

SUBSIDY HOUSING TYPOLOGY AND COSTS STUDY: DELIVERABLE 1







ı				I	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work BILL NO. 1 EARTHWORKS					
	EARTHWORKS (PROVISIONAL)					
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and the Supplementary Preambles hereunder.					
	SUPPLEMENTARY PREAMBLES					
	Carting away of excavated material:					
	Descriptions of carting away of excavated material shall be deemed to include loading excavated material onto trucks directly from the excavations or, alternatively, from stock piles situated on the building site.					
	SITE CLEARANCE, ETC.					
	Site clearance, etc.:					
1	Digging up and removing rubbish, debris, vegetation, hedges, shrubs, bush, etc and trees not exceeding 200mm girth.	m²	250	4.50	1,125	00
	T2 250					
2	Strip average 150mm thick layer of topsoil and stockpile on site. T2 250	m²	250	6.18	1,545	00
	EXCAVATION, FILLING, ETC. OTHER THAN BULK					
	Excavation in earth not exceeding 2m deep:					
3	Trenches average 800mm deep, including risk of collapse and keeping excavations free of water. T2 16	m³	16	30.39	486	24
	Extra over all excavations for carting away:					
4	Surplus material from excavations and/or stock piles on site to a dumping site to be located by the Contractor. T2 7	m³	7	72.00	504	00
	Carried to Collection Section No. 2			R	6,572	74
	Bill No. 1					
	Earthworks 2-1					
	2-1					



ı			1 1	1	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	FILLING, ETC.					
	Filling with selected material from the excavations and compacted in 150mm thick layers to a density of at least 95% Mod AASHTO maximum density for:					
5	Backfilling to trenches, holes, etc. T2 9	m³	9	50.00	450	00
	Earth filling supplied by the Contractor, including compaction in 150mm layers to 95% Mod AASHTO density, including scarifying and compaction of existing ground surface to a depth of 150mm:					
6	Under floors.	m³	15	107.18	1,607	70
	T2 15					
	Surface preparation:					
7	Compaction of ground surface, including scarifying for a depth of 150mm, breaking down oversize material, adding suitable material where necessary and compacting to 95% Mod AASHTO density.	m²	19	9.20	174	80
	T2 19					
	SOIL POISONING					
	Soil insecticide in accordance with SANS 5859:					
8	Under floors etc. including forming and poisoning shallow furrows against foundation walls etc., filling in furrows and ramming.	m²	50	5.00	250	00
	T2 50					
9	To bottoms and sides of trenches etc.	m²	86	5.00	430	00
	T2 86					
	Carried to Collection			R	2,912	50
	Section No. 2					
	Bill No. 1 Earthworks					
	2-2					
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T.		1	Type 2- 5	0m²
			Amount	
SECTION NO. 2				
Builders Work				
BILL NO. 1				
<u>EARTHWORKS</u>				
COLLECTION				
		Page No		
	Brought Forward from Page	2-1	6,572	74
		2-2	2,912	50
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Section No. 2	Carried To Section Summary	R	9,485	24
Bill No. 1				
Earthworks	2-3			
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	1			Type 2- 5	50m²
	Unit	Quantity	Rate	Amount	
SECTION NO. 2					
Builders Work					
BILL NO. 2					
CONCRETE, FORMWORK AND REINFORCEMENT					
CONCRETE, FORMWORK AND REINFORCEMENT					
The Tenderer is referred to the relevant clauses in the separate document Model Preambles for Trades (2008 Edition) and the following supplementary preambles.					
SUPPLEMENTARY PREAMBLES					
Cost of tests:					
The costs of making, storing and testing of concrete test cubes as required under clause 7 'Tests' of SABS 1200 G shall include the cost of providing cube moulds necessary for the purpose, for testing costs and for submitting reports on the tests to the Principal Agent. The testing shall be undertaken by an independent firm or institution nominated by the Contractor to the approval of the Principal Agent. (Test cubes are measured separately).					
Formwork:					
Descriptions of formwork shall be deemed to include use and waste only (except where described as left in or permanent), for fitting together in the required forms, wedging, plumbing and fixing to true angles and surfaces as necessary to ensure easy release during stripping and for reconditioning as necessary before reuse.					
The vertical strutting shall be carried down to such construction as is sufficiently strong to afford the required support without damage and shall remain in position until the newly constructed work is able to support itself.					
Formwork to sides of bases, pile caps, ground beams, etc., will only be measured where it is prescribed by the Engineer for design reasons. Formwork necessitated by irregularity or collapse of excavated faces will not be measured and the cost thereof shall be deemed to be included in the allowance for taking the risk of collapse of the sides of the excavations, provision for which is made in Earthworks.					
Carried to Collection Section No. 2 Bill No. 2			R	10,533	78
Concrete, Formwork And Reinforcement					
2-4					



