

PART A INVITATION TO BID

Part A Invitation to Bid					
BID NUMBER:	WCNCB 04/05/2025	CLOSING DATE:	07/07/2025	CLOSING TIME:	11H00 AM
DESCRIPTION	Cottage Upgrade at De Mond Nature Reserve.				
THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A WRITTEN CONTRACT FORM (WBD7).					

BID RESPONSE DOCUMENTS MAY BE DEPOSITED IN THE BID BOX SITUATED AT CAPENATURE HEAD OFFICE

CapeNature Head Office PGWC Shared Services Centre 3rd Floor Cnr Bosduif & Volstruis Streets Bridgetown 7764	<p>Please note that a compulsory briefing session will be held on Wednesday 18 June 2025 at 11:00 AM, at De Mond Nature Reserve.</p> <p>De Mond Nature Reserve is located between the Overberg towns of Struisbaai and Arniston, approximately 23km from Bredasdorp accessible via a gravel road off of the R316 toward Arniston.</p> <p>GPS Co-ordinates: 34°42'42.7"S 20°06'15.0"E</p>
Tender's Email Address (For submission of bid documents only): tenders@capenature.co.za	

SUPPLIER INFORMATION					
NAME OF BIDDER					
POSTAL ADDRESS					
STREET ADDRESS					
TELEPHONE NUMBER	CODE		NUMBER		
CELLPHONE NUMBER					
FACSIMILE NUMBER	CODE		NUMBER		
E-MAIL ADDRESS					
VAT REGISTRATION NUMBER					
	WCSD REGISTRATION No.		AND	CSD No:	

B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE [TICK APPLICABLE BOX]	<input type="checkbox"/> Yes <input type="checkbox"/> No	B-BBEE STATUS LEVEL SWORN AFFIDAVIT	<input type="checkbox"/> Yes <input type="checkbox"/> No
IF YES, WHO WAS THE CERTIFICATE ISSUED BY?	<input type="checkbox"/>	A VERIFICATION AGENCY ACCREDITED BY THE SOUTH AFRICAN ACCREDITATION SYSTEM (SANAS)	
	<input type="checkbox"/>	A REGISTERED AUDITOR	

[A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE/SWORN AFFIDAVIT (FOR EMEs & QSEs) MUST BE SUBMITTED TOGETHER WITH A COMPLETED 6.1 IN ORDER TO QUALIFY FOR PREFERENCE POINTS FOR B-BBEE]

ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES /WORKS OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES ENCLOSE PROOF]	ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES /WORKS OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES ANSWER PART B:3 BELOW]
SIGNATURE OF BIDDER	DATE	
CAPACITY UNDER WHICH THIS BID IS SIGNED (Attach proof of authority to sign this bid; e.g. resolution of directors, etc.)			
TOTAL NUMBER OF ITEMS OFFERED		TOTAL BID PRICE (ALL INCLUSIVE)	
BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO:		TECHNICAL INFORMATION MAY BE DIRECTED TO:	
DEPARTMENT/ PUBLIC ENTITY	CapeNature	CONTACT PERSON	Ramese Mathews
CONTACT PERSON	Imran Brey	TELEPHONE NUMBER	087 087 3175
TELEPHONE NUMBER	087 087 4103	FACSIMILE NUMBER	N/A
FACSIMILE NUMBER	NA	E-MAIL ADDRESS	rmathews@capenature.co.za
E-MAIL ADDRESS	ibrey@capenature.co.za		

PART B
TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:

1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.

1.2. ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED–(NOT TO BE RE-TYPED)

1.3. BIDDERS MUST REGISTER ON THE CENTRAL SUPPLIER DATABASE (CSD) TO UPLOAD MANDATORY INFORMATION NAMELY: (BUSINESS REGISTRATION/ DIRECTORSHIP/ MEMBERSHIP/IDENTITY NUMBERS; TAX COMPLIANCE STATUS; AND BANKING INFORMATION FOR VERIFICATION PURPOSES). B-BBEE CERTIFICATE OR SWORN AFFIDAVIT FOR B-BBEE MUST BE SUBMITTED TO BIDDING INSTITUTION.

1.4. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT 2000 AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 2017, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER LEGISLATION OR SPECIAL CONDITIONS OF CONTRACT.

2. TAX COMPLIANCE REQUIREMENTS

2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.

2.2 APPLICATION FOR TAX COMPLIANCE STATUS (TCS) MAY ALSO BE MADE VIA E-FILING. IN ORDER TO USE THIS PROVISION, TAXPAYERS WILL NEED TO REGISTER WITH SARS AS E-FILE USER THROUGH THE WEBSITE WWW.SARS.GOV.ZA.

2.3 BIDDERS MAY ALSO SUBMIT A PRINTED TCS WITH A RESULT SUMMARY PAGE (DOWNLOADED FROM EFILING) TOGETHER WITH THE BID.

2.4 IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-CONTRACTORS ARE INVOLVED, EACH PARTY MUST SUBMIT A SEPARATE PROOF OF TCS AS MENTIONED IN 2.3 ABOVE.

3. QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS

3.1. IS THE BIDDER A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? ☐ YES ☐ NO

3.2. DOES THE BIDDER HAVE A BRANCH IN THE RSA? ☐ YES ☐ NO

3.3. DOES THE BIDDER HAVE A PERMANENT ESTABLISHMENT IN THE RSA? ☐ YES ☐ NO

3.4. DOES THE BIDDER HAVE ANY SOURCE OF INCOME IN THE RSA? ☐ YES ☐ NO

IF THE ANSWER IS “NO” TO ALL OF THE ABOVE, THEN, IT IS NOT A REQUIREMENT TO PROVIDE PROOF OF TAX COMPLIANCE STATUS; NOR OBTAIN A TAX COMPLIANCE STATUS FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) IF NOT REGISTER AS PER 2.2 ABOVE.

***FAILURE TO PROVIDE ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID.**

SIGNATURE OF BIDDER:

CAPACITY UNDER WHICH THIS BID IS SIGNED:

(Proof of authority must submitted e.g. company resolution)

DATE:

TAX CLEARANCE REQUIREMENTS

IT IS A CONDITION OF THE TENDER THAT -

1. The taxes of the successful service provider **must** be in order, or that satisfactory arrangements have been made with the Receiver of Revenue to meet his / her tax obligations.
2. Application for tax clearance must be done through the Receiver of Revenue office where the service provider is registered for tax purposes. The Receiver of Revenue will then furnish the Supplier with a Tax Clearance Certificate that will be valid for a period of one year from date of issue.
3. This Tax Clearance Certificate must be submitted in the original together with the tender. Failure to submit the **original** and valid Tax Clearance Certificate **will** invalidate the tender. If a tax clearance certificate was submitted previously to CapeNature please indicate as such.
4. In quotations where Consortia / Joint Ventures / Sub-contractors are involved each party must submit a separate Tax Clearance Certificate. Copies of the Application for Tax Clearance Certificates are available at any Receiver's Office.

HAS A TAX CLEARANCE CERTIFICATE BEEN SUBMITTED	YES	NO
ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS/SERVICES OFFERED BY YOU? (IF YES ENCLOSE PROOF)	YES	NO

**PART C
PRICING SCHEDULE**

OFFER TO BE VALID FOR **90** DAYS FROM THE CLOSING DATE OF THE BID.

De Mond Cottage Upgrade	Amount
TOTAL TENDER AMOUNT (VAT INCLUSIVE)	R

***NOTE:** Please refer to the Bill of Quantities in the specifications for the full pricing breakdown.

PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022 AND IN TERMS OF THE WESTERN CAPE GOVERNMENTS INTERIM STRATEGY AS IT RELATES TO PREFERENCE POINTS

This preference form must form part of all bids invited. It contains general information and serves as a claim form for preference points for Broad-Based Black Economic Empowerment (B-BBEE) Status Level of Contribution.

NB: BEFORE COMPLETING THIS FORM, BIDDERS (TENDERERS) MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER, PREFERENTIAL PROCUREMENT REGULATIONS, 2022 AND THE BROAD BASED BLACK ECONOMIC EMPOWERMENT ACT AND THE CODES OF GOOD PRACTICE

1. DEFINITIONS

- 1.1 **“acceptable tender”** means any tender which, in all respects, complies with the specifications and conditions of tender as set out in the tender document.
- 1.2 **“affidavit”** is a type of verified statement or showing, or in other words, it contains a verification, meaning it is under oath or penalty of perjury, and this serves as evidence to its veracity and is required for court proceedings.
- 1.3 **“all applicable taxes”** includes value-added tax, pay as you earn, income tax, unemployment insurance fund contributions and skills development levies;
- 1.4 **“B-BBEE”** means broad-based black economic empowerment as defined in section 1 of the Broad-Based Black Economic Empowerment Act;
- 1.5 **“B-BBEE status level of contributor”** means the B-BBEE status of an entity in terms of a code of good practice on black economic empowerment issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act;
- 1.6 **“bid”** means a written offer on the official bid documents or invitation of price quotations and **“tender”** is the act of bidding/tendering;
- 1.7 **“Code of Good Practice”** means the generic codes or the sector codes as the case may be;
- 1.8 **“consortium or joint venture”** means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract;
- 1.9 **“contract”** means the agreement that results from the acceptance of a bid by an organ of state;
- 1.10 **“EME”** is an Exempted Micro Enterprise with an annual total revenue of R10 million or less.
- 1.11 **“Firm price”** means the price that is only subject to adjustments in accordance with the actual increase or decrease resulting from the change, imposition, or abolition of customs or excise duty and any other duty, levy, or tax, which, in terms of the law or regulation, is binding on the contractor and demonstrably has an influence on the price of any supplies, or the rendering costs of any service, for the execution of the contract;
- 1.12 **“Large Enterprise”** is any enterprise with an annual total revenue above R50 million;
- 1.13 **“non-firm prices”** means all prices other than “firm” prices;
- 1.14 **“person”** includes a juristic person;
- 1.15 **“price”** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;

- 1.16 **“proof of B-BBEE status level contributor”** means-
- (a) The B-BBEE status level certificate issued by an authorized body or person;
 - (b) A sworn affidavit as prescribed in terms of the B-BBEE Codes of Good Practice; or
 - (c) Any other requirement prescribed in terms of the Broad-Based Black Economic Empowerment Act.
- 1.17 **QSE** is a Qualifying Small Enterprise with an annual total revenue between R10 million and R50 million;
- 1.18 **“rand value”** means the total estimated value of a contract in Rand, calculated at the time of the tender invitation; and includes all applicable taxes;
- 1.19 **“sub-contract”** means the primary contractor’s assigning, leasing, making out work to, or employing, another person to support such primary contractor in the execution of part of a project in terms of the contract.
- 1.20 **“tender”** means a written offer in the form determined by an organ of state in response to an invitation to provide or services through price quotations, competitive tendering process or any other method envisaged in legislation;
- 1.21 **“tender for income-generating contracts”** means a written offer in the form determined by an organ of state in response to an invitation for the origination of income-generating contracts through any method envisaged in legislation that will result in a legal agreement between the organ of state and a third party that produces revenue for the organ of state, and includes, but is not limited to, leasing and disposal of assets and concession contracts, excluding direct sales and disposal of assets through public auctions;
- 1.22 **“the Act”** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000);
- 1.23 **“the Regulations”** means the Preferential Procurement Regulations, 2022;
- 1.24 **“total revenue”** bears the same meaning assigned to this expression in the Codes of Good Practice on Black Economic Empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act and promulgated in the Government Gazette on 11 October 2013;
- 1.25 **“trust”** means the arrangement through which the property of one person is made over or bequeathed to a trustee to administer such property for the benefit of another person; and
- 1.26 **“trustee”** means any person, including the founder of a trust, to whom property is bequeathed in order for such property to be administered for the benefit of another person.

2. GENERAL CONDITIONS

- 2.1 The following preference point systems are applicable to all bids:
- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
 - the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).
- 2.2 Preference point system for this bid:
- a) The value of this bid is estimated to not exceed R50 000 000 (all applicable taxes included) and therefore the 80/20 preference point system shall be applicable; or
 - b) The 80/20 preference point system will be applicable to this tender.
- 2.3 Preference points for this bid shall be awarded for:
- a) Price; and
 - b) B-BBEE Status Level of Contribution

- 2.4 The maximum points for this bid are allocated as follows:

	POINTS
PRICE	
B-BBEE STATUS LEVEL OF CONTRIBUTOR	
Total points Price and B-BBEE must not exceed	100

- 2.5 Failure on the part of a bidder to fill in, sign this form and submit in the circumstances prescribed in the Codes of Good Practice either a B-BBEE Verification Certificate issued by a Verification Agency accredited by the South African Accreditation System (SANAS) or an affidavit confirming annual total revenue and level of black ownership together with the bid or an affidavit issued by Companies Intellectual Property Commission, will be interpreted to mean that preference points for B-BBEE status level of contribution are not claimed.
- 2.6 The organ of state reserves the right to require of a bidder, either before a bid is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

3. ADJUDICATION USING A POINT SYSTEM

- 3.1 Subject to Section 2(1)(f) of the Preferential Procurement Policy Framework Act, 2000, the bidder obtaining **the highest number of total points** will be awarded the contract.
- 3.2 A tenderer must submit proof of its B-BBEE status level of contributor in order to claim points for B-BBEE.
- 3.3 A tenderer failing to submit proof of B-BBEE status level of contributor or is a non-compliant contributor to B-BBEE will not be disqualified but will only score:
- (a) points out of 80 for price; and
 - (b) 0 points out of 20 for B-BBEE
- 3.4 Points scored must be rounded off to the nearest 2 decimal places.
- 3.5 In the event that two or more bids have scored equal total points, the successful bid must be the one scoring the highest number of preference points for B-BBEE.
- 3.6 As per section 2(1)(f) of the Preferential Procurement Policy Framework Act, 2000, the contract may be awarded to a bidder other than the one scoring the highest number of total points based on objective criteria in addition to those contemplated in paragraphs (d) and (e) of the Preferential Procurement Policy Framework Act, 2000 that justifies the award to another tenderer provided that it has been stipulated upfront in the tendering conditions.
- 3.7 Should two or more bids be equal in all respects; the award shall be decided by the drawing of lots.

4. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

4.1 POINTS AWARDED FOR PRICE

4.1.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEM

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20

or

90/10

$$Ps = 80 \left(1 - \frac{Pt - Pmin}{Pmin} \right) \quad \text{or} \quad Ps = 90 \left(1 - \frac{Pt - Pmin}{Pmin} \right)$$

Where

Ps = Points scored for price of bid under consideration

Pt = Price of tender under consideration

Pmin = Price of lowest acceptable tender

5. FORMULAE FOR DISPOSAL OR LEASING OF STATE ASSETS AND INCOME GENERATING PROCUREMENT

5.1 POINTS AWARDED FOR PRICE

A maximum of 80 or 90 points is allocated for price on the following basis:

80/20

or

90/10

$$Ps = 80 \left(1 - \frac{Pt - Pmax}{Pmax} \right) \quad \text{or} \quad Ps = 90 \left(1 - \frac{Pt - Pmax}{Pmax} \right)$$

Where

Ps = Points scored for price of bid under consideration

Pt = Price of tender under consideration

Pmax = Price of highest acceptable tender

6. POINTS AWARDED FOR B-BBEE STATUS LEVEL OF CONTRIBUTION

- 6.1 In terms of WCG interim strategy, preference points must be awarded to a bidder for attaining the B-BBEE status level of contribution in accordance with the table below:

B-BBEE Status Level of Contributor	Number of points (90/10 system)	Number of points (80/20 system)
1	10	20
2	9	18
3	6	14
4	5	12
5	4	8
6	3	6
7	2	4
8	1	2
Non-compliant contributor	0	0

- 6.2 An **EME** must submit a valid, originally certified affidavit confirming annual turnover and level of black ownership or an affidavit issued by Companies Intellectual Property Commission.
- 6.3 A **QSE that is less than 51 per cent (50% or less) black owned** must be verified in terms of the QSE scorecard issued via Government Gazette and submit a valid, original or a legible certified copy of a B-BBEE Verification Certificate issued by SANAS.
- 6.4 A **QSE that is at least 51 per cent black owned (51% or higher)** must submit a valid, originally certified affidavit confirming turnover and level of black ownership as well as declare its empowering status or an affidavit issued by Companies Intellectual Property Commission.
- 6.5 A **large enterprise** must submit a valid, original or originally certified copy of a B-BBEE Verification Certificate issued by a verification agency accredited by SANAS.
- 6.6 A trust, consortium or joint venture, will qualify for points for their B-BBEE status level as a legal entity, provided that the entity submits their B-BBEE status level certificate.
- 6.7 A trust, consortium or joint venture (including unincorporated consortia and joint ventures) must submit a consolidated B-BBEE status level verification certificate for every separate tender.
- 6.8 Tertiary institutions and public entities will be required to submit their B-BBEE status level certificates in terms of the specialized scorecard contained in the B-BBEE Codes of Good Practice.

7. BID DECLARATION

- 7.1 Bidders who claim points in respect of B-BBEE Status Level of Contribution must complete the following:

8. B-BBEE STATUS LEVEL OF CONTRIBUTION CLAIMED IN TERMS OF PARAGRAPH 6

- 8.1 B-BBEE Status Level of Contribution = (maximum of 20 points)

(Points claimed in respect of paragraph 7.1 must be in accordance with the table reflected in paragraph 6.1 and must be substantiated by means of a B-BBEE certificate issued by a Verification Agency accredited by SANAS or an affidavit confirming annual total revenue and level of black ownership in terms of the relevant sector code applicable to the tender.

9. SUB-CONTRACTING

9.1 Will any portion of the contract be sub-contracted? **YES / NO**

9.1.1 If yes, indicate:

(i) what percentage of the contract will be subcontracted?%

(ii) the name of the sub-contractor?

(iii) the B-BBEE status level of the sub-contractor?

(iv) whether the sub-contractor is an EME or QSE? **YES / NO**

9.1.2 Sub-contracting relates to a **particular** contract and if sub-contracting is applicable, the bidder to state in their response to a particular RFQ that a portion of that contract will be sub-contracted.

10. DECLARATION WITH REGARD TO COMPANY/FIRM

10.1 Name of company/entity :

10.2 VAT registration number :

10.3 Company Registration number :

10.4 TYPE OF COMPANY/FIRM

☐ Partnership/ Joint Venture/ Consortium

☐ One-person business/ sole propriety

☐ Close corporation

☐ Public Company

☐ Personal Liability Company

☐ (Pty) Limited

☐ Non-Profit Company

☐ State Owned Company

[SELECT APPLICABLE ONE]

10.5 I/we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the B-BBEE status level of contribution indicated in paragraph 7 above, qualifies the company/ firm for the preference(s) shown and I / we acknowledge that:

(a) The Western Cape Government reserves the right to audit the B-BBEE status claim submitted by the bidder.

(b) As set out in Section 130 of the B-BBEE Act as amended, any misrepresentation constitutes a criminal offence. A person commits an offence if that person knowingly:

(i) misrepresents or attempts to misrepresent the B-BBEE status of an enterprise;

(ii) provides false information or misrepresents information to a B-BBEE Verification Professional in order to secure a particular B-BBEE status or any benefit associated with compliance to the B-BBEE Act;

- (iii) provides false information or misrepresents information relevant to assessing the B-BBEE status of an enterprise to any organ of state or public entity; or
 - (iv) engages in a fronting practice.
- (c) If a B-BBEE verification professional or any procurement officer or other official of an organ of state or public entity becomes aware of the commission of, or any attempt to commit any offence referred to in paragraph 10.5 (a) above will be reported to an appropriate law enforcement agency for investigation.
- (d) Any person convicted of an offence by a court is liable in the case of contravention of 10.5 (b) to a fine or to imprisonment for a period not exceeding 10 years or to both a fine and such imprisonment or, if the convicted person is not a natural person to a fine not exceeding 10 per cent of its annual turnover.
- (e) The purchaser may, if it becomes aware that a bidder may have obtained its B-BBEE status level of contribution on a fraudulent basis, investigate the matter. Should the investigation warrant a restriction be imposed, this will be referred to the National Treasury for investigation, processing and imposing the restriction on the National Treasury's List of Restricted Suppliers. The bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, may be restricted from obtaining business from any organ of state for a period not exceeding 10 years, after the audi alteram partem (hear the other side) rule has been applied.
- (f) The purchaser may, in addition to any other remedy it may have –
 - (i) disqualify the person from the bidding process;
 - (ii) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;
 - (iii) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation; and
 - (iv) forward the matter for criminal prosecution.
- (g) The information furnished is true and correct.
- (h) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 2 of this form.

SIGNATURE(S) OF THE BIDDER(S):

DATE:

ADDRESS:

.....

WITNESSES:

1.

2.

PROVINCIAL GOVERNMENT OF WESTERN CAPE

DECLARATION OF INTERESTS, BIDDERS PAST SCM PRACTICES AND INDEPENDENT BID DETERMINATION

1. To give effect to the requirements of the Western Cape Provincial Treasury Instructions, 2019: Supply Chain Management (Goods and Services), Public Finance Management Act (PFMA) Supply Chain Management (SCM) Instruction No. 3 of 2021/2022 - SBD 4 Declaration of Interest, Section 4 (1)(b)(iii) of the Competition Act No. 89 of 1998 as amended together with its associated regulations, the Prevention and Combating of Corrupt Activities Act No 12 of 2004 and regulations pertaining to the tender defaulters register, Paragraph 16A9 of the National Treasury Regulations and/or any other applicable legislation.
2. Any person (natural or juristic) may make an offer or offers in terms of this invitation to bid. In line with the principles of transparency, accountability, impartiality, and ethics as enshrined in the Constitution of the Republic of South Africa and further expressed in various pieces of legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.
3. All prospective bidders intending to do business with the Institution must be registered on the Central Supplier Database (CSD) and the Western Cape Supplier Evidence Bank (WCSEB) if they wish to do business with the Western Cape Government (WCG) via the electronic Procurement Solution (ePS).
4. The status of enterprises and persons listed on the National Treasury's Register for Tender Defaulters will be housed on the ePS. Institutions may not under any circumstances procure from enterprises and persons listed on the Database of Tender Defaulters.
5. The status of suppliers listed on the National Treasury's Database of Restricted Suppliers will be housed on the ePS; however, it remains incumbent on institutions to check the National Treasury Database of Restricted Suppliers before the conclusion of any procurement process. For suppliers listed as restricted, institutions must apply due diligence and risk assessment before deciding to proceed with procurement from any such supplier.

6. **Definitions**

"bid" means a bidder's response to an institution's invitation to participate in a procurement process which may include a bid, price quotation or proposal;

"Bid rigging (or collusive bidding)" occurs when businesses, that would otherwise be expected to compete, secretly conspire to raise prices or lower the quality of goods and / or services for purchasers who wish to acquire goods and/or services through a bidding process. Bid rigging is, therefore, an agreement between competitors;

"business interest" means -

- (a) a right or entitlement to share in profits, revenue or assets of an entity;
- (b) a real or personal right in property;
- (c) a right to remuneration or any other private gain or benefit, or
- (d) includes any interest contemplated in paragraphs (a), (b) or (c) acquired through an intermediary and any potential interest in terms of any of those paragraphs;

"Consortium or Joint Venture" means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract;

"Controlling interest" means, the power, by one person or a group of persons holding the majority of the equity of an enterprise, alternatively, the person/s having the deciding vote or power to influence or to direct the course and decisions of the enterprise;

“Corruption”- General offences of corruption are defined in the Combating of Corrupt Activities Act, 2004 (Act No 12 of 2004) as:

Any person who directly or indirectly-

- (a) accepts or agrees or offers to accept an! gratification from any other person, whether for the benefit of himself or herself or for the benefit of another person; or
- (b) gives or agrees or offers to give to any other person any gratification, whether for the benefit of that other person or for the benefit of another person., in order to act personally or by influencing another person so to act, in a manner—
 - (i) that amounts to the-
 - (aa) illegal. dishonest. unauthorised. incomplete. or biased: or
 - (bb) misuse or selling of information or material acquired in the course of the exercise, carrying out or performance of any powers, duties or functions arising out of a constitutional, statutory, contractual or any other legal obligation:
 - (ii) that amounts to-
 - (aa) the abuse of a position of authority;
 - (bb) a breach of trust; or
 - (cc) the violation of a legal duty or a set of rules;
 - (iii) designed to achieve an unjustified result; or
 - (iv) that amounts to any other unauthorised or improper inducement to do or 45 not to do anything. of the, is guilty of the offence of corruption

“CSD” means the Central Supplier Database maintained by National Treasury;

“employee”, in relation to –

- (a) a department, means a person contemplated in section 8 of the Public Service Act, 1994 but excludes a person appointed in terms of section 12A of that Act; and
- (b) a public entity, means a person employed by the public entity;

“entity” means any -

- (a) association of persons, whether or not incorporated or registered in terms of any law, including a company, corporation, trust, partnership, close corporation, joint venture or consortium; or
- (b) sole proprietorship;

“entity conducting business with the Institution” means an entity that contracts or applies or tenders for the sale, lease or supply of goods or services to the Province;

“Family member” means a person’s -

- (a) spouse; or
- (b) child, parent, brother, sister, whether such a relationship results from birth, marriage or adoption or some other legal arrangement (as the case may be);

“intermediary” means a person through whom an interest is acquired, and includes a representative or agent or any other person who has been granted authority to act on behalf of another person;

“Institution” means –

a provincial department or provincial public entity listed in Schedule 3C of the Act; **“Provincial**

Government Western Cape (PGWC)” means

(a) the Institution of the Western Cape, and

(b) a provincial public entity;

“RWOEE” means -

Remunerative Work Outside of the Employee’s Employment

“spouse” means a person’s -

(a) partner in marriage or civil union according to legislation;

(b) partner in a customary union according to indigenous law; or

(c) partner with whom he or she cohabits and who is publicly acknowledged by the person as his or her life partner or permanent companion.

7. Regulation 13(c) of the Public Service Regulations (PSR) 2016, effective 1 February 2017, prohibits any employee from conducting business with an organ of state, or holding a directorship in a public or private company doing business with an organ of state unless the employee is a director (in an official capacity) of a company listed in schedules 2 and 3 of the Public Finance Management Act.

a) Therefore, by 31 January 2017 all employees who are conducting business with an organ of state should either have:

(i) resigned as an employee of the government institution or;

(ii) cease conducting business with an organ of state or;

(iii) resign as a director/shareholder/owner/member of an entity that conducts business with an organ of state.

8. Any legal person, or their family members, may make an offer or offers in terms of this invitation to bid. In view of potential conflict of interest, in the event that the resulting bid, or part thereof, be awarded to family members of persons employed by an organ of state, it is required that the bidder or his/her authorised representative declare his/her position in relation to the evaluating/adjudicating authority where the bidder is employed by the Institution

9. The bid of any bidder may be disregarded if that bidder or any of its directors abused the institution’s supply chain management system; committed fraud or any other improper conduct in relation to such system; or failed to perform on any previous contract.

10. Section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, prohibits an agreement between, or concerted practice by firms, or a decision by an association of firms, if it is between parties in a horizontal relationship and if it involves collusive bidding (or bid rigging). Collusive bidding is a per se prohibition meaning that it cannot be justified under any grounds.

11. Treasury Regulation 16A9 prescribes that accounting officers and accounting authorities must take all reasonable steps to prevent abuse of the supply chain management system and authorises accounting officers and accounting authorities to:

- (a) disregard the bid of any bidder if that bidder, or any of its directors have abused the institution's supply chain management system and or committed fraud or any other improper conduct in relation to such system.
 - (b) cancel a contract awarded to a supplier of goods and services if the supplier committed any corrupt or fraudulent act during the bidding process or the execution of that contract.
12. Communication between partners in a joint venture or consortium will not be construed as collusive bidding.
13. In addition and without prejudice to any other remedy provided to combat any restrictive practices related to bids and contracts, bids that are suspicious will be reported to the Competition Commission for investigation and possible imposition of administrative penalties in terms of section 59 of the Competition Act No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

SECTION A: DETAILS OF THE ENTITY

CSD Registration Number	MAAA
Name of the Entity	
Entity registration Number (where applicable)	
Entity Type	
Tax Reference Number	
Full details of directors, shareholder, member, partner, trustee, sole proprietor or any persons with a right or entitlement to share in profits, revenue or assets of the entity should be disclosed in the Table A below.	

TABLE A

[illegible]

SECTION B: DECLARATION OF THE BIDDER'S INTEREST

The supply chain management system of an institution must, irrespective of the procurement process followed, prohibit any award to an employee of the state, who either individually or as a director of a public or private company or a member of a close corporation, seek to conduct business with the WCG, unless such employee is in an official capacity a director of a company listed in Schedule 2 or 3 of the PFMA as prescribed by the Public Service Regulation 13 (c).

Furthermore, an employee employed by an organ of state conducting remunerative work outside of the employee's employment should first obtain the necessary approval by the delegated authority (RWOOE), failure to submit proof of such authority, where applicable, may result in disciplinary action.

B1.	Are any persons listed in Table A identified on the CSD as employees of an organ of state? (If yes, refer to Public Service Circular EIM 1/2016 to exercise the listed actions)	NO	YES
B2.	Are any employees of the entity also employees of an organ of state? (If yes complete Table B and attach their approved “RWOOE”)	NO	YES
B3.	Are any family members of the persons listed in Table A employees of an organ of state? (If yes complete Table B)	NO	YES

TABLE B

Details of persons (family members) connected to or employees of an organ of state should be disclosed in Table B below.

[illegible]

SECTION C: PERFORMANCE MANAGEMENT AND BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES

To enable the prospective bidder to provide evidence of past and current performance.

C1.	Did the entity conduct business with an organ of state in the last twelve months? (If yes complete Table C)	NO	YES
------------	--	----	-----

C2. TABLE C

Complete the below table to the maximum of the last 5 contracts.

NAME OF CONTRACTOR	PROVINCIAL DEPARTMENT OR PROVINCIAL ENTITY	TYPE OF SERVICES OR COMMODITY	CONTRACT/ ORDER NUMBER	PERIOD OF CONTRACT	VALUE OF CONTRACT
C3. Is the entity or its principals listed on the National Database as companies or persons prohibited from doing business with the public sector?					NO YES
C4. Is the entity or its principals listed on the National Treasury Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No. 12 of 2004)? (To access this Register enter the National Treasury's website, www.treasury.gov.za , click on the icon "Register for Tender Defaulters" or submit your written request for a hard copy of the Register to facsimile number (012) 326 5445.)					NO YES
C5. If yes to C3 or C4, were you informed in writing about the listing on the database of restricted suppliers or Register for Tender Defaulters by National Treasury?				NO	YES N/A
C6. Was the entity or persons listed in Table A convicted for fraud or corruption during the past five years in a court of law (including a court outside the Republic of South Africa)?					NO YES
C7. Was any contract between the bidder and any organ of state terminated during the past five years on account of failure to perform on or comply with the contract?					NO YES

SECTION D: DULY AUTHORISED REPRESENTATIVE TO DEPOSE TO AFFIDAVIT

This form must be signed by a duly authorised representative of the entity in the presence of a commissioner of oaths.

I, hereby
swear/affirm;

- i. that the information disclosed above is true and accurate;
- ii. that I have read understand the content of the document;
- iii. that I have arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor.
- iv. that the entity undertakes to independently arrive at any offer at any time to the Institution without any consultation, communication, agreement or arrangement with any competitor. In addition, that there will be no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specification, prices, including methods, factors or formulas used to calculate prices, market allocation, the intention or decision to submit or not to submit the bid, bidding with the intention not to win the bid and conditions or delivery particulars of the products or services to which this bid invitation relates;
- v. that the entity or its representative are aware of and undertakes not to disclose the terms of any bid, formal or informal, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract; and
- vi. that there have been no consultations, communications, agreements or arrangements made with any official of the procuring institution in relation to this procurement process prior to and during the bidding process except to provide clarification on the bid submitted where so required by the institution; and that my entity was not involved in the drafting of the specifications or terms of reference for this bid.

.....
DULY AUTHORISED REPRESENTATIVE'S

SIGNATURE

I certify that before administering the oath/affirmation I asked the deponent the following questions and wrote down his/her answers in his/her presence:

- 1.1 Do you know and understand the contents of the declaration? ANSWER:
- 1.2 Do you have any objection to taking the prescribed oath? ANSWER:
- 1.3 Do you consider the prescribed oath to be binding on your conscience? ANSWER:.....
- 1.4 Do you want to make an affirmation? ANSWER:

2. I certify that the deponent has acknowledged that he/she knows and understands the contents of this declaration, which was sworn to/affirmed and the deponent's signature/thumbprint/mark was place thereon in my presence.

.....
SIGNATURE FULL NAMES: Commissioner of Oaths

Designation (rank):.....ex officio: Republic of South Africa

Date: **Place:**

Business Address:



De Mond, Tourist Cottage
WCG DoI & CapeNature
Principal Contract Document
Provisional Bills of Quantities
November 2024



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Part 1

Notes to Tenderers



Notes to Tenderers

1. Project Team

Consultant	Company	Contact Person	Telephone
Architect	Architecture Co-op	Justin Cooke	083 232 9451
Principal Agent	Architecture Co-op	Justin Cooke	083 232 9451
Quantity Surveyor	Farrow Laing Quantity Surveyors	Willem Visser	021 110 0270
Structural Engineer			
Electrical Engineer			
Health and Safety Consultant			

2. Tender Documentation

The Tenderer shall check that the page numbers correspond to the contents page and should any be missing or duplicated, or if any doubt exists as to the full intent and meaning of any description, or this document contains any obvious errors, the Tenderer shall notify the Quantity Surveyor at once for rectification. No liability whatsoever will be admitted in respect of errors in any tender due to the abovementioned causes.

All queries must be addressed to the Quantity Surveyor in writing at least five days prior to tender closing.

3. Extent of Contract

As a rough guide only to Tenderers, the work embodied in this contract comprises the alteration and construction of an existing tourism cabin building comprising alterations to the existing cabin and construction of new braai area. The building footprint is approximately 75m²

4. Inspection of Site and Drawings

It is a condition that the Tenderer shall have carried out a full and detailed inspection of the site, all Consultant's drawings and all tender documents as listed in the contents page of this tender document, prior to the submission of tenders. By such an inspection the Tenderer shall be deemed to be fully informed as to the nature and degree of complexity of the project, the constructional problems related thereto, the conditions under which the work is to be carried out, the means of access to the site and generally of all matters which may influence his tender. No claim whatsoever will be considered after the submission of tenders, due to the failure on the part of the Tenderer to fulfil his obligation.

A compulsory site inspection will take place at 11:00 AM on 18 June 2025. Tenderers to meet at De Mond Nature Reserve.

De Mond Nature Reserve is located between the Overberg towns of Struisbaai and Arniston, approximately 23km from Bredasdorp accessible via a gravel road off of the R316 toward Arniston.

GPS Co-ordinates: 34°42'42.7"S 20°06'15.0"E

5. Drawings Issued With Bills of Quantities

The drawings as listed under Part 5 are issued electronically and form part of these Bills of Quantities.

All relevant drawings are available electronically using the following link:
(Tenderer to notify the quantity surveyor should all drawings not be accessible)

<https://www.capenature.co.za/tender-and-bid-information>

In order to obviate lengthy descriptions, references have been made in certain items in the Bills of Quantities to particular drawings by the drawing number. In these cases the respective drawings shall be taken and

read together with the particular bill items concerned and the rates and prices shall include for providing all labour, materials, equipment, services and for performing all operations required for the complete installation of the items described and shown on the drawings.

The insertion of particular drawing references in the bills shall in no way relieve the Tenderer of his responsibility to study all drawings.

6. General Preambles for Trades

Except where otherwise stated, these Bills of Quantities have been prepared in accordance with the General Preambles for Trades 2017 as recommended and published by the Association of South African Quantity Surveyors. Tenderers are advised to study the General Preambles before pricing these bills.

7. Method of Measurement

Standard System

Except where otherwise stated, these Bills of Quantities have been prepared in accordance with the Seventh Edition (2015) of the Standard System of Measuring Building Work issued by the Association of South African Quantity Surveyors, and hereinafter termed "the Standard System".

Qualifications

Notwithstanding the provisions of the Standard System, any amendments in respect of these Bills of Quantities are included in the relevant trades.

Generally

Wherever the words "shall be included in the description", "shall be stated" or words having the same effect appear within the Standard System, it shall be deemed that descriptions in these Bills of Quantities incorporate such inclusions and statements.

8. Tenders

Tenderers shall as part of their tender submission provide the following:

- Fully priced Bills of Quantities
- Completed documents listed under Part 3 Returnable documentation
- Certified BBBEE certificate (not older than 3 months)
- Commissioned and signed Declaration of Interest Form (WCBD 4)
- SARS Tax clearance certificate
- CV's of key personnel

Value Added Tax (VAT) shall be added as a lump sum inserted against the appropriate item on the Contract Data

Tenders shall hold good for a period of forty five (45) calendar days from the date of closing of tenders and shall not be altered, amended or withdrawn during that period.

The lowest, or any, or portion of any tender will not necessarily be accepted, nor will reasons be given for such a decision

9. CIDB Grading Requirements

Tenderers must have a CIDB contractor grading designation of 4 GB or higher.

