carried to Collection</b>				R
SECTION 1 - BUILDING WORK PLUMBING AND DRAINAGE				



Item No		Quantity	Rate	Amount
	<b><u>SECTION NO 1</u></b>			
	<b><u>BILL NO 9</u></b>			
	<b><u>PAINTWORK</u></b>			
	<b>NOTE:</b>			
	For Preambles see the Model Preambles for Trades 2008 edition published by the Association of South African Quantity Surveyors			
	<b><u>PAINTWORK ETC TO EXISTING WORK</u></b>			
	<b><u>ON CONCRETE</u></b>			
	<b><u>One coat primer and two coats interior quality PVA paint</u></b>			
1	On precast concrete ceilings	m2	43	
	<b><u>ON FLOATED PLASTER</u></b>			
	<b><u>One coat primer and two coats interior quality PVA paint</u></b>			
2	On existing internal walls	m2	636	
	<b><u>ON PLASTERBOARD</u></b>			
	<b><u>One coat universal undercoat and two coats PVA paint</u></b>			
3	On ceilings	m2	200	
	<b><u>ON METAL</u></b>			
	<b><u>Spot priming defects in pre-primed surfaces with zinc chromate primer and applying one universal undercoat and two coats non drip high gloss alkyd enamel paint on steel</u></b>			
4	On doors and frames	m2	23	
	<b><u>ON CONCRETE FLOORS</u></b>			
	<b><u>Clean, sand and apply two coats concrete sealer</u></b>			
5	On concrete floors	m2		
	<b>Carried Forward to Summary of Section No. 1</b>			
	SECTION 1 - BUILDING WORK			R
	PAINTWORK			



Item No		Unit	Quantity	Rate	Amount
	<p><b><u>SECTION NO 1</u></b></p> <p><b><u>BILL NO 11</u></b></p> <p><b><u>ELECTRICAL INSTALLATION</u></b></p> <p><b>NOTE:</b></p> <p>For Preambles see the Model Preambles for Trades 2008 edition published by the Association of South African Quantity Surveyors</p> <p><b><u>ELECTRICAL INSTALLATION</u></b></p>				
1	Install new vapor proof light fittings to replace existing	No	48		
	<p><b>Carried Forward to Summary of Section No. 1</b></p> <p>SECTION 1 - BUILDING WORK</p> <p>ELECTRICAL INSTALLATION</p>			R	

<b>Bill No</b>	<b><u>SECTION SUMMARY - SECTION 1 - BUILDING WORK</u></b>	<b>Page No</b>	<b>Amount</b>
1	PRELIMINARIES	-1-	
2	DEMOLITIONS	-2-	
3	MASONRY	-3-	
4	CARPENTRY AND JOINERY	-4-	
5	CEILINGS AND PARTITIONS	-5-	
6	PLASTERING	-6-	
7	TILING	-7-	
8	PLUMBING AND DRAINAGE	-15-	
9	PAINTWORK	-16-	
10	GLAZING	-17-	
11	ELECTRICAL INSTALLATION	-18-	
	<b>Carried to Final Summary</b>		
	SECTION 1 - BUILDING WORK		R

**FINAL SUMMARY**

Section No		Page No	Amount
1	SECTION 1 - BUILDING WORK	-19-	
	Sub- Total		R
	Add 15% VAT		R
	Total		R
	<b>Carried to Form of Tender</b>		R