1			1 1	1	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	Formwork to soffits of solid slabs etc., shall be deemed to be to slabs not exceeding 250mm thick unless otherwise described.					
	UNREINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES					
	10 MPa/19mm Concrete:					
1	Strip footings foundations including formwork for steps, etc. T2 4	m³	4	950.00	3,800	00
	UNREINFORCED CONCRETE					
	10 MPa/19mm Concrete:					
2	Surface beds on waterproofing. T2 4	m³	4	950.00	3,800	00
3	Apron slabs cast in panels including for rough formwork to edges not exceeding 300mm high or wide. T2 2	m³	2	950.00	1,900	00
	CONCRETE SUNDRIES					
	Finishing top surfaces of concrete smooth with a wood float:					
4	Surface beds, slabs, etc. T2 50	m²	50	11.85	592	50
	Finishing top surfaces of concrete smooth with a steel float:					
5	Surface beds, slabs, etc. (patio)	m²		11.85	0	00
	Wire brushing of concrete surfaces to expose aggregate:					
6	Apron slabs, including for forming channels in top. T2 28	m²	28	15.76	441	28
	Carried to Collection			R	10,533	78
	Section No. 2 Bill No. 2					
	Concrete, Formwork And Reinforcement 2-5					



	1	Type 2- 5	50m
		Amount	
SECTION NO. 2			
Builders Work			
BILL NO. 2			
CONCRETE, FORMWORK AND REINFORCEMENT			
COLLECTION			
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Carried To Section Summary	R	21,067	5
Section No. 2			
Bill No. 2 Concrete, Formwork And Reinforcement			
2-6			



1			1 1	II	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work BILL NO. 3 MASONRY					
	MASONRY					
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and the Supplementary Preambles hereunder.					
	SUPPLEMENTARY PREAMBLES					
	BRICKWORK					
	Sizes in descriptions:					
	Where sizes in descriptions are given in brick units, 'one brick' shall represent the length and 'half brick' the width of a brick.					
	BRICKWORK IN FOUNDATIONS (PROVISIONAL)					
	Brickwork in "Big Max" cement bricks in Class II mortar, size 290 x 140 x 90mm:					
1	140mm Brick walls.	m²	37	135.00	4,995	00
	T2 37					
	BRICKWORK IN SUPERSTRUCTURE					
	Brickwork in "Big Max" cement bricks in Class II mortar, size 290 x 140 x 90mm:					
2	140mm Brick walls.	m²	59	135.00	7,965	00
	T2 59					
3	Ditto, but in beamfilling.	m²	3	135.00	405	00
	T2 3	•	00	400.00	4 000	00
4	90mm Brick walls. T2 33	m²	33	122.00	4,026	00
5	140mm Brick walls in firewall.	m²		135.00	0	00
6	Ditto, but in gable walls.	m²	3	135.00	405	00
	Carried to Collection Section No. 2			R	19,414	00
	Bill No. 3					
	Masonry					
	2-7					



		Unit	Quantity	Rate	Amount	,0111
	Brickwork reinforcement:					
7	75mm Wide reinforcement built in horizontally. T2 116	m	116	1.55	179	80
8	110mm Wide reinforcement built in horizontally. T2 362	m	362	1.55	561	10
	BRICKWORK SUNDRIES					
	Prestressed fabricated lintels including necessary temporary supports:					
9	90 x 140mm Lintels in lengths not exceeding 3m. T2 9	m	9	36.12	325	80
	Galvanised hoop iron cramps, ties, etc:					
10	30 x 1,6mm Roof tie 1,5m long with one end fixed to timber and other end anchored into 600mm deep groove formed in 6 courses of brickwork.	No.	14	6.18	86	52
	T2 14					
	FIBRE CEMENT WINDOW CILLS					
	Fibre cement cills bedded in class I mortar including metal fixing lugs etc:					
11	15mm Thick cills set sloping and slightly projecting.	m	7	66.50	465	50
	T2 7					
	Comind to Callerties			_	4.040	-
	Carried to Collection Section No. 2			R	1,618	00
	Bill No. 3					
	Masonry 2-8					