10. SCM Conditions – Rejection of Quotes/Proposals

Any effort by a bidder to influence the bid evaluation, comparisons, or award decisions in any manner, may result in rejection of the bid. CapeNature shall reject a bid if the bidder has committed a proven corrupt or fraudulent act in competing for a particular contract. CapeNature may disregard any bid if the bidder or any of its subcontractors:

- a) Is not tax compliant
- b) Have abused the Supply Chain Management (SCM) system of a Department or any other government department, agency or entity.
- c) Have committed proven fraud or any other improper conduct in relation to such system.
- d) Have failed to perform on any previous contract.
- e) Supplied incorrect information in the bid documentation.
- f) Not fully registered on the Central Supplier Database (CSD).
- g) Did not submit a valid Declaration of Interest (WCBD 4)

Details of the award will be published (on the e-tender portal/ other media) by CapeNature under National Treasury Instruction No. 1 of 2015/2016.

11. Closing Date and Submissions

Tenders shall be returned in either hardcopy or electronic format before **11:00 on 7 July 2025**. Late tenders will not be considered.

11.1. Hardcopy submissions

Hardcopy tenders shall be delivered to the offices of the CapeNature before the abovementioned time to the following address:

CapeNature Head Office
PGWC Shared Services Centre
3rd Floor
Cnr Bosduif & Volstruis Streets
Bridgetown
7764

11.2. Electronic submissions

Tenders submitted electronically shall be at the tenderers own risk and must be submitted in pdf format to **tenders@capenature.co.za** before the abovementioned time taking into account that large files may take time to be delivered. The tenderer shall, after submission of his tender, confirm with CapeNature that the tender has been received. No liability whatsoever will be accepted by CapeNature for tenders not received and/or corrupt and unreadable files.

Part 2

Provisional Bills of Quantities



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Where standard clauses or alternatives are not entirely applicable to this **agreement** such amendments, modifications, corrections or supplements as will apply are given under each relevant clause heading and such amendments, modifications, corrections or supplements shall take precedence notwithstanding anything to the contrary contained in the above mentioned documents

PREAMBLES FOR TRADES

The General Preambles for Trades 2017 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

Supplementary preambles and/or specifications are incorporated in these **bills of quantities** to satisfy the requirements of this project. Such supplementary preambles and/or specifications shall take precedence over the provisions of the General Preambles

The **contractor's** prices for all items throughout these **bills of quantities** shall take account of and include where applicable for all of the obligations, requirements and specifications given in the General Preambles and in any supplementary preambles and/or specifications

STRUCTURE OF THIS PRELIMINARIES BILL

Section A : A recital of the headings of the individual clauses in the aforementioned **JBCC** Principal Building Agreement

Section B : A recital of the headings of the individual clauses in the aforementioned **JBCC** General Preliminaries

Section C : Any special clauses to meet the particular circumstances of the project

PRICING OF PRELIMINARIES

Should the **contractor** select Option A in the **contract data** for the adjustment of **preliminaries**, the amounts entered against the relevant items in these **preliminaries** are to be divided into one or more of the three categories provided namely fixed (F), value related (V) and time related (T)

Carried to Collection

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Preliminaries

1808Q057C-BOQ, Provisional Bills of Quantities

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SECTION A: PRINCIPAL BUILDING AGREEMENT

Interpretation (A1-A7)

A Clause 1.0 - Definitions and interpretation

The following changes/additions are made to the definitions:

Compensatory interest: Is hereby amended by the substitution of the words "**practical completion**" by the words "**final completion**"

The following new clauses are hereby added:

1.2.6 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**

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

Prices for all **construction equipment**, temporary works, services and other items shall include for the supply, maintenance, operating cost and subsequent removal and making good as necessary

1.2.7 The items in these **bills of quantities** utilise abbreviated descriptions. It is the intention that the abbreviated descriptions be fully described when read with the applicable measuring system and the relevant preambles and/or specifications. However, should the full intent and meaning of any description not be clear, the **contractor** shall, before submission of his tender, call for a written directive from the **principal agent**, failing which it shall be assumed that the **contractor** has allowed in his pricing for materials and workmanship in terms of international best practice

1.2.8 If the **contractor** constitutes a joint venture, consortium or other unincorporated grouping of two or more persons then:

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	<ol style="list-style-type: none"> 1. These persons are deemed to be jointly and severally liable to the employer for the performance of this agreement 2. These persons shall notify the employer of their leader who has assigned authority to bind the contractor and each of these persons 3. The contractor shall not alter its composition or legal status without the prior written consent of the employer 	Item		
A	<p>Clause 2.0 - Law, regulations and notices</p> <p>The following is added to clause 2.1:</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 specifically stated that the employer shall prepare a documented health and safety specification for the works and that the employer shall ensure that the contractor has made provision for the cost of health and safety measures during the execution of the works. The contractor shall price opposite this item for compliance with the act and the regulations and the provisions of the aforementioned health and safety specification [2.1]</p> <p>The contractor shall:</p> <ol style="list-style-type: none"> 1. Comply with the health and safety specification for the works 2. Prepare and agree with the health and safety consultant the health and safety plan for the works 3. Cooperate with the health and safety consultant in all respects 4. Manage the compliance of all subcontractors with the regulations and with the health and safety plan and specification 5. Conform to the conditions contained in the employer's health and safety specification <p>The employer shall allow for and pay any levies required by the National Home Builders Registration Council (NHBRC). The contractor warrants that he is registered and will maintain registration with the NHBRC for the duration of this agreement</p>	Item		
B	Clause 3.0 - Offer and acceptance	Item		
	<p style="text-align: center;">Carried to Collection</p> <p>Bill No. 1 Preliminaries 1808Q057C-BOQ, Provisional Bills of Quantities</p>		R	

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- | | | | | |
|--------|--|--|--|--|
| 1.2.9 | Protection of the works | | | |
| 1.2.10 | Making good physical loss and repairing damage to the works [23.2.2] | | | |
| 1.2.11 | Rectification of defects [21.2] | | | |
| 1.2.12 | 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 | | | |
| 1.2.13 | Expenditure of budgetary allowances, prime cost amounts and provisional sums | | | |
| 1.2.14 | Appointment of a subcontractor [14.0; 15.0] | | | |
| 1.2.15 | Work by direct contractors [16.0] | | | |
| 1.2.16 | On suspension or termination, protection of the works , removal of construction equipment and surplus materials and goods [29.0] | | | |

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2. Civil and structural engineer

2.1 Duties [6.2] :

The civil and structural engineer is responsible for all aspects of civil and structural engineering design and quality inspection of the **works**

2.2 **Contract instructions** [6.2; 17.1] :

- 2.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the **agreement** other than in the **JBCC** Principal Building Agreement
- 2.2.2 Alteration to design, standards or quantity of the **works** provided that such **contract instructions** shall not substantially change the scope of the **works**
- 2.2.3 The **site** [13.0]
- 2.2.4 Compliance with the **law**, regulations and bylaws [2.1]
- 2.2.5 Provision and testing of samples of **materials and goods** and/or of finishes and assemblies of elements of the **works**
- 2.2.6 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]
- 2.2.7 Removal or re-execution of work
- 2.2.8 Removal or substitution of any **materials and goods**
- 2.2.9 Protection of the **works**
- 2.2.10 Making good physical loss and repairing damage to the **works** [23.2.2]
- 2.2.11 Rectification of **defects** [21.2]
- 2.2.12 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**
- 2.2.13 Expenditure of **budgetary allowances**, **prime cost amounts** and **provisional sums**

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3. Mechanical engineer

3.1 Duties [6.2] :

The mechanical engineer is responsible for all aspects of mechanical engineering design and quality inspection of the **works** and, where appointed by the **employer** for quantity surveying services in respect of the mechanical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions

3.2 **Contract instructions** [6.2; 17.1] :

- 3.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the **agreement** other than in the **JBCC** Principal Building Agreement
- 3.2.2 Alteration to design, standards or quantity of the **works** provided that such **contract instructions** shall not substantially change the scope of the **works**
- 3.2.3 Compliance with the **law**, regulations and bylaws [2.1]
- 3.2.4 Provision and testing of samples of **materials and goods** and/or of finishes and assemblies of elements of the **works**
- 3.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]
- 3.2.6 Removal or re-execution of work
- 3.2.7 Removal or substitution of any **materials and goods**
- 3.2.8 Protection of the **works**
- 3.2.9 Making good physical loss and repairing damage to the **works** [23.2.2]
- 3.2.10 Rectification of **defects** [21.2]
- 3.2.11 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**
- 3.2.12 Expenditure of **budgetary allowances**, **prime cost amounts** and **provisional sums**

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4. Electrical engineer

4.1 Duties [6.2] :

The electrical engineer is responsible for all aspects of electrical engineering design and quality inspection of the **works** and, where appointed by the **employer** for quantity surveying services in respect of the electrical installations, for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions

4.2 **Contract instructions** [6.2; 17.1] :

- 4.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the **agreement** other than in the **JBCC** Principal Building Agreement
- 4.2.2 Alteration to design, standards or quantity of the **works** provided that such **contract instructions** shall not substantially change the scope of the **works**
- 4.2.3 Compliance with the **law**, regulations and bylaws [2.1]
- 4.2.4 Provision and testing of samples of **materials and goods** and/or of finishes and assemblies of elements of the **works**
- 4.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]
- 4.2.6 Removal or re-execution of work
- 4.2.7 Removal or substitution of any **materials and goods**
- 4.2.8 Protection of the **works**
- 4.2.9 Making good physical loss and repairing damage to the **works** [23.2.2]
- 4.2.10 Rectification of **defects** [21.2]
- 4.2.11 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**
- 4.2.12 Expenditure of **budgetary allowances**, **prime cost amounts** and **provisional sums**

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5. Wet services engineer

5.1 Duties [6.2] :

The wet services engineer is responsible for all aspects of wet services engineering design and quality inspection of the **works**

5.2 **Contract instructions** [6.2; 17.1] :

- 5.2.1 Rectification of discrepancies, errors in description or quantity or omission of items in the **agreement** other than in the **JBCC** Principal Building Agreement
- 5.2.2 Alteration to design, standards or quantity of the **works** provided that such **contract instructions** shall not substantially change the scope of the **works**
- 5.2.3 Compliance with the **law**, regulations and bylaws [2.1]
- 5.2.4 Provision and testing of samples of **materials and goods** and/or of finishes and assemblies of elements of the **works**
- 5.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]
- 5.2.6 Removal or re-execution of work
- 5.2.7 Removal or substitution of any **materials and goods**
- 5.2.8 Protection of the **works**
- 5.2.9 Making good physical loss and repairing damage to the **works** [23.2.2]
- 5.2.10 Rectification of **defects** [21.2]
- 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**
- 5.2.12 Expenditure of **budgetary allowances, prime cost amounts** and **provisional sums**

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6. Fire consultant

6.1 Duties [6.2] :

The fire consultant is responsible for all aspects of rational fire design and quality inspection of the **works**

6.2 **Contract instructions** [6.2; 17.1] :

- 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
- 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**
- 6.2.3 Compliance with the **law**, regulations and bylaws [2.1]
- 6.2.4 Provision and testing of samples of **materials and goods** and/or of finishes and assemblies of elements of the **works**
- 6.2.5 Opening up of work for inspection, removal or re-execution [23.2.4; 26.4.2]
- 6.2.6 Removal or re-execution of work
- 6.2.7 Removal or substitution of any **materials and goods**
- 6.2.8 Protection of the **works**
- 6.2.9 Making good physical loss and repairing damage to the **works** [23.2.2]
- 6.2.10 Rectification of **defects** [21.2]
- 6.2.11 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**
- 6.2.12 Expenditure of **budgetary allowances**, **prime cost amounts** and **provisional sums**

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7. Environmental consultant

7.1 Duties [6.2] :

The environmental consultant is responsible for all aspects of the environmental impact associated to the **works**. Without derogating from the generality thereof, the environmental consultant will perform the following specific functions and duties in respect of the environmental aspects of the **works**. He shall:

- 7.1.1 Act as the **employer's agent** in terms of the Environmental Management Plan, etc
- 7.1.2 Prepare and update the environmental management plan for the **works**
- 7.1.3 Agree with the **contractor** the environmental management plan for the **works**
- 7.1.4 Carry out regular audits to ensure adherence to the environmental management plan and compliance with the act and regulations
- 7.1.5 Stop the execution of the **works** where the agreed specification or plan is not adhered to

8. Quantity surveyor

8.1 Duties [6.2] :

The quantity surveyor is responsible for all measurements, valuations, financial assessments and all other quantity surveying and cost control functions of the **works**

8.2 **Contract instructions** [6.2; 17.1] :

8.2.1 No **contract instructions** delegated to the quantity surveyor

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A	<p>9. <u>Health and safety consultant</u></p> <p>9.1 Duties [6.2] :</p> <p>The health and safety consultant is responsible for all aspects of health and safety of the works. Without derogating from the generality thereof, the health and safety consultant will perform the following specific functions and duties in respect of the health and safety aspects of the works. He shall:</p> <p>9.1.1 Act as the employer's agent in terms of the Construction Regulations issued in terms of the Occupational Health and Safety Act, 1993 as amended</p> <p>9.1.2 Prepare and update the health and safety specification for the works</p> <p>9.1.3 Agree with the contractor the health and safety plan for the works</p> <p>9.1.4 Carry out regular audits to ensure adherence to the safety plan and compliance with the act and regulations</p> <p>9.1.5 Stop the execution of the works where the agreed specification or plan is not adhered to</p>	Item		
B	Clause 7.0 - Design responsibility	Item		
	<u>Insurances and securities (A8-A11)</u>			
C	Clause 8.0 - Works risk	Item		
D	Clause 9.0 - Indemnities	Item		
E	Clause 10.0 - Insurances	Item		
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A	<p>Clause 11.0 - Securities</p> <p>Clause 11.5 is hereby deleted and no guarantee for payment will thus be provided by the employer</p> <p>Clause 11.10 is hereby deleted</p> <p>The following new clause is hereby added:</p> <p>11.11 In the event that the value of the works (inclusive of tax but excluding adjustments in terms of contract price adjustments were to increase during the course of the contract by an amount of fifteen percent (15%) or more of the contract sum, the contractor shall, upon written request from the principal agent, immediately arrange to have the guarantee for construction (guaranteed sum) increased accordingly, the verified cost of which shall be added to the contract value</p> <p><u>Execution (A12 - A17)</u></p>	Item		
B	<p>Clause 12.0 - Obligations of the parties</p> <p>The following is added to clause 12.2.18:</p> <p>The contractor shall provide, maintain and remove on practical completion air-conditioned office accommodation with suitable tables and chairs for meetings to be held on the site. Such offices shall be kept clean and fit for use at all times</p> <p>The contractor shall provide, maintain and remove on completion a complex of offices and other accommodation as listed hereunder:</p> <ol style="list-style-type: none"> One office/ meeting room each at least 5,0 x 4,0m on plan and 2,6m high internally for the use of: <ul style="list-style-type: none"> - the principal agent / clerk of works - the resident engineer Tea kitchen, storeroom and toilet accommodation all as necessary to serve the above-mentioned offices, etc. and their occupants <p>Each office/ meeting room shall be well lit and fitted with three power outlets</p> <p>The individual consultants shall furnish their own offices but the contractor shall furnish the meeting room with a large table and at least twenty chairs</p>			<p>Carried to Collection</p> <p>R</p>
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The **contractor** shall erect in a position approved by the **principal agent**, maintain and remove on **practical completion** a notice board recommended by the South African Institute of Architects and as approved by the **principal agent** listing the names and logos of the **employer**, the **contractor** and the professional consultants. No subcontractor or supplier notice boards may be erected unless permission is granted by the **principal agent** for such notice boards to be erected

The following new clause is hereby added:

12.2.22 The **contractor** shall submit and/or comply with all statutory and other notices that may be required by any local or other authority in order not to cause any delay to the commencement of the **works** by the **contractor**. The **contractor** shall pay all deposits or fees in this regard

It is, however, specifically recorded that the **employer** shall be responsible for the timeous approval of building plans by any local or other authorities and the payment of any fees or charges related thereto

Item

A Clause 13.0 - Setting out

Item

B Clause 14.0 - Nominated **subcontractors**

Item

C Clause 15.0 - Selected **subcontractors**

Item

D Clause 16.0 - **Direct contractors**

The following new clauses are hereby added:

16.1.4 Designate an area for the **direct contractor** to establish a temporary office and workshop and storage of equipment and materials

16.1.5 Allow the use of personnel welfare facilities, where provided

16.1.6 Provide water, lighting and single phase electric power to a position within 50m of the place where the direct contract work is to be carried out, other than fuel or power for commissioning of any installation

16.1.7 Permit the **direct contractor** to use erected scaffolding, hoisting facilities, etc provided by the **contractor**, in common with others having the like right, while it remains erected on the **site**

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A	<p>Clause 17.0 - Contract instructions</p> <p>The following new clause is hereby added:</p> <p>17.6 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><u>Completion (A18 - A24)</u></p>	Item	
B	<p>Clause 18.0 - Interim completion</p>	N/A	
C	<p>Clause 19.0 - Practical completion</p>	Item	
D	<p>Clause 20.0 - Completion in sections</p>	N/A	
E	<p>Clause 21.0 - Defects liability period and final completion</p>	Item	
F	<p>Clause 22.0 - Latent defects liability period</p>	Item	
G	<p>Clause 23.0 - Revision of the date for practical completion</p> <p>The following new clause is hereby added before clause 23.1:</p> <p>23.A 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]</p> <p>The following is added to clause 23.1.1:</p> <p>Exceptionally inclement weather, which shall only relate to weather with a degree of inclemency which is materially greater than or is materially beyond the average inclemency experienced in the past five years and/or recorded, in terms of available records or otherwise, at or for the area in which the site is situated, for the period(s) in question. Any revision of date for practical completion which may, in terms of this clause be allowed for exceptionally inclement weather, shall be related only to those periods of exceptionally inclement weather by which the average periods of time, during which exceptionally inclement weather is experienced and/or recorded in the area in which the site is situated, is exceeded. The contractor is therefore to make allowance for normal vagaries of the weather</p>	Item	
H	<p>Clause 24.0 - Penalty for late or non-completion</p>	Item	
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<u>Payment (A25 - A27)</u>				
A	<p>Clause 25.0 - Payment</p> <p>Clause 25.5 is hereby deleted and replaced with the following:</p> <p>Notwithstanding this or any other clause, materials and goods stored off site shall <u>not</u> be included in the amount authorised for payment</p> <p>Clause 25.10 is hereby amended by the substitution of the words "fourteen (14) calendar days" in the first line by the words "thirty (30) calendar days"</p> <p>The following new clause is hereby added:</p> <p>25.18 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>		Item	
B	<p>Clause 26.0 - Adjustment of the contract value and final account</p> <p>Clause 26.9.5 is hereby deleted and replaced with the following:</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</p> <p>The following new clauses are hereby added:</p> <p>26.15 All costs incurred by the contractor in the preparation of claims shall be borne by the contractor. This provision shall not preclude an adjudicator or an arbitrator appointed in terms of this agreement [30.6 & 7] from making a determination on costs</p> <p>26.16 The contractor shall review, assess and adjudicate any claims received by him from any subcontractor and thereafter submit same to the principal agent with a recommendation in order to assist the principal agent in adjudicating the claim</p>		Item	
C	Clause 27.0 - Recovery of expense and/or loss		Item	
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<u>Suspension and termination (A28 - A29)</u>				
A	Clause 28.0 - Suspension by the contractor	Item		
B	Clause 29.0 - Termination	Item		
<u>Dispute resolution (A30)</u>				
C	Clause 30.0 - Dispute resolution	Item		
<u>Agreement</u>				
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				
<u>Contract data</u>				
Before submission of his tender the contractor is to complete the tenderer's selections in the contract data				
<u>SECTION B: GENERAL PRELIMINARIES</u>				
<u>Definitions and interpretation (B1)</u>				
D	Clause 1.1 - Definitions	Item		
E	Clause 1.2 - Interpretation	Item		
<u>Documents (B2)</u>				
F	Clause 2.1 - Checking of documents	Item		
G	Clause 2.2 - Provisional bills of quantities	Item		
H	Clause 2.3 - Availability of construction information	Item		
J	Clause 2.4 - Ordering of materials and goods	Item		
<u>Previous work and adjoining properties (B3)</u>				
K	Clause 3.1 - Previous work - dimensional accuracy	Item		
L	Clause 3.2 - Previous work - defects	Item		
M	Clause 3.3 - Inspection of adjoining properties	Item		
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	<u>The site (B4)</u>			
A	Clause 4.1 - Handover of site in stages	N/A		
B	Clause 4.2 - Enclosure of the works	Item		
C	Clause 4.3 - Geotechnical and other investigations	Item		
D	Clause 4.4 - Encroachments	Item		
E	Clause 4.5 - Existing premises occupied	Item		
F	Clause 4.6 - Services - known	Item		
	<u>Management of contract (B5)</u>			
G	Clause 5.1 - Management of the works	Item		
H	Clause 5.2 - Progress meetings	Item		
J	Clause 5.3 - Technical meetings	Item		
	<u>Samples, shop drawings and manufacturer's instructions (B6)</u>			
K	Clause 6.1 - Samples of materials The following is added to clause 6.1: The principal agent may reject any materials or colours not corresponding with the approved samples. The approved samples shall be kept on site until completion of the works Should any materials or items specified prove to be either unavailable, in poor supply or likely to cause delay to the works , the contractor shall notify the principal agent in sufficient time for suitable alternatives to be considered. Any claims for delays resulting from the contractor not conforming with the terms of this clause will not be entertained or allowed	Item		
L	Clause 6.2 - Workmanship samples	Item		
M	Clause 6.3 - Shop drawings	Item		
N	Clause 6.4 - Compliance with manufacturer's instructions	Item		
	<u>Deposits and fees (B7)</u>			
P	Clause 7.1 - Deposits and fees	Item		
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<u>Temporary services (B8)</u>				
A	Clause 8.1 - Water	Item		
B	Clause 8.2 - Electricity	Item		
C	Clause 8.3 - Ablution and welfare facilities	Item		
D	Clause 8.4 - Communication facilities	Item		
<u>Prime cost amounts (B9)</u>				
E	Clause 9.1 - Responsibility for prime cost amounts	Item		
<u>Attendance on subcontractors (B10)</u>				
F	Clause 10.1 - General attendance	Item		
G	Clause 10.2 - Special attendance	N/A		
<u>General (B11)</u>				
H	Clause 11.1 - Protection of the works	Item		
J	Clause 11.2 - Protection/isolation of existing works and works occupied in sections	Item		
K	Clause 11.3 - Security of the works The contractor shall provide a lockable container for materials to be stored in	Item		
L	Clause 11.4 - Notice before covering work	Item		
M	Clause 11.5 - Disturbance			
<u>User note</u>				
Add the following to clause 11.5:				
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		Item		
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A	<p>Clause 11.6 - Environmental disturbance</p> <p>Add the following to clause 11.6:</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>The contractor is to ensure that all roads which border the site and are used by the contractor during the execution of the works are kept clean and free of any dirt or debris caused by the execution of the works</p> <p>The employer has prepared an environmental management plan (EMP). The contractor shall price opposite this item for compliance with all the requirements of such EMP</p>	Item		
B	Clause 11.7 - Works cleaning and clearing	Item		
C	Clause 11.8 - Vermin	Item		
D	Clause 11.9 - Overhand work	Item		
E	Clause 11.10 - Tenant installations	Item		
F	<p>Clause 11.11 - Advertising</p> <p>The employer may elect to contract with advertising agencies for the erection of advertising hoardings, banners, wraps or the like for the duration of the contract. The contractor shall not prevent such an arrangement and will assist in the facilitation of same. The position and type of advertising structure to be agreed with the principal agent so as not to hinder the contractor in meeting his obligations under this agreement</p> <p>SECTION C: SPECIFIC PRELIMINARIES</p>	Item		
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<u>Warranties for materials and workmanship</u>				
A	<p>Where warranties for materials and/or workmanship are called for, the contractor shall obtain a written warranty, addressed to the employer, from the entity supplying the materials and/or executing the work and shall deliver same to the principal agent on final completion of the contract</p> <p>The warranty shall state that workmanship, materials and installation are warranted for a specific period from the date of practical completion and that any defects that may arise during the specified period shall be made good at the expense of the entity supplying the materials and/or doing the work, upon written notice to do so</p> <p>The warranty will not be enforced if the work is damaged by defects in the execution of the works, in which case the responsibility for replacement shall rest entirely with the contractor</p>	Item		
<u>Overtime</u>				
B	<p>Should overtime be required to be worked for any reason whatsoever, the cost of such overtime is to be borne by the contractor unless the principal agent has specifically authorised, prior to execution thereof, that costs for such overtime are to be borne by the employer</p>	Item		
<u>Cooperation of the contractor for cost management</u>				
C	<p>It is specifically agreed that the contractor accepts the obligation of assisting the principal agent in implementing proper cost management. The contractor will be advised by the principal agent of all cost management procedures which will be implemented to ensure that the contract value does not exceed the budget</p>	Item		
<u>Overloading</u>				
D	<p>The contractor shall take all necessary steps to ensure that no damage occurs due to overloading of any portion of the works or temporary works eg scaffolding, etc. The contractor shall submit details of his proposed loading, storage, plant erection, etc to the principal agent for approval prior to proceeding with such loading, storing or erecting and shall comply with and pay for the principal agent'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>	Item		
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<u>As-built drawings</u>			
The position of construction breaks and the extent of individual concrete pours are to be recorded by the contractor on the structural engineer's drawings and are to be submitted to the principal agent and the structural engineer for their records	Item		
<u>Site parking</u>			
Wherever and whenever practicable five parking bays on site shall be made available and reserved for the sole use of the employer and the professional consultants	Item		
<u>Control of sand, dust, mud, light and noise pollution on site, public spaces, public road, etc</u>			
Notwithstanding any further requirements stated elsewhere, the contractor shall be responsible for and take all precautions in controlling all forms of pollution during the construction period due to noise, artificial light, wind-blown sand, dust, deposits of mud etc by whatever means necessary			
All work shall be executed without unacceptable and unreasonable dust, noise, vibrations, nuisance, inconvenience, annoyance and the like to the public, others, other properties and traffic. 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			
The contractor indemnifies the employer against and accepts entire responsibility for any claims, costs, damages and all other loss of whatsoever nature or delays which may arise on the above grounds			
The contractor shall take every precaution to protect buildings, etc on adjoining sites against damage and shall be held solely responsible for any damage to persons or property caused by inadequate precautions			
All existing access roads to and from the site shall be cleaned on a daily basis			
No claims for clearing or carting away any rubbish or superfluous materials, including that of any subcontractor shall be accepted			
Should the contractor fail to carry out any or all clearing and cleaning, the principal agent will arrange for such clearing and cleaning to be carried out by others and shall recover the cost from the contractor	Item		
</			

	<p><u>Copyright</u></p> <p>A The ownership of the copyright in and to: all drawings, specifications, models and documents of any nature delivered to the contractor or produced by or on behalf of the contractor in connection with the works; and, the artistic character and/or artistic design of the works, shall remain vested in and/or is hereby assigned to the employer by the contractor</p> <p><u>Broad based black economic empowerment (BBBEE)</u></p> <p>B Tenders submitted will be evaluated taking into account their empowerment rating</p> <p>The employer will be monitoring the broad based black economic empowerment (BBBEE) status of the contractor throughout the execution of the works</p> <p>The contractor is to submit to the principal agent on an annual basis a schedule of spend, split into vendors engaged as subcontractors and suppliers indicating their BBBEE rating including proof of the said rating</p> <p><u>Confidentiality</u></p> <p>C The contractor undertakes to maintain in confidence any and all information regarding this project and shall obtain appropriate similar undertakings from all subcontractors and suppliers. Such information shall not be used in any way except in connection with the execution of the works</p> <p>No information regarding this project shall be published or disclosed without the prior written consent of the employer</p> <p><u>Media releases</u></p> <p>D All rights of publication of articles in the media, together with any advertising relating thereto or in any way connected with this project, shall vest with the employer</p> <p>The contractor together with his subcontractors shall not, without the prior written consent of the employer, cause any statement or advertisement connected with this project to be printed, screened or aired by the media</p>	<p>Item</p> <p>Item</p> <p>Item</p> <p>Item</p>		
	<p style="text-align: right;">Carried to Collection</p> <p>Bill No. 1 Preliminaries 1808Q057C-BOQ, Provisional Bills of Quantities</p>		<p>R</p>	

SUMMARY OF CATEGORIES

Category : Fixed R.....

Category : Value R.....

Category : Time R.....

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Item No		Quantity	Rate	Amount
	<u>BILL NO. 2</u>			
	<u>DEMOLITIONS</u>			
	Note: Tenderers are advised to study the General Preambles for Trades 2017 published by ASAQS before pricing this bill			
	Note: Tenderers are advised to study the Specifications Of Materials And Methods To Be Used as published by the Department of Public Works			
	Note: Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of the project			
	Note: Tenderers are advised to study the Environmental Management Plan (EMP) as published by CapeNature			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>View site</u>			
	Before submitting his tender the tenderer shall visit the site and satisfy himself as to the nature and extent of the work to be done and the value of the materials contained in the buildings or portions of the buildings to be demolished. No claim for any variations of the contract sum in respect of the nature and extent of the work or of inferior or damaged materials will be entertained			
	<u>Explosives</u>			
	No explosives whatsoever may be used for demolition purposes unless otherwise stated			
	<u>General</u>			
	Water supply pipes and other piping in ground 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			
	Unless otherwise described all materials are to become the property of the contractor and are to be removed from the site			
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<u>Break up and remove</u>					
A	60mm Thick concrete block paving on sand bedding	m²	30		
<u>Take down and remove</u>					
B	Steel diamond mesh fence 1,300mm high with timber posts and droppers	m	21		
C	Extra over removal of mesh fence for removal of 450 x 450 x 600mm concrete footings for posts	No	10		
<u>Demolish and remove</u>					
D	Existing braai area with pitched roof, 3,500 x 3,600mm on plan and 2,500mm high at eaves, interlocking cement paving bricks, pole edging, lintel counter to, latte screen sides (lintels and latte screens to be kept aside for re-use and remain property of the employer), 220mm external walls, and polycarbonate roof covering on timber trusses, including rehabilitating and making good area where demolished	No	1		
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Demolitions

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General

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

Doors, fanlights, windows, fittings, frames, linings, etc which are to remain the property of the employer shall be carefully taken out and temporarily stored on-site

Doors, fanlights, windows, fittings, frames, linings, etc which are to be re-used shall be thoroughly overhauled before refixing including taking off, easing and rehangings, cramping up, re-wedging as required and making good cramps, dowels, etc, and 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

Prices for taking out of doors, windows, etc shall include for removal of all beads, architraves, ironmongery, etc

Prices for taking out and removing doors and frames shall include for removing door stops, cabin hooks, etc

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

Making good of finishes shall include making good of the brick and concrete surfaces onto which the new finishes are applied, where necessary

The contractor will be required to take all dimensions affecting the existing buildings on the site and he will be held solely responsible for the accuracy of all such dimensions where used in the manufacture of new items (doors, windows, fittings, etc)

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Alterations

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REMOVAL OF EXISTING WORK

Break up and remove reinforced concrete, including cutting off and removing reinforcement

A	100mm Thick reinforced concrete surface beds, paving, etc	m ²	2
B	940 x 300 x 170mm Step	No	1
<u>Take out and remove doors, windows, etc from drywalls</u>			
C	Timber single door and frame not exceeding 2.5m ²	No	5
<u>Take out and remove doors, windows, etc including thresholds, sills, etc (build up openings and make good finishes elsewhere)</u>			
D	Timber single door and frame not exceeding 2.5m ²	No	1
<u>Carefully take down and remove roofs, floors, panelling, ceilings, partitions, etc</u>			
E	Gypsum plasterboard ceilings, including timber brandering, cornices, etc	m ²	6
F	Gypsum board lining from existing drywalls	m ²	152
<u>Take down and remove roofs, floors, panelling, ceilings, partitions, etc</u>			
G	Cornices	m	33
H	Timber poles, 3.00m high including bases, etc.	No	9
J	Timber roof trusses 8,817 x 1,332mm high overall	No	5
K	Corrugated sheet steel roof covering and timber purlins	m ²	101
L	Trim back roof by 2,447mm, including cutting back ends of trusses at approximately 960mm centres trusses, purlins, fascia boards, including rehabilitating and making good area where demolished, etc	m	10
M	Existing insulation from ceilings, and clearing out roof space	m ²	42
<u>Take out and remove sundry joinery work, fittings, etc and set aside for re-use and later re-fix in similar new position</u>			
N	Timber skirtings	m	58

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	<u>Take up and remove wood block floor coverings, vinyl floor coverings, carpets, etc and prepare existing timber floor for new floor coverings, tile finish, etc</u>				
A	Vinyl sheet floor covering with welded joints, including plywood substructure	m²	62		
	<u>Take out/off and remove sundry metalwork</u>				
B	Free standing fire place 710 x 530 x 1,010mm high, including 275mm diameter flue, 4,450mm high and fire resistant back board	No	1		
	<u>Hack up/off and remove ceramic tiles including removing mortar bed or adhesive from drywalls and prepare surfaces for new tile finish, paint, etc</u>				
C	Tiles to floors	m²	2		
D	Tiles to walls	m²	36		
	<u>Take out and remove sanitary fittings, tanks, geysers, etc including disconnecting from pipes, traps, etc., and set aside for re-use and later re-fix in similar new position</u>				
E	2,400 Litre "Jojo" tank	No	2		
	<u>Carefully take out and handed over to the Employer sanitary fittings, tanks, geysers, etc including disconnecting from pipes, traps, etc</u>				
F	Vitreous china wash hand basin	No	1		
G	Vitreous china WC pan with cistern and flush pipe	No	1		
H	Shower tray 800 x 800 x 100mm high	No	1		
J	Sink mixer	No	1		
K	Shower mixer	No	1		
	<u>Take out and remove sanitary fittings, tanks, geysers, etc including disconnecting from pipes, traps, etc</u>				
L	Shower seat	No	1		
M	150 Litre solar geyser from roof	No	1		
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A	6,000 Litre septic tank tanks from plinths on the ground, including soak away drain, fill up with suitable material (filling elsewhere)	No	1		
B	Existing gullies, fill up with suitable material (filling elsewhere)	No	2		
C	Existing manholes, fill up with suitable material (filling elsewhere)	No	1		
	<u>Take out and remove piping, including cutting off as necessary</u>				
D	PVC piping exceeding 100mm and not exceeding 150mm external diameter from trenches (excavation and filling elsewhere)	m	16		
	<u>Carefully take out, set aside, modify sundry joinery work, fittings, and make good etc</u>				
	Note: Tenderers are referred to architect's drawings numbered AD 300 accompanying these bills of quantities for tender purposes				
	<u>Built in floor cupboard</u>				
E	Cut into existing kitchen cabinet to form space for new stove (by client) 640 x 580 x 590mm High including removing splash backs, backboards, etc, new 16mm plywood boards to sides and making good floor and backside to prepare for new floor and wall finishes	No	1		
F	Kitchen cabinet 4,630 x 550 x 900mm High overall including, all carcasses, doors serviced, prepared, hand-painted (paintwork elsewhere)(Reinstall elsewhere) (C04)	No	1		
	<u>Removal of electrical work</u>				
G	Take out and remove all surface mounted electrical conduits, plugs etc, and make good where applicable to match existing and paint to selected colour.			Item	
	<u>CUT THROUGH FLOORS AND CEILINGS</u>				
	<u>Cut through</u>				
H	Damaged gypsum plasterboard ceilings and timber bandering for new ceilings including making existing adjacent ceilings, necessary additional bandering etc (new cornices and ceilings elsewhere)	m	9		
Carried to Collection					R
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BUILDING UP OPENINGS

Partitions with 18mm thick shutterply board cladding on one side (12mm internal plywood board elsewhere) and filled in with 100mm thick "Isotherm" insulation (make good paintwork elsewhere)

A	Opening 880 x 2,175mm high overall in 127mm drywall	No	1
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MAKE GOOD OF FINISHES, ETC

Service existing ceiling hatch, including making good branders and substructure where necessary

B	600 x 600mm Hatch	No	1
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Inspect existing roof trusses, service and make good any defects to the engineer's approval

C	Timber roof trusses 8,817 x 1,332mm high overall	No	5
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Service existing cupboards and ironmongery, repaint (repaint elsewhere)

D	600 x 600 x 2,100mm High cupboard (C01,03)	No	2
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E	1,200 x 600 x 2,100mm High cupboard (C02)	No	1
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Service existing window and ironmongery, remove rust, polish, reputty (as required), re-paint (elsewhere), seal any visible gaps, install 20 x 20mm painted timber cover strip to reveals.