1		ı	Type 2- 5	0m²
			Amount	
SECTION NO. 2				
Builders Work				
BILL NO. 3				
MASONRY				
COLLECTION				
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Section No. 2	Carried To Section Summary	R	21,032	00
Bill No. 3				
Masonry				
	2-9			
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		Unit	Quantity	Rate	Amount	o0m²
	SECTION NO. 2 Builders Work BILL NO. 4 WATERPROOFING The Tenderer is referred to the relevant clauses in the separate document Model Preambles for Trades (2008)					
	DAMPPROOFING OF WALLS AND FLOORS One layer of 375 micron "Consol Plastics Brikgrip DPC" embossed damp proof course:					
1	In walls, cills, etc.	m²	7	8.76	61	32
	One layer of 250 micron green polyethylene waterproof sheeting (SANS 952-1985 type C) sealed at laps with PVC self-adhesive tape:					
2	Under surface beds. T2 50	m²	50	7.62	381	00
	Carried To Section Summary Section No. 2 Bill No. 4			R	6,340	84
	Waterproofing 2-10					



1				II	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work BILL NO. 5 ROOF COVERINGS The Tenderer is referred to the relevant clauses in the separate document Model Preambles for Trades (2008 Edition). ROOF COVERINGS, ETC. CORRUGATED METAL SHEETING AND ACCESSORIES					
	0.5mm "Fullhard" corrugated sheeting fixed to timber purlins or rails with 75mm long "El Toro" drive screws, in strict accordance with manufacturer's specifications.					
1	Roof covering with pitch not exceeding 25 degrees.	m²	60	95.00	5,700	00
2	T2 60 Labour only for forming crank at centre for ridge capping to suit roof profile.	m	7	28.36	198	52
	T2 7		,	20.30	130	J2
	Carried To Section Summary Section No. 2 Bill No. 5			R	13,671	72
	Roof Coverings 2-11					



I					Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work					
	BILL NO. 6					
	CARPENTRY AND JOINERY					
	The Tenderer is referred to the relevant Clauses in the separate document "Model Preambles for Trades" (2008 Edition) and to the Supplementary Preambles incorporated hereunder.					
	SUPPLEMENTARY PREAMBLES					
	Prefabricated trusses shall be fabricated in a factory by a truss fabricator who has been awarded a Certificate of Competence by the Institute of Timber Construction and is approved by the Principal Agent.					
	All trusses shall be designed by a registered Professional Engineer in accordance with SABS Code of Practice for Design of Timber Structures.					
	The complete structure shall be inspected by the truss designer to ensure that the manufacture and erection details have been complied with.					
	PREFABRICATED ROOF TRUSSES, ETC.					
	Sawn softwood:					
	Prefabricated timber roof construction to double pitched roof, including purlins, runners, cleats, etc., supplied and fixed complete:					
1	Trusses for rectangular shaped building, size overall 6.622 X 7.522 m on plan (Type 1).	No.		7,502.00	0	00
2	Trusses for rectangular shaped building, size overall 8.335 X 6.000m on plan (Type 2).	No.	1	7,502.00	7,502	00
3	76 x 38mm Wall plates.	m	12	22.60	271	20
	T2 12					
	Carried to Collection			R	13,083	47
	Section No. 2			-		_
	Bill No. 6					
	Carpentry And Joinery					
	2-12					
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		Unit	Quantity	Rate	Amount
	EAVES, VERGES, ETC.				
	Fibre cement fascia and barge boards:				
4	12 x 150mm High density fibre cement fascia and barge boards fixed to purlins with 4mm diameter x 32mm long brass screws counter sunk, including 0.5mm galvanised steel H - Profile jointing strips.	m	31	60.88	1,887 28
	T2 31				
	DOORS, ETC.				
	40mm Framed ledged braced batten door, hung to steel frames (elsewhere measured):				
5	Single door, size 813 x 2032mm high.	No.	2	1,300.00	2,600 00
	40mm "Hardboard" hollow core flush panel door hung to steel frames (elsewhere measured):				
6	Single door, size 813 x 2032mm high.	No.	3	274.33	822 99
	Carried to Collection Section No. 2			R	5,310 27
	Bill No. 6 Carpentry And Joinery 2-13				



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			Amount	
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SECTION NO. 2				
Builders Work				
BILL NO. 6				
CARPENTRY AND JOIN	<u>IERY</u>			
COLLECTION				
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Section No. 2	Carried To Section Summary	K	18,393	/4
Bill No. 6				
Carpentry And Joinery				
	2-14			
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I			1 1	II	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work BILL NO. 7 CEILINGS PARTITIONS AND ACCESS FLOORING The Tenderer is referred to the relevant Clauses in the separate document "Model Preambles for Trades" (2008 Edition).					
	NAILED UP AND SCREW UP CEILINGS					
	6,4mm Gypsum plasterboards with H-profile galvanised steel jointing strips:					
1	Ceilings including 38 x 38mm sawn softwood brandering at 450mm centres with cross brandering at 450mm centres and at joints, ends of sheets and at light fittings, etc.	m²	46	105.00	4,830	00
	T2 46					
	6mm Fibre-cement plain ceiling boards with H- profile galvanised steel jointing strips:					
2	Ceilings including 38 x 38mm sawn softwood brandering at 450mm centres with cross brandering at 450mm centres and at joints, ends of sheets and at light fittings, etc.	m²		145.00	0	00
	Carried To Section Summary Section No. 2 Bill No. 7 Ceilings Partitions And Access Flooring			R	5,745	14
	2-15					



1			1 1	II	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work BILL NO. 8 IRONMONGERY					
	The Tenderer is referred to the relevant Clauses in the separate document "Model Preambles for Trades" (2008 Edition).					
	IRONMONGERY FIXED TO DOORS, ETC.					
	Locks:					
1	Two lever "CZ 69424955" mortice lockset complete with lockset and door furniture. T2 3	No.	3	102.50	307	50
2	Three lever "CZ 69424955" mortice lockset complete with lockset and door furniture. T2 2	No.	2	116.32	232	64
	BATHROOM FITTINGS					
	Stainless steel:					
3	Towel rail 1200mm long including end brackets plugged. T2 1	No.	1	125.00	125	00
4	Toilet roll holder plugged. T2 1	No.	1	125.00	125	00
5	Soap holder plugged. T2 1	No.	1	125.00	125	00
	Carried To Section Summary Section No. 2 Bill No. 8			R	3,877	74
	Ironmongery 2-16					



1			1 1	II	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work BILL NO. 9 METALWORK					
	The Tenderer is referred to the relevant clauses in the separate document Model Preambles for Trades (2008 Edition).					
	PRESSED STEEL DOOR FRAMES					
	1mm Thick "Durowin" rebated frames suitable for 90mm wide brick walls, with and including ironmongery and red oxide paint finish:					
1	Frame for door 813 x 2032mm high.	No.	3	243.00	729	00
	T2 3					
	1mm Thick "Durowin" rebated frames suitable for 140mm wide brick walls, with and including ironmongery and red oxide paint finish:					
2	Frame for door 813 x 2032mm high.	No.	2	265.00	530	00
	T2 2					
	STEEL WINDOWS, DOORS, ETC.					
	1mm Thick "Durowin Type F7" residential windows complete with ironmongery, paint, etc. and fixing to brickwork or concrete:					
3	Window, type NE1, size 533 x 654mm high.	No.	1	165.70	165	70
4	Window, type NC4, size 1511 x 949mm high.	No.	2	332.60	665	20
5	Window, type ND45, size 1511 x 1254mm high.	No.	2	436.35	872	70
	Carried To Section Summary Section No. 2 Bill No. 9 Metalwork 2-17			R	14,874	52
	2 17					



ı			1 1	1	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work BILL NO. 10 PLASTERING					
	The Tenderer is referred to the relevant Clauses in the separate document "Model Preambles for Trades" (2008 Edition).					
	SCREEDS					
	Screeds wood floated, on concrete.					
1	22,5mm Thick on floors and landings. T2 50	m²	50	45.00	2,250	00
	CEMENT RENDER					
	Cement render on brickwork:					
2	12mm Thick on external walls including narrow widths. T2 68	m²	68	49.44	3,361	92
	INTERNAL PLASTER					
	One coat cement plaster steel trowelled on brickwork.					
3	On walls including narrow widths. T2 110	m²	110	50.00	5,500	00
	One coat cement plaster wood floated for tiles, on brickwork.					
4	On walls. T2 16	m²	16	50.00	800	00
	Carried To Section Summary Section No. 2 Bill No. 10 Plastering			R	20,446	92
	Plastering 2-18					