F	570 x 970mm Window	No	2
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G	1,500 x 945mm Window	No	1
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H	1,500 x 1,250mm Window	No	3
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J	2,500 x 2,100mm Sliding door with side lights	No	1
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OPENINGS THROUGH EXISTING WALLS ETC

Carefully break out for and form openings through dry walls for new door, including new header beam, posts, threshold beam, and stud support as required, make good timber on both sides and into reveals (new door and make good paintwork elsewhere)

K	Opening for aluminium sliding door with externally fixed sliding track 1,600 x 2,100mm high overall	No	1
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	<u>BILL NO. 4</u>			
	<u>EARTHWORKS</u>			
	Note: Tenderers are advised to study the General Preambles for Trades 2017 published by ASAQs before pricing this bill			
	Note: Tenderers are advised to study the Specifications Of Materials And Methods To Be Used as published by the Department of Public Works			
	Note: Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of the project			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Nature of ground</u>			
	The nature of the ground is assumed to be loose sandy material, therefore "earth", but possibly interspersed with "soft rock" or "hard rock"			
	<u>Classification of materials to be excavated</u>			
	"Hard rock": granite, quartzitic sandstone or rock of similar hardness, the removal of which requires drilling, wedging and splitting, or the use of explosives			
	"Soft rock": hard material, the removal of which warrants the use of pneumatic tools and includes hard shale, ferricrete, compact oukrip and material of similar hardness			
	"Earth": all ground other than that classified as "hard rock" or "soft rock", including made-up ground and loose stones or concrete pieces not exceeding 0.03m ³ in volume			
	<u>Excavation for working space in rocks</u>			
	Notwithstanding Clause 10, page 13 of the Standard System of Measuring Building Work, excavation for working space in rock will be measured in cubic meters to the extent executed and given as "extra over" bulk excavation or trench and hole excavation as the case may be			
	Carried to Collection			
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	Earthworks			
	1808Q057C-BOQ, Provisional Bills of Quantities			
			R	

Subterranean water

No subterranean water is expected

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

Filling

Notwithstanding the reference to prescribed multiple handling in clause 1, page 10 of the Standard System of Measuring Building Work, prices for filling and backfilling shall include for all selection and any necessary multiple handling of material

Filling and layer work materials

References such as "G1", "G2", etc and "C1", "C2", etc in descriptions of filling and layer work materials refer to corresponding references in the document "Guidelines for Road Construction Materials. TRH 14 : 1985" compiled by the Committee of State Road Authorities and the properties set out therein for each kind shall be applicable to the respective materials described hereinafter

Testing

Prices for filling are to include for all necessary density and other tests

EXCAVATION, FILLING, ETC

EXCAVATIONS ETC

Open face excavation in earth over sloping site

A	Open face excavation	m ³	11
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Excavation in earth not exceeding 2m deep

B	Trenches	m ³	12
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C	Holes	m ³	8
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D	Holes around existing septic tank	m ³	6
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	<u>Extra over trench and hole excavations in earth for excavation in</u>				
A	Soft rock	m ³	2		
B	Hard rock	m ³	1		
	<u>Extra over all excavations for carting away</u>				
C	Surplus material from excavations and/or stock piles on site, to a dump site to be located by the contractor	m ³	15		
	<u>Risk of collapse of excavations</u>				
D	Sides of trench and hole excavations not exceeding 1.5m deep	m ²	66		
	<u>Keep excavations free of water</u>				
E	Keep excavations free of all water other than subterranean water			Item	
	<u>FILLING ETC</u>				
	<u>Earth filling obtained from the excavations and/or prescribed stock piles on site, compacted to 98% Mod AASHTO density</u>				
F	Backfilling to trenches, holes, etc	m ³	11		
	<u>Filling of coarse river sand supplied by the contractor, compacted to 98% Mod AASHTO density, not consolidate</u>				
G	Under floors etc	m ³	3		
H	Backfilling to trenches, holes, etc	m ³	7		
	<u>Compaction of ground surfaces</u>				
J	Compaction of natural or excavated ground surface under floors etc including scarifying for a depth of 100mm, break down oversize material, add suitable material where necessary and compact to 98% Mod AASHTO density	m ²	9		
	<u>WEED KILLERS, INSECTICIDES, ETC</u>				
	<u>Soil insecticide in accordance with SANS 5859</u>				
K	Under floors etc including forming and poisoning shallow furrows against foundation walls etc fill in furrows and ramming	m ²	10		
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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"

UNREINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES

15MPa/19mm concrete

A	Surface blinding under footings and bases	m ³	0.4
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30MPa/19mm concrete

B	Strip footings	m ³	0.2
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REINFORCED CONCRETE CAST AGAINST EXCAVATED SURFACES

30MPa/19mm concrete

C	Bases and strip footings	m ³	3
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D	Surface beds on waterproofing	m ³	0.2
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REINFORCED CONCRETE CAST ON/IN FORMWORK

30MPa/19mm concrete

E	Stub columns in foundations	m ³	0.2
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F	Stub columns	m ³	0.1
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G	Tank bases	m ³	2
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TEST CUBES

H	Making and testing 150 x 150 x 150mm concrete strength test cube	No	6
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CONCRETE SUNDRIES

Finish top surfaces of concrete smooth with a power float

J	Surface beds, slabs, etc	m ²	10
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BRICKWORK SUNDRIES

Fair face to brickwork of selected building bricks in horizontal
stretcher bond, pointed with recessed horizontal and flush
vertical joints with lime plaster pointing to approved sample

A	Extra over for fair face	m ²	17		
	<u>Joint forming material in movement joints</u>				
B	10mm "Jointex" board built in vertically between brick skins	m ²	3		
	<u>2.5mm Brickwork reinforcement</u>				
C	75mm Wide reinforcement built in horizontally	m	49		
D	150mm Wide reinforcement built in horizontally	m	25		
	<u>Galvanised hoop iron cramps, ties, etc</u>				
E	30 x 1.6mm Roof tie 1.5m long with one end built into brickwork and other end fixed to timber	No	10		
	<u>Prestressed fabricated concrete lintels including necessary temporary supports</u>				
F	110 x 75mm Lintels in lengths not exceeding 3m, in counter tops	m	21		

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Bill No. 6

Masonry

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Masonry

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Masonry

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	<u>BILL NO. 7</u>			
	<u>WATERPROOFING</u>			
	Note: Tenderers are advised to study the General Preambles for Trades 2017 published by ASAQs before pricing this bill			
	Note: Tenderers are advised to study the Specifications Of Materials And Methods To Be Used as published by the Department of Public Works			
	Note: Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of the project			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Waterproofing</u>			
	Waterproofing of roofs, basements, etc shall be laid under a ten year guarantee. Waterproofing to roofs shall be laid to even falls to outlets etc with necessary ridges, hips and valleys. Descriptions of sheet or membrane waterproofing shall be deemed to include additional labour to turn-ups and turn-downs			
	<u>DAMPPROOFING OF WALLS AND FLOORS</u>			
	<u>One layer 375 micron embossed polyethylene dampproof course (SANS 952-1985 type B)</u>			
A	In walls	m ²	2	
	<u>One layer 250 micron green polyethylene waterproof sheeting (SANS 952-1985 type C) sealed at laps with PVC self-adhesive tape</u>			
B	Under surface beds	m ²	11	
	<u>WATERPROOFING TO WALLS AND FLOORS</u>			
	<u>"Sika Cemflex" or other equal and approved waterproofing and bonding agent applied according to manufacturers specifications, including bandages</u>			
C	On floors	m ²	2	
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A	On shower walls	m²	12
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Waterproofing

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Item No		Quantity	Rate	Amount
	<u>BILL NO. 9</u>			
	<u>CARPENTRY AND JOINERY</u>			
	Note: Tenderers are advised to study the General Preambles for Trades 2017 published by ASAQs before pricing this bill			
	Note: Tenderers are advised to study the Specifications Of Materials And Methods To Be Used as published by the Department of Public Works			
	Note: Unless otherwise stated herein, all items in this Bill shall be deemed to be a fixed price for the duration of the project			
	Note: The code referred to in brackets in a particular description or item refers to the code in the relevant drawings and specifications			
	<u>SUPPLEMENTARY PREAMBLES</u>			
	<u>Fixing</u>			
	Items described as "nailed" shall be deemed to be fixed with hardened steel nails or pins, or to be shot-pinned, to brickwork or concrete			
	Items described as "plugged" shall be deemed to include screwing to fibre, plastic or metal plugs at not exceeding 500mm centres, and where described as "bolted", the bolts have been given elsewhere			
	Notwithstanding Clause 5, Rule 10 on page 55 of the Standard System of Measuring Building Work, pelleting shall be deemed to be included in the descriptions of the relevant work			
	All brackets and bolts to Structural Engineers specification. Generally hot dipped GMS brackets to all junctions with hot dipped GMS 12mm bolts, nuts and heavy duty wide gauge washers and deemed included in the rates of the relevant items as follows: Twin post to concrete stub column: 250 x 200mm x6mm thick T brackets Deck joist to Bearer: 80 x 80x 150 x 5mm thick Bearer to bearer: 80 x 80 x 200 x 5mm thick			
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Decorative thermosetting plastic laminate covering

Laminate covering shall be glued under pressure and edge strips of same shall be butt jointed at junctions with adjacent similar finish

Timber treatment

All structural and roof timbers are to be hazard class H3 and CCA treated

Where timber is cut, this is to be treated on site as per engineers specifications

Timber selected to be of the correct hazard class

STRUCTURAL TIMBERWORK ETC

PERGOLAS

Wrought "SAP" softwood grade 5 timber pergolas including galvanised brackets, bolts, etc.

A	45 x 145mm Common rafters in lengths exceeding 2.4m and not exceeding 3.9m	m	45
B	45 x 145mm Posts in lengths exceeding 2.4m and not exceeding 3.9m	m	38
C	38 x 114mm Posts in lengths exceeding 2.4m and not exceeding 3.9m	m	6
D	45 x 222mm Bearers in lengths exceeding 3.9m and not exceeding 6.6m	m	12

PLATE NAILED TIMBER ROOF TRUSS CONSTRUCTION ETC

SUPPLEMENTARY PREAMBLES

Trusses are at maximum 960mm centres

Roof covering is type corrugated aluminium

Dimensions in descriptions of trusses are nominal and actual measurements are to be obtained from the engineer and/or taken on site before design or fabrication commences

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	<u>Sawn "SAP" softwood grade 5 timber trusses and purlins</u>				
A	Fink truss type, 8,817 x 1,332mm high overall	No	5		
B	75 x 50mm Purlins at 1,100mm centres for profiled metal roof covering	m²	101		
	<u>EAVES, VERGES, ETC</u>				
	<u>Wrought "SAP" softwood grade 5</u>				
C	32 x 220mm Fascias and barge boards	m	49		
	<u>"Everite Nutec" or equal and approved fibre-cement plain grooved flat ceiling boards</u>				
D	6mm Eaves soffit covering including 38 x 38mm sawn softwood branders along edges, along centre and at 600mm centres across sheets	m²	19		
	<u>NAILED-UP CEILINGS</u>				
	<u>SUPPLEMENTARY PREAMBLES</u>				
	Hangers, fixings, etc are to be in accordance with the manufacturers' recommendations				
	Descriptions shall be deemed to include any additional supports at ends and intersections, corner beads, edgings, etc				
	<u>Bamboo ceiling with tightly packed poles 20-30mm diameter fixed to and including 38 x 38mm brandering spaced at 800mm centres to existing plasterboard ceilings including stainless steel or non ferrous fixings to approval, necessary hold-down clips and wedges, etc. Sample to be approved by architect</u>				
E	Ceilings suspended not exceeding 1m below existing plasterboard ceilings	m²	38		
	<u>FLOORS AND SKIRTINGS</u>				
	<u>FLOORS</u>				
	<u>Marine grade plywood boards</u>				
F	18mm Boards, fixed to existing timber floors	m²	61		
G	21mm Boards, fixed to existing timber floors	m²	2		
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<u>CORNICES</u>					
<u>Wrought "SAP"</u>					
A	44 x 6mm Cornices	m	102		
B	22 x 22mm Cornices	m	73		
<u>SKIRTINGS</u>					
<u>Wrought "SAP"</u>					
C	20 x 20mm Cover strip around windows, plugged	m	6		
D	32 x 32mm Cover trim on walls, plugged	m	9		
<u>Wrought softwood</u>					
E	20 x 75mm High skirtings with pencil round profile, plugged	m	2		
<u>Reinstated wrought softwood (removal elsewhere)</u>					
F	20 x 75mm High skirtings with pencil round profile, plugged	m	58		
<u>TIMBER DOORS, WINDOWS, ETC</u>					
<u>DOORS ETC</u>					
Note: Tenderers are referred to architect's drawings numbered AD 202 and AD 204 accompanying these bills of quantities for tender purposes					
<u>Timber slatted gate with 70 x 22mm wrought "SAP" slats fixed to and including 40 x 40 x 5mm steel angle section frame</u>					
G	Single door 1,035 x 2,100mm overall	No	1		
<u>"Swartland Cape Culture Code D30" or equal and approved door frame</u>					
H	Door 813 x 2,032mm high (D02 & D03)	No	5		
<u>Marine grade plywood boards, fixed to existing window reveals with stainless steel screws</u>					
J	16 x 100mm Plywood frame, sealed	m	28		
<u>FRAMES ETC</u>					
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FRAMED FRAMES, MULLIONS, TRANSOMS, ETC

"Swartland Cape Culture Code FA1" or equal and approved door frame

A	86 x 51mm Rebated frame for 813 x 2,032mm high door (D02 & D03)	No	5
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PANELLING

Birch plywood boards, fixed to existing stud wall system

B	12mm Boards, fixed to existing timber walls	m ²		Rate only
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Marine grade plywood boards, fixed to existing stud wall system

C	12mm Boards, fixed to existing timber walls	m ²	120
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Wrought "SAP"

D	44 x 6mm High Cover strips in wall joints	m	131
---	---	---	-----

E	38 x 38mm Studs to internal faces at 600mm centres	m	189
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Wrought "SAP" timber slatted screen consisting of 70 x 22mm wide slats installed horizontally at 100mm centres fixed to floors and support posts (posts elsewhere) complete with and including steel brackets, paint, (paint elsewhere), etc as per the architect's drawings and specifications

F	1,800 x 790mm High overall	No	1
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G	2,700 x 2,460mm High overall	No	1
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TIMBER BALUSTRADES

Note: Tenderers are referred to architect's drawings numbered AD 102 accompanying these bills of quantities for tender purposes

Horizontal "SAP" balustrading to walkways to match existing consisting of 190 x 50mm continuous top rail, 150 x 38mm foot rail screw fixed to posts and tapered treated 70 x 190mm posts at approximately 700mm centres bolted to 228 x 50mm edge bearer (Bearer elsewhere)

H	Balustrade 1.3m high	m	4
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CUPBOARDS TO KITCHENS, BEDROOMS, ETC**SUPPLEMENTARY PREAMBLES**General

The following cupboard fittings are given as complete units i.e. the components of the units have not been given separately. Descriptions of such units shall, therefore, be deemed to include all components, assembling, housing, notching, gluing, blocking, planting-on and screwing with countersunk screws, edge strips, thermosetting plastic laminate, glass, ironmongery, metalwork, paint or varnish finishes, etc

Prices are to include for all necessary filler pieces against walls etc

References

Note: Tenderers are referred to architect's drawings numbered AD 300 accompanying these bills of quantities for tender purposes

Kitchen cupboards consisting of 16mm plywood boards
(Paintwork elsewhere)

A	Wall mounted unit type 2,590 x 350 x 600mm high with top, sides, bottom, division, shelf, back boards, and 32 x 32mm "SAP" trim for LED light strip (LED light strip elsewhere)(C05)	No	1
B	Shelf unit type 600 x 225 x 2,100mm high with top, sides, bottom, shelf, back boards, skirtings (C05)	No	1
C	Shelf unit type 950 x 600 x 2,100mm high with top, sides, bottom, shelf, back boards, single hinged doors, and skirtings (C06)	No	1

Bathroom vanity cupboards consisting of 16mm plywood
boards with type straight hinges, type stainless steel handles
and stone top (Paintwork elsewhere)

D	Wall cupboard 1,500 x 400 x 514mm high with top, sides, bottom, division, shelf, back, single hinged doors, and additional stud framework to existing walls (C07)	No	1
E	500 x 865mm Mirror with 32 x 32mm pine trim all round	No	1

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CEILING TIMBERS, BEADS, INSULATION, ETC"Isotherm" or equal and approved insulation

A	150mm Insulation in blanket form closely fitted and laid on top of branderling between roof timbers etc	m ²	42
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NAILED-UP CEILINGS**SUPPLEMENTARY PREAMBLES**Openings

Prices for openings for light fittings, ventilation grilles, air conditioning diffusers, etc are to include for any necessary additional support, trimming around, etc

9mm Taper-edge gypsum plasterboard with 44 x 6mm "SAP" cover strips and the whole finished with gypsum plaster trowelled to a smooth polished surface to the thickness recommended by the manufacturer

B	Ceilings including 38 x 38mm sawn softwood branderling at 400mm centres generally in one direction and 38 x 38mm branders and cross branders at joints and edges of boards	m ²	6
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C	Opening for 85mm diameter downlighter in new and existing ceilings	No	16
---	--	----	----

9mm Taper-edge moisture gypsum plasterboard with taped joints and the whole finished with gypsum plaster trowelled to a smooth polished surface to the thickness recommended by the manufacturer

D	Ceilings including 38 x 38mm sawn softwood branderling at 400mm centres generally in one direction and 38 x 38mm branders and cross branders at joints and edges of boards	m ²	5
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E	Opening for 85mm diameter downlighter	No	1
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Gypsum plasterboard cornices

F	75mm Coved cornices	m	14
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Carried to Collection**R**

Bill No. 10

Ceilings, Partitions & Access Flooring

1808Q057C-BOQ, Provisional Bills of Quantities

PARTITIONS ETC

SUNDRIES

Insulation

A	100mm Thick "Isotherm" or equal and approved fibre blanket in cavity of partitioning (partitions elsewhere)	m²	120
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Carried to Collection

R

Bill No. 10
Ceilings, Partitions & Access Flooring
1808Q057C-BOQ, Provisional Bills of Quantities

Bill No. 10

Ceilings, Partitions & Access Flooring

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Bill No. 10
Ceilings, Partitions & Access Flooring
1808Q057C-BOQ, Provisional Bills of Quantities

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Bill No. 11
Floor Coverings, Wall Linings, etc
1808Q057C-BOQ, Provisional Bills of Quantities

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Aluminium doors, windows, etc

Doors and windows shall comply with AAAMSA design criteria

Glazing shall comply with SAGGA regulations. Glass shall be single clear safety glass as described in the headings to window descriptions. Glass thickness shall comply with SAGGA regulations irrespective of thicknesses shown on the schedules/drawings

Doors and windows shall be supplied with protective tape and plastic and shall be removed only once surrounding trades have been completed

For purpose made windows and doors, refer to drawings annexed to these bills of quantities

The following certificates shall be provided prior to commencement of site work:

- 1 A copy of the relevant AAAMSA Performance Test Certificate from the manufacturer/contractor supplying the architectural aluminium product
- 2 A Certificate of Conformance confirming that anodising or powder coating has been processed in accordance with SANS 999 and SANS 1796 respectively
- 3 A powder guarantee of not less than 15 years issued by the powder manufacturer. The specific conditions contained in this guarantee shall form part of the powder coating process
- 4 A Certificate of Conformance confirming that glazing has been installed in accordance with SANS 0137, ensuring that safety glazing materials have been installed in the mandatory areas and that each individual pane of safety glazing materials has been permanently marked
- 5 A warranty from the manufacturer of the laminated safety glass and/or hermetically sealed glazing units guaranteeing the products against delamination and colour degradation for a period of not less than five years

Fire places

Fire place and braai installation to comply with SANS 10400 – Part V

Carried to Collection

Bill No. 12

Metalwork

1808Q057C-BOQ, Provisional Bills of Quantities

R

ALUMINIUM WINDOWS, DOORS, ETC

ALUMINIUM SLIDING DOORS

Note: Tenderers are referred to architect's drawings numbered AD 204 accompanying these bills of quantities for tender purposes

"Palace" or equal and approved section or equal and same approved powder coated sliding doors as per architect's details, complete with subframes, ironmongery, damp proofing, glass, sealing, 50 x 50 angle threshold with waterproofing, etc and fixing to drywalls

A	Door 2,000 x 2,100mm high	No	1
---	---------------------------	----	---

ALUMINIUM FRAMED AND UNFRAMED SHOWER CUBICLE PANELS AND DOORS ETC

Frameless shower screen panels with 6mm toughened clear safety glass with aluminium, plugged to tiled walls and sealed with silicone sealant

B	Panel 650 x 1,860mm high	No	1
---	--------------------------	----	---

STEEL CAGES

Galvanised steel frame with mesh enclosure with metal sheet roof covering secured to brick wall backing and concrete base

C	1,040 x 450 x 1,300mm High cage	No	1
---	---------------------------------	----	---

DESIGN AND SUPPLY

Note: Tenderers are referred to architect's drawings numbered AD 106 accompanying these bills of quantities for tender purpose

Fire place

D	Design, supply, and install "Sentinel Ottawa Compact" or equal and approved fire place with log stand including non-combustible hearth base plate and back plate (Mild steel plate on 15mm Nutec fibre cement sheeting) with threshold minimum of 500mm deep and extending a minimum of 300mm past the side of the fire grate or basket, spark arrestors, stainless steel 'turbo cowl', stainless steel insulated chimney fixed to existing structure and approved flue flashing all by specialist and including compliance		Item
---	---	--	------

Carried to Collection

Bill No. 12
Metalwork
1808Q057C-BOQ, Provisional Bills of Quantities

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Bill No. 12
Metalwork
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Bill No. 12

Metalwork

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Bill No. 12
Metalwork
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Prime Cost (PC) Sums

Prime Cost (PC) Sums means an amount of money provided in the bills of quantities for material and goods to be obtained from a supplier nominated by the architect and to be fixed by the contractor

The prime cost amount shall be omitted from the contract sum and the amounts actually paid by the contractor in respect of the purchase of the nett quantity of such items including delivery to site shall be added to the contract sum

The contractor has to allow for labour, profit and waste in his rate over and above the PC amount

The contractor is to price based on Grade 1 full bodied and rectified tiles

WALL TILING

300 x 300mm Porcelain tiles (PC R250/m²) fixed with adhesive to timber plywood, including necessary backing and preparatory work and flush pointed with tinted grout

A	On walls	m²	16
B	On narrow widths not exceeding 300mm wide	m²	0.3
C	Fair exposed cutting and fitting around pipe not exceeding 100mm external diameter	No	4
D	Fair exposed cutting and fitting around pipe exceeding 100mm and not exceeding 150mm external diameter	No	1

FLOOR TILING

300 x 300mm Mosaic tiles (PC R500/m²) fixed with adhesive to screed (screed elsewhere) and flush pointed with tinted waterproof grout

E	On shower floors	m²	2
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Carried to Collection

R

Bill No. 14

Tiling

1808Q057C-BOQ, Provisional Bills of Quantities

SUNDRIES

"Kirk marketing" or other equal and approved aluminium
dividing strips, edge trims, etc

A	10mm Straight edge trim (code SQE100)	m	10
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Carried to Collection

Bill No. 14
Tiling
1808Q057C-BOQ, Provisional Bills of Quantities

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Bill No. 14

Tiling

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Bill No. 14
Tiling
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A	Extra over gutter for outlet for 80mm diameter pipe	No	2		
B	80mm Diameter rainwater pipes	m	9		
C	Extra over rainwater pipe for bend	No	2		
D	Extra over rainwater pipe for eaves or plinth offset	No	2		
	<u>Rainwater hopper head</u>				
E	"Aquarista first flush" or other and equal approved hopper head ("Aquatrap") to rainwater tank. Code: AT110110	No	1		
	<u>SOIL DRAINAGE</u>				
F	Soil drainage comprising approximately 40m total length on plan of 110mm diameter "PVC-U" or other and equal approved with couplings in ground, 3 gulleys with 110mm diameter outlets jointed to drain and hopper heads with waste inlets and fitted with standard pattern concrete tops jointed to drain. Pipes under building to be encased in 300mm concrete and adequately protected			Item	
	<u>Septic Tanks</u>				
G	6,000 Litre "Jojo" septic tank 3,330mm long, 2,080mm high, ,1,950mm wide with twin chamber, cover and inspection hatch, stainless steel suction point, and one way ventilation valve to later detail.	No	1		
	<u>SANITARY PLUMBING</u>				
H	Sanitary plumbing comprising soil, waste, ventilation and anti-syphonage piping servicing 1 basin(s), 1 WC suite, 1 shower, and 1 sink.			Item	
	<u>WATER SUPPLIES</u>				
J	Connection to existing bore hole			Item	
K	Water supply above ground comprising hot and cold water piping servicing 1 basin, 1 WC suite, 1 shower, and 1 sink, 1 hot water generation unit including "Isover snap-on" insulation to all hot water pipes to have min. All pipework to be less than 80mm			Item	
Carried to Collection					R
Bill No. 15 Plumbing and Drainage 1808Q057C-BOQ, Provisional Bills of Quantities					

SANITARY FITTINGSSanitary fittings including waste unions, traps, valves, etc

A	"Calla" or other equal and approved low flush ceramic toilet. Code: WO2016/063257 A1	No	1
B	500 x 355 x 130mm High "Rosalee" or other equal and approved wash hand basin. Code: SNR-LRBW	No	1
C	"Hansgrohe" or other equal and approved basin mixer. Code: 71594000	No	1
D	"Hansgrohe" or other equal and approved shower arm. Code: 26405000	No	1
E	"Hansgrohe" or other equal and approved shower rose. Code: 26281000	No	1
F	"Hansgrohe" or other equal and approved single lever mixer. Code: 71658000	No	1
G	"Hansgrohe" or other equal and approved single sink mixer. Code: 71870003	No	1
H	"Cobra" Star hose bibtap. Code: 107 EC-15	No	2
J	"Tourbillon D90" or other equal and approve shower waste. Code: 30933016	No	1

Testing

K	Testing waste pipe system	Item
---	---------------------------	------

SERVICE FITTINGSSolar water heaters

L	200 Litre horizontal solar hot water storage geyser as per specialist, including thermostatically controlled element, integral safety valve and 20mm combined pressure control and expansion relief valve	Item
---	---	------

Carried to Collection**R**

Bill No. 15
 Plumbing and Drainage
1808Q057C-BOQ, Provisional Bills of Quantities

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Bill No. 15
Plumbing and Drainage
1808Q057C-BOQ, Provisional Bills of Quantities

Bill No. 15
Plumbing and Drainage

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Plumbing and Drainage
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LIGHT SWITCHES, SOCKET OUTLETS, ETC.

Installation only to include all necessary chasing, conduits, draw wires, wiring, etc (light fittings supply elsewhere)

A	Downlighters	No	17
B	Pendants	No	1
C	Internal wall mounted down light	No	4
D	External ceiling mounted light	No	3
E	Internal braai mounted light according to braai manufactures specifications	No	1
F	Light switches	No	7
G	LED Strip	No	1
<u>Supply and installation to include all necessary chasing, conduits, cover plates, draw wires, wiring, etc.</u>			
H	Single plug points	No	3
J	Double plug points	No	14
K	Waterproofed single plug points	No	1

SUNDRIES

L	Earthing of the building		Item
M	Test and commission		Item

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Electrical Work
1808Q057C-BOQ, Provisional Bills of Quantities

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Bill No. 16

Electrical Work

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Bill No. 16

Electrical Work

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COLOURS

Unless otherwise described paintwork on ceilings shall be deemed to be in the "White" colour group and paintwork on all other components shall be deemed to be in the "Pastel" colour group in accordance with the Natural Colour System (NCS) adopted by the SA National Standards

PAINTWORK ETC TO NEW WORK

ON EXTERNAL FLOATED PLASTER SURFACES

One coat plaster primer, with two coats "Wall and All" to exterior, or other equal and approved paint

A	Walls ("Pastel" colour group)	m ²	7
---	-------------------------------	----------------	---

ON INTERNAL PLASTERBOARD SURFACES

One coat primer, with two coats "Polvin", or other equal and approved paint

B	Ceilings and cornices ("Dark" colour group)	m ²	5
---	---	----------------	---

ON WOOD SURFACES

One coat primer and two coats "Velvagro" or other equal and approved enamel paint

C	Fascias and barge boards including priming metal jointing strips ("Dark" colour group)	m ²	23
---	--	----------------	----

D	Cupboards	m ²	27
---	-----------	----------------	----

E	Doors	m ²	17
---	-------	----------------	----

F	Door frames etc	m ²	5
---	-----------------	----------------	---

G	Skirtings, rails, etc not exceeding 300mm girth	m	138
---	---	---	-----

Two coats "Harlequin Easy Seal" water based gloss finish or other equal and approved floor sealer, including sanding down existing tongue and groove floor boards, on work in sound condition

H	Wall panels	m ²	212
---	-------------	----------------	-----

J	Pergola and screen timbers	m ²	60
---	----------------------------	----------------	----

Carried to Collection

Bill No. 17

Paintwork

1808Q057C-BOQ, Provisional Bills of Quantities

R

PAINTWORK, ETC TO PREVIOUSLY PAINTED WORK**ON INTERNAL PLASTERBOARD SURFACES**Two coats "Polvin", or other equal and approved paint, on work in sound condition

A	Ceilings ("Dark" colour group)	m ²	22
B	Partitions ("Deep" colour group)	m ²	110

ON WOOD SURFACESTwo coats "Velvaglo" or other equal and approved enamel paint

C	Cupboards ("Deep" colour group)	m ²	67
D	Skirtings, rails, etc not exceeding 300mm girth ("Deep" colour group)	m	97
E	Floors	m ²	13

Two coats "Harlequin Easy Seal" water based matt finish or other equal and approved floor sealer, including sanding down existing tongue and groove floor boards, on work in sound condition

F	Walls	m ²	128
---	-------	----------------	-----

ON METAL SURFACESSpot priming bare metal surfaces, one coat alkyd based universal undercoat and two coats superior quality universal enamel paint

G	On windows	m ²	16
---	------------	----------------	----

Carried to Collection**R**

Bill No. 17

Paintwork

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Bill No. 17

Paintwork

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Bill No. 17
Paintwork
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LANDSCAPING

A Allow the Budgetary Allowance of R37 730.00 (Thirty Seven Thousand Seven Hundred and Thirty Rand) NET for Landscaping to be used as directed by the Project Manager and deducted in whole or in part if not required

Item 37 730 00

B Sub-contractor fee percentage

%

OUTDOOR FURNITURE

C Allow the Budgetary Allowance of R8 000.00 (Eight Thousand Rand) NET for Joinery to be used as directed by the Project Manager and deducted in whole or in part if not required

Item 8 000 00

D Sub-contractor fee percentage

%

ROOF BRACING

E Allow the Budgetary Allowance of R10 000.00 (Ten Thousand Rand) NET for Roof bracing work to be used as directed by the Project Manager and deducted in whole or in part if not required

Item 10 000 00

F Sub-contractor fee percentage

%

SUPPLY LIGHT FITTINGS AND SWITCHES

G Allow the Budgetary Allowance of R15 200.00 (Fifteen Thousand Two Hundred Rand) NET for the supply of light fittings and switches to be used as directed by the Project Manager and deducted in whole or in part if not required

Item 15 200 00

H Sub-contractor fee percentage

%

SUNDRY ALTERATIONS

J Allow the Budgetary Allowance of R6 510.00 (Six Thousand Five Hundred and Ten Rand) NET for Sundry Alteration work to be used as directed by the Project Manager and deducted in whole or in part if not required

Item 6 510 00

K Sub-contractor fee percentage

%

Carried to Collection

R

Bill No. 19
Budgetary Allowances
1808Q057C-BOQ, Provisional Bills of Quantities

SUNDRY ALUMINIUM WORKS

A Allow the Budgetary Allowance of R1 020.00 (One Thousand and Twenty Rand) NET for Sundry aluminium works to be used as directed by the Project Manager and deducted in whole or in part if not required

Item

1 020 00

B Sub-contractor fee percentage

%

WALLPAPER

C Allow the Budgetary Allowance of R7 085.00 (Seven Thousand and Eighty Five Rand) NET for wallpaper to be used as directed by the Project Manager and deducted in whole or in part if not required

Item

7 085 00

D Sub-contractor fee percentage

%

WATER PUMP AND RAINWATER FILTER

E Allow the Budgetary Allowance of R37 000.00 (Thirty Seven Thousand Rand) NET for water pump and rainwater filter to be used as directed by the Project Manager and deducted in whole or in part if not required

Item

37 000 00

F Sub-contractor fee percentage

%

CONTINGENCIES

G Allow the Budgetary Allowance of R280 200.00 (Two Hundred and Eighty Thousand Two Hundred Rand) NET for Contingencies to be used as directed by the Project Manager and deducted in whole or in part if not required

Item

280 200 00

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Bill No. 19
Budgetary Allowances
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Bill No. 19

Budgetary Allowances

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Budgetary Allowances

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Part 3.1

JBCC PBA Contract Data





PRINCIPAL BUILDING AGREEMENT: CONTRACT DATA

Project	De Mond, Tourist Cabin
Employer	WCG DoI & CapeNature
Contractor	
Contract Date	May 2025
File Code	WCNCB 04/05/2025

The Joint Building Contracts Committee® - NPC
CONTRACT DATA
Principal Building Agreement
Edition 6.2 - May 2018

JBCC®

The Joint Building Contracts Committee® NPC (JBCC®) is representative of building owners and developers, professional consultants and general and specialist contractors who contribute their knowledge and experience to the compilation of the JBCC® documents. The JBCC® documents portray the consensus view of the constituent members and are published in the interests of standardisation and good practice with an equitable distribution of contractual risk

Application of JBCC® agreements

The definitions contained in the JBCC® Principal Building Agreement apply to this document. A word or phrase in bold type in the text has the same meaning assigned to it in the definitions of such agreement. Where a word or phrase is not in bold type it has the meaning consistent with the context of its use

This contract data contains unique requirements applicable to the project and variables referred to in the JBCC® Principal Building Agreement and the JBCC® General Preliminaries. The information provided in this document by the principal agent is complete and accurate at the time of calling for tenders. Where additional information becomes available, all tenderers will be informed in writing. Reference to clause numbers in the JBCC® Principal Building Agreement are shown in [square brackets] in this contract data e.g. [3.2.1]. Spaces requiring information must be filled in, or marked as 'not applicable' but not left blank

This contract data, when completed and submitted by the contractor, becomes the form of tender. Where the contractor is appointed, the contract documents comprise the signed JBCC® Principal Building Agreement, this completed contract data, the priced document, drawings and other listed documents

Warning!

The JBCC® Principal Building Agreement Edition 6.2 has been coordinated with the JBCC® Nominated/Selected Subcontract Agreement Edition 6.2, the JBCC® General Preliminaries and the JBCC® certificate forms and support documents. Forms from previous editions are not compatible with the JBCC® Principal Building Agreement Edition 6.2

Persons entering into or preparing contracts using the JBCC® suite of contract agreements and support documents are warned of the dangers inherent in modifying any part of it

Experience has shown that changes drafted by others, including members of the building professions, often have unintended results that may be prejudicial to either, or both, parties

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A PROJECT INFORMATION

A 1.0 Works [1.1]

Project name	De Mond, Tourist Cabin
Reference number	WCNCB 04/05/2025
Works description	Alterations and addition to existing tourist cabin

A 2.0 Site [1.1]

Erf / stand number	Erf 269
Township / Suburb	Bredasdorp
Site address	De Mond Nature Reserve
Local authority	Cape Agulhas

A 3.0 Employer [1.1]

Name	CapeNature		
Legal entity of above		Contact person	Ramese Mathews
Business registration number		Telephone number	087 087 3175
VAT/GST number		Mobile number	
Country	South Africa	E-mail	rmathews@capenature.co.za
Postal address			
		Postal code	
Physical address	PGWC Shared Service Centre, cnr Bosduif & Volstruis Street		
	Bridgetown, Gatesville	Postal code	7764

A 4.0 Principal agent [1.1]

Name	Architecture Co-op		
Legal entity of above		Contact person	Justin Cooke
Practice number		Telephone number	083 232 9451
		Mobile number	083 232 9451
Country	South Africa	E-mail	justin@architecturecoop.co.za
Postal address			
		Postal code	
Physical address	29 Richmond Road, Mowbray		
	Cape Town	Postal code	7700

A 5.0 Agent [1.1; 6.2]

Discipline	Architect
------------	-----------

Name	Architecture Co-op		
Legal entity of above		Contact person	Justin Cooke
Practice number		Telephone number	083 232 9451
		Mobile number	083 232 9451
Country	South Africa	E-mail	justin@architecturecoop.co.za
Postal address			
		Postal code	
Physical address	29 Richmond Road, Mowbray		
	Cape Town	Postal code	7700

A 6.0 Agent [1.1; 6.2]

Discipline	Quantity Surveyors
------------	--------------------

Name	Farrow Laing Quantity Surveyors		
Legal entity of above	PTY (LTD)	Contact person	Willem Visser
Practice number		Telephone number	021 110 0270
		Mobile number	084 508 1361
Country	South Africa	E-mail	Willem@farrowlaing.co.za
Postal address	P.O. Box 1051		
	Stellenbosch	Postal code	7600
Physical address	104 Dorp Street		
	Stellenbosch	Postal code	7600

A 7.0 Agent [1.1; 6.2]

Discipline	
------------	--

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 8.0 Agent [1.1; 6.2]

Discipline	
------------	--

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 9.0 Agent [1.1; 6.2]

Discipline	
------------	--

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 10.0 Agent [1.1; 6.2]

Discipline	
------------	--

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 11.0 Agent [1.1; 6.2]

Discipline	
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Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

A 12.0 Agent [1.1; 6.2]

Discipline	
------------	--

Name			
Legal entity of above		Contact person	
Practice number		Telephone number	
		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

B CONTRACT INFORMATION

B 1.0 Definitions [1.1]

Bills of quantities: System/Method of measurement	Seventh Edition 2015 of the Standard System of Measuring Building Work
--	--

B 2.0 Law, regulations and notices [2.0]

Law applicable to the works , state country [2.1]	Republic of South Africa
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B 3.0 Offer and acceptance [3.0]

Currency applicable to this agreement [3.2]	South African Rands
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B 4.0 Documents [5.0]

The original signed agreement is to be held by the principal agent [5.2], if not, indicate by whom	Employer
Number of copies of construction information issued to the contractor at no cost [5.6]	3

Documents comprising the agreement	Page numbers
The JBCC ® Principal Building Agreement, Edition 6.2 May 2018	1 to 30
The JBCC ® Principal Building Agreement - Contract Data, Edition 6.2 May 2018	1 to 14
The JBCC ® General Preliminaries for use with the JBCC ® Principal Building Agreement, Edition 6.2 May 2018	1 to 7
Refer to Annexures	Refer to Contents page

Authority is delegated to the following **agents** to issue **contract instructions** and perform duties for specific aspects of the **works** [6.2]

Refer to Bill 1 Preliminaries

Principal agent's and agents' interest or involvement in the works other than a professional interest [6.3]
N/A

B 6.0 Insurances [10.0]

Insurances by employer			Amount including tax	Deductible amount including tax
Contract works insurance:				
	New works [10.1.1] (contract sum or amount)	By Contractor		
or	Works with practical completion in sections [10.2] (contract sum or amount)			
or	Works with alterations and additions [10.3] (reinstatement value of existing structures with or including new works)			
	Direct contractors [10.1.1; 10.2] where applicable, to be included in the contract works insurance			
	Free issue [10.1.1; 10.2] where applicable, to be included in the contract works insurance			
	Escalation, professional fees and reinstatement costs if not included above			
Total of the above contract works insurance amount				
Supplementary insurance [10.1.2; 10.2]				
Public liability insurance [10.1.3; 10.2]				
Removal of lateral support insurance [10.1.4; 10.2]				
Other insurances [10.1.5]				
Yes/no?		If yes, description 1		
Yes/no?		If yes, description 2		

and/or

Insurances by contractor			Amount including tax	Deductible amount including tax
Contract works insurance:				
	New works [10.1.1] (contract sum or amount)		Contract Sum	
	Direct contractors [10.1.1; 10.2] where applicable, to be included in the contract works insurance		N/A	
	Free issue [10.1.1; 10.2] where applicable, to be included in the contract works insurance		N/A	
	Escalation, professional fees and reinstatement costs if not included above		14%	
Total of the above contract works insurance amount			Sum of above	
Supplementary insurance [10.1.2]			Contracts works insurance value	
Public liability insurance [10.1.3]			By Employer	
Removal of lateral support insurance [10.1.4]			N/A	
Other insurances [10.1.5]:				
Yes/no?		If yes, description 1		
Yes/no?		If yes, description 2		
Yes/no?				