ı		ſ		11	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work BILL NO. 11 TILING					
	The Tenderer is referred to the relevant Clauses in the separate document "Model Preambles for Trades" (2008 Edition).					
	SUPPLEMENTARY PREAMBLES					
	Descriptions:					
	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.					
	WALL TILING					
	5mm Thick ceramic tiles, fixed with an approved adhesive to plaster (plaster elsewhere) and flush pointed with tinted grout:					
1	On walls	m²	4	155.00	620	00
	T2 4					
2	In 600mm high splashback.	m²	1	165.00	165	00
	T2 1					
	FLOOR TILING					
	5mm Thick ceramic tiles, on bedding on concrete and flush pointed with tinted grout:					
3	On floors and landings. T2 50	m²	50	155.00	7,750	00
	Carried To Section Summary Section No. 2 Bill No. 11			R	8,535	00
	Tiling 2-19					
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1		I	I	Type 2- 5	0m²
	Unit	Quantity	Rate	Amount	
SECTION NO. 2 Builders Work BILL NO. 12					
PLUMBING AND DRAINAGE					
The Tenderer is referred to the relevant clauses in the separate document Model Preambles for Trades (2008 Edition).					
SUPPLEMENTARY PREAMBLES					
'Polycop' polypropylene pipes:					
Polypropylene pipes 54mm diameter and under shall be seamless copper coloured class 16 pipes jointed with 'Fast-fuse' heat welded thermoplastic or brass compression fittings as designed for use with copper pipes as stated.					
Pipes shall be firmly fixed to walls etc with coloured nylon snap-in pipe clips with provision for accommodating thermal movement and jointed and fixed strictly in accordance with the manufacturer's instructions.					
All pipe diameters are nominal external.					
'Polylink' polypropylene pipes:					
Polypropylene pipes 63mm diameter and over shall be class 12 pipes jointed with cast iron 'Supraclamp' running joints.					
Fusion welded bends, once or twice mitred as necessary, and tees shall be factory manufactured.					
Fusion welded bends and tees shall include jointing to pipes with PVC rubber ring double X joint couplers.					
Branch tees shall include flanged and bolted joints to 'Polycop' branch pipes in addition and for brass compression male iron to copper straight couplers.					
Reducers shall include jointing to pipes with PVC rubber ring double Z joint couplers and reduces shall be of sufficient overall length to accommodate same.					
All pipes shall be jointed and fixed strictly in accordance with the manufacturer's instructions.					
All pipe diameters are nominal external.					
Carried to Collection			R	0	00
Section No. 2					
Bill No. 12					
Plumbing And Drainage					
2-20					



	l	1	ı	Type 2- 5	50m²
	Unit	Quantity	Rate	Amount	
uPVC pressure pipes and fittings:					
Pipes for water supply shall be of the class stated.					
Pipes of 40mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings.					
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.					
Copper pipes:					
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.					
Internal water supplies:					
Prices for all piping laid in ground, inspection chambers, etc. shall include for excavations, keeping free of water, distributing surplus material on site (carting away has been separately measured) and backfilling in selected material (imported fill where required will be separately measured).					
Holes, chases, etc., are deemed to be included in the descriptions of the pipework.					
Fixing of pipes					
Unless specifically otherwise stated, descriptions of pipes shall be deemed to include for fixing to walls etc. casting in, building in or suspending not exceeding 1m below suspension level					
Lead pipes and traps:					
All soldered joints shall be wiped and brass unions shall be used for jointing lead to steel.					
Carried to Collection Section No. 2 Bill No. 12 Plumbing And Drainage			R	0	00
2-21					



	ı	I	1	Type 2- 5	0m²
	Unit	Quantity	Rate	Amount	
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.					
Wire gratings:					
Descriptions of gutter outlets etc shall be deemed to include wire balloon gratings.					
Exposed concrete surfaces:					
Exposed surfaces of concrete stormwater channels, cover slabs, inspection eye marker slabs, gulley tops, cleaning eye tops, catchpits, inspection chambers, etc shall be finished smooth with plaster.					
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'.					
Laying, backfilling, bedding, etc of pipes:					
Pipes shall be laid and bedded and trenches shall be carefully backfilled in accordance with manufacturers' instructions.					
Where no manufacturers' instructions exist pipes shall be laid in accordance with clauses 5.1 and 5.2 of each of the following: SABS 1200 L: Medium pressure pipelines LD: Sewers LE: Stormwater drainage Pipe trenches etc shall be backfilled in accordance with clause 3, 5.5, 5.6, 5.7 and 7 of SAB.					
Flush pans:					
Flush pans shall have straight or side outlets and 'P' or 'S' traps as necessary.					
On mind to Only of the			_	0.005	00
Carried to Collection Section No. 2			R	2,035	00
Bill No. 12					
Plumbing And Drainage					
2-22					



Stainless steel basins, sinks, wash troughs, urinals, etc: Unit Quantity Rate Amo	ount	
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.		
'Densyl' petrolatum anti-corrosion tape as manufactured by Denso SA (Pty) Ltd:		
Pipes to be taped shall be coated with the appropriate primer and the tape shall be applied with minimum 15mm lap per spiral unless otherwise described.		
Couplings and fittings to pipes shall be taped in strict accordance with the manufacturer's instructions including all mastic, tape, 'Layflat' sheeting, securing of same, etc.		
Prices for wrapping of pipes shall include for all work as described to couplings in the length.		
RAINWATER DISPOSAL		
uPVC Gutter System:		
1 100 x 75mm Eaves gutter with beaded front edge fixed to fascia brackets at maximum 1000mm centres. m 17 55.00	935	00
	160	00
2 Extra over for stopped end. No. 4 40.00	100	
3 Extra over for outlet with nozzle for 75mm diameter downpipe. T2 2 20.00	40	00
4 75mm Diameter rainwater downpipe fixed to pipe clips at 1000mm centres. m 6 110.00	660	00
T2 6		
5 Extra over 75mm diameter rainwater downpipe for bend. No. 4 40.00	160	00
T2 4		
6 Extra over 75mm diameter rainwater downpipe for shoe. No. 2 40.00	80	00
Carried to Collection R	14,945	00
Section No. 2 Bill No. 12		
Plumbing And Drainage		
2-23		



		Unit	Quantity	Rate	Amount
7	Extra over 75mm diameter rainwater downpipe for eaves or plinth offset. T2 2	No.	2	50.00	100 00
	SANITARY FITTINGS				
	Sanitary fittings:				
8	WC including plumbing and drainage, installed complete.	No.	1	1,815.00	1,815 00
	T2 1				
9	Wall hung wash hand basin including support bracket, taps, plumbing and drainage, installed complete. T2 1	No.	1	2,112.00	2,112 00
10	Stainless steel sink including support bracket, taps plumbing and drainage, installed complete. T2 1	No.	1	2,173.00	2,173 00
11	Bath tub including support bracket, taps, plumbing and drainage, installed complete.	No.	1	1,710.00	1,710 00
	T2 1				
	SOLAR GEYSERS Solar geyser installed complete with electric element and thermostat, erected and fixed to the roof on steel stand at 22 degrees:				
12	100lt Hot water cylinder with 1000 x 1500 solar panels.	No.	1	5,000.00	5,000 00
	T2 1				
	Carried to Collection Section No. 2 Bill No. 12 Plumbing And Drainage 2-24			R	12,910 00



				50r
			Amount	
SECTION NO. 2				
Builders Work				
BILL NO. 12				
PLUMBING AND DRAIN	<u>AGE</u>			
COLLECTION				
		Page No		
	Brought Forward from Page	2-20	0	
	•	2-21	0	
		2-22	2,035	
		2-23	14,945	
		2-24	12,910	
		2-24	12,910	
	Carried To Section Summary	R	29,890	,
Section No. 2	Carned To Section Summary		29,090	Ϊ'
D:II N = 40				
Bill No. 12 Plumbing And Drainage		ll ll		



1			1 1	ĺ	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work BILL NO. 13 GLAZING					
	The Tenderer is referred to the relevant clauses in the separate document Model Preambles for Trades (2008 Edition).					
	GLAZING TO STEEL WITH PUTTY					
	3mm Clear float glass:					
1	Panes exceeding 0,1m² and not exceeding 0,5m².	m²	6	140.75	844	50
	3mm Obscure glass:					
2	Panes exceeding 0,1m2 and not exceeding 0,5m2.	m²	0.34	159.91	54	37
	Carried To Section Summary Section No. 2 Bill No. 13 Glazing 2-26			R	9,790	87