B 7.0 Obligations of the employer [12.1]

Existing premises will be in use and occupied [12.1.2]		Yes/no?	
If yes, description			
Restriction of working hours [12.1.2]		Yes/no?	Yes
If yes, description	Working hours between 07:30 and 17:00, permission required for working outside of these hours		
Natural features and known services to be preserved by the contractor [12.1.3]		Yes/no?	No
If yes, description			
Restrictions to the site or areas that the contractor may not occupy [12.1.4]		Yes/no?	No
If yes, description			
Supply of free issue [12.1.10]		Yes/no?	No
If yes, description			

B 8.0 Nominated subcontractors [14.0]

Specialisation 1	
Specialisation 2	
Specialisation 3	
Specialisation 4	
Specialisation 5	

B 9.0 Direct contractors [16.0]

Extent of work [12.1.11]	
Extent of work [12.1.11]	
Extent of work [12.1.11]	
Extent of work [12.1.11]	
Extent of work [12.1.11]	

B 10.0 Description of sections [20.1]

Section 1	
Section 2	
Section 3	
Section 4	
Section 5	
Section 6	
Section 7	
Section 8	
Section	Remainder of the works

B 11.0 Possession of site [12.1.5], practical completion[19.0;20.0] and penalties [24.0]

Practical completion for the works as a whole	Intended date of possession of the site [12.1.5]	Period for inspection by the principal agent [19.3]	Date for practical completion [12.2.7; 24.1]	Penalty [24.1]
	Date	working days	Date	Penalty amount per calendar day
		7		R1,360.00

or where **sections** are applicable

Practical completion of a section of the works	Intended date of possession of a section [12.1.5]	Period for inspection by the principal agent [19.3]	Date for practical completion [12.2.7; 24.1]	Penalty [24.1]
	Date	working days	Date	Penalty amount per calendar day
	N/A	N/A	N/A	N/A
Section 1				
Section 2				
Section 3				
Section 4				
Section 5				
Section 6				
Section 7				
Section 8				
Remainder of the works				

Criteria to achieve **practical completion** not covered in the definition of **practical completion**

B 12.0 Payment [25.0]

Date of month for issue of regular payment certificates [25.2]	25th		
Cost fluctuations [25.3.4; 26.9.5]	Yes/no?	No	
If yes, method to calculate			

B 13.0 Dispute resolution [30.0]

Adjudication [30.6.1; 30.10] Name of nominating body	Association of Arbitrators (Southern Africa)
Applicable rules for adjudication [30.6.2]	JBCC rules of Adjudication
Arbitration [30.7.4; 30.10] Name of nominating body	Association of Arbitrators (Southern Africa)
Applicable rules for arbitration [30.7.5]	JBCC rules of arbitration

C TENDER CLOSING

Tender closing date	7 July 2025	Time	11:00
Tender submission address	CapeNature Head Office, PGWC Shared Services Centre, 3rd Floor, Cnr Bosduif & Volstruis Streets, Bridgetown, Gatesville, 7764		
Tender may be submitted by e-mail	yes/no?	Yes	E-mail tenders@capenature.co.za

D TENDERER'S SELECTIONS

D 1.0 Securities [11.0]

Guarantee for construction: Select Option A or B ☐

Option A	Guarantee for construction (variable) by contractor [11.1.1]
Option B	Guarantee for construction (fixed) by contractor [11.1.2]

Guarantee for payment by employer [11.5.1; 11.10]	Amount	N/A
Advance payment, subject to a guarantee for advance payment [11.2.2; 11.3]	Amount	

D 2.0 Contractor's annual holiday periods during the construction period

Year 1 contractor's annual holiday period	start date		end date	
Year 2 contractor's annual holiday period	start date		end date	
Year 3 contractor's annual holiday period	start date		end date	

D 3.0 Payment of preliminaries [25.0]

Contractor's selection

Select Option A or B ☐ Where the contractor does not select an option, Option A shall apply

Payment methods

Option A	The preliminaries shall be paid in accordance with an amount prorated to the value of the works executed in the same ratio as the amount of the preliminaries to the contract sum, which contract sum shall exclude the amount of preliminaries. Contingency sum(s) and any provision for cost fluctuations shall be excluded for the calculation of the aforesaid ratio
Option B	The preliminaries shall be paid in accordance with an amount agreed by the principal agent and the contractor in terms of the priced document to identify an initial establishment charge, a time-related charge and a final dis-establishment charge. Payment of the time-related charge shall be assessed by the principal agent and adjusted from time to time as may be necessary to take into account the rate of progress of the works

Lump sum contract

Where the amount of preliminaries is not provided it shall be taken as 7.5% (seven and a half per cent) of the contract sum, excluding contingency sum(s) and any provision for cost fluctuations

D 4.0 Adjustment of preliminaries [26.9.4]

Contractor's selection

Select Option A or B ☐ Where the **contractor** does not select an option, Option A shall apply

Provision of particulars

The **contractor** shall provide the particulars for the purpose of the adjustment of **preliminaries** in terms of his selection. Where completion in **sections** is required, the **contractor** shall provide an apportionment of **preliminaries** per **section**

Option A	An allocation of the preliminaries amounts into Fixed, Value-related and Time-related amounts as defined for adjustment method Option A below, within fifteen (15) working days of the date of acceptance of the tender
Option B	A detailed breakdown of the preliminaries amounts within fifteen (15) working days of possession of the site . Such breakdown shall include, inter alia, the administrative and supervisory staff, the use of construction equipment , establishment and dis-establishment charges, insurances and guarantees, all in terms of the programme

Adjustment methods

The amount of **preliminaries** shall be adjusted to take account of the effect which changes in time and/or value have on **preliminaries**. Such adjustment shall be based on the particulars provided by the **contractor** for this purpose in terms of Options A or B, shall preclude any further adjustment of the amount of **preliminaries** and shall apply notwithstanding the actual employment of resources by the **contractor** in the execution of the **works**

Option A	<p>The preliminaries shall be adjusted in accordance with the allocation of preliminaries amounts provided by the contractor, apportioned to sections where completion in sections is required</p> <p>Fixed - An amount which shall not be varied</p> <p>Value-related - An amount varied in proportion to the contract value as compared to the contract sum. Both the contract sum and the contract value shall exclude the amount of preliminaries, contingency sum(s) and any provision for cost fluctuations</p> <p>Time-related - An amount varied in proportion to the number of calendar days extension to the date of practical completion to which the contractor is entitled with an adjustment of the contract value [23.2; 23.3] as compared to the number of calendar days in the initial construction period [26.9.4]</p>
Option B	<p>The adjustment of preliminaries shall be based on the number of calendar days extension to the date of practical completion to which the contractor is entitled with an adjustment of the contract value [23.2] as compared to the number of calendar days in the initial construction period [23.3; 26.9.4]</p> <p>The adjustment shall take into account the resources as set out in the detailed breakdown of the preliminaries for the period of construction during which the delay occurred</p>

Failure to provide particulars within the period stated

Option A	<p>Where the allocation of preliminaries amounts for Option A is not provided, the following allocation of preliminaries amounts shall apply:</p> <p>Fixed - Ten per cent (10%) Value-related - Fifteen per cent (15%) Time-related - Seventy-five per cent (75%)</p> <p>Where the apportionment of the preliminaries per section is not provided, the categorised amounts shall be prorated to the cost of each section within the contract sum as determined by the principal agent</p>
Option B	Where the detailed breakdown of preliminaries amounts for Option B is not provided, Option A shall apply

Lump sum contract

Where the amount of **preliminaries** is not provided it shall be taken as 7.5% (seven and a half per cent) of the **contract sum**, excluding contingency sum(s) and any provision for cost fluctuation

E FORM OF TENDER

E 1.0 Tenderer's details

Name			
Legal entity of above		Contact person	
Business registration number		Telephone number	
VAT/GST number		Mobile number	
Country		E-mail	
Postal address			
		Postal code	
Physical address			
		Postal code	

E 2.0 Acceptance of tender conditions

By submission of this tender to the employer the tenderer offers and agrees to execute and complete the works and to remedy any defects in conformity with the specification for the tender amount stated

The tender shall remain in full legal force for forty-five (45) calendar days from the closing date of the tender. The tenderer accepts liability for loss or damages that may be suffered by the employer should the tender validity period not be honoured

The lowest or any tender will not necessarily be accepted by the **employer** nor will reasons be given for such a decision

E 3.0 Tender amount compilation

			Amount
Tenderer's work excluding tax			
Tax		%	
Total tender amount including tax			
Total tender amount including tax , in words			

Signature	Tenderer who by signature hereto warrants authority		Place		
Name		Capacity		Date	

Signature	Witness		Place		
Name				Date	

E 4.0 Tender qualifications



Part 3.2

Health and Safety Acquaintance Certificate



Project No: **WCNCB 04/05/2025**
Project Name: **De Mond Tourist Cabin**
Employer: **CapeNature**

Health and Safety Acquaintance Certificate

By signing this certificate the tenderer deems that he has made himself thoroughly familiar with the contents, obligations and demands, and agrees with all the conditions of the following:

- Occupational Health and Safety Act No. 85 of 1993 (OHS Act) as amended
- Construction Regulations, 2014 (CR) as amended
- Other relevant regulations and standards
- Project specific health and safety specification contained in Annexure C of the tender document

This includes those terms and conditions contained in any printed form stated to form part thereof, including but not limited to the documents stated above. As such the Employer will not recognise a claim for relief based on an allegation that the tenderer overlooked any such condition or failed properly to take it into account for the purpose of calculating tendered prices or any other purpose.

The tenderer acknowledges that he has made adequate provision in his submitted tender for the cost of health and safety measures during the execution of the works as required by the OHS Act, CR and other relevant regulations and specifications referred to above.

The tenderer further acknowledges that he has the necessary competencies and resources to carry out and complete the construction work safely as required by the OHS Act, CR and other relevant regulations and specifications referred to above.

The tenderer understands that the tender will be disqualified if the information in this document is found to be untrue or incomplete.

Signed at _____ on this day _____ of _____ 20__

Signature: _____

Name: _____

Designation: _____

Address: _____

Witness

Name: _____ Signature: _____

Part 3.3

Mandatory Agreement Bid Documentation



WESTERN CAPE NATURE CONSERVATION BOARD

TENDER NO. **WCNCB 04/05/2025**

FOR **De Mond Tourist Cabin**

C1.4 AGREEMENT IN TERMS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT, 1993
(ACT NO 85 OF 1993)

THIS AGREEMENT made at
on this the day of in the year
between [hereinafter called "the Employer"] of the one
part, herein represented by
in his capacity as
and
[hereinafter called "the Mandatary"] of the other part, herein represented by
.....
in his capacity as

WHEREAS the Employer is desirous that certain works be constructed, viz

WESTERN CAPE NATURE CONSERVATION BOARD

and has accepted a Tender by the Mandatary for the construction, completion and maintenance of such Works and whereas the Employer and the Mandatary have agreed to certain arrangements and procedures to be followed in order to ensure compliance by the Mandatary with the provisions of the Occupational Health and Safety Act, 1993 (Act 85 of 1993);

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

- 1 The Mandatary shall execute the work in accordance with the Contract Documents pertaining to this Contract.
- 2 This Agreement shall hold good from the contract date, which shall be the date of a written acceptance by the employer or principal agent of the contractor's offer and continue to be in force and affect until:
 - (a) the date of the Certificate of Final Completion issued in terms of Clause 16.0 (JBCC MWA 5.2), or
 - (b) the date of termination of the agreement in terms of Clause 21.0 (JBCC MWA 5.2).

- 3 The Mandatary declares himself to be conversant with the following:
- (a) All the requirements, regulations and standards of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993), hereinafter referred to as "The Act", together with its amendments and with special reference to the following sections of The Act:
 - (i) Section 8 : General duties of employers to their employees;
 - (ii) Section 9 : General duties of employers and self-employed persons to persons other than employees;
 - (iii) Section 37 : Acts or omissions by employees or mandataries, and
 - (iv) Subsection 37(2) relating to the purpose and meaning of this Agreement.
 - (b) The procedures and safety rules of the Employer as pertaining to the Mandatary and to all his subcontractors.
- 4 In addition to the requirements of Clause 2.0 (JBCC MWA 5.1) and all relevant requirements of the agreement, the Mandatary agrees to execute all the Works forming part of this agreement and to operate and utilise all machinery, plant and equipment in accordance with the Act.
- 5 The Mandatary is responsible for the compliance with the Act by all his subcontractors, whether or not selected and/or approved by the Employer.
- 6 ***The Mandatary warrants that all his and his subcontractors' workmen are covered in terms of the Compensation for Occupational Injuries and Diseases Act, 1993 which cover shall remain in force whilst any such workmen are present on site. A letter of good standing from the Compensation Commissioner to this effect must be produced to the Employer upon signature of the agreement.***
- 7 The Mandatary undertakes to ensure that he and/or subcontractors and/or their respective employers will at all times comply with the following conditions:
- (a) The Mandatary shall assume the responsibility in terms of Section 16.1 of the Occupational Health and Safety Act. The Mandatary shall not delegate any duty in terms of Section 16.2 of this Act without the prior written approval of the Employer. If the Mandatary obtains such approval and delegates any duty in terms of Section 16.2 a copy of such written delegation shall immediately be forwarded to the Employer.
 - (b) All incidents referred to in the Occupational Health and Safety Act shall be reported by the Mandatary to the Department of Labour as well as to the Employer. The Employer will further be provided with copies of all written documentation relating to any incident.
 - (c) The Employer hereby obtains an interest in the issue of any formal inquiry conducted in terms of Section 32 of the Occupational Health and Safety Act into any incident involving the Mandatary and/or his employees and/or his subcontractors.

In witness thereof the parties hereto have set their signatures hereon in the presence of the subscribing witnesses:

SIGNED FOR AND ON BEHALF OF THE EMPLOYER:

WITNESS 1 2

NAME 1 2
(IN CAPITALS)

SIGNED FOR AND ON BEHALF OF THE MANDATARY:

WITNESS 1 2

NAME 1 2
(IN CAPITALS)

CERTIFICATE OF AUTHORITY FOR SIGNATORY TO AGREEMENT IN TERMS OF OCCUPATIONAL HEALTH AND SAFETY ACT, 1993 (ACT NO 85 OF 1993)

The signatory for the company that is the Contractor in terms of the above-mentioned Contract and the Mandatary in terms of the above-mentioned Act shall confirm his or her authority thereto by attaching to this page a duly signed and dated copy of the relevant resolution of the Board of Directors.

An example is given below:

"By resolution of the Board of Directors passed at a meeting held on 20.....,

Mr/Ms whose signature

appears below, has been duly authorised to sign the AGREEMENT in terms of THE OCCUPATIONAL

HEALTH AND SAFETY ACT, 1993 (ACT NO 85 OF 1993) on behalf of

.....

SIGNED ON BEHALF OF THE COMPANY :

IN HIS/HER CAPACITY AS :

DATE :

SIGNATURE OF SIGNATORY :

WITNESS: 1. 2.

NAME (IN CAPITALS): 1. 2.

Part 3.4

Schedule of proposed subcontractors



Name of Subcontractor	Proposed Duties	Experience	BEE Rating	Contact Person	Telephone Number	E-mail Address

The Tenderer shall state in the schedule above the names of all Subcontractors he wishes to employ in the works and shall define their duties and outline their experience
(This schedule to be completed and submitted with tender)

Part 4

Annexure A

Guarantee for Construction – Pro-forma





Guarantee for Construction

For use with the JBCC[®] Principal Building Agreement

edition /date

GUARANTOR DETAILS AND DEFINITIONS

Guarantor:	<input type="text"/>		
Physical Address:	<input type="text"/>		
Guarantor's signatory 1:	<input type="text"/>	Capacity	<input type="text"/>
Guarantor's signatory 2:	<input type="text"/>	Capacity	<input type="text"/>
Employer:	<input type="text"/>		
Contractor:	<input type="text"/>		
Principal Agent:	<input type="text"/>		
Works:	<input type="text"/>		
Site:	<input type="text"/>		
Contract Sum:	Accepted amount inclusive of tax	Currency	<input type="text"/>
Amount in words:	<input type="text"/>		
Guaranteed Sum:	The maximum aggregate amount	Currency	<input type="text"/>
Amount in words:	<input type="text"/>		
Guarantee for Construction:	(Insert Variable or Fixed)	<input type="text"/>	<input type="text"/>
Expiry Date:	<input type="text"/>		

AGREEMENT DETAILS

Sections:	Total number / not applicable	<input type="text"/>	Last Section	<input type="text"/>
Principal Agent issues	JBCC [®] format Recovery Statement, Interim Payment Certificates, the Final Payment Certificate, the Certificate of Practical Completion and the Certificate of Final Completion			

1.0 GUARANTEE FOR CONSTRUCTION (Variable)

- 1.1 Where a Guarantee for Construction (Variable) in terms of the Agreement has been selected this clause 1.0 and 3.0 to 13.0 shall apply. The Guarantor's liability shall be limited to the diminishing amounts of the Guaranteed Sum as follows:-

GUARANTOR'S LIABILITY

- 1.1.1 Maximum Guaranteed Sum (not exceeding 10.0% of the contract sum) in the amount of:

Amount in words:

PERIOD OF LIABILITY

From and including the date of issue of this Guarantee for Construction and up to and including the date of issue of the Interim Payment Certificate certifying in excess of 50% of the contract sum

1.1.2 Reducing to the Guaranteed Sum (not exceeding 6.0% of the contract sum) in the amount of:

From and including the day after the date of the aforesaid Interim Payment Certificate and up to and including the date of issue of the only Certificate of Practical Completion or last Certificate of Practical Completion where there are sections

Amount in words:

1.1.3 Reducing to the Guaranteed Sum (not exceeding 4.0% of the contract sum) in the amount of:

From and including the day after the date of the applicable Certificate of Practical Completion and up to and including the date of issue of the only Certificate of Final Completion or the last Certificate of Final Completion where there are sections

Amount in words:

1.1.4 Reducing to the Guaranteed Sum (not exceeding 2.0% of the contract sum) in the amount of:

From and including the day after the date of the applicable Certificate of Final Completion and up to and including the date of issue of the Final Payment Certificate where payment is due to the Contractor, whereafter this Guarantee for Construction shall expire. Where the Final Payment Certificate reflects payment due to the Employer, this Guarantee for Construction shall expire upon payment of the full amount certified

Amount in words:

1.2 The Guarantor's liability limits set out in 1.1.1 to 1.1.4 shall apply in respect of any claim received by the Guarantor during the guarantee validity period

2.0 GUARANTEE FOR CONSTRUCTION (Fixed)

2.1 Where a Guarantee for Construction (fixed) in terms of the Agreement has been selected this clause 2.0 and 3.0 to 13.0 shall apply. The Guarantor's liability shall be limited to the amount of the Guaranteed Sum as follows:

GUARANTOR'S LIABILITY

Maximum Guaranteed Sum (not exceeding 5.0% of the contract sum) in the amount of:

PERIOD OF LIABILITY

From and including the date of issue of this Guarantee for Construction and up to and including the date of the only Certificate of Practical Completion or the last Certificate of Practical Completion where there are sections, whereafter this Guarantee for Construction shall expire

Amount in words:

3.0 The Guarantor acknowledges that:

3.1 Any reference in this Guarantee for Construction to the Agreement is made for the purpose of convenience and shall not be construed as any intention whatsoever to create an accessory obligation or any intention to create a suretyship;

3.2 Its obligation under this Guarantee for Construction is restricted to the payment of money; and

3.3 Reference to a Recovery Statement or an Interim or Final Payment Certificate, or a Certificate(s) of Practical or Final Completion shall mean such certificate issued by the Principal Agent.

4.0 Subject to the Guarantor's maximum liability referred to in 1.0 or 2.0, the Guarantor hereby undertakes to pay the Employer the sum certified upon receipt of the documents identified in 4.1 to 4.3:

- 4.1 A copy of a first written demand notice issued by the Employer to the Contractor stating that payment of a sum certified by the Principal Agent in an Interim or Final Payment Certificate has not been made in terms of the Agreement and failing such payment within seven (7) calendar days, the Employer intends to call upon the Guarantor to make payment in terms of 4.2;
- 4.2 A first written demand notice issued by the Employer to the Guarantor at the Guarantor's Physical Address with a copy to the Contractor stating that a period of seven (7) calendar days has elapsed since the issue of the first written demand notice in terms of 4.1 and that the sum certified has not been paid to date. The Employer herewith calls up this Guarantee for Construction and demands payment of the sum certified from the Guarantor; and
- 4.3 A copy of the applicable payment certificate which entitles the Employer to receive payment in terms of the Agreement of the sum certified in 4.0
- 5.0. Subject to the Guarantor's maximum liability referred to in 1.0 or 2.0, the Guarantor undertakes to pay the Employer the Guaranteed Sum or the full outstanding balance upon receipt of a first written demand notice from the Employer to the Guarantor at the Guarantor's Physical Address calling up this Guarantee for Construction stating that:
- 5.1 The Agreement has been terminated due to the Contractor's default and that the Guarantee for Construction is called up in terms of 5.0. The demand shall enclose a copy of the notice of termination; or
- 5.2 A provisional sequestration or liquidation court order has been granted against the Contractor and that the Guarantee for Construction is called up in terms of 5.0. The demand notice shall enclose a copy of the court order.
- 6.0 The aggregate amount of payments to be made by the Guarantor in terms of 4.0 and 5.0 shall not exceed the Guarantor's maximum liability in terms of 1.0 or 2.0.
- 7.0 Where the Guarantor is a registered insurer and has made payment in terms of 5.0, the Employer shall within one hundred and eighty (180) calendar days of receipt of payment submit an expense account to the Guarantor showing how all monies received in terms of the Guarantee for Construction have been expended, or will be expended, and shall refund to the Guarantor any surplus amount. All monies refunded to the Guarantor in terms of this Guarantee for Construction shall bear interest at the prime overdraft rate of the Employer's bank compounded monthly and calculated from the date of payment by the Guarantor to the Employer until the date of refund.
- 8.0 Payment by the Guarantor in terms of 4.0 or 5.0 shall be made within seven (7) calendar days upon receipt of the first written demand notice to the Guarantor.
- 9.0 The Employer shall have the absolute right to arrange its affairs with the Contractor in any manner which the Employer deems fit and the Guarantor shall not have the right to claim its release from this Guarantee for Construction on account of any conduct alleged to be prejudicial to the Guarantor.
- 10.0 The Guarantor chooses the Physical Address stated above for all notices and correspondences in relation to this Guarantee.
- 11.0 This Guarantee for Construction is neither negotiable nor transferable and shall expire in terms of either 1.1.4 or 2.1, or payment in full of the Guaranteed Sum or on the Expiry Date, whichever is the earlier, whereafter no claims will be considered by the Guarantor. This original Guarantee for Construction shall be returned to the Guarantor after it has expired.
- 12.0 This Guarantee for Construction, with the required demand notices in terms of 4.0 or 5.0, shall be regarded as a liquid document for the purpose of obtaining a court order.
- 13.0 Where this Guarantee for Construction is issued in the Republic of South Africa this Guarantee for Construction shall be governed by the laws of the Republic of South Africa. A competent court in the Republic of South Africa shall have sole jurisdiction in terms of this Guarantee for Construction. Where this Guarantee for Construction is issued outside the Republic of South Africa, the laws of the guarantor who issued this Guarantee for Construction shall prevail. A competent court, in the jurisdiction in which the guarantor is domiciled shall prevail.

Signed at:

Date:

Guarantor's Signatory 1:

Guarantor's Signatory 2:

Witness:

Witness:

Guarantor's seal or stamp

Part 4

Annexure B

Guarantee for Advance Payment – Pro-forma





Guarantee for Advance Payment

For use with the JBCC[®] **Principal Building Agreement** state edition /date
For use with the JBCC[®] **NSSA Subcontract Agreement** state edition /date
For use with the JBCC[®] **Minor Works Agreement** state edition /date

GUARANTOR DETAILS AND DEFINITIONS

Guarantor:	<input type="text"/>		
Physical Address:	<input type="text"/>		
Guarantor's signatory 1:	<input type="text"/>	Capacity	<input type="text"/>
Guarantor's signatory 2:	<input type="text"/>	Capacity	<input type="text"/>
Employer:	<input type="text"/>		
Recipient:	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		
Principal Agent:	<input type="text"/>		
Works:	<input type="text"/>		
Site:	<input type="text"/>		
Guaranteed Advance Payment Sum:	(maximum aggregate amount)	Currency	<input type="text"/>
Amount in words:	<input type="text"/>		
Expiry Date:	<input type="text"/>		

AGREEMENT DETAILS

Principal Agent issues JBCC[®] format Payment Certificates, Recovery Statements

1.0 GUARANTEE FOR ADVANCE PAYMENT

1.1 The particulars of the milestones to be achieved in accordance with the Guaranteed Advance Payment Sum are set out in the following schedule:-

No. of Milestones:	<input type="text"/>
Milestone Commence Date:	<input type="text"/>
Milestone 1:	<input type="text"/>
Milestone 2:	<input type="text"/>
Milestone 3:	<input type="text"/>

1.2 The Guarantor's liability shall be limited to the outstanding diminishing amounts of the Guaranteed Advance Payment Sum as follows:-

- 1.2.1 The Guaranteed Advance Payment Sum on receipt thereof by the Recipient; or
- 1.2.2 The full outstanding balance after each Milestone has been achieved in terms of the monthly performance schedule as stated in 1.1

- 2.0 The Guarantor acknowledges that:-
- 2.1 Any reference in this Guarantee for Advance Payment to the Agreement is made for the purpose of convenience and shall not be construed as any intention to create an accessory obligation or any intention to create a suretyship;
- 2.2 Its obligation under this Guarantee for Advance Payment is restricted to the payment of money; and
- 2.3 Reference to a Recovery Statement or a Payment Certificate shall mean such certificate issued by the Principal Agent.
- 3.0 Subject to the Guarantor's maximum liability referred to in 1.0 the Guarantor undertakes to pay the Employer the sum certified on receipt of the documents identified in 3.1 to 3.3:-
- 3.1 A copy of a first written demand notice issued by the Employer to the Recipient stating that payment of a sum certified by the Principal Agent has not been made in terms of the Agreement and failing such payment within seven (7) calendar days, the Employer intends to call upon the Guarantor to make payment in terms of 3.2.;
- 3.2 A first written demand notice issued by the Employer to the Guarantor at the Guarantor's Physical Address with a copy to the Recipient stating that a period of seven (7) calendar days has elapsed since the issue of the first written demand notice in terms of 3.1 and that the sum certified has not been paid to date. The Employer herewith calls up this Guarantee for Advance Payment and demands payment of the sum certified from the Guarantor; and
- 3.3 A copy of the Recovery Statement and Payment Certificate which entitles the Employer to receive payment in terms of the Agreement of the sum certified in 3.0.
- 4.0 Subject to the Guarantor's maximum liability referred to in 1.0 the Guarantor undertakes to pay the Employer the Guaranteed Advance Payment sum or the full outstanding balance upon receipt of a first written demand notice from the Employer to the Guarantor at the Guarantor's Physical Address calling up this Guarantee for Advance Payment stating that:-
- 4.1 The Agreement has been terminated due to the Recipient's default and that the Guarantee for Advance Payment is called up in terms of 4.0. The demand notice shall enclose a copy of the notice of termination; or
- 4.2 A provisional sequestration or liquidation court order has been granted against the Recipient and that the Guarantee for Advance Payment is called up in terms of 4.0. The demand notice shall enclose a copy of the court order.
- 5.0 The aggregate amount of payments to be made by the Guarantor in terms of 3.0 and 4.0 shall not exceed the Guarantor's maximum liability in terms of 1.0.
- 6.0 Payment by the Guarantor in terms of 3.0 or 4.0 shall be made within seven (7) calendar days on receipt of the first written demand notice to the Guarantor.
- 7.0 The Employer shall have the absolute right to arrange its affairs with the Recipient in any manner which the Employer deems fit and the Guarantor shall not have the right to claim its release from this Guarantee for Advance Payment on account of any conduct alleged to be prejudicial to the Guarantor.
- 8.0 The Guarantor chooses the Physical Address as stated above for all notices and correspondences in connection with this Guarantee.
- 9.0 This Guarantee for Advance Payment is neither negotiable nor transferable and shall expire upon payment of the final Payment Certificate in terms of the Agreement or on payment in full of the Guaranteed Advanced Payment Sum or on the Expiry Date whichever is the earlier, whereafter no claims will be considered by the Guarantor. This original Guarantee for Advance Payment form shall be returned to the Guarantor after it has expired.
- 10.0 This Guarantee for Advance Payment, with the required demand notices in terms of 3.0 or 4.0, shall be regarded as a liquid document for the purpose of obtaining a court order.
- 11.0 Where this Guarantee for Advance Payment is issued in the Republic of South Africa this Guarantee for Advance Payment shall be governed by the laws of the Republic of South Africa. A competent court in the Republic of South Africa shall have sole jurisdiction in terms of this Guarantee for Advance Payment. Where this Guarantee for Advance Payment is issued outside the Republic of South Africa, the laws of the guarantor who issued this Guarantee for Advance Payment shall prevail. A competent court, in the jurisdiction in which the guarantor is domiciled, shall prevail.

Signed at:

Date:

Guarantor's Signatory 1:

Guarantor's Signatory 2:

Witness:

Witness:

Guarantor's seal or stamp

Part 4

Annexure C

Architect's Specifications



Annexure A

Selected special items

Reverse osmosis filtration unit

Product name: Filter Shop Gold undercounter Reverse Osmosis System with filtration unit with 18l tank or similar approved kit with drinking water tap at sink.

Supplier: Filtershop

Reference code: N/A

Size: t.b.c.

Website: https://www.filtershop.co.za/gold-under-the-counter-reverse-osmosis-ro-system-click-for-more-info?srsltid=AfmBOoo720KzTEBKMhqF_S6vVtvCM43orjAvnD_LmcGJjEzH72i628Ri



FILTERSHOP

User Installation Guide for Silver & Gold Reverse Osmosis Systems, with & without booster pump.



FILTERSHOP

Water purification filters for every application

Tel: 012 653 8088
www.filtershop.co.za

Pre-Installation Check	Page 3
Open & Check the System	Page 4
Installing the filters	Page 4 - 5
RO Membrane Installation	Page 6
Placing the RO system for use	Page 7 - 8
Installing the Faucet / Tap	Page 9 - 10
Additional Notes	Page 11 - 12
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Booster Pump RO Diagram	Page 16
Standard RO Diagram	Page 17

How to use QR codes

From time to time you'll see bar codes like the one below. Actually, it's not a bar code. It's called a QR code, and it's used as a shortcut to link to content online using your phone's camera, saving you from typing lengthy addresses into your mobile browser.

You'll need an app that can read QR codes (we like Barcode Reader or Google Goggles in the Android Market). When you see a QR code in this manual hit it with the barcode reader and it will take you to the related video content.

Go ahead and try it on this code. This will take you to our website www.filtershop.co.za :)





Pre-Installation Check

What is your tap pressure?

The RO system without a pump needs at least 3 bar pressure to operate. If you think you might not have sufficient pressure please purchase the RO with a built in booster pump as it can operate from 1 bar pressure. Ideally you would always want to place all your appliances after a 4 bar pressure regulator, the RO system is no exception. Some areas have very high pressure or pressure spikes that can damage your system, if the pressure gets very high it can even cause the housings to break. The Silver & Gold System includes a pressure protection valve that will shut the systems water supply off if the pressure goes to high. If it is not possible to place the RO/Nano system after the pressure regulator we do have small in line pressure regulators. The unit included is a shut off valve not a regulator. Many people do not use pressure regulators with these systems and never have problems but it is at your own risk.

Where can I find water for the Reverse Osmosis or Nano system?

These systems are normally installed under a counter in the kitchen. Have a look how your taps are connected to the water supply. Normally it is flexible braided hoses connected with a half inch fitting. Also common is the same as before but with a $\frac{3}{4}$ inch fitting typically the washing machine connection. Some houses use copper pipes. If you have one of these connections please pick the correct package to make installation simple. Note if you have another setup please check if it is possible to get water from nearby with one of the three connection options.



Installation Instructions

Open and Check your RO system?

Components Should Include:

- Mounting bracket
- 10" 1um (Micron) Sediment Filter
- 10" Premium KDF Activated Carbon Filter
- 10" Ultra Filtration Membrane (UF)
- Reverse Osmosis membrane (Silver: 100 GPD / Gold: 200 GPD)
- 1 Plastic housing spanner (special tool for replacing the filters)
- 1/4" White tubing
- 3 x 10" Filter housings
- RO Membrane Housing
- RO Tank
- Chrome Tap
- T33 Taste & Odour Filter
- Mineral Injector
- Pipe Fittings (Joints, Elbows, T-joints, Non-return valve, valves)
- Flow restrictor
- Pressure Protection Valve
- Electrical Pressure Pump (Only on Booster Pump Units)

You're now ready to begin Installation.

Step 1. Install the Filters.

To do this prepare your filters by removing any packaging from them. ie. Protective Plastic Wrapping.

Next, Place your filters in their respective filter housings.

Identify the flow direction through the RO system. This is indicated by the words "In" and "Out" on the RO system. *In* representing the source water and *Out* representing your product water outlet.

Continued on next page.



Installation Instructions

Filter Installation continued

Once you have the filters in the Housings, they are ready to be attached to the RO system. Please note the order in which the filters are placed is very important. Take care to attach them correctly.

Stage 1 - 1 um (Micron) Sediment Filter

This Filter is placed closest to the “In” or source water side of the RO system.

Stage 2 - Premium KDF Filter

This Filter is placed in the middle of the 3 filter housings. It is important that the filters rubber seal is located at the top of the housing.

Stage 3 - Ultra Filtration Filter (UF)

This is the final stage in the housing filtration system and should be located closest to the “Out” of the RO system.

Stage 4: Ro Membrane:

This filter has a life span of 2-3 years.

Stage 5: T33 Filter:

Removes any smells or taste left in the filtered water. It will also absorb the preservatives found in the RO membrane after new installs.

Stage 6: Mineral Injector:

This will add mineral content back into the water as the RO Membrane has removed them previously. This improves the taste of the filtered water.

When connecting the filter housings to the RO system, make sure the black rubber O-rings are in place and are sitting snugly on the housings.

Begin to screw the housing to the RO System. Take care not to over tighten the housings as this could strip the housing thread, it will also make it more difficult to replace the filters at a later stage if they are over tightened. Applying a bit of Vaseline to the seal will make things easier when the time comes to replace the filters.

A housing spanner is included to assist with tightening and loosening of the filter housings.

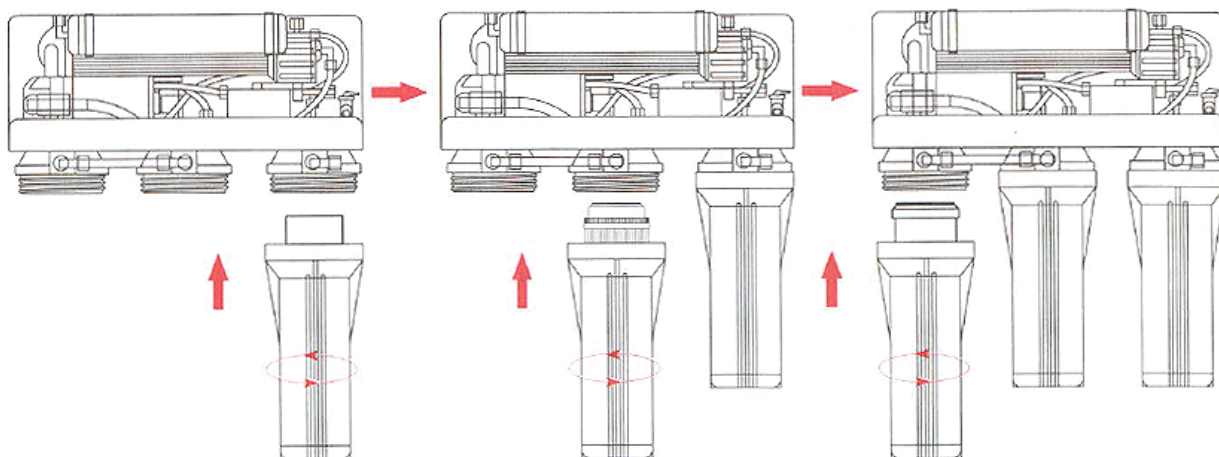
Installation Video:

<https://www.youtube.com/watch?v=DsLpMI7Jhfl>



Filter Change Video:

<https://www.youtube.com/watch?v=oxM0tMvC8J4>





Installation Instructions

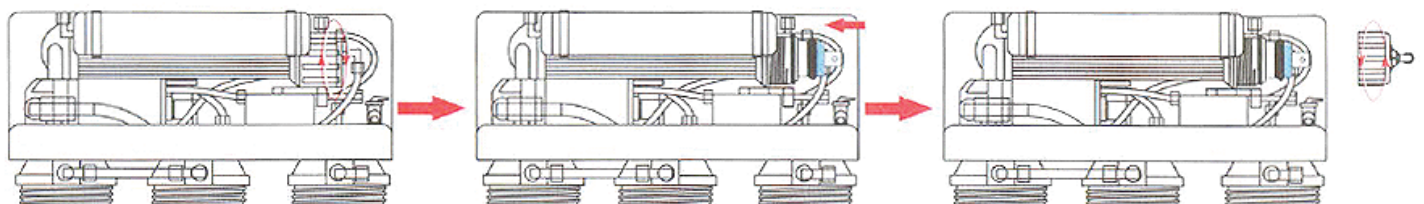
RO Membrane Installation

The **Silver RO system** uses a 100GPD (up to 380 Litres per day). This is a high quality American manufactured RO Membrane.

The **Gold RO system** uses a 200 GPD Membrane (up to 760 Litres per day). This reduces the waste water by 50% compared to a 100 GDP RO systems.

To install the RO membrane start by removing the Membrane housing lid. To do this you must remove the pipe that connects to the membrane housing lid. Once the pipe is removed unscrew the membrane housing lid as indicated in the picture below. Remove the membrane from its package and insert it with the O-rings first and the large black sealing ring last.

Then close the housing, and reconnect the pipe. Note it is important to ensure that the membrane is pushed in by hand as deep as it will go before the housing is closed, as using the cover to push the membrane can result in damage to the housing.





Installation Instructions

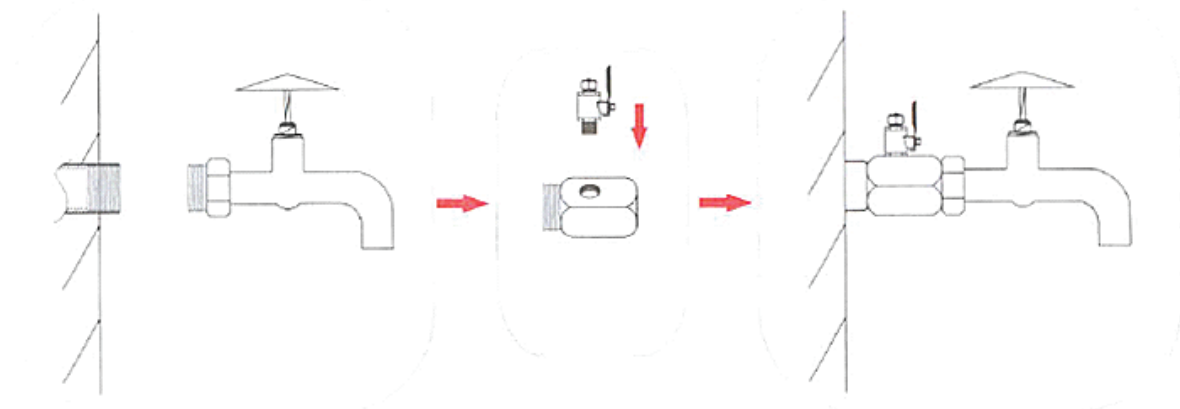
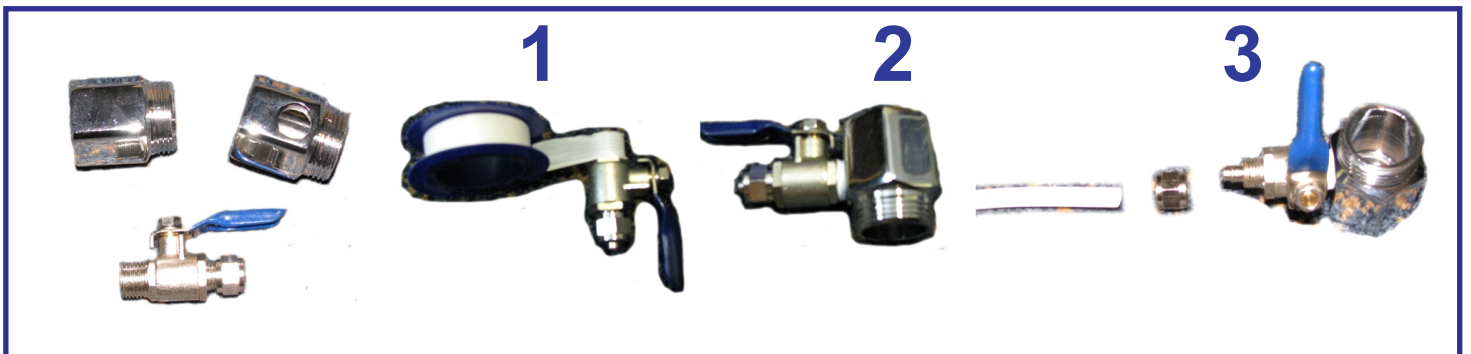
Placing the RO system for use

Clear out a space large enough to fit the RO system and its' tank.
Make sure to leave space to be able to do maintenance.
Ideally you want to be able to remove the system from the cupboard easily.

Turn off your main water supply line, normally located at the entrance to your property or close the valve at the source.

Assemble the water fittings as shown below.

Make sure to use thread sealing tape on all screw fittings. Normally about 4-5 layers is sufficient, but you can add more if you see there is not a tight fit. Thread sealing tape is available at most hardware stores, and some retail stores.



Continued on next page.



Installation Instructions

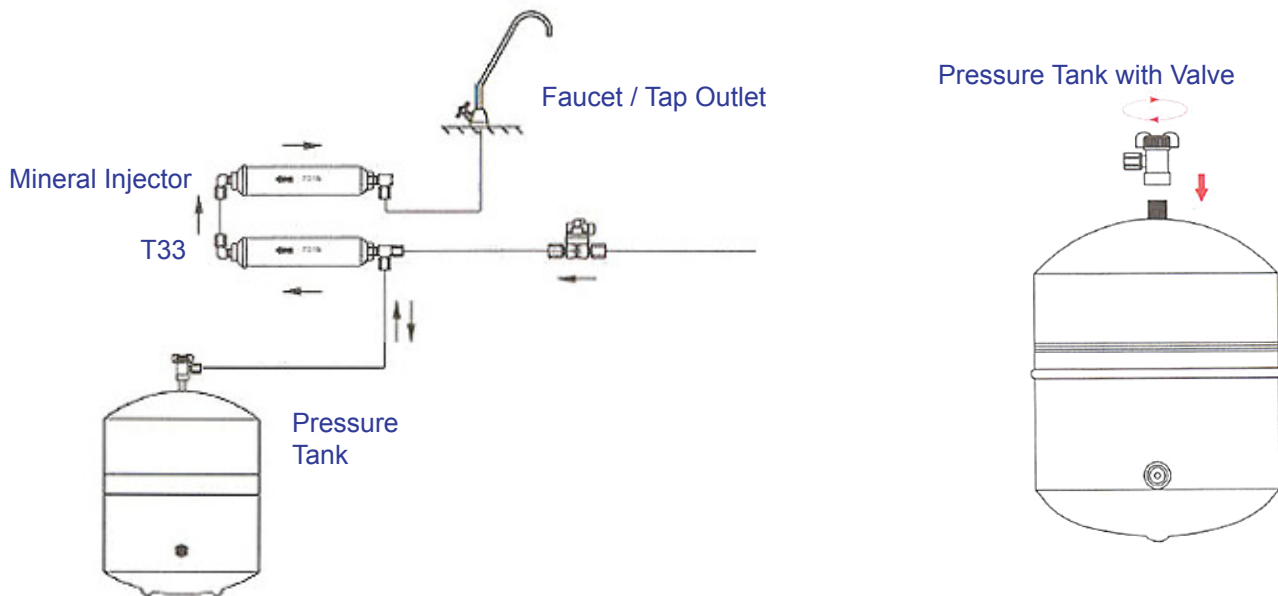
Placing the RO system for use, continued

Unscrew the existing water connection and then place the assembled water fitting in between and tighten. Make sure the valve is in the closed position.

Connect the flex hose to the water source and then to the inlet side of the RO system. You should connect the pressure protection valve on this line (before the filtration system). Please take note of the flow direction on the pressure protection valve.

Next - Connect the Pressure Tank to the T-connector before the T33 post filter.

Next - Connect the faucet to the outlet of the mineral injector.



Open the main water supply and check for leaks.

If you see a leak turn off the water, disassemble and add more sealing tape to the joint that was leaking, then test again.

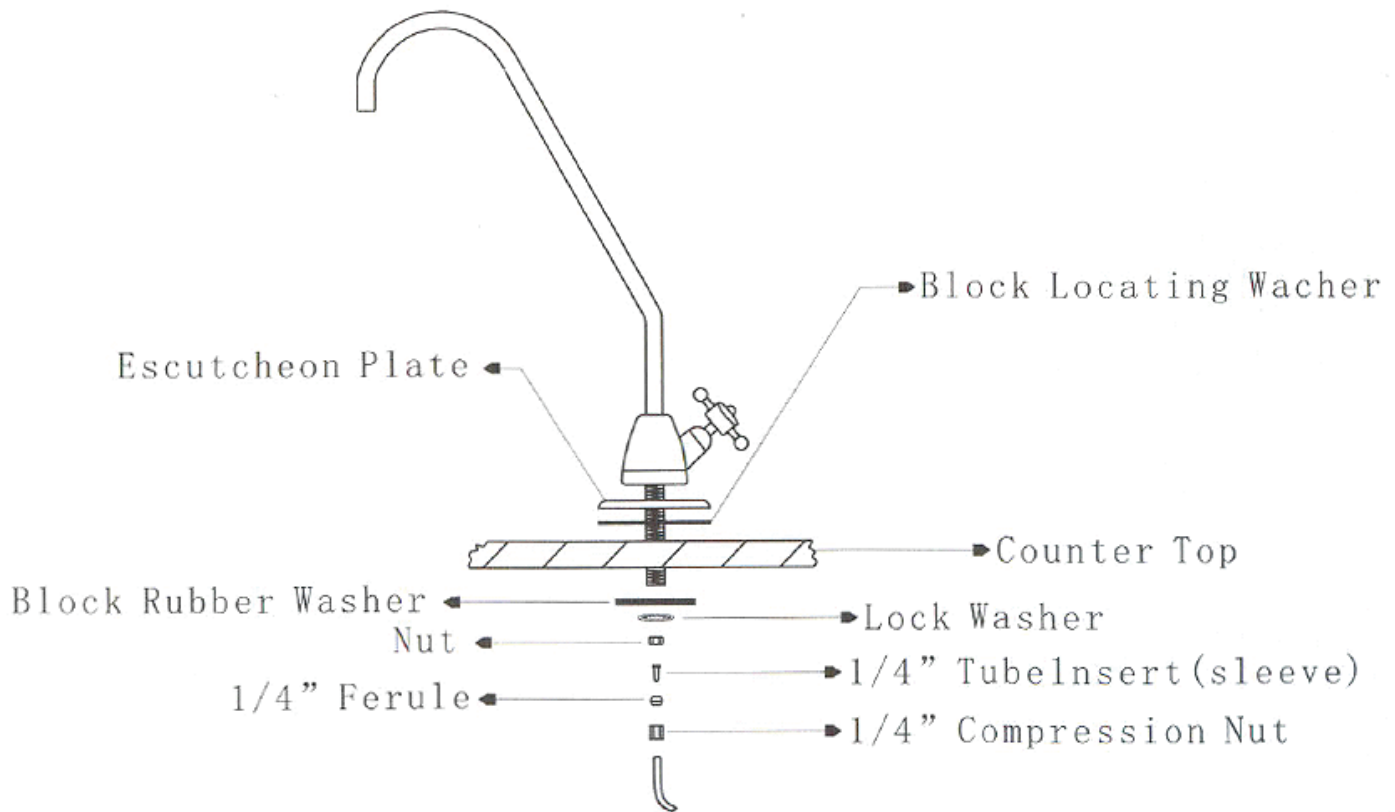
Ensure that the valve is left in the closed position, and that nothing is near it to accidentally open it.

Now we have a water supply available, on to the tap.



Installation Instructions

Installing the Faucet / Tap



Please make sure you think this step through as you will need to drill a hole to place the tap, and as such you need to be sure that you place it where you want it.

There are two options:

In the counter top next to the basin.

Place the tap on the edge of the basin.

Option 1 - On the counter top

First you need to identify what material the counter top is made from.

Drill a hole.

If it is a wood or Formica top take a 12mm drill, remember to make sure that the location you selected is easily reachable from below. Once you have done this drill the hole.

If you have a marble/granite/sandstone top drill with a 12mm diamond tipped granite (tube shaped) drill, with these materials it is suggested that you read up on how to drill in your specific material. Again make sure to check if the



Installation Instructions

Installing the Faucet / Tap Continued

location will be easily accessible from below. Here are some tips for drilling: Get someone to assist as you will need to constantly pour water on the drill bit to keep it cool.

Make sure that your drill is set to hammer action.

If it is a smooth surface it might be difficult to get the process started, ensure that you are holding the drill firmly as it has a tendency to move across the surface. A good idea is to paste a strip of Masking tape on the surface and drill through it.

Note there is a risk of the counter top cracking, to lower the risk ensure you have the right drill bit and that you are using sufficient water to keep the material cool. Also note that you shouldn't attempt to drill a hole closer than 2 cm from the edge of the top.

Once you have a hole drilled you can now place the tap through the hole and then fasten as shown. Note there are various bases included use the option that meets your needs.

Option 2: On the basin

Drill a 12 mm hole.

Make sure you pick a part of the basin that will be able to support the tap. Pick the right drill for your basins material.

If it is thin metal you do get a special cone shaped drill bit that makes is easier to drill.

Once you have a hole drilled you can now place the tap through the hole and then fasten it as shown. Note, there are various bases included, use the option that meets your needs.

Installation Instructions

Additional Notes

As Reverse Osmosis and Nano systems require constant flushing of the membrane there is quite a bit of waste water that needs to be taken care of.

If at all possible we recommend that the waste water be piped out to a garden where the plants can use it.

This normally requires you to drill a hole in the wall to put the pipe through. You will need to use a long masonry drill bit, and use some silicone to seal the hole after you have put the pipe in place.

Note that this will typically use more pipe than is provided in the kit, please order extra pipe.

If a green solution can't be found for the waste water then you can use the drain pipe bracket included in the kit (optional).

It is designed for use with rubber drain pipes.

Drill a 5mm hole in the pipe and then place the bracket over it.

Now we have everything ready to be hooked up. Place the RO system and its' tank in the desired location.

Make sure everything is still accessible.

Water connection / valve.

Bottom of the tap.

Your drain connection.

The valve on top of the tank

All four connection points on the RO system.

If this is the case then we are ready to proceed, if not try moving some things around until you have a space you can work in.

Now move the Reverse Osmosis system to the location where you would want it in when replacing filters. (Ex. The basin or the floor)

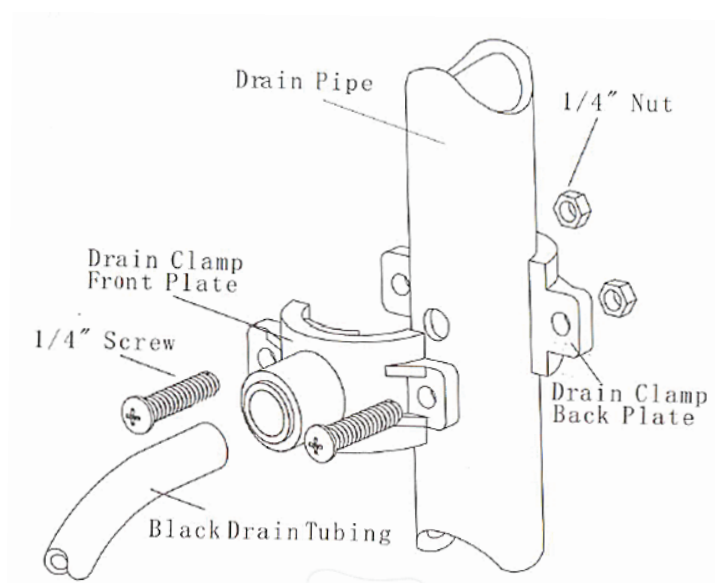
Take the roll of pipe and measure of the

lengths of pipe that you will need to connect the various points to their correct connectors on the RO system.

Where to connect what is shown in the diagrams at the end and is labelled on some units.

Once you have the correct lengths marked off cut the pipe in those places. If you don't have enough pipe there are two options.

Buy more pipe or Fit the RO system with shorter pipes. If you are going this route please ensure that all the connections to the RO system are easily reachable as you will have to remove the pipes when maintenance is required.



Additional Notes

Once you have all the pipes connected it is time to check for leaks.

Before we can let water into the system please make sure the valve on the buffer tank is closed.

Open the tap by the basin to allow air to escape.

Check all the connections and make sure they are all fastened.

Here we go, time to open the water, turn the valve on the incoming line to the open position.

Do you see any leaks?

If so turn off the incoming water and open the joint that leaks and add some thread sealing tape or/and make sure it is properly fastened. (Remember it is plastic fittings, don't fasten them too hard they will break.) Then repeat the check. Note the system has water in now so it might be a good idea to have something nearby to catch or dry up the water from the disconnected pipe.

If you don't see any leaks then you have done a great job in installing this system.

One last step before you can start drinking your nice clean water.

You now need to rinse the filters. This is done by running water through the system until the preservative cannot be detected in a sample glass of water. The preservative leaves a "film" on the water and also has a bitter taste. If you are seeing this in your water after a new installation, flush and test until no hints of the preservative can be detected.

Please note if there is a white colour to the water that settles out towards the top of the glass, this is most likely caused by tiny air bubbles in the water. This is caused by the Ultra Filtration membrane, and is completely normal. This should subside over time as excess air in the system is removed. The air bubbles in the water will not effect the quality of your drinking water. You should now have the water supply and the tap in the basin open but the valve on the tank closed.

Flush the system for 5 minutes by opening the bypass then closing it when done (optional, can be added on request).

Leave the system to run for 20 minutes, you should see the tap starting to drip after 5-10 minutes. UF may take longer to flush and will have bitter taste if not flushed long enough.

After the 20 minutes close the tap on the basin and open the tank valve.

Leave the system to fill the tank this should take about 4 hours.

Don't drink this water yet it is still rinsing.

After the 4 hours open the basin tap and let it run until it slows to a drip.

Close the basin tap.

Congratulations you now have bottled water quality water in your home.

The tank will take 4 hours again to fill but you can start using your water in the meantime.



Installation Instructions

Frequently Asked Questions

Problem	Reason	Identification and Resolution
System Not Starting	Power source not connected	Check power source and plug
	Low water pressure or no water	Check water at system inlet
	Low pressure switch failure	Check if pins are open circuit, if so replace.
	High pressure switch failure	Release pressure then the pins should be connected, if not replace or adjust with Allenkey.
	Transformer failure	Check if 24v is present if not replace transformer.
	Pump failure	If 24v is present at pump but it isn't working replace pump.
Pump is on and water supply is open but no water is produced	Diaphragm failure in the pump	If the pressure is low directly after the pump while it is running, replace
	Solenoid Valve failure	If water is present before the valve but not after it while power and water is connected and the tap is open. Replace valve
	Pre-filters Blocked	If the flow rate after the bottom 3 housings is very low replace the filters.
	Flushing solenoid or flow restrictor	If the system starts producing water when drain is manually restricted, replace
	Non Return Valve failure	If the tank fills and then the system turns off, but the drain keeps running, or the system keeps turning on and off. Replace non return valve
	The RO or Nano membrane	Feed water up to the membrane is there and drain is correct but no product water is produced.
Storage tank is full but no water is coming out.	Storage tank doesn't have enough pressure	With the tank empty inflate to 0.8 bar for low pressure supply or 1.1 bar for high pressure systems.
	T33 Post filter is clogged	Replace the filter



Installation Instructions

Frequently Asked Questions

	The system is producing very low pressure water and tank isn't storing water.	Increase system pressure if it is a pump unit or add a pump. If the system pressure is lower than the tank pressure the tank won't fill.
	Tank bladder leaking	If you fill the tank air bladder and have air mixing with the water, replace the tank.
The unit has turned off but the drain keeps flowing	Inlet solenoid or 4 way valve has failed	When the tank is full, the water should be shut off after the valve. If water is still flowing through the solenoid or 4 way valve, replace.
	Non Return valve has failed	If the drain does not stop when the tank and tap is closed then replace the valve.
The unit keeps turning on and off, while the tank is full of water	Non return valve has failed	Replace the valve
	High pressure switch failed	Test and replace
	Water leak	Check if there is a leaking connection as the pressure loss can cause this behavior.
Low or no product water flow	Pre-filters clogged	Open and check, if needed replace filters
	RO or Nano Membrane	If water pressure is good before the membrane but not after it, replace
	Inlet solenoid or 4 way valve has failed	If water is not flowing through to the membrane while the tap and tank is open, replace
	Non return valve has failed	May prevent the tank from filling, replace
	T33 Post filter is clogged	Test and replace
	Low pressure	The non-pump units require a minimum pressure of 3 bar, if it is a pump unit try adjusting the high pressure switch.

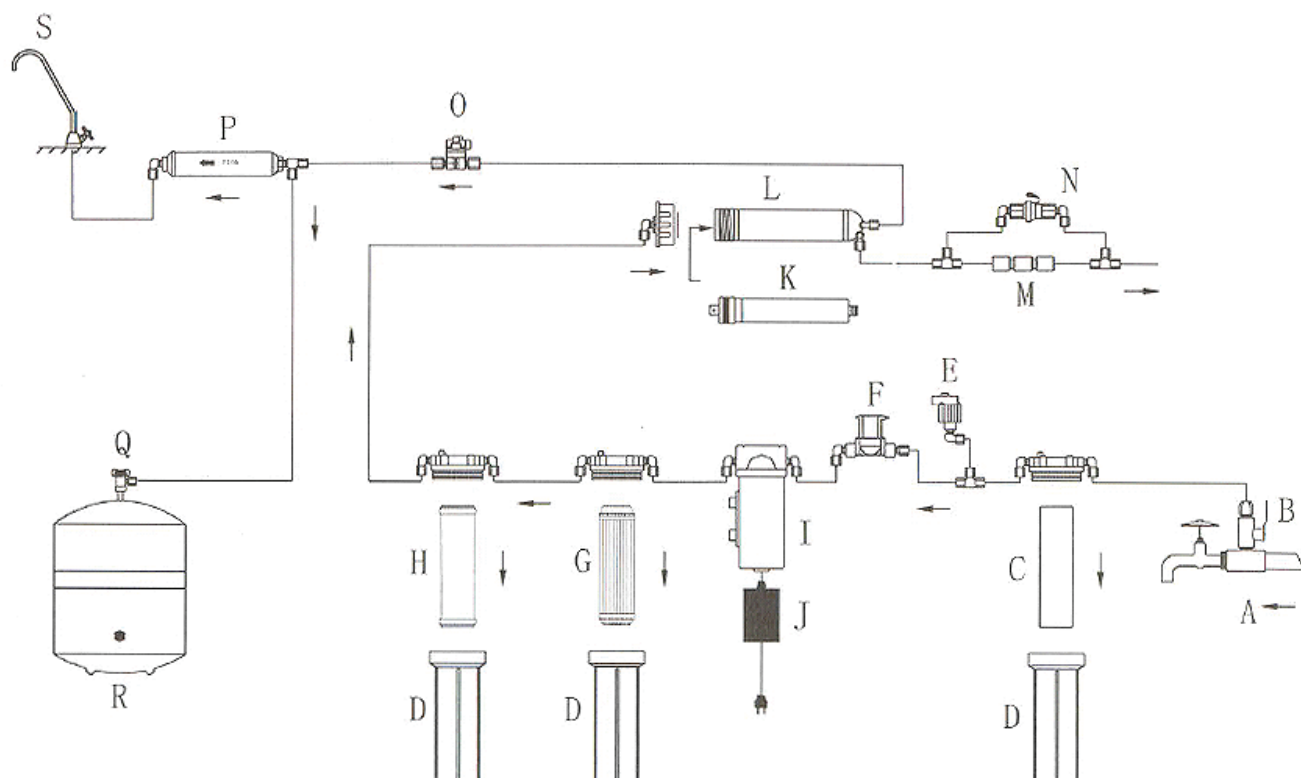
Frequently Asked Questions

	Pinched or folded Pipe	Check if any of the pipes are folded or pinched
Milky color water from the tap	This is normally air in the water	Can be from air in new filters, let the water run for 30 min, but in extreme cases it can be up to a week.
	Air leaking from the tank	If the milky color isn't present when the tank is closed it is most likely a small leak in the tank bladder, replace
	It could also be from high dissolved air levels in the source water, the filters can cause the air to release	Unfortunately this is a difficult problem to fix but if the water sits in the tank for a few hours it will improve a bit.
Smell in product water	Filters not replaced in time	It can cause bio fouling to remove this the system normally needs to be flushed with hydrogen peroxide, this can be done at FilterShop.co.za

Installation Instructions

Booster Pump RO / Nano Diagram

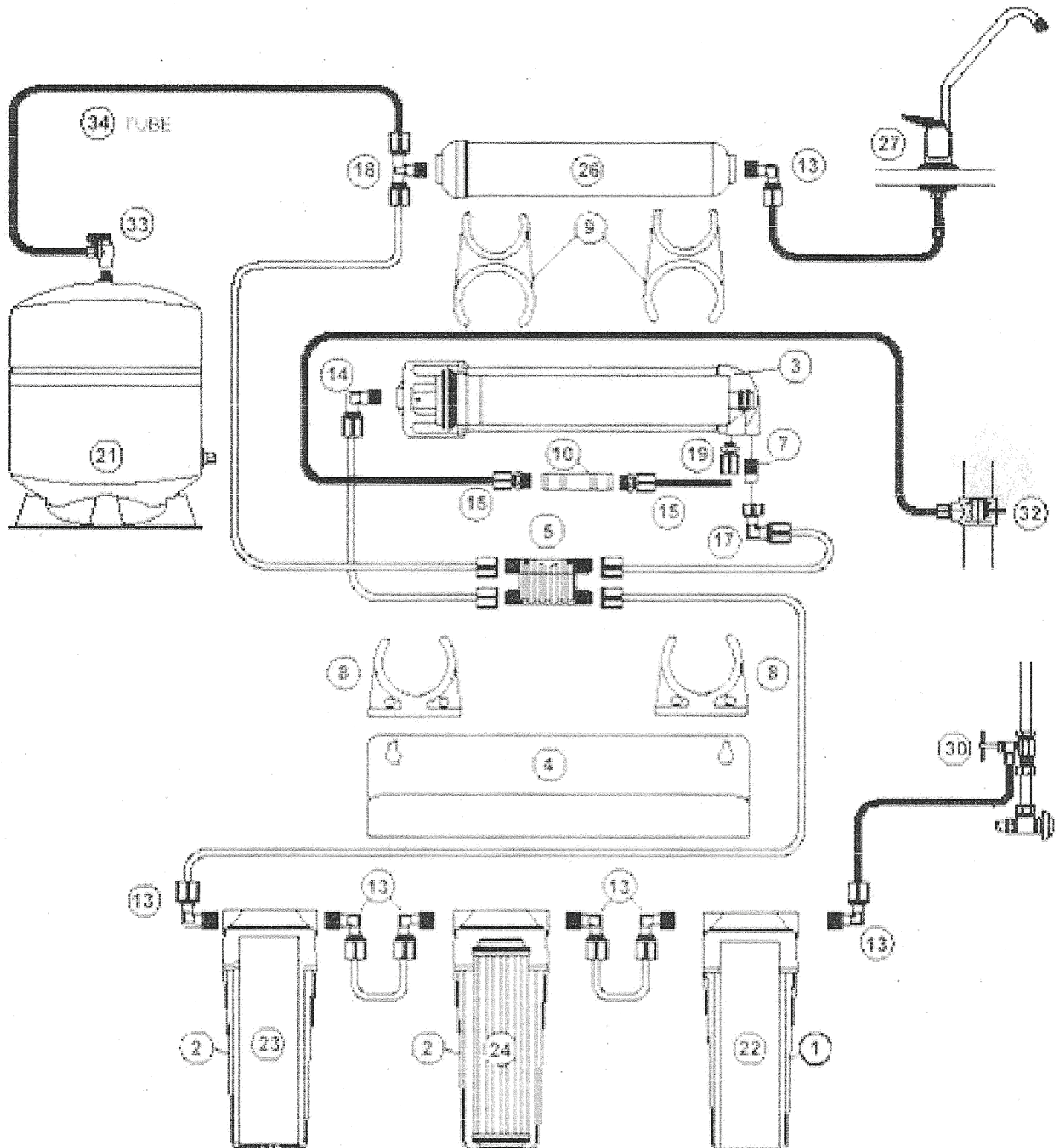
- A. Feed Water Adapter
- B. 2" Ball Valve
- C. 10" PP(5 μ m) Sediment Filter
- D. Filter Housing 10"
- E. Low Pressure Switch
- F. Solenoid Valve
- G. 10" Granular Activated Carbon (GAC)
- H. 10" Block Activated Carbon (BAC)
- I. Booster Pump
- J. Transformer
- L. R.O Housing
- K. R.O Membrane
- M. Drain Restrictor
- N. Flush Valve
- O. High Pressure Switch
- P. Post Carbon Filter
- Q. Ball Valve of Tank
- R. Pressure Storage Tank
- S. Faucet





Installation Instructions

Standard RO / Nano Diagram



Annexure B

Selected special items

Outdoor braai unit

Product name: Jetmaster 1000 Entertainer SS Braai with ss flue and cowl, spark arrestors and approved flue flashing.

Supplier: Jetmaster

Reference code: D30000058

Size: 1100(w)x475(d)x708(h), 250 diam. flue, 2x 1200mm lengths

Website: <https://jetmaster.co.za/product/unibraai-1000mm-304-stainless-steel/>



OUTDOOR COLLECTION

It just tastes better on a Jetmaster



7 Borax Street Alrode
Alberton, Johannesburg



011 764 4632



www.Jetmaster.co.za



Jetmaster reserves the right to alter specifications, scope of supply and model line up without prior notification

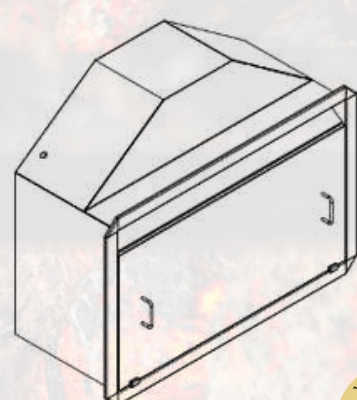
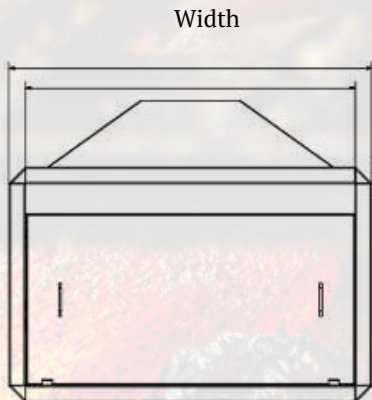
NOVA BRAAI MS-HD

Built in

The Nova Braai, built for durability and convenience. Its sturdy exterior is complemented by a nickel-plated grill, charcoal tray, and charcoal starter, ensuring easy and efficient grilling. The design includes a handy potjie hook, a light fitting for nighttime use, and a removable door that clips securely to the bottom frame. Complete with an installation manual, the Nova Braai offers everything you need for the perfect braai experience.



UNIT / MODEL	MEASUREMENTS (MM)							FLUE	
	Body Width	Body +Frame	Depth	Body Height	Gather Height	Grill size		SizeØ	Length
NOVA 1 DOOR							Charcoal starter		
800	800	900	450	615	251	785x420	NO	225	1200
1000	1000	1100	450	615	251	758x420	YES	250	1200





Jetmaster reserves the right to alter specifications, scope of supply and model line up without prior notification



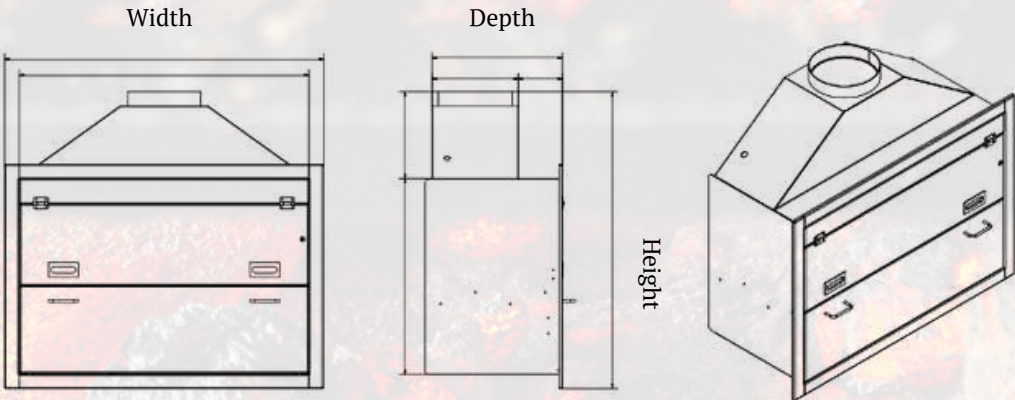
NOVA BRAAI MS

Built in

The Nova Braai, designed for heavy-duty use with a durable outer body. It features a convenient charcoal tray, ash disposal drawer, and nickel-plated grill for effortless grilling. The built-in charcoal starter, potjie hook, and light fitting add functionality, while the innovative double-door system includes a handy prep-table. Complete with an installation manual, the Nova Braai ensures a top-notch braai experience.