1	1		1	Ш	Type 2- 5	0m²
		Unit	Quantity	Rate	Amount	
	SECTION NO. 2 Builders Work BILL NO. 14 PAINTWORK The Tenderer is referred to the relevant clauses in the separate document Model Preambles for Trades (2008 Edition). ON EXTERNAL RENDERED PLASTER SURFACES					
	Prepare and apply one coat primer and two coats PVA emulsion paint for exterior use to approved colours:					
1	On walls.	m²	68	38.00	2,584	00
	T2 68					
	ON INTERNAL FLOATED PLASTER SURFACES Prepare and apply one coat primer and two coats PVA emulsion paint for interior use to approved colours:					
2	On walls.	m²	110	38.00	4,180	00
	T2 110					
	ON PLASTERBOARD SURFACES					
	Prepare and apply one coat primer and two coats PVA emulsion paint for interior use to approved colours:					
3	On ceilings. T2 46	m²	46	38.00	1,748	00
	ON FIBRE-CEMENT BOARD SURFACES					
	Prepare and apply one coat primer and two coats exterior quality PVA emulsion paint to approved colours:					
4	On ceilings.	m²		38.00	0	00
5	On fascia and barge boards. T2 10	m²	10	38.00	380	00
	Carried to Collection Section No. 2 Bill No. 14 Paintwork 2-27			R	9,890	56
	2-21					



		Unit	Quantity	Rate	Amount	
	ON METAL SURFACES					
	Spot priming defects in pre-primed surfaces with one coat alkyd based zinc phosphate primer, one coat alkyd base universal undercoat and two coats universal enamel paint on steel.					
6	On door frames.	m²	4	38.00	152	00
7	On steel window frames (bsm).	m²	14	38.00	532	00
	T2 14					
	ON WOOD SURFACES					
	Prepare and apply two coats carbonlineum:					
8	On wall plate.	m²	4	12.14	48	56
	Prepare and apply one coat pink wood primer, stop and apply two finishing coats of matt enamel paint to approved colours:					
9	On exterior doors.	m²	7	38.00	266	00
	Carried to Collection			R	998	56
	Section No. 2 Bill No. 14 Paintwork 2-28					



		Type 2- 5	Um²
SECTION NO. 2 Builders Work BILL NO. 14 PAINTWORK COLLECTION	Page No	Amount	
Brought Forward from Page	2-27	9,890	56
	2-28	998	
Carried To Section Summary	R	10,889	12
Section No. 2 Bill No. 14 Paintwork		.3,330	
2-29			



			Type 2- 5	0m²
			Amount	
	SECTION NO. 2			
	Builders Work			
	SECTION SUMMARY			
Bill No.		Page		
1	EARTHWORKS	2-3	9,485	24
2	CONCRETE, FORMWORK AND REINFORCEMENT	2-6	21,067	56
3	MASONRY	2-9	21,032	00
4	WATERPROOFING	2-10	6,340	84
5	ROOF COVERINGS	2-11	13,671	72
6	CARPENTRY AND JOINERY	2-14	18,393	74
7	CEILINGS PARTITIONS AND ACCESS FLOORING	2-15	5,745	14
8	IRONMONGERY	2-16	3,877	74
9	METALWORK	2-17	14,874	52
10	PLASTERING	2-18	20,446	92
11	TILING	2-19	8,535	00
12	PLUMBING AND DRAINAGE	2-25	29,890	00
13	GLAZING	2-26	9,790	87
14	PAINTWORK	2-29	10,889	12
	Carried to Final Summary	R	194,040	41
	Section No. 2 SECTION SUMMARY			
	2-30			



- 1		11	Type 2- 5	50m²
			Amount	
	SECTION NO. 3			
	Provisional Sum			
	The Tenderer is referred to the relevant Clauses in the separate document Model Preambles for Trades (2008 Edition) and to the Supplementary Preambles hereunder.			
	PROVISIONAL AMOUNTS			
	The following selected/nominated sub-contract amounts are for work to be carried out by selected/nominated sub-contractors in terms of clause 20 of the Principal Building Agreement:			
	NOTE:			
	The following sums and amounts are NETT.			
	Under no circumstances may any Provisional Sums be extended at an amount lower than the amount given in the bill.			
	3. Unless a specific percentage mark-up for Attendance is indicated in the rate column, the amount priced by the Contractor for Attendance against each Provisional Sum shall be deemed to be the Lump Sum and shall not be adjusted unless the scope of the sub-contract varies significantly.			
	4. Provisional Sums contained here-in may be omitted or reduced at the employer's sole discretion and the Contractor shall not be entitled to claim for any loss by way of reductions or omissions or any discount, or percentage relating to Provisional Sums or PC Amounts or any loss of profit thereto.			
	JOINERY			
1	Provide the amount of R 3,150.00 (Three Thousand One Hundred and Fifty Rand) for Kitchen Cupboards and Built-in Cupboards, etc. to be executed complete.	Item	3,150	00
	I 1			
2	Profit on above item.	Item	0	00
3	Attendance on ditto.	Item	0	00
	ELECTRICAL INSTALLATION			
4	Provide the amount of R 10,011 (Ten Thousand and Eleven Rand) for Electrical Installation, to be executed complete.	Item	10,011	00
	I 1			
		-		
	Carried To Section Summary	R	27,598	50
	Section No. 3			
	Bill No. 1 Provisional Sums			
	. reticional danie			