UNIT / MODEL	MEASUREMENTS (MM)						FLUE		
	Body Width	Body + Frame	Depth	Body Height	Gather Height	Grill size	Charcoal starter	SizeØ	Length
NOVA 2 DOOR									
800	800	900	450	672	302	785x420	NO	225	1200
1000	1000	1100	450	676	300	758x420	YES	250	1200



7 Borax Street Alrode
Alberton, Johannesburg

011 764 4632
www.Jetmaster.co.za



Excludes Corrosion



Jetmaster reserves the right to alter specifications, scope of supply and model line up without prior notification



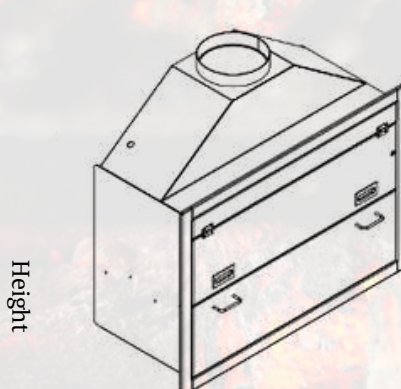
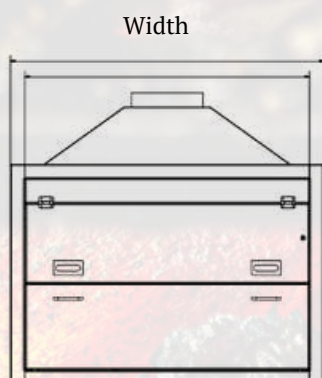
NOVA BRAAI SS

Built In

the Nova Braai in Stainless Steel, crafted for heavy-duty performance and sleek style. Its durable stainless steel body is built to last, featuring a charcoal tray, ash disposal drawer, and nickel-plated grill for easy cooking. Equipped with a charcoal starter, potjie hook, and light fitting, it also boasts a double-door system with a built-in prep table. Complete with an installation manual, the Nova Braai in Stainless Steel is the perfect blend of durability and elegance for any braai enthusiast



UNIT / MODEL	MEASUREMENTS (MM)						FLUE		
	Body Width	Body +Frame	Depth	Body Height	Gather Height	Grill size	Charcoal starter	SizeØ	Length
NOVA 2 DOOR 800	800	900	450	672	302	785x420	NO	225	1200
1000	1000	1100	450	676	300	758x420	YES	250	1200





Jetmaster reserves the right to alter specifications, scope of supply and model line up without prior notification

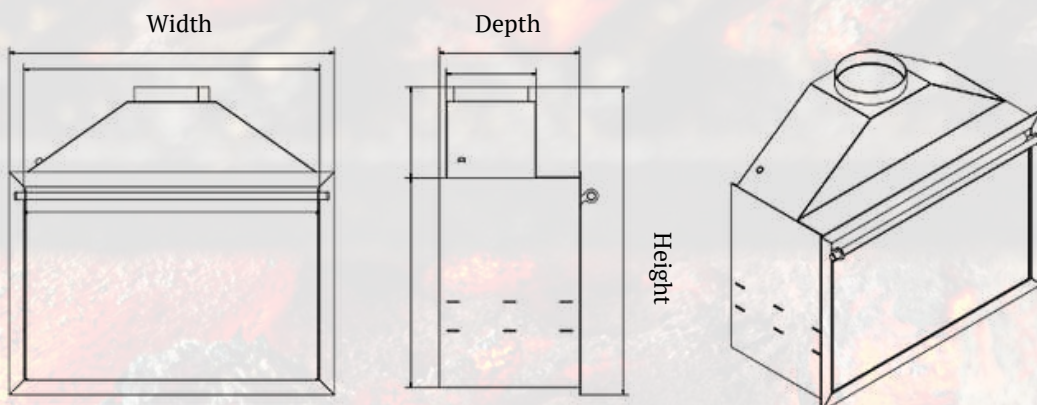
ENTERTAINER

Built in

The Entertainer Braai in durable mild steel – the perfect addition to any outdoor cooking space. Built with a robust, heavy-duty design, this versatile unit comes equipped with everything you need for an exceptional braai experience. It includes a convenient charcoal tray and starter for quick setup, a nickel-plated grill for even cooking, a potjie hook for traditional meals, and a built-in light fitting for evening grilling. The smart door system features a prep table for added convenience.



UNIT / MODEL	MEASUREMENTS (MM)						Charcoal Starter	FLUE	
	Body Width	Body +Frame	Depth	Body Height	Gather Height	Grill Size		SizeØ	Length
700	744	800	458	684	239	690X420	NO	225	1200
1000	1052	1100	475	708	308	785X420	YES	250	1200
1200	1252	1300	475	708	378	985X420	YES	275	1200





Jetmaster reserves the right to alter specifications, scope of supply and model line up without prior notification



ENTERTAINER SS

Built in

The Entertainer Braai in durable stainless steel – the perfect addition to any outdoor cooking space. Built with a robust, heavy-duty design, this versatile unit comes equipped with everything you need for an exceptional braai experience. It includes a convenient charcoal tray and starter for quick setup, a nickel-plated grill for even cooking, a potjie hook for traditional meals, and a built-in light fitting for evening grilling. The smart door system features a prep table for added convenience.

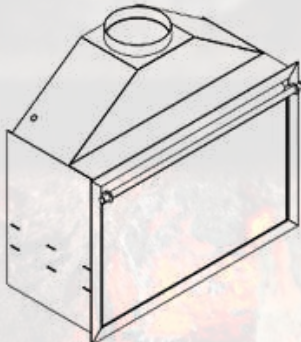
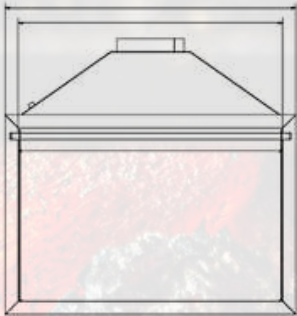


UNIT / MODEL	MEASUREMENTS (MM)							FLUE	
	Body Width	Body +Frame	Depth	Body Height	Gather Height	Grill size		SizeØ	Length
700	744	800	458	971	239	690X420	NO	225	1200
1000	1052	1100	475	708	308	785X420	YES	250	1200
1200	1252	1300	475	708	378	985X420	YES	275	1200

Depth

Width

Height



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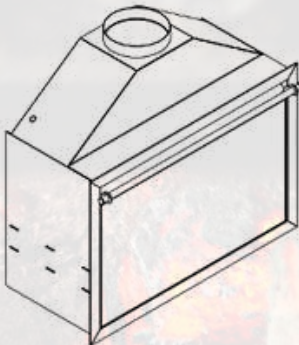
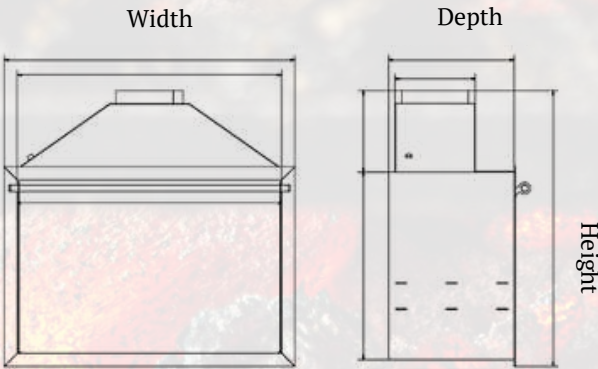
ENTERTAINER HYBRID

Built in

The Hybrid Entertainer Braai – a stylish blend of functionality and design. Featuring a durable mild steel body paired with a sleek stainless steel frame fascia and door, this braai is built for both performance and elegance. It comes complete with a charcoal tray, charcoal starter, nickel-plated grill, potjie hook, and light fitting for a premium grilling experience. The innovative door system with a built-in prep table adds convenience. Perfect for those who appreciate quality and sophistication in outdoor cooking.



UNIT / MODEL	MEASUREMENTS (MM)							FLUE	
ENTERTAINER	Body Width	Body +Frame	Depth	Body Height	Gather Height	Grill size	Charcoal starter	SizeØ	Length
700	744	800	458	971	239	690X420	NO	225	1200
1000	1052	1100	475	708	308	785X420	YES	250	1200
1200	1252	1300	475	708	378	985X420	YES	275	1200



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WARRANTY
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ENTERTAINER GAS

Built in

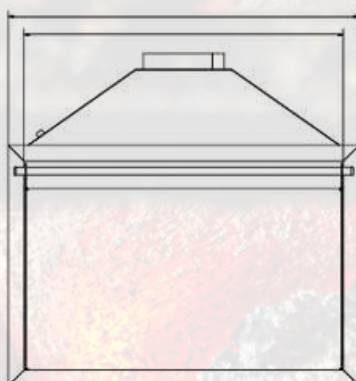
The Entertainer Gas Braai – a stylish blend of functionality and design. Featuring a durable mild steel body paired with a sleek stainless steel 304 stainless steel gas insert, this braai is built for both performance and elegance. It comes complete with a light fitting for a premium grilling experience. The innovative door system with a built-in prep table adds convenience. Perfect for those who appreciate quality and sophistication in outdoor cooking.



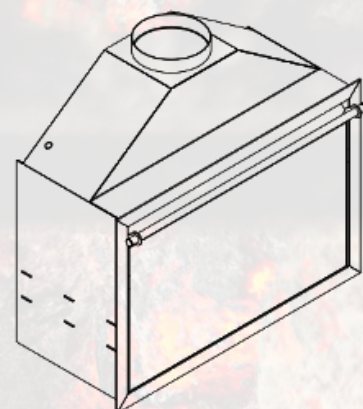
UNIT / MODEL	MEASUREMENTS (MM)						Gas Grill	FLUE	
	Body Width	Body +Frame	Depth	Body Height	Gather Height	Gas grill	Burners	SizeØ	Length
700	744	800	458	684	239	645X415	3	225	1200
1000	1052	1100	475	708	308	983X415	5	250	1200
1200	1252	1300	475	708	378	1165X415	6	275	1200

Width

Depth



Height



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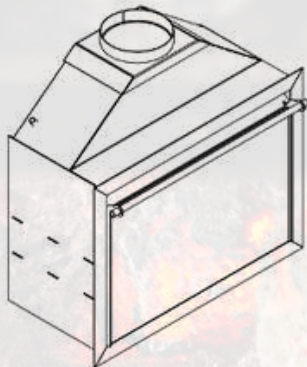
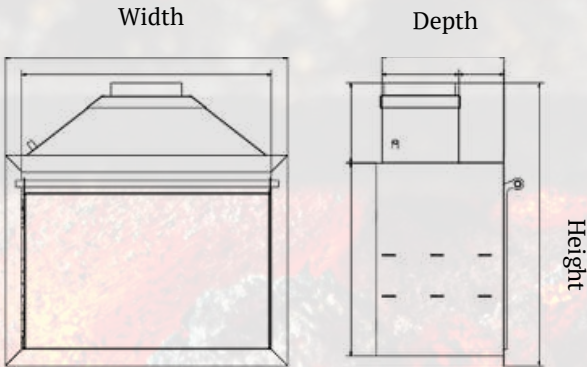
PROBRAAI ELITE MS

Built in

The ProBraai Elite, a braai designed for top-tier performance with a robust external casing. It features a charcoal tray, ash disposal pan, warming drawer, and nickel-plated grill for seamless grilling. Equipped with a potjie hook, light fitting, and a slide-in door with a convenient prep table, it's perfect for versatile cooking. The unit includes an installation manual, and note that the charcoal starter is compatible only with the 1000 and 1200 models. The ProBraai Elite is built to enhance every braai experience.



UNIT / MODEL	MEASUREMENTS (MM)							FLUE	
	Body Width	Body + Frame	Depth	Body Height	Gather Height	Grill size		SizeØ	Length
PROELITE 850	760	890	482	760	318	750X420	NO	250	1200
1000	1030	1115	483	760	316	750X420	YES	275	1200
1000 OPT 2	1030	1115	483	760	316	980X420	NO	275	1200
1200	1200	1330	483	760	316	980X420	YES	300	1200



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PROBRAAI ELITE SS

Built in

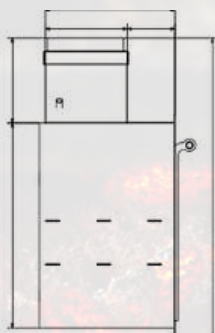
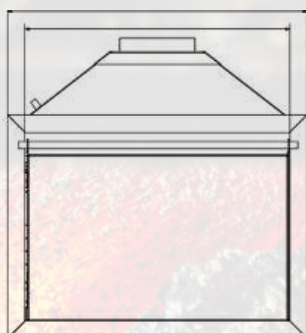
the ProBraai Elite in Stainless Steel, a premium braai designed for durability and style. With its robust stainless steel exterior, it features a charcoal tray, ash disposal pan, warming drawer, and nickel-plated grill for superior performance. The unit comes with a potjie hook, light fitting, and a slide-in door with a convenient prep table. An installation manual is included, and the charcoal starter is compatible with the 1000 and 1200 models only. The ProBraai Elite in Stainless Steel offers a sleek, high-quality finish for an exceptional braai experience.



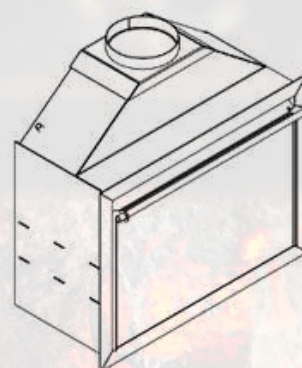
UNIT / MODEL	MEASUREMENTS (MM)						FLUE		
PROELITE	Body Width	Body + Frame	Depth	Body Height	Gather Height	Grill size	Charcoal starter	SizeØ	Length
850	760	890	482	760	318	750X420	NO	250	1200
1000	1030	1115	483	760	316	750X420	YES	275	1200
1000 OPT 2	1030	1115	483	760	316	980X420	NO	275	1200
1200	1200	1330	483	760	316	980X420	YES	300	1200

Width

Depth



Height



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JETBRAAI WOOD

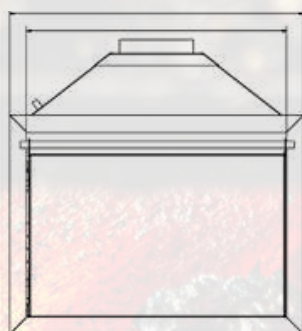
Built in

the Jetbraai, a versatile braai built with a robust outer body for reliable performance. It includes a charcoal cassette with an ash disposal pan, warming drawer, and nickel-plated grill, plus a potjie hook, light fitting, and a slide-in door with a prep table for added convenience. The Jetbraai also features a light-duty 220v electric motor, an 820mm nickel-plated spit shaft, two sets of skewers, and an installation manual. Please note, the charcoal starters are not compatible with the Jetbraai product line. Perfect for those who value functionality and versatility in their braai setup.



UNIT / MODEL	MEASUREMENTS (MM)						FLUE		
	Body Width	Body + Frame	Depth	Body Height	Gather Height	Grill size	Charcoal starter	SizeØ	Length
JET BRAAI CHARCOAL									
1000	985	1115	505	760	318	750X420	NO	275	1200

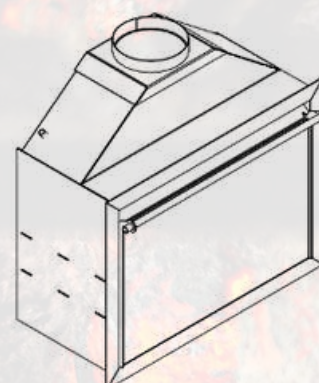
Width



Depth



Height





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JETBRAAI GAS

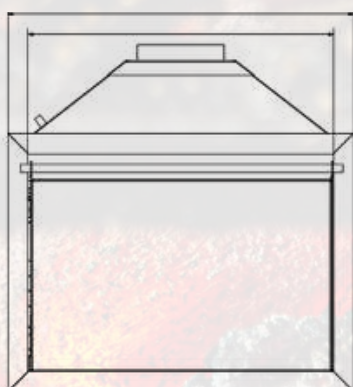
Built in

The Jetbraai Gas Option, built for high performance and ease. Featuring a durable outer body and a 304 stainless steel gas insert, it's equipped with four powerful stainless steel burners for precise cooking. The unit also includes a potjie hook, built-in light fitting, preparation table, and a 220v electric motor with an 820mm nickel-plated spit shaft and skewers for perfect rotation and even cooking. The installation manual ensures easy setup. Please note, the charcoal starters are not compatible with the Jetbraai product line. Perfect for gas-powered grilling enthusiasts!



UNIT / MODEL	MEASUREMENTS (MM)							FLUE	
	Body Width	Body + Frame	Depth	Body Height	Gather Height	Gas Grill	Burners	SizeØ	Length
JET BRAAI CHARCOAL									
1000	985	1115	505	760	318	804x415	4	275	1200

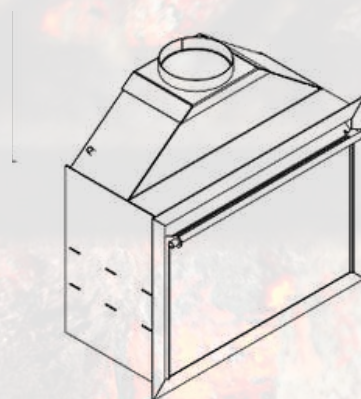
Width



Depth



Height



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SUPER DELUXE

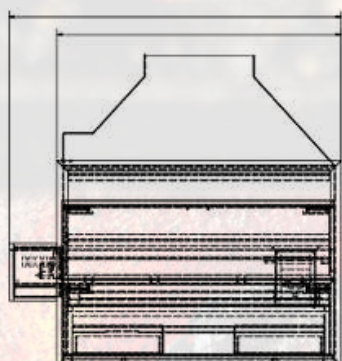
Built in

The Super Deluxe Braai – the ultimate outdoor cooking companion for those who demand excellence. This heavy-duty unit features a robust outer body and comes equipped with a charcoal tray and warming drawer, ash disposal pan, and a nickel-plated grill for flawless grilling. Designed for versatility, it includes a potjie hook, light fitting, fold-down door with prep table, charcoal braziers, and a 220v heavy-duty electric motor. It also offers various spit shaft sizes with two sets of skewers, a sheep spit, and a compatible charcoal starter for both the 1200 and 1500 models.



UNIT / MODEL	MEASUREMENTS (MM)							FLUE		
	Body Width	Body + Frame	Depth	Body Height	Gather Height	Motor Box	Grill size	Charcoal starter	SizeØ	Length
1200	1200	1300	609	935	485	220	930x585	YES	475	1200
1500	1500	1600	608	935	485	220	1230x590	YES	475	1200

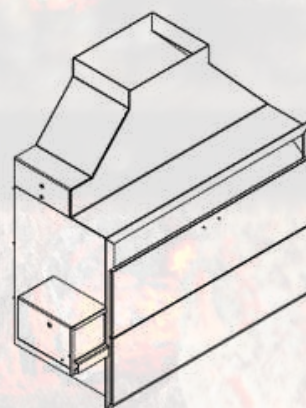
Width



Depth



Height





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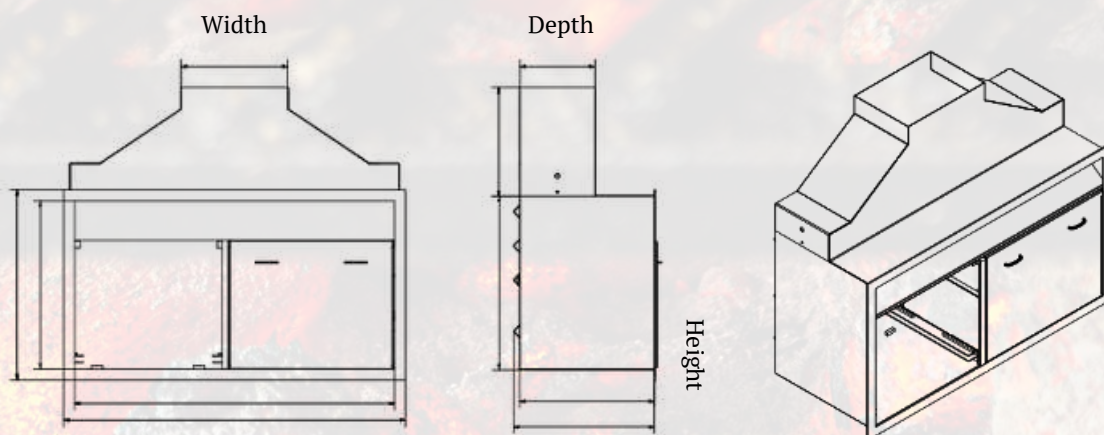


DUAL *Built in*

Dual Range, combining versatility and strength with a sturdy outer body. It features a charcoal tray with an ash disposal drawer, potjie hook, nickel-plated grill, and a powerful 304 stainless steel 3-burner gas insert. The unit also includes a light fitting, two separate slide-in doors, and a convenient prep table for seamless grilling. An installation manual is provided for easy setup. Please note, the charcoal starter is not compatible with the Dual range model. The perfect solution for those seeking both charcoal and gas grilling options in one unit.



UNIT / MODEL	MEASUREMENTS (MM)							FLUE		
	Body Width	Body + Frame	Depth	Body Height	Gather Height	Gas Grill	Charcoal Grill	Charcoal starter	SizeØ	Length
1200	1200	1300	660	812	508	645X595	495x425	NO	475	1200
1500	1500	1600	660	813	507	645x595	725x490	NO	475	1200



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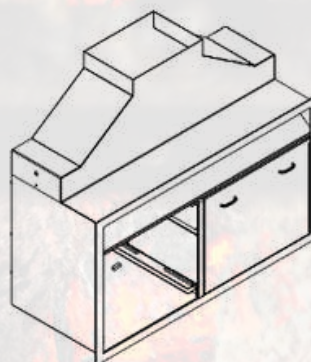
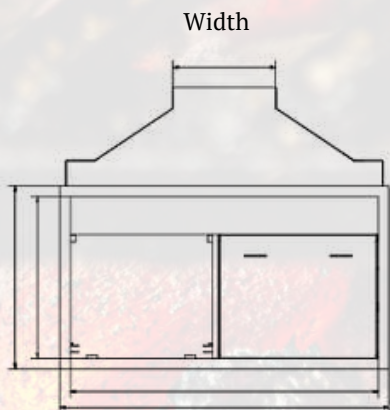
DUAL SS

Built in

The Dual stainless steel range, combining versatility and strength with a sturdy outer body. It features a charcoal tray with an ash disposal drawer, potjie hook, nickel-plated grill, and a powerful 304 stainless steel 3-burner gas insert. The unit also includes a light fitting, two separate slide-in doors, and a convenient prep table for seamless grilling. An installation manual is provided for easy setup. Please note, the charcoal starter is not compatible with the Dual range model. The perfect solution for those seeking both charcoal and gas grilling options in one unit.



UNIT / MODEL	MEASUREMENTS (MM)							FLUE		
	Body Width	Body + Frame	Depth	Body Height	Gather Height	Gas Grill	Charcoal Grill	Charcoal starter	SizeØ	Length
1200	1200	1300	660	812	508	645X595	495x425	NO	475	1200
1500	1500	1600	660	813	507	645x595	725x490	NO	475	1200



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DIY BRAAIBOX

Freestanding Box

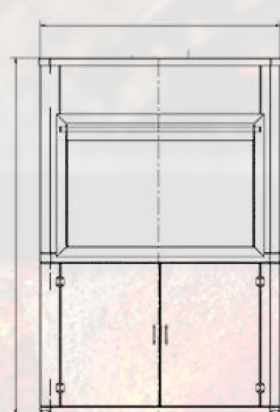
BraaiBox is a sleek, freestanding cabinet designed for effortless outdoor grilling. Available in durable mild steel or a stylish powder-coated finish, it eliminates the need for complex construction—just insert your braai and get grilling. Whether you're upgrading your patio or need a simple solution for your braai setup, BraaiBox offers a no-fuss, high-quality option that blends functionality with modern design. Perfect for any outdoor space, BraaiBox ensures your braai is secure, stylish, and always ready for action.

Please note that the BraaiBox does not come assembled!

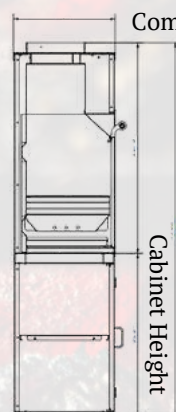
1 Length of 1.2 meter flue and Storm cowl included



UNIT / MODEL	MEASUREMENTS (MM)					
	Complete Box Width	Complete Box Depth	Complete Box Height	Cabinet Width only	Cabinet Height only	Spigot distance
1000 Entertainer	1286	520	1928	1270	250	215

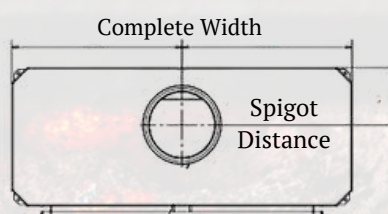


Cabinet Width



Complete Depth

Complete Height



Complete Width

Spigot
Distance



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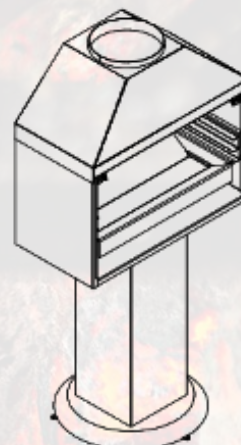
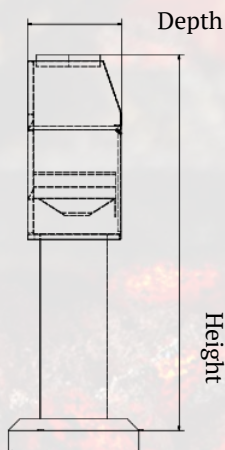
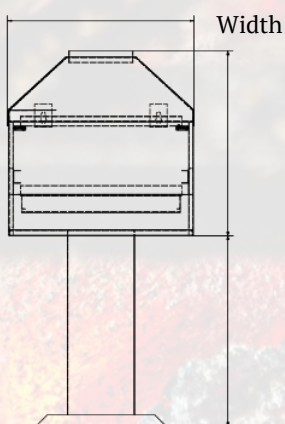
850 FREESTANDING

Freestanding

850 Freestanding Braai, designed for durability and convenience. It features a sturdy outer body, charcoal tray, nickel-plated grill, potjie hook, and a slide-in door with a prep table for added functionality. The unit comes complete with a 1.2-meter flue pipe, rotating cowl, pedestal, and an installation manual. Available in 430, 304, or 316-grade stainless steel (on request), the 850 Freestanding Braai offers versatility and quality for an exceptional braai experience.



UNIT / MODEL	MEASUREMENTS (MM)								FLUE	
	Body Width	Depth	Body Height	Pedestal Height	Total Height	Pedestal Base	Grill size	Charcoal starter	SizeØ	Length
850	810	409	802	827	1629	567Ø	805X420	NO	275	1200



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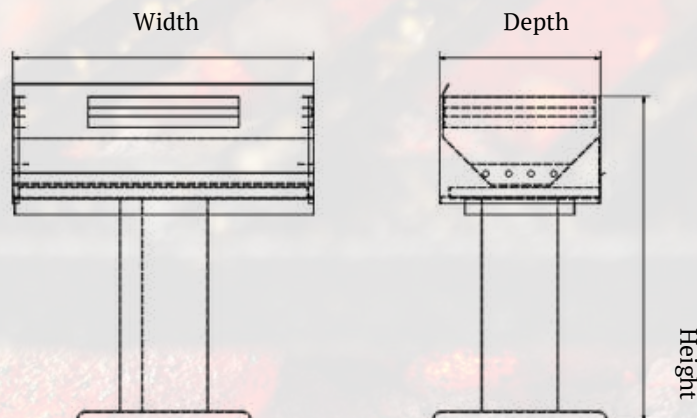
PEDESTAL BRAAI

Freestanding

The Pedestal Braai, featuring a sturdy outer body designed for reliable performance. It includes a charcoal tray, ash disposal pan, nickel-plated grill, and a solid pedestal base for stability. Available in 430 or 304-grade stainless steel (on request), the Pedestal Braai combines durability and functionality for the perfect braai experience.



UNIT /MODEL	MEASUREMENTS (MM)					
PEDESTAL	Width	Depth	Total Height	Pedestal Base	Grill size	Charcoal starter
800	765	535	1075	567Ø	725X490	NO





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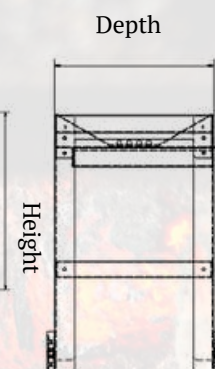
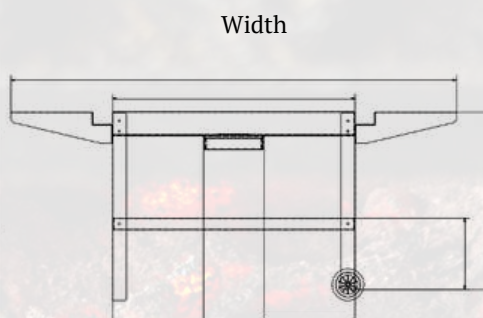
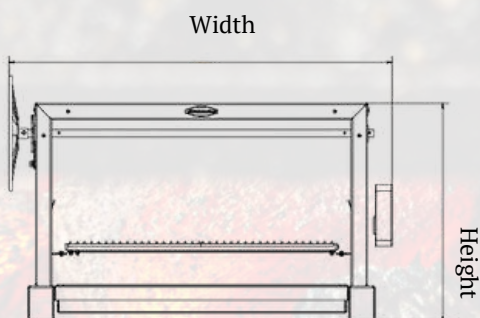
ARGENTINIAN

Freestanding / Insert

Discover the Argentinian Asado, the mother of all barbecues, designed for slow cooking meat to succulent perfection while infusing it with the smoky flavours of South African hardwoods. Featuring a V-grid design, this grill cradles juices to create exquisite basting sauces and minimizes flare-ups. The Argentinian Asado includes drip trays, an ash disposal pan, and a rotisserie set, with an optional stand for added versatility. Born in South America and perfected in South Africa, this grill elevates your outdoor cooking to a new level of flavour and enjoyment.



UNIT / MODEL	MEASUREMENTS (MM)					
	Unit Width	Unit Depth	Unit Height	Stand Width	Stand Depth	Stand Height
MEDIUM	946	500	540	1564	490	802
LARGE	1148	500	608	1899	490	755



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4 IN 1 QUADRO

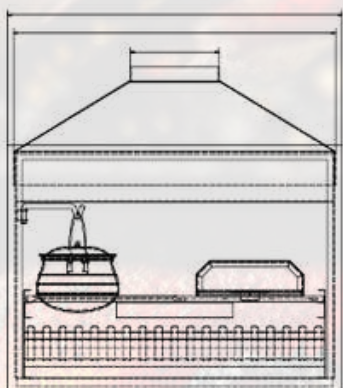
Built in

The 4-in-1 Quadro Braai – a versatile outdoor fireplace designed for those who love multi-functional grilling. This unit features a durable exterior fireplace body with a log pan and built-in runners for seamless operation. It comes equipped with a cast iron grid, cast steel steak plate, and a potjie hook, along with a Size 3 Potjie pot for traditional cooking. The included 304 stainless steel pizza oven insert allows you to bake perfect pizzas outdoors, making it a true all-in-one solution.



UNIT / MODEL	MEASUREMENTS (MM)								FLUE SIZE	
	Width	Depth	Body Height	Gather Height	Cabinet Width	Cabinet Depth	Cabinet Height	Cooking surface	Ø	Length
4 IN 1 QUADRO										
BUILT IN	1050	511	781	291				960x400	300	1200

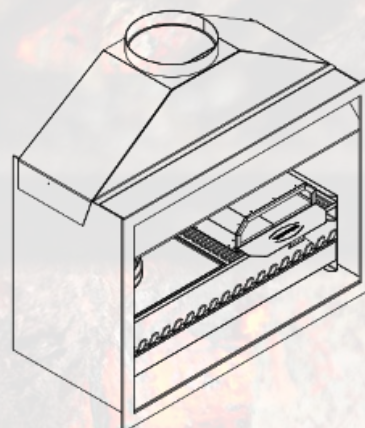
Width



Depth



Height



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700 BARBE-Q

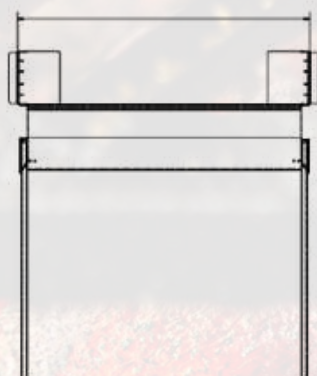
Freestanding

The 700 Barbe-Q Compact Braai, designed for couples or small families. Its efficient design provides ample grilling space while remaining lightweight and easy to store. Perfect for intimate gatherings or quick meals, this compact braai delivers exceptional performance without compromising on space. Enjoy great grilling wherever you go with the 700 Barbe-Q.



UNIT /MODEL	MEASUREMENTS (MM)			
	Width	Depth	Height	Grill Size
700 BARBE-Q				
700	687	424	775	690x420

Width



Depth



Height





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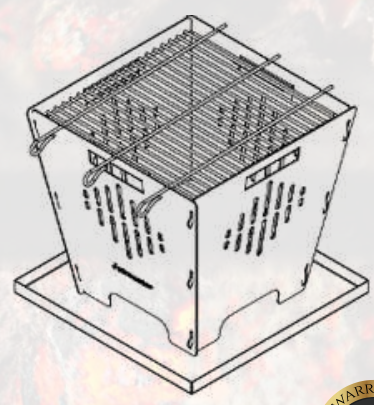
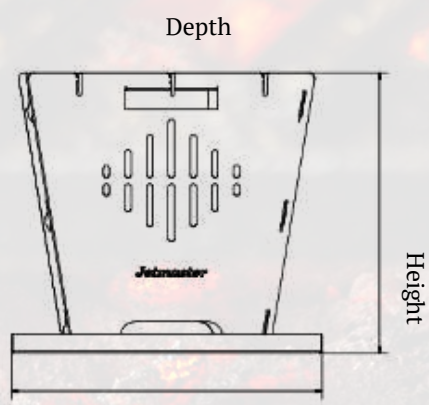
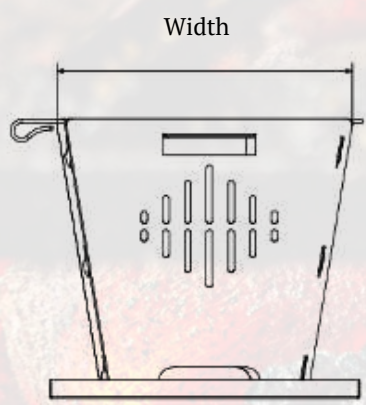
KALAHARI 2 IN 1

Freestanding

The Kalahari 2 in 1 Boma, designed for versatility and convenience. It features a sturdy, detachable, and collapsible exterior for easy transport and storage. Included are three reusable kebab sticks and a base plate for effortless cleanup, along with a nickel-plated grilling surface for optimal cooking. The Kalahari Boma is perfect for outdoor gatherings, offering both functionality and ease of use. Enjoy delicious grilled meals anywhere!



UNIT / MODEL	MEASUREMENTS (MM)			
KHALAHARI 2 IN 1	Width	Depth	Height	Grill Size
BOMA	477	500	452	440X440



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760 MOBILE BRAAI

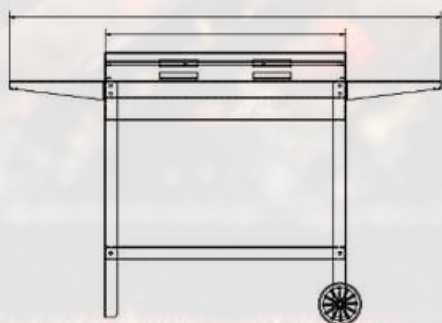
Freestanding

The 760 Mobile Braai, designed for ultimate convenience and durability. This robust braai features side tables, a nickel-plated grill, and a storage shelf, all supported by a set of wheels for easy mobility. Perfect for on-the-go grilling, it combines functionality and strength for a superior braai experience. Please note that the charcoal starter is not compatible with the mobile braai. Enjoy grilling wherever your adventures take you!

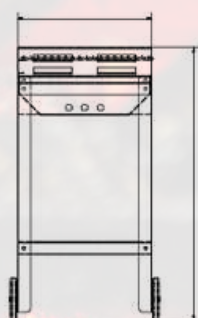


UNIT / MODEL	MEASUREMENTS (MM)			
MOBILE BRAAI	Width	Depth	Height	Grill Size
760	1365	425	863	750X420

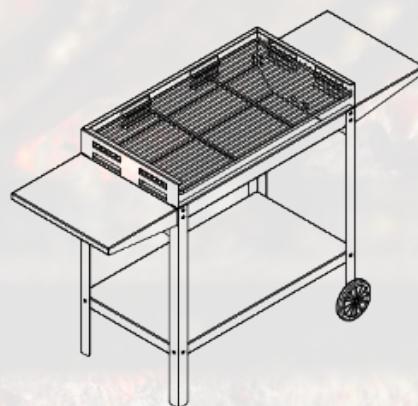
Width



Depth



Height



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TABLE TOP PICNIC BRAAI

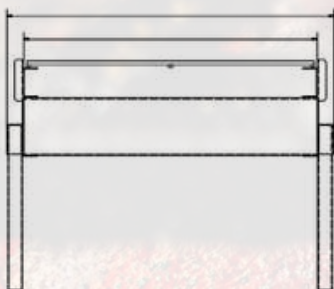
Freestanding

The Picnic Table Top Braai, built with a robust and long-lasting outer body for reliable performance. Featuring removable legs and a nickel-plated grill, this versatile braai is perfect for camping trips, intimate braais for two, or picnics in the park. Enjoy delicious grilled meals anywhere with the Picnic Table Top Braai, designed for convenience and portability!

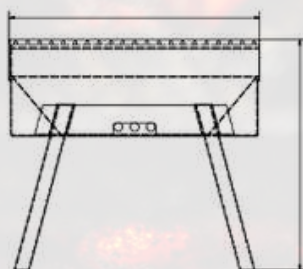


UNIT / MODEL	MEASUREMENTS (MM)			
TABLE TOP	Width	Depth	Height	Grill Size
PICNIC	563	431	396	510X420

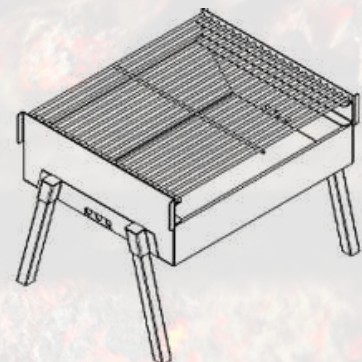
Width



Depth



Height



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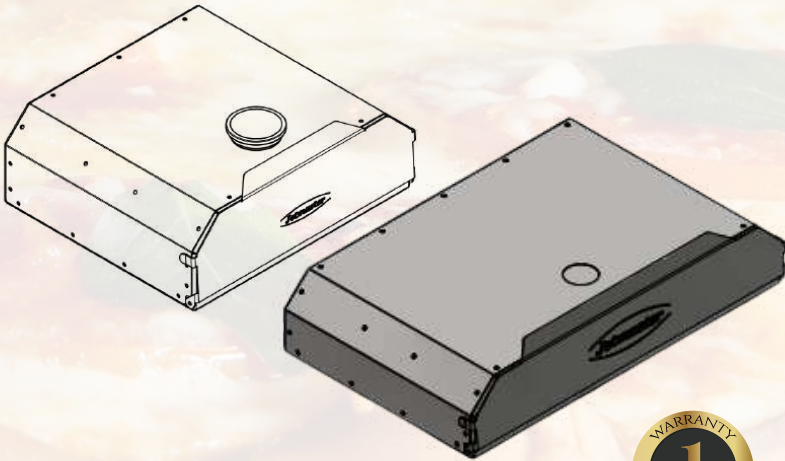
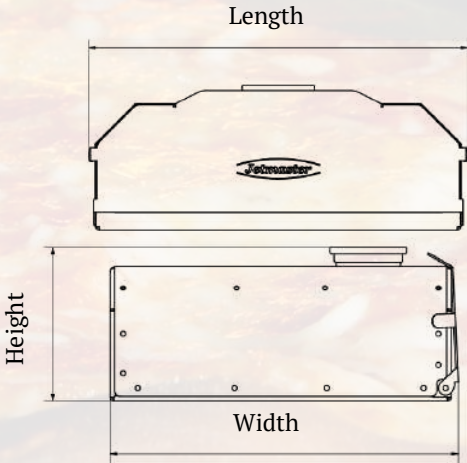
PIZZA INSERT

Insert

Elevate your outdoor cooking with our Stainless Steel Pizza Oven Insert. Designed for precision, it features a built-in thermometer for accurate temperature control and comes with a convenient mini pizza paddle. Compatible with any braai stand, this insert transforms your setup into a professional-grade pizza oven, delivering perfectly crispy pizzas every time. Ideal for pizza lovers who want to bring gourmet flavours to their backyard.



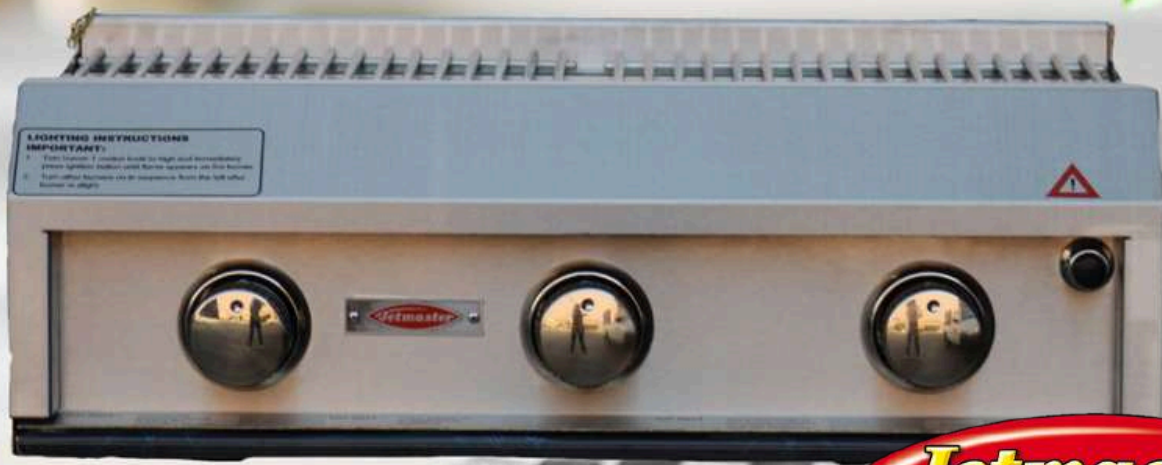
UNIT /MODEL	MEASUREMENTS (MM)			
	Width	Depth	Height	
PIZZA INSERT				Pizza Capacity
Small	436	378	167	1
Large	602	378	121	2



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GAS INSERT

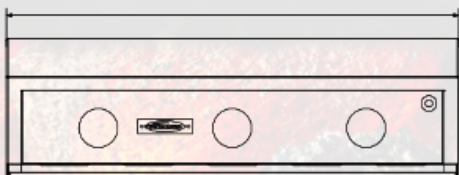
Tabletop insert

The Gas Inserts, featuring a robust exterior crafted from 304 stainless steel for exceptional durability. Equipped with 304 stainless steel burners and deflector plates, the inserts include a copper pipe, orange hose, regulator, and an installation manual for easy setup. Choose between an insert or a tabletop version to suit your needs: the S-Shallow (insert option) or D-Deep (countertop option). Experience versatility and quality in your grilling with our Gas Inserts!

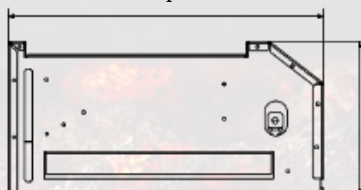


UNIT / MODEL	MEASUREMENTS (MM)			
	Width	Depth	Height	Grill Size
GAS GRILLS				
3 BNR S	645	415	202	635X285
3 BNR D	645	595	202	635X445
4 BNR S	805	415	202	795X285
4 BNR D	805	595	202	795X445
5 BNR S	983	415	202	973X285
6 BNR S	1165	415	202	1155X285
6 BNR D	1165	595	202	1155X445

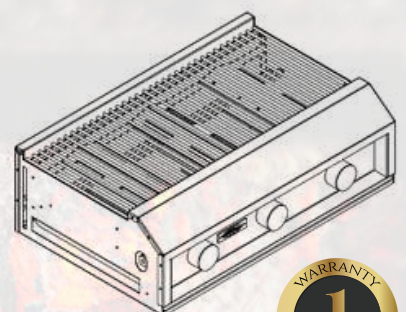
Width



Depth



Height



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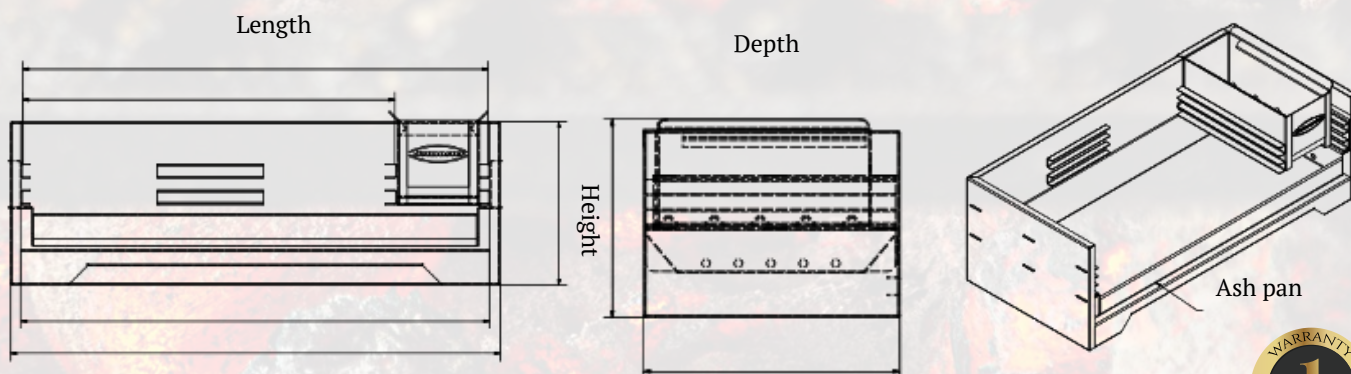
CHARCOAL INSERT

Tabletop insert

The Jetmaster Tabletop Braai, your favorite built-in braai without the hassle of construction. Designed to fit perfectly on your existing tabletop or bricked braai, it offers all the benefits and features of a modern built-in unit. Enjoy the convenience and style of the Jetmaster Tabletop Braai, making every grilling experience effortless and enjoyable!



UNIT / MODEL	MEASUREMENTS (MM)				
TABLE TOP	Width	Depth	Height	Grill Size	Charcoal starter
750	750	435	345	690x420	NO
1000	1000	435	370	785X420	YES
1000 OPT 2	1000	435	345	985X420	NO
1200	1200	435	370	985X420	YES



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PREMIO PIZZA OVEN

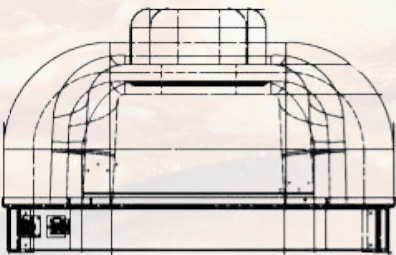
Wood & Gas

The Premio Pizza Oven, designed with a durable, heavy-duty outer body for lasting performance. It features a 600mm flue pipe equipped with damper control, a storm cowl, and includes a pizza paddle, touch-up paint for surface cracks, and an installation manual. Choose between a counter-top version or a pizza oven stand with a convenient shelf (stand sold separately). Please note that the oven cannot be built in. Available in both wood and gas fuel types, the gas option includes an orange hose and regulator. Elevate your outdoor cooking experience with the Premio Pizza Oven!

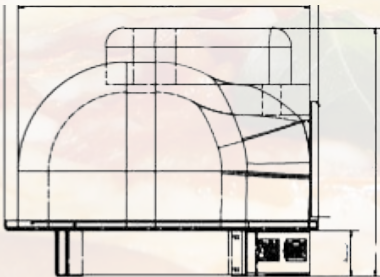


UNIT / MODEL	MEASUREMENTS (MM)				FLUE SIZE	
	Width	Depth	Height	Pizza Capacity	Ø	Length
PREMIO PIZZA OVEN						
GAS	1059	825	615	3x Medium	150	1200
WOOD	1059	825	615	3x Medium	150	1200

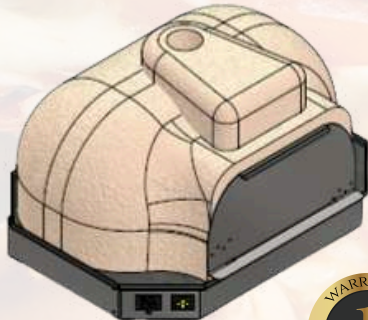
Width



Depth



Height





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BELLA FORNO PIZZA OVEN

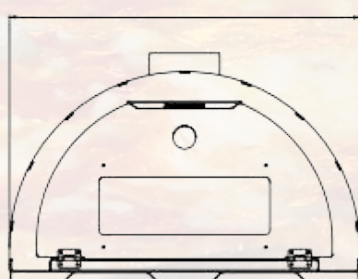
Wood Burning

The Bella Forno Stainless Steel Pizza Oven, designed for both style and functionality. It features a slimline robax glass for easy pizza viewing and a robust insulated stainless steel exterior for durability. The oven is equipped with a 1200mm mild steel flue pipe, a storm cowl, and includes a pizza paddle, built-in thermometer, and a pizza claw for adding wood. Elevate your pizza-making experience with the Bella Forno, combining performance and convenience for delicious results every time!

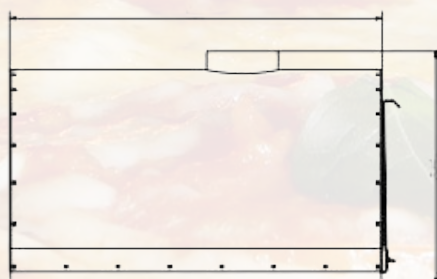


UNIT / MODEL	MEASUREMENTS (MM)				FLUE SIZE	
	Width	Depth	Height	Pizza Capacity	Ø	Length
BELLA FORNO						
WOOD	765	800	500	2x Large	150	1200

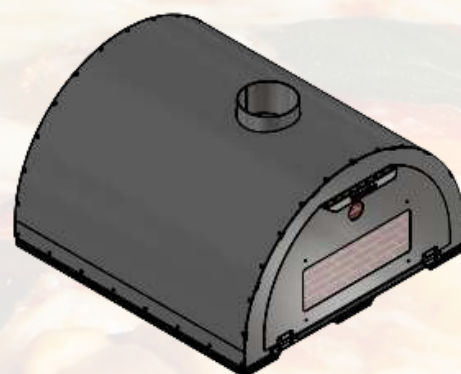
Width



Depth



Height



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CAMP BRAAI

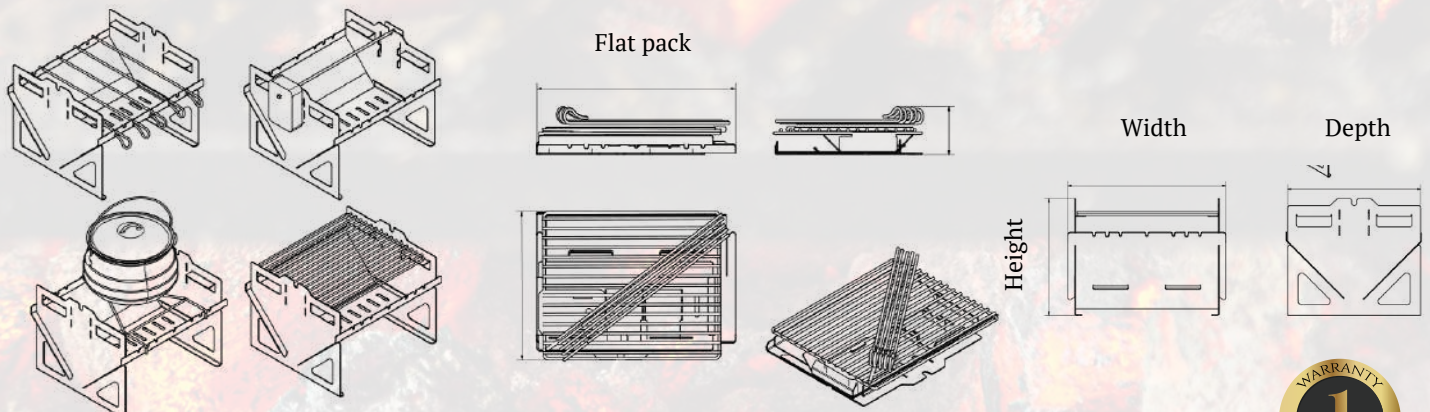
Table top

The Camp Braai, designed for outdoor cooking enthusiasts. It features a sturdy outer body and comes with five kebab skewers for grilling delights. The rotisserie kit includes a motor powered by two size D batteries (not included), allowing for effortless cooking. Additionally, it includes a potjie pot stand suitable for a size 3 pot (pot not included) and an installation manual for easy setup. Experience the joy of outdoor cooking with the versatile Camp Braai, perfect for any camping adventure!



UNIT / MODEL	MEASUREMENTS (MM)			
	Width	Depth	Height	Grill Size
CAMP BRAAI	447	377	330	380X400

Different configurations



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POTJIE COOKER

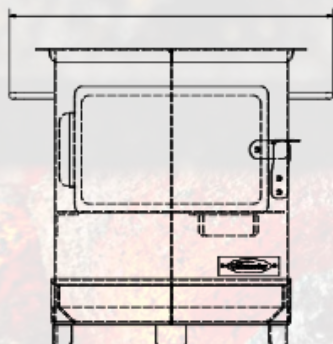
Freestanding

The Potjie Cooker, designed for 3 to 4 kg pots. Available for purchase with or without a pot, this cooker enhances your outdoor cooking experience. While some believe the secret to a great potjie is to leave it undisturbed, we know it's the bushveld setting and great company that truly make it special. Create the most delicious potjie in South Africa with our Potjie Cooker, perfect for gatherings and unforgettable culinary moments!

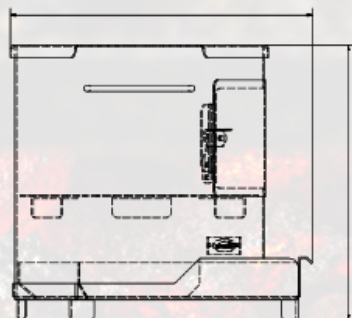


UNIT / MODEL	MEASUREMENTS (MM)			
	Width	Depth	Height	Grill Size
POTJIE COOKER	358	363	330	311X265

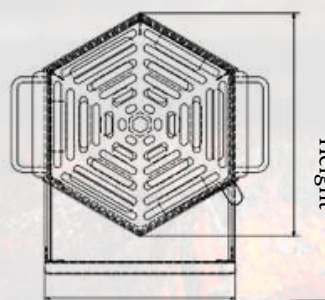
Width



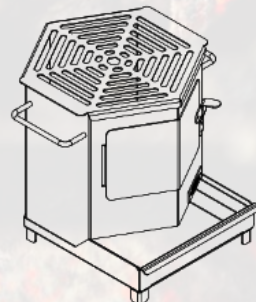
Depth



Grill Size



Height



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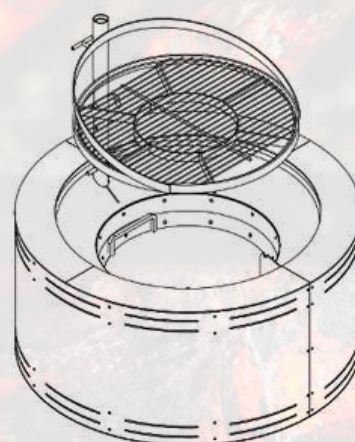
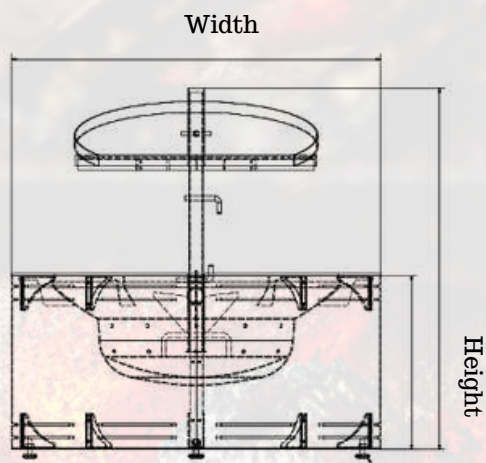
MOREMI

Braai pit

The Moremi Braai Pit, a marvel of stainless steel artistry. Its outer body crafted from stainless steel, exudes strength and durability. The grill kit features an adjustable swivel lever, allowing for temperature control and perfect cooking for meats and potjiekos. The braaipit's versatile design allows for the removal of the grill, creating a true firepit experience.



UNIT / MODEL	MEASUREMENTS (MM)			
MOREMI	Width	Height	Grill Max Extention Height	Grill Size
	855Ø	403	420	545Ø



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ATLANTA 4 BURNER

Gas Braai

The Jetmaster 4 Burner Atlanta, a versatile grilling solution featuring four powerful burners and an additional side burner for ultimate cooking flexibility. Equipped with a warmer rack and convenient storage for your gas bottle, this braai makes grilling a breeze. Whether it's a weekday dinner or an adventurous weekend cookout, the Jetmaster 4 Burner Atlanta is designed for easy and everyday use, elevating your outdoor cooking experience to new heights!



UNIT / MODEL	MEASUREMENTS (MM)					
ATLANTA	Width	Depth	Height	Heat Output	Grill Size	Gas Cylinder Size
GAS	1300	540	1110	17,1kW	650X375	9kg



WARRANTY STATEMENT

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All Jetmaster products, - fireplaces, barbeques, slow combustion stoves and gas grills, as well as all related accessories and optional extras are guaranteed to be free from defects in material and workmanship for a period of 12 months from date of purchase. This warranty is subject to the appropriate use of the product in a domestic environment and the undertaking of periodic servicing and maintenance in accordance with the manufacturer's instructions, where applicable.

All Jetmaster Build in Braai and freestanding fireboxes are furthermore warranted to be free from defects in material or workmanship, - subject to normal use and maintenance, for a period of 5 years commencing from the date of invoice.

All Jetmaster outdoor pizza ovens and camping collection(Bomas, Camp Braai, portable units and potjie cookers) are furthermore warranted to be free from defects in material or workmanship, - subject to normal use and maintenance, for a period of 12 Months commencing from the date of invoice.

All Jetmaster Universal fireplace boxes are furthermore warranted to be free from defects in material or workmanship, - subject to normal use and maintenance, for a period of 10 years commencing from the date of invoice.

All Jetmaster Contractor Universal fireplace boxes are furthermore warranted to be free from defects in material or workmanship, - subject to normal use and maintenance, for a period of 5 years commencing from the date of invoice.

This warranty does not cover corrosion in regard to products made from mild steel or stainless steel materials.

Accessories, such as gas grill inserts, ash pans, charcoal starters, grills, etc., are guaranteed for a period of 12 months in terms of faulty material and workmanship, misuse, fair wear and tear excluded.

The Jetmaster warranty does not come into effect in instances where:

- Proof of purchase is not provided;
- It is apparent that any damage or malfunction is due to the appliance not being operated under normal conditions for which it was designed and intended;
- The appliance was not installed in accordance with the provisions of the Jetmaster Installation and Instruction Manual that was provided at the time of purchase;
- Modifications have been done to the product without written approval from the manufacturer;
- Non-approved or non-standard accessories are used or attached to the firebox;

In the event of a claim arising under the terms of this warranty, Jetmaster will at its own discretion either replace or repair the faulty product, subsequent to an investigation and establishment of the merits of any claim, - within a reasonable period of time.

Under no circumstances will Jetmaster accept liability for any consequential loss, damage or injury arising out of, or in connection with the installation, use or operation of any Jetmaster product.



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ACCESSORY COLLECTION

Designed for Living Engineered to Last



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FLUE PIPES



Mild Steel, Stainless Steel & Galvanised

What is a flue pipe?

A flue pipe functions as a part that directs exhaust gases from household heating devices outside. Usually crafted from metal, it needs to be built using materials that can endure high temperatures. The size of the flue pipe is essential since it impacts the efficiency of gas discharge.

MOLDED FLUE LINER (mm)			RECTANGULAR FLUE (mm)			ROUND FLUE (mm)	
Width	Width	Length	Width	Width	Length (m)	Ø	Length
200	200	900	200	200	1.8 or 2.4	125	1200
200	300	900	200	300	1.8 or 2.4	150	1200
200	400	900	200	400	1.8 or 2.4	175	1200
300	300	900	300	300	1.8 or 2.4	200	1200
350	500	900	350	500	1.8 or 2.4	225	1200
						250	1200
						275	1200
						300	1200
						325	1200
						350	1200
						375	1200
						475	1200



Molded flue liner



Rectangular flue



Round flue



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45 DEGREE BENDS



Mild Steel, Stainless Steel & Galvanised

What is a bend?

A bend is connected to a flue pipe to direct exhaust gases from household heating devices, through a wall instead of a ceiling, outside. Usually crafted from metal, it needs to be built using materials that can endure high temperatures. The size of the flue pipe is essential since it impacts the efficiency of gas discharge.

A 45 degree bend is typically installed on your first length of flue pipe.

RECTANGULAR BEND (mm)			ROUND BEND (mm)	
Width	Width	Angle	Ø	Angle
200	200	45 degree	125	45 degree
200	300	45 degree	150	45 degree
200	400	45 degree	175	45 degree
300	300	45 degree	200	45 degree
350	500	45 degree	225	45 degree
			250	45 degree
			275	45 degree
			300	45 degree
			325	45 degree
			350	45 degree
			375	45 degree
			475	45 degree

Rectangular 45 degree bends



Round 45 degree bends



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COWLS

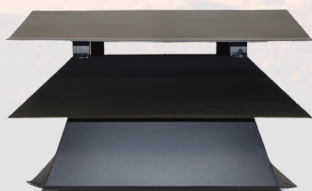


Mild Steel, Stainless Steel & Galvanised

What is a Cowl?

A chimney cowl is a hood-shaped covering that sits over the opening of your chimney. It is generally fitted to the top of the chimney or flue pipe and helps to increase the draft of the chimney, prevent downdraft, prevent the elements from entering the chimney, and prevent birds or squirrels from nesting in the chimney cavity.

TURBO COWL		FIXED COWL		ROTATING COWL		STORM COWL	CHINESE COWL
Width	Width	Width	Width	Width	Width	Ø	Ø
200	200	200	200	200	200	125	125
200	300	200	300	200	300	150	150
200	400	200	400	200	400	175	175
300	300	300	300	300	300	200	200
350	500	350	500	350	500	225	225
BASE FLARES OUT 100MM ON EITHER SIDE						250	250
ROUND BASE IS OPTIONAL FOR ABOVE COWLS						275	275
						300	300
						325	325
						350	350
						375	375
						475	475



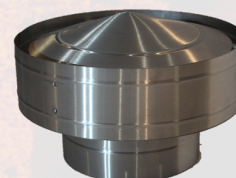
Turbo cowl



Fixed cowl



Rotating cowl



Storm cowl



Chinese cowl



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ESCUTCHEON PLATE



Mild Steel, Stainless Steel & Galvanised

What is a Escutcheon?

An escutcheon plate is a decorative metal plate used for concealing holes in walls or ceilings.

ESC. PLATE
Ø
125
150
175
200
225
250
275
300
325
350
375
475



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Annexure C

Selected special items

Fireplace

Product name: Free standing Sentinel Ottawa Compact with log stand
Closed Combustion fire. Fireplace to include SS chimney insulated
flue, spark arrestors and stainless steel 'turbo cowl'.

Supplier: McD Fireplaces

Reference code: N/A

Size: 480W x 750H x 365D

Website: <https://macd.co.za/product/sentinel-ottawa-compact-with-log-stand/>

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THE OTTOWA RANGE

Great value. Great warmth.



THE OTTAWA RANGE

Warmth, comfort & enduring style

The Ottawa Range is a carbon-neutral fireplace utilising advanced clean-burning technology and fuel-efficient design.

Hand-constructed from a thick steel plate and featuring a cast iron door, grate and log retainer, this is a stove that will stand the test of time while delivering warmth, comfort and enduring style.

All units in the range are multi-fuel stoves delivering a reliable source of heat with an accurate degree of control.

This stove is wonderfully hand-constructed and blends contemporary styling with modern efficiency. Clean lines make it suitable for a wide range of décor styles and tastes.

STAND-OUT FEATURES

- Full vermiculite firebrick lining on the **Curve**, **Square 8** and **Compact** models
- Full vermiculite firebrick lining with steel baffle on the **DS Tunnel Double Sided**
- Clay firebrick on the **Square 12** model
- Advanced clean burn system
- Pre-heated air wash
- Thick steel plate with cast iron door, grate and log retainer across the range

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FREE STANDING RANGE

OTTAWA SQUARE 12

Heat output **12KW – 450m³**

Flue outlet **150mm**

Top & rear flue outlet

Dimensions **H610mm x W584mm x D420mm**

Stove height with log stand **850mm**

Rear flue centre height

- without log stand **480mm**

- with log stand **730mm**



75% EFFICIENCY



OTTAWA CURVE

Heat output **10KW – 380m³**

Flue outlet **150mm**

Top & rear flue outlet

Dimensions **H620mm x W520mm x D450mm**

Stove height with log stand **820mm**

Rear flue centre height

- without log stand **490mm**

- with log stand **690mm**



85% EFFICIENCY



OTTAWA SQUARE 8

Heat output **8KW – 300m³**

Flue outlet **125mm**

Top & rear flue outlet

Dimensions **H530mm x W500mm x D300mm**

Stove height with log stand **730mm**

Rear flue centre height

- without log stand **435mm**

- with log stand **635mm**



80% EFFICIENCY



OTTAWA COMPACT

Heat output **6KW – 220m³**

Flue outlet **125mm**

Top & rear flue outlet

Dimensions **H560mm x W480mm x D365mm**

Stove height with log stand **750mm**

Rear flue centre height

- without log stand **460mm**

- with log stand **650mm**



85% EFFICIENCY

DOUBLE SIDED RANGE



OTTAWA DS TUNNEL

NEW!

New to the range is the Ottawa DS Tunnel Double Sided stove. Available with or without a log stand.

Heat output **11KW – 420m³**

Flue outlet **125mm**

Top flue outlet

Dimensions **H570mm x W580mm x D420mm**

Stove height with log stand **819mm**

81% EFFICIENCY



INSERT RANGE

Constructed from thick 4mm steel plate with a black trim glass door and 4-sided frame, the new Sentinel Insert Range is sleek and modern. The grate is constructed from cast iron and has a pull-out ash pan below for easy cleaning.

NEW!

The stove uses the latest clean-burn technology and features excellent air wash on the glass – enhancing the beauty of the fire. It boasts superior burn control for added efficiency.



OTTAWA MARVIC 550 INSERT

Heat output **8KW – 300m³**

Flue outlet **125mm**

Top flue outlet

Dimensions **H482mm x W570mm x D344mm**

Frame dimensions **H571 x W639**

76% EFFICIENCY



OTTAWA MARVIC 700 INSERT

Heat output **11KW – 418m³**

Flue outlet **125mm**

Top flue outlet

Dimensions **H482mm x W700mm x D344mm**

Frame dimensions **H571 x W789**

76% EFFICIENCY



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Annexure D

Selected special items

Hot tub

Product name: Buitengewoon wood fired hot tub with submerged snorkel stove with CCA treated SA Pine cladding and wooden cover.

Supplier: Buitengewoon

Reference code: N/A

Size: hot tub: 1550mm diam. x 700(h), heater: 850(L) x 690 (D) x 450 (W) mm

Website: https://buitengewoon.co.za/wp-content/uploads/2021/11/Buitengewoon_InfoSheet.pdf



BUITENGEWOON

WOOD FIRED HOT TUBS



LUXURY OUTDOOR LIVING STARTS WITH A BUITENGWOON WOOD-FIRED HOT TUB



The ultimate luxury outdoor living experience

Luxury outdoor living starts with a Buitengewoon wood-fired hot tub. The crackle of the fire and the comfort of the naturally heated water offer the purest form of relaxation.

The Buitengewoon hot tub is heated by an age-old heating principle called natural convection. Simply make a wood fire in the heating coil or submerged snorkel stove and the warm water will circulate into the tub without the need for electricity.

Finding tranquility

We all need to unwind and recharge our batteries, and nothing does this better than the Buitengewoon wood-fired hot tub. It provides a peaceful getaway in the convenience of your own home which you can escape to any time of the year. All you need to do is light the fire, mix the warm water, sit back, relax and enjoy the soothing comfort of your Buitengewoon wood-fired hot tub.



BUITENGWOON
WOOD FIRED HOT TUBS



Unique features

- Spacious for 2, great for 4 and fun to share with a family of 5
- A design statement to your outdoor area or tourist establishment
- Heats up quickly, without the use of electricity involved
- Manufactured out of high grade materials
- Easy DIY installation
- Easy-to-clean to maintain
- Proudly local, handmade in South Africa

Technical Specifications

The Buitengewoon wood-fired hot tubs are made from high quality materials. The fibreglass hot tub is made from the same materials and manufacturing techniques as luxury yachts and powerboats.

The use and maintenance of both water heater choices is effortless! The coil hot tub is the only hot tub in South Africa with a real wood-fire experience!

Our hot tub bases:

- fibreglass bath and base
- both have the option of CCA-treated pine or rhino wood cladding
- integrated water drain and filling point



Choose your outdoor wood-fired hot tub type

Wood-fired Hot Tub with external coil heater:



Wood-fired Hot Tub with submerged snorkel stove:



Wood-fired Hot Tub with external coil heater:

The Buitengewoon wood-fired hot tub with external coil heater is a true design classic. The use and maintenance of the external stainless steel coil heater is effortless! It's the only hot tub in South Africa that offers a real open wood-fire hot tub experience!

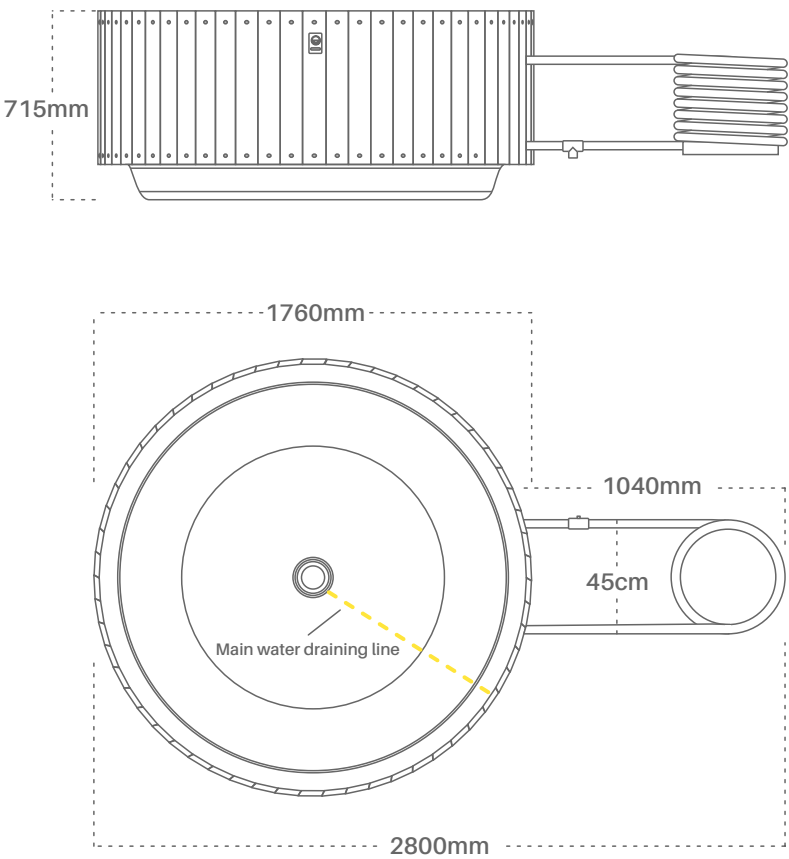
The Wood-fired coil hot tub:

- Has all the heating elements (and optional rocket stove) placed outside the bathing area.
- Offers that unique open wood-fired hot tub experience.
- Is easy to clean and maintain.

Due to the open burning coil this Hot Tub is not suitable to place on fire sensitive surfaces (like a wooden deck)



Technical Specifications



Number of people	3-5
Liters of water	750 liter
Diameter inside	1550 mm
Height	700 mm
Depth of bath	600 mm
Empty weight	70 kg
Full weight	up to 1000kg with 4 adults
Material bath	Fibreglass reinforced vinylester with gel coat top coat
Material external cladding	CCA treated pine or optional rhino wood and aluminium
Heating time	75 - 120 minutes
Heater material	12 meters of stainless steel tube
Bath colour	Pebble gray
Included	Thermal GeoBubble cover
Optional extra's	Rocket stove, wooden cover, drinks tray, mixing paddle
Excluded	Delivery



Wood-fired Hot Tub with internal submerged heater:

The Buitengewoon wood-fired snorkel tub is the perfect choice for those who want to install their hot tub on top of a wooden deck. The hot tub is freestanding and no installation is needed to create a luxury hot tub experience in your garden.

We recommend the Wood-fired Snorkel Tub for:

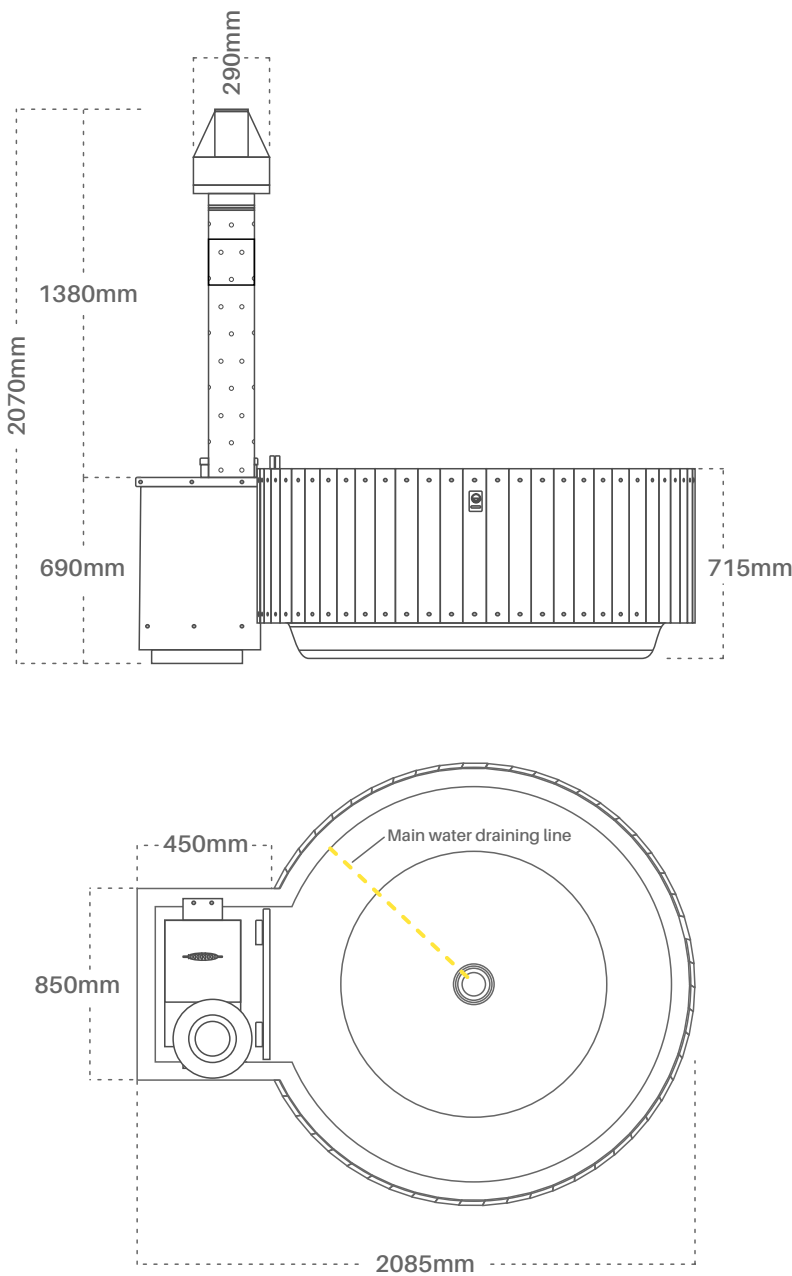
- Installations on non fire or heat resistant surfaces like wooden decks.
- Installations that are undercover (but not indoors)

Please note that chimney's must be outdoors at all times.