1			Type 2- 5	0m²
			Amount	
5	Profit on above item.	Item	0	00
	I 1			
6	Attendance on ditto.	Item	0	00
	I 1			
	<u>STOVE</u>			
7	Provide the amount of R 350,00 (Three Hundred and Fifty Rand) for a Stove, to be executed complete.	Item	350	00
	I 1			
8	Profit on above item.	Item	0	00
	I 1			
9	Attendance on ditto.	Item	0	00
	I 1			
	CARPORT			
10	Provide the amount of R 11,000.00 (Eleven Thousand Rand) for Steel			
	Carport Installation including steel structure and sheeting, to be executed complete.	Item	11,000	00
	I 1	пеш	11,000	00
11	Profit on above item.	Item	0	00
''	I 1	пеш	0	00
12	Attendance on ditto.	Item	0	00
	I 1			
	<u>FENCING</u>			
13	Provide the amount of R 3087.50 (Three Thousand and Eighty Seven Rand and Fifty Cents) for PVC covered Wire Mesh Fencing including gumpole			
	posts and bracings, to be executed complete.	Item	3,087	50
4.4		lt a sa		00
14	Profit on above item.	Item	0	00
15	Attendance on ditto.	Item	0	00
	I 1			
	Carried To Section Summary	R	14,437	50
	Section No. 3			<u> </u>
	Bill No. 1			
	Provisional Sums			
	3-2			



1	ĺ	ı	Type 2- 5	om²
			Amount	
SECTION NO. 3				
Provisional Sum				
SECTION SUMMARY				
SECTION SOMMANT		Dogo		
	D 116	Page	07.500	
	Brought forward from page	3-1	27,598	
		3-2	14,437	50
	Corried to Final Summer	.	40.000	00
Section No. 3	Carried to Final Summary	R	42,036	00
SECTION SUMMARY				
	3-3			
	J-J			



			Type 2- 5	
			Amount	
Section	FINAL SUMMARY			
No.	TINAL SUMMANT			
		Page		
,		4.00		
1	Preliminaries	1-33		00
2	Builders Work	2-30	194,040	41
3	Provisional Sum	3-3	42,036	00
	SubTotal before VAT		236,076	
	ADD VAT @ 14%:		33,050	70
	Carried to Tender	R	269,127	11
	FINAL SUMMARY			
	FS-1			
			1	

Detailed cost breal	kdown of a 50m² MV, type 2 (without a patio) hou	use effective from 30
October 2012		
Construction Cost		
for a 50m² house	Earthworks (provisional)	R 6 572.7
	Concrete, Formwork & Reinforcement	R 10 914.7
	Brickwork	R 19 388.8
	Roof Structure	R 16 074.0
	Ceilings	R 6 578.0
	Windows	R 3 134.4
	Doors and Frames	R 5 640.1
	Finishing and Paintwork	R 16 425.9
	Electrical	R 10 011.0
	Floor and Wall Tiling	R 10 785.0
	Plumbing and Toilet including rainwater	
	disposal	D 15 220 0
	2 ulata hali	R 15 320.0
	2 plate hob	R 350.0
	Joinery	R 3 150.0
	Carport	R 11 000.0
	Fencing (32.5m)	R 3 087.5
	Material	
	Labour - included	D 420 422 4
	Sub-Total	R 138 432.4
	P & G	R 12 583.5
	Overheads - included	
	Transfer Costs - excluded	
	Beneficiary Administration -excluded	
	Profit - included	D 454 045 0
	Sub-Total	R 151 015.9
	Escalation	R 18 625.3
	Clerks of Works	R 5 937.4
	Project Manager	R 5 089.2
	Total (Rounded Off)	R 180 667.9