Doesn't offer a open wood-fire hot tub experience like our hot tub with coil heater.



Technical Specifications



Number of people	3-5
Liters of water	850 liter
Diameter inside	1550 mm
Height	700 mm
Depth of bath	600 mm
Empty weight	100 kg
Full weight	up to 1400kg with 4 adults
Material bath	Fibreglass reinforced vinylester with gel coat top coat
Material external cladding	CCA treated pine or optional rhino wood and aluminium
Heating time	60 - 120 minutes
Heater material	2.5mm stainless steel
Bath colour	Pebble gray
Included	Thermal GeoBubble cover
Optional extra's	Wooden cover, drinks tray, mixing paddle
Excluded	Delivery



OUR HOT TUB ACCESSORIES



Choose your finish

All our wood-fired hot tubs are standard available in CCA treated pine (right) or sustainable Rhino Wood (left).



Choose your accessories

The standard external coil hot tub comes with the hot tub unit, heating coil and bubble foil cover. The standard internal snorkel hot tub comes with the hot tub unit and bubble foil cover.

Solid Wooden Cover



Options:
Rhino wood (right)
Treated pine wood (left)

Mixing Paddle



Rocket Stove

Available for the coil hot tub only

The rocket stove offers extra protection against wind, while containing the heat of the fire around the heating coil.



Drinks Tray

Options:
Rhino wood (left)
Treated pine wood (right)





750 - 850

Litres of
water

20

Pieces of
wood

60 - 120

Minutes
to heat up

0

Use of
electricity



BUITENGEWOON

WOOD FIRED HOT TUBS

www.buitengewoon.co.za

CONTACT

hello@buitengewoon.co.za

Claire | 084 250 1456

Annexure E

Selected special items

Hopper head

Product name: Aquarista 'first flush' hopper head (Aquatrap) with SS mesh. Self cleaning, single screen, enhanced debris shedding rainwater filter

Supplier: Aquarista

Reference code: AT110110

Size: t.b.c. AT110110 can handle up to 120m² roof area (based on 20mm rain per hour)

Website: <https://aquarista.co.za/>

Item: Aquatrap

Description:

Self cleaning, single screen, enhanced debris shedding rainwater filter.

Features and benefits:

Stainless steel mesh screen

Dual angle screen for superior catchment efficiency at low and high flow rates.

Screen aperture: 0.5mm

Mosquito proof mesh

Durable PVC construction.

Minimal maintenance

Efficiency: 95% - 98%

Available sizes: (Model #)

AT4080IN: Up to 35m² roof area (based on 20mm rain per hour)

AT50110IN: Up to 50m² roof area (based on 20mm rain per hour)

AT5080: Up to 50m² roof area (based on 20mm rain per hour)

AT7580: Up to 80m² roof area (based on 20mm rain per hour)

AT110110: Up to 120m² roof area (based on 20mm rain per hour)

Kind regards,

Alje van Hoorn

Aquarista

Mobile: 076 481 3330

Email: Alje@aquarista.co.za

SAVING WATER AQUARISTA

AQUATRAP

- STAINLESS STEEL MESH
SCREEN
- DUAL ANGLE SCREEN
FOR SUPERIOR
CATCHMENT EFFICIENCY
AT LOW AND HIGH FLOW
RATES
- SCREEN APERTURE
0.5MM
- MOSQUITO PROOF MESH
- DURABLE PVC
CONSTRUCTION
- MINIMAL MAINTENANCE
- EFFICIENCY 95% -98%



SELF CLEANING, SINGLE SCREEN, ENHANCED DEBRIS SHEDDING
RAINWATER FILTER

Part 4

Annexure D

Environmental Management Plan





Environmental Management Plan for WCNCB 04/05/2025 – De Mond Tourist Cabin May 2025

Generic CapeNature EMP

Version: 15 Jan 2010

Donovan Kirkwood, Ecological Planner

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ENVIRONMENTAL MANAGEMENT PLAN – PURPOSE

The main purpose of an Environmental Management Programme (EMP) is to prevent avoidable damage and/or minimise or mitigate unavoidable environmental damage associated with any construction, maintenance, or demolition work where there is a risk of environmental damage.

The EMP forms part of the contractual obligations to which all contractors/employees involved in construction, maintenance, or demolition work must be committed.

This EMP:

- identifies project activities that could cause environmental damage (risks) and provides a summary of actions required;
- identifies persons responsible for ensuring compliance with the EMP and provides their contact information;
- provides standard procedures to avoid and/or minimise the identified negative environmental impacts and to enhance the positive impact of the project on the environment;
- provides site and project specific rules and actions required, including a site plan/s showing:
 - areas where construction, maintenance, or demolition work may be carried out;
 - areas where any material or waste may be stored;
 - allowed access routes, parking and turning areas for construction or construction related vehicles;
- forms a written record of procedures, responsibilities, requirements and rules for Contractor/s, their staff and any other person who must comply with the EMP;
- provides a monitoring and auditing programme to track and record compliance and identify and respond to any potential or actual negative environmental impacts; and
- provides a monitoring programme to record any mitigation measures that are implemented;

PROCESS CHECKLIST

List of key items required in terms of this EMP, with deadline and date of actual completion or action.

[TO BE COMPLETED BY ENVIRONMENTAL SPECIALIST OR ECO]

[illegible]

ROLES AND RESPONSIBILITIES – ASSIGNED STAFF

ROLE	PERSON, POSITION, COMPANY	DATE	SIGNATURE
<i>CapeNature Construction Project Manager</i>			
<i>CapeNature Environmental Specialist</i>			
<i>Principal Agent</i>			
<i>Environmental Control Officer ("ECO")</i>			
<i>Contractor</i>			
<i>Contractor</i>			
<i>Contractor</i>			
<i>Contractor</i>			

All parties signing here agree to be bound by the requirements of this
EMP document, and to fulfil the obligations of their role as set out
below.

Telephone (cel)	telephone (office)	email address	ROLE
			<i>CapeNature Construction Project Manager</i>
			<i>CapeNature Environmental Specialist</i>
			<i>Principal Agent</i>
			<i>Environmental Control Officer ("ECO")</i>
			<i>Contractor</i>
			<i>Contractor</i>
			<i>Contractor</i>
			<i>Contractor</i>

ROLES, RESPONSIBILITIES AND CONTRACT OBLIGATIONS - DESCRIPTION

As the client, CapeNature must take final responsibility for implementation of this EMP and its requirements including any environmental rehabilitation that may be needed. *This is mandated by Section 28 (Duty of Care and Remediation of Damage) of the National Environmental Management Act, (Act No. 107 of 1998).*



(The Client): CapeNature Construction Project Manager

CapeNature must designate a CapeNature employee as Construction Project Manager (CapeNature Construction Project Manager) to take responsibility for implementation of the project as a whole including this EMP and to ensure that the Principal Agent and Contractor fulfil their obligations in terms of this EMP.

The CapeNature Construction Project Manager is responsible for designating, employing or contracting the Principal Agent. The CapeNature Construction Project Manager may designate themselves to act as the Principal Agent, particularly for small contracts.

The CapeNature Construction Project Manager is responsible for ensuring that an Environmental Specialist and ECO are designated or employed, and accepts responsibility for the duration of the project before any on-site work may begin.

For small projects, the CapeNature Construction Project Manager will usually be the Reserve Manager where work will take place, but may also be another CapeNature employee qualified to act as project manager such as the Area Manager or a project officer.

As a signatory to this EMP, the designated CapeNature Construction Project Manager shall take final responsibility for implementation of and compliance with this EMP and making sure that all parties listed here are aware of and carry out their responsibilities in terms of this EMP.



(The Client): CapeNature Environmental Specialist

OR Independent Environmental Specialist.

As the Western Cape provincial conservation authority, CapeNature will usually be best placed to complete its own EMP and oversee site establishment, rather than use the services of an independent environmental consultant.

The CapeNature Environmental Specialist will be the CapeNature Regional Ecologist responsible for the region in question, or a Land-use Advice Unit official, or the Ecological Planner, or a person designated by the Manager: Scientific Services.

The CapeNature Environmental Specialist must provide site- and activity-specific content for this EMP that identifies risks of environmental damage and the actions and requirements necessary to avoid and/or mitigate environmental damage. The Environmental Specialist must liaise with the Principal Agent, and/or Project Engineer, and/or Contractor/s to identify risks and EMP requirements.

The CapeNature Environmental Specialist must provide a detailed site map for inclusion as part of this EMP delineating:

- areas where construction, maintenance, or demolition work may be carried out;
- areas where any material or waste may be stored;
- allowed access routes, parking and turning areas for construction or construction related vehicles
- environmentally sensitive and 'no-go' areas

For sites where there is any risk that activities might impact on nearby sensitive areas, the CapeNature Environmental Specialist must supervise the on-site physical demarcation of construction and sensitive/'no-go' areas by means of clear markers, danger tape, or temporary fencing before any construction, demolition or upgrade works may begin. The CapeNature Environmental Specialist may also delegate this task in writing to a suitably qualified ECO but will still assume final responsibility for ensuring that the task is adequately carried out.

For projects where a CapeNature staff member is not available or qualified to perform the above role, the CapeNature Construction Project Manager must appoint a qualified independent environmental consultant to fulfil all these requirements of the Environmental Specialist.

The Principal Agent

The Principal Agent is designated or appointed by CapeNature and is responsible to CapeNature for ensuring that the construction contract is completed to specification, on time, in budget and that the Contractor fulfils their obligations in terms of the EMP. The Principal Agent must be a signatory to this EMP.

For large projects: The Principal Agent will usually be an appointed architect, engineer or a dedicated project manager appointed by contract with CapeNature. Where projects are managed by Public Works, a designated Public Works officer may act as Principal Agent. The Principal Agent can also be a CapeNature employee designated and authorised to act as project Principal Agent.

For smaller projects: The CapeNature Construction Project Manager may also act as the Principal Agent. The Principal Agent may also be another designated CapeNature employee.

The Principal Agent must ensure that any contract between CapeNature and Contractors includes clear and specific reference to the CapeNature Construction EMP and requires that all Contractors and subcontractors adhere to the requirements of this EMP.

The Principal Agent must ensure that the Contractor is provided with a copy of this EMP before any construction contract is signed, that relevant Methods are completed, and that the Contractor is familiar with the relevant documentation.

The Principal Agent will be the senior authority on site.

The Principal Agent and ECO will work closely together and communicate frequently. The Principal Agent will ensure that the ECO undertakes and records inspections of the site as required by the monitoring protocol and checklist, but not less than once every two weeks.

The Principal Agent must communicate any deviation from the requirements of this EMP within 48 hours to both the CapeNature Construction Project Manager and the CapeNature Environmental Specialist in writing or by email.

All communications and instructions between the ECO and the Contractor must occur via the Principal Agent. The Principal Agent is also responsible for work-stoppage or deducting environmental penalties from the Contractor in the event of contravention of requirements of this EMP.

Environmental Control Officer (“ECO”)

The ECO must be appointed prior to commencement of operations.

The ECO will communicate via the Principal Agent unless more urgent action is required to prevent environmental damage.

The ECO must monitor, audit and record compliance with the EMP by all parties on site: The ECO must complete the Environmental Management Programme Audit Checklist (Annexure 1) at each site visit, and keep ad hoc record of any and all incidents or events on site with significant environmental impact. Significant impacts must be recorded photographically with enough supporting information to locate the image on the site, preferably a GPS coordinate accurate to 10m or better. All records must be dated and accurately catalogued.

The ECO must immediately communicate any contraventions of this EMP, or undesirable environmental impacts to the Principal Agent. If the Principal Agent cannot be contacted and urgent action is required to prevent environmental damage, and/or if in the opinion of the ECO the response of the Principal Agent is not adequate, the ECO must also communicate contraventions of this EMP to the Environmental Specialist and the CapeNature Construction Project Manager.

The ECO has the authority to recommend the stopping of works or any portion of construction related activity to the Principal Agent, if in his/her opinion:

- any activity is in contravention of the requirements of this EMP;
- any activity is in contravention of relevant environmental legislation/permits/authorisations applicable to the site and/or activity/ies, or;
- the activity has caused or will imminently cause significant damage and/or harm to the environment.

If urgent action is required to prevent environmental damage as a result of contravention of the requirements of this EMP, the ECO has the authority to issue a written instruction to the Site Manager, or any person on site to stop works or any portion of construction related activity required to prevent such damage.

The ECO may recommend to the Principal Agent, that any Contractor, Contractor’s representative, or any employee/s not adhering to the requirements of this EMP and/or the instructions of the ECO be removed from the site. Alternatively, the ECO may recommend that all work on site be suspended until the matter is remedied.

The Contractor

The Contractor will assume full responsibility for the on-site actions of all of its sub-Contractors, employees, suppliers and agents.

The Contractor will adhere to the conditions of this EMP and ensure that all sub-Contractors, employees, suppliers and agents are fully aware of this EMP, its requirements and the consequences of any breach of the requirements of this EMP.

The Contractor will ensure that works on site are conducted in an environmentally responsible manner and fully comply with the requirements of this EMP.

The Contractor will report any deviation from the requirements of this EMP to the Principal Agent, and any pollution or environmental contaminant spill events.

The Contractor agrees to work stoppage and/or payment of penalties as required by this EMP and directed by the Principal Agent.

The Contractors agrees bear full costs for any work stoppage resulting from contravention of the requirements of this EMP, and/or the costs of remedying environmental damage resulting from their or their sub-contractors or employee's contravention of the requirements of this EMP.

Health, Safety and Environmental (HSE) Officer:

A HSE officer for the project must be designated or appointed by the Contractor or Principal Agent, and his/her role is to support the successful implementation of the EMP through:

- Site evaluation on a daily basis.
- Identifying issues relating to day to day construction activities and that can have a detrimental effect on the environment.
- Subcontractor audits to ensure compliance.
- Assist in the direct implementation of the EMP.
- Ensure that the requirements of the EMP are communicated understood by personnel on site via induction sessions.
- Ensure that the contractors on site develop, implement and monitor the required HSE management functions.
- Evaluate the applicability and accuracy of the EMP and the method statements throughout the construction phase.

- Coordinate all statutory requirements including permit authorisation and license requirements.
- Conduct or have conducted a hazard analysis and take the necessary corrective action.
- Where it is not possible to remove any remaining hazard's to inform employees thereof and what precautionary action is to be taken.
- Detail mitigation measures required to be taken, and the procedures for their implementation to the project manager.
- Representing HSE issues at the production meetings.
- Coordinate HSE training of personnel.
- Coordinating spill response personnel.
- The HSE officer shall inspect the integrity of the hazardous waste containers/bins/skips on a weekly basis.

STANDARD ENVIRONMENTAL MANAGEMENT PROCEDURES AND ACTIVITIES

ACCESS

All access and vehicular movement on site shall adhere to the following conditions:

- Access shall only granted during normal operational hours – 08h00 till 17h00 Monday to Fridays.
- All Contractors, subcontractors and staff shall be identified by clothing with company logos and be in possession of valid SA identity documents.
- Deliveries, removals etc. to be completed during gate open times only.
- All personnel shall be off site by gate closing time unless permission to stay on site provided as part of the construction contract [amend this section if required].
- Access routes must be demarcated by danger tape on steel posts or temporary fencing.
- All vehicles and access to the site must remain within demarcated access routes and working areas on site.
- No new roads or tracks may be created except where such routes are specifically noted in this EMP.

Where heavy duty vehicles and construction plant are required, both the type of vehicles/machinery and the area/s these are to access shall be specified in this EMP.

The Contractor shall at his cost document the existing condition of all access roads prior to commencement.

Should any damage occur to the access road as a result of the upgrade activities, the road will be rehabilitated to its original state with all costs borne by the contractor.

RESTRICTION OF WORKING AREAS

Construction activities shall be strictly confined to the demarcated working area/s indicated in the figure below to prevent any disturbance to or contamination of vegetation, fauna or natural environment by construction activities. The working areas and 'no-go' areas shown here must also be shown on a site map of at least A1 size posted in the construction site office, and be demarcated by danger tape and/or fencing on site.

Working areas as shown here are the only areas that may be used by the Contractor to undertake the decommissioning and reconstruction. The Contractor shall ensure that all plant/machinery, vehicles, staff, materials and waste remain within the boundaries of the working area and designated access roads or tracks.

Additional areas shall only be made available by amendment of this EMP by the Environmental Specialist or ECO if required.

Procedure to be followed:

CapeNature must determine and delineate construction, storage and “no-go” areas on site. These areas must be shown on a map appended to this EMP and duplicated and displayed in the Site Office. Construction and storage areas must also be demarcated on site using steel posts and danger tape durable enough to last for the entire construction project, or temporary fencing. This demarcation must be done by the CapeNature Regional Ecologist or Ecological Coordinator, or by the ECO with work approved by the CapeNature Regional Ecologist or Ecological Coordinator.

The Construction Contractor and ECO will ensure that the construction team, machinery and equipment stay within the working areas and do not encroach on “no-go” areas.

All staff, vehicles and construction materials are restricted to the designated working area.

Contractors may not store any construction material on the sides of the access road, or among the natural vegetation or next to the existing access road.

No waste materials or liquids, including contaminated waste water may be disposed of on site, neither in the designated working area/s, nor any no-go areas. Waste must be held onsite in sealed storage containers and properly disposed of at a designated waste facility. Any exceptions shall be negotiated with the Environmental Control Officer, the Reserve Manager or the Regional Ecologist and amended to this EMP in writing.

STORAGE OF CONSTRUCTION MATERIAL

New Construction Material

New construction material will be stored in demarcated areas on the affected properties prior to commencement of reconstruction of decommissioned power line. Therefore:

The Contractor must negotiate appropriate space on for this purpose on an area away from natural vegetation and any wetland habitat with the Reserve Manager.

The Contractor must ensure that all staff, contractors and subcontractors are aware of and keep material within these designated storage areas. The Principle Agent shall ensure that the consultant team is familiar with same.

Contractors will not be allowed to store new construction material on the sides of the access road, or among the natural vegetation or next to the existing access road

The Contractor must provide a method statement of the construction activities to CapeNature indicating:

- the type and quantity of material to be stored;
- whether any oil contaminated/containing equipment will be stored; and
- how (including what type of vehicles will be required) it will be deliver the material on site at the necessary storage area.
- Whether there is any risk of spill or runoff of any building materials or chemicals and how this is to be mitigated.

USE OF CEMENT / CONCRETE

The Contractor is advised that cement and concrete are highly hazardous to the natural environment because of the high pH levels of the material, and the chemicals contained therein.

The following shall apply:

- Prevent cement pollution - ensure that soil and water is not contaminated with cement
- Concrete and cement must only be mixed on existing hard surfaced areas, or edged mortar boards or a suitable container. Concrete may not be mixed or stored directly on the ground under any circumstances;
- The visible remains of the batch and concrete, either solid, or from washings, shall be physically removed immediately and disposed of as hazardous waste.
- Washing of equipment shall be done in a container to prevent any runoff of contaminated washing water. Extreme care must be taken to limit the amount of water contaminated by washing equipment to the minimum required. Water from concrete washing must either be re-used in concrete mixes or must be stored in drums, then removed from the site and disposed of at a licensed municipal dump site.

- No equipment shall be washed in pools or streams within a Nature Reserve.

Failure to comply with the above points will have a severe impact on the wetland habitat and will be considered grounds for stopping works.

OIL MANAGEMENT

An important potential environmental impact is oil spills from any oil filled equipment and machinery that may occur during transportation or storage of decommissioned and new construction material/equipment. The following conditions shall apply:

- Vehicles must be checked for oil leaks prior to going on site
- Care should be taken to prevent any potential oil spillage during upgrading activities.
- Sufficient measures should be put in place to ensure that any potential oil spills are mitigated.
- The oil spill kit should be available on site at all times during the construction activities;
- Oil containment facilities should be provided for any oil filled equipment onsite; this must be negotiated with CapeNature
- All oil spills must be reported to the environmental department within 24 hours via a flash report; and
- In the event of oil spill please refer to the Standard for Oil spill Clean-up and Rehabilitation.

Oil spill kits are available from:

Drizit (021) 531 5335

Enretech (021) 683 1858

Pinelands Environmental Technology (021) 531 3749

Should an oil spill occur during upgrade activities, the oil spilled should be contained as soon as possible and the procedure as set out in the Standard for Oil spill clean-up and rehabilitation be followed (refer to Annexure 2 for a copy of the procedure).

BRINGING CONSTRUCTION MATERIALS ONTO A NATURE RESERVE

Special care must be taken to prevent bringing in materials contaminated with seed of Invasive Alien Plants (IAPs/weeds). Contractors shall not import construction materials such as sand, gravel or fill contaminated with seed of Invasive Alien Plants, or quarried from areas surrounded by Invasive Alien plant species such as Port Jackson or Rooikrans.

WASTE MANAGEMENT

Waste refers to all solid waste, including domestic waste, hazardous waste and construction debris.

The following conditions shall apply:

- To limit the potential for site pollution and the accumulation of waste on site;
- To ensure that waste is disposed of in an appropriate manner at a licensed municipal dump site
- No solid wastes shall be stored on site
- All hazardous waste must be disposed of at a registered hazardous waste disposal site and certificates of safe disposal must be obtained; and
- The contractor shall place and use waste bins on site;
- The waste bins shall be provided with lids and external closing mechanism to prevent contents blowing out;
- The waste bins shall be emptied on a regular basis;
- No waste is to be buried or burnt or otherwise disposed of anywhere but in a registered waste disposal site;
- The Contractor shall provide temporary ablution facilities (i.e. chemical toilets) at a location indicated by the Environmental Specialist or ECO;
- Defecating or urinating anywhere other than in the provided toilet facilities is strictly prohibited (i.e. no use of the veld);
- All waste generated during the decommissioning and reconstruction activities must be removed by the Contractor as soon as possible, and within the period specified in the EMP and disposed of at a registered landfill site.

FIRES

No fires are permitted on site for any reason.

Strictly NO SMOKING shall be allowed on general site, due to the high possibility of fires in fynbos areas. If required, a designated smoking area should be provided, and clearly demarcated and signposted, with a facility for safe containment and disposal of cigarette butts.

SITE REHABILITATION

Any vehicular damage to the site or Nature Reserve (including roads) caused must be rehabilitated to the satisfaction of CapeNature upon completion of construction activities.

Site rehabilitation must be completed immediately after construction activities or by an alternative date agreed to by CapeNature.

All construction equipment, materials and wastes must be removed from the site upon completion.

DOCUMENTATION

Environmental Management Programme Audit Checklist

A complete Environmental Management Programme Audit Checklist is provided in Annexure 1.

The Environmental Management Programme Audit Checklist must be completed by the ECO at each site visit and catalogued as the main record of implementation of and compliance with this EMP.

Hardcopy versions of all *ad hoc* written or photographic records of significant environmental incidents should be filed by date with completed Environmental Management Programme Audit Checklists. Significant impacts must be recorded photographically with enough supporting information to locate the image on the site, preferably a GPS coordinate accurate to 10m or better.

Environmental register

An environmental register must be provided by the Principal Agent and kept on-site at all times as well as being freely accessible to all project team members.

In the event of any environmental incidents, the Environmental Register must be completed by the most senior person on site: the Principal Agent, the Engineer or the Site Manager. The Environmental Register may also be completed by the ECO if the ECO is on site when the incident occurs.

The register will provide a record of all actual environmental incidents that occur as a result of the on-site activity. This may include information related to such aspects as spillages, dust generation and complaints from adjacent neighbours and any other environmental incidents. It must also contain information relating to action taken/mitigation measures employed.

CONTRACT OBLIGATIONS

It is understood that all contract documentation related to the construction, operation and decommissioning (if required) of the proposed development will include the conditions of this EMP. It is important to note that the contract obligations must include the recording of any complaints on the project in the environmental register (defined below). It is the responsibility of the ECO to keep an accurate audit trail showing compliance with the EMP during construction phase.

SITE- AND PROJECT-SPECIFIC ENVIRONMENTAL RISKS AND MITIGATION PROCEDURES

In the following section, the Environmental Specialist, in consultation with the Principal Agent and/or Contractors must provide site- and project-specific rules and procedures, in sufficient detail to effectively mitigate any construction related environmental risks.

Items where no environmental risk is identified may be marked “Not applicable”.

ACTIONS TO BE COMPLETED BEFORE CONSTRUCTION STARTS

Bulk Services Identification

[list bulk services required, availability and potential risks]

Permits

[List all permits required before construction may proceed, and status]

Access, Working Hours and Working Areas

[list access times outside gate times if required]

[provide map showing access routes, working and “No-Go” areas, and storage areas for both construction and waste materials]

[provide timeline and procedure to danger tape or fence off all natural vegetation and wetland area near construction site as per

diagram of site layout to be provided in site office

Training

[provide timelines, responsibilities to train all on site teams in EMP rules, regulations and process]

CONSTRUCTION PHASE

Social Considerations

[specify risks & procedures]

Appropriate Machinery

[specify risks & procedures]

Traffic Control

[specify risks & procedures]

Construction Materials

[specify what materials may be used and storage areas]

Waste Management

[specify waste management processes and storage areas]

Stormwater

[specify risks & procedures]

Fire Safety

[specify risks & procedures]

Safety and First Aid

[specify risks & procedures]

Air Quality

[specify risks & procedures]

Water Quality

[specify risks & procedures]

Noise Pollution

[specify risks & procedures]

Blasting/Drilling/Demolitions

[specify risks & procedures]

Light Pollution

[specify risks & procedures]

POST CONSTRUCTION

Final Site Clearance

[specify risks & procedures]

Rehabilitation

[specify risks & procedures]

OPERATIONAL PHASE

Specify management actions and schedules required during facility operational phase. These should be included in the Reserve Management plan.

Waste Management

[specify risks & procedures]

Water Use Management

[specify risks & procedures]

Natural Water Feature Management

[specify risks & procedures]

Energy Management

[specify risks & procedures]

Light Pollution

[specify risks & procedures]

Visual Impact Management

[specify risks & procedures]

Natural Environment Management

[specify risks & procedures]

Noise Pollution

[specify risks & procedures]

Emergency Management

[specify risks & procedures]

Transport

[specify risks & procedures]

DECOMMISSIONING PHASE

Specify procedures required when the site is to be decommissioned

Waste Management

Noise Pollution

Site Clearance

Blasting/Drilling/Demolitions

Air Quality

Social Considerations

ANNEXURE 1: ENVIRONMENTAL MANAGEMENT PROGRAMME (EMP) – AUDIT CHECKLIST

To be completed at each visit of the ECO

[INSERT PROJECT + DATE] Construction Project	Date: _____
Name of Auditor: _____	Construction Representative: _____

	AUDIT QUESTION	YES	NO	ACTION	COMMENTS
Vegetation Management					
1	Have construction activities remained within the designated working areas?				
2	Were all construction materials stored in the appropriate designated area?				
3	Have all decommissioned materials been removed from site?				
4	Has only the demarcated access route/s been used?				

	AUDIT QUESTION	YES	NO	ACTION	COMMENTS
Oil Spills					
5	Are the necessary oil spill clean-up kits on site?				
6	Have any oil or diesel spills occurred on site?				
7	Have oil spills been reported to the Environmental Specialist via a flash report within 24 hours of the spills occurring?				
8	Have oil spills been managed according to the Standard for Oil Spill Clean-Up and Rehabilitation – ESKASABT0				
9	Is there a stock of oil remediation chemicals on site?				

	AUDIT QUESTION	YES	NO	ACTION	COMMENTS
Erosion					
10	Have any complaints been received from CapeNature staff or adjoining property owners regarding occurrence of damage or erosion on their roads or properties as a result of construction activities?				
11	Were any signs of erosion visible during the audit?				
Topsoil Management					
12	Has all the topsoil been backfilled or levelled on site?				
Fire Management					
13	Are the emergency numbers available on site?				

	AUDIT QUESTION	YES	NO	ACTION	COMMENTS
14	Have any incidents of veld fires occurred?				
15	Is the sufficient fire fighting equipment on site? (usually this will be provided by CapeNature on reserves managed by us)				
Water Management					
16	Had any incidents of soil or water pollution occurred?				
17	If yes, was report issued within 24hrs to the ECO and reserve manager and CapeNature Ecological Planner?				
18	Was the incident investigated and recommendations implemented?				
19	Is there sufficient potable water available?				

	AUDIT QUESTION	YES	NO	ACTION	COMMENTS
20	Are there sufficient portable toilets available?				
Social Issues					
21	Were any public complaints registered and actioned?				
Waste Management					
22	Are there sufficient waste bins on site?				
23	Does the waste bin have lids to prevent waste from blowing off?				
24	Was litter noted during site inspection?				
Use of cement and/or concrete					

	AUDIT QUESTION	YES	NO	ACTION	COMMENTS
25 a	Was any excess cement of concrete noted during the site inspection?				
25 b	Was there any evidence of site contamination by washing of cement or concrete equipment?				
Environmental Records					
26	Is a copy of Environmental Management Programme (EMP) available on site?				

ANNEXURE 2 - KEY SITE RULES DURING CONSTRUCTION

A copy of these rules must be posted at the site office and explained to all on-site staff by the ECO in addition to the more general conditions and procedures detailed above.

To ensure compliance with environmental best practise, as well as environmental legislation requirements, the following rules apply on site:

Demarcated work /construction areas

All construction staff and vehicles must stay within demarcated working areas at all times to prevent damage to natural habitats. These areas are shown on the map in the site office and by danger tape or fencing on the site.

Use of Cement or Concrete

Concrete has a large and permanent impact on soils in natural habitat and **concrete contamination will cause very high negative environmental impact**, therefore:

- Concrete and cement must only be mixed on existing concrete slabs demarcated for mixing or, or on edged mortar boards or in a suitable container;
- No spilling of concrete off of mixing areas may happen
- Concrete may not be mixed or stored directly on the ground under any circumstances;
- Any remains of the batch and concrete, either solid, or from washings, must be physically removed immediately and disposed of as hazardous waste.
- Washing of equipment must be done in a container away from the construction area to prevent any runoff of contaminated washing water. Extreme care must be taken to limit the amount of water contaminated by washing equipment to the minimum required. Water from concrete washing must either be re-used in concrete mixes or must be stored in drums, then removed from the site and disposed of at a licensed municipal dump site.

Water Quality and Wetland Habitat Protection

Under no circumstances must surface or ground water be polluted (oil, petrol, cleaning materials, incorrect herbicides usage, etc).

Air Quality and Fire Safety

No fires may be made at all, including burning of waste material or any vegetation, may take place

Waste Management

No littering or illegal dumping of any waste material is to take place, especially plastics on site;

Provision must be made for the collection of all waste materials on site in suitable containers

If existing flush toilets are not available on site, temporary ablution facilities (i.e. Chemical toilets) must be made available and used. These should be placed at least 50m from any wetland or drainage line. Abluting anywhere other than in the toilet facilities available shall not be permitted (i.e. no abluting in the veld);

All recyclable material should (where economically viable) be re-used, returned or sold as scrap;

Servicing and cleaning of vehicles on site is strictly prohibited; and

During construction operations, no surplus cement or concrete may not be dumped on site, but shall be disposed of at a registered waste disposal site.

Prevention of road, fauna and habitat damage by vehicles

Drive at moderate speeds (slower than 15 km/hr) on access roads

Nature Reserve Protection

No animals, including mammals, birds, snakes, and invertebrates may be harmed or killed.

No plants outside of demarcated work areas may be damaged. No firewood may be collected.

No fences or gates of property owners must be damaged. Gates must be kept closed at any times specified by the reserve manger;

Soil erosion must be prevented at all times along access road. Vehicle movement should be kept to a minimum during rain to avoid damage to access roads;

No fires may be made anywhere in a Nature Reserve or on adjoining properties.

Other

Members of the public visiting the Nature Reserve and surrounding property owners or occupiers must be treated with respect and courtesy at all times;

ANNEXURE 3: NATIONAL ENVIRONMENTAL MANAGEMENT ACT PRINCIPLES

The NEMA Principles states that sustainable development requires the consideration of all relevant factors including the following:

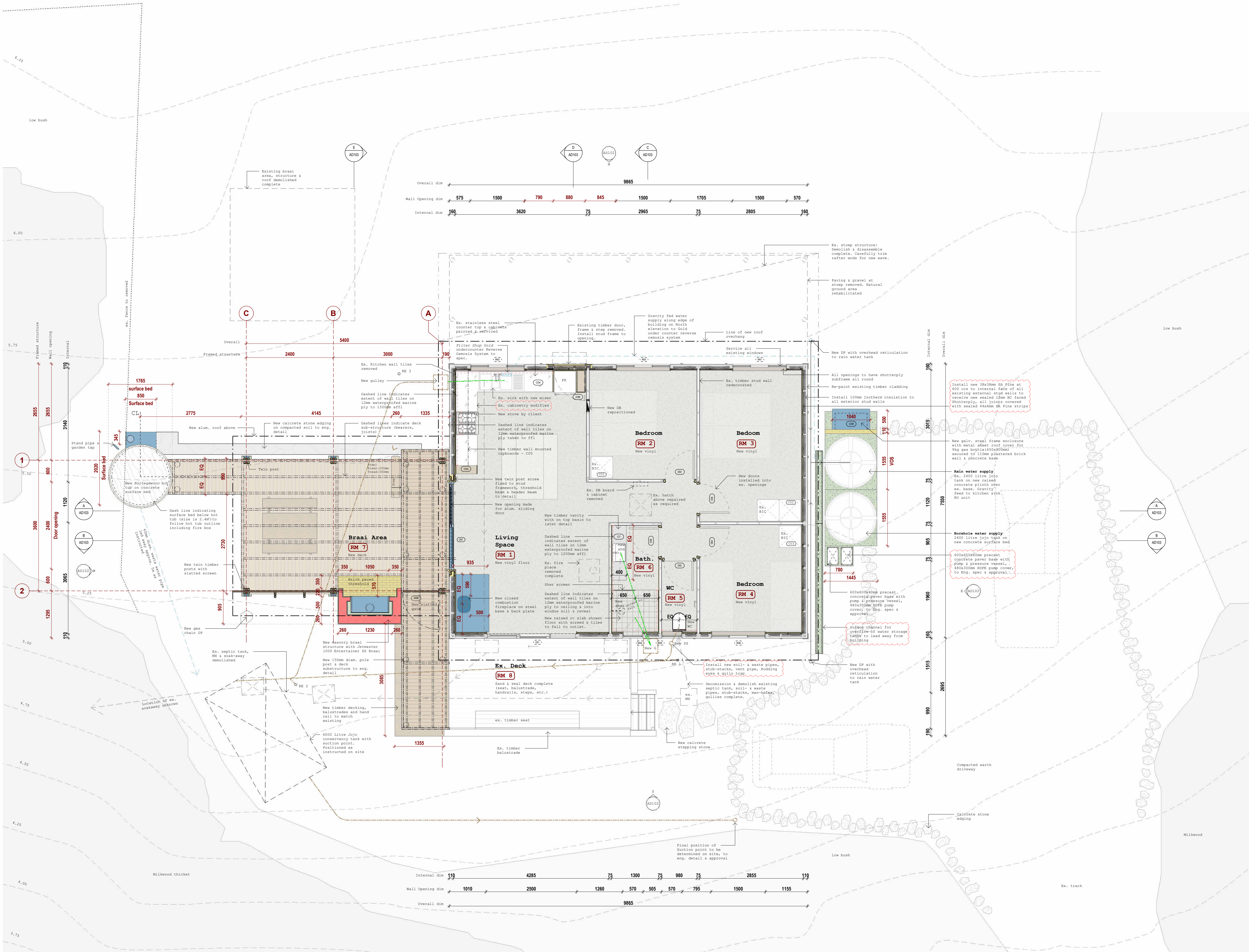
- *Disturbance of ecosystems and loss of biological diversity must be prevented, or, where they cannot be altogether avoided, must be minimised and remedied;*
- *Pollution and degradation of the environment must be avoided, or, where they cannot be altogether avoided, must be minimised and remedied;*
- *Disturbance of landscapes and sites that constitute the nation's cultural heritage must be avoided, or where it cannot be altogether avoided, must be minimised and remedied;*
- *Waste must be avoided, or where it cannot be altogether avoided, minimised and re-used or recycled where possible and otherwise dispose of in a responsible manner;*
- *Use and exploitation of non-renewable natural resources must be responsible and equitable, and take into account the consequences of the depletion of the resource;*
- *Development, use and exploitation of renewable resources and the ecosystems of which they are part must not exceed the level beyond which their integrity is jeopardised;*
- *A risk-averse and cautious approach must be applied, that takes into account the limits of current knowledge about the consequences of decisions and actions; and*
- *Negative impacts on the environment and on people's environmental rights must be anticipated and prevented, and where they cannot be altogether prevented, must be minimised and remedied.*

Part 5

Drawings



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Ground floor plan
1 : 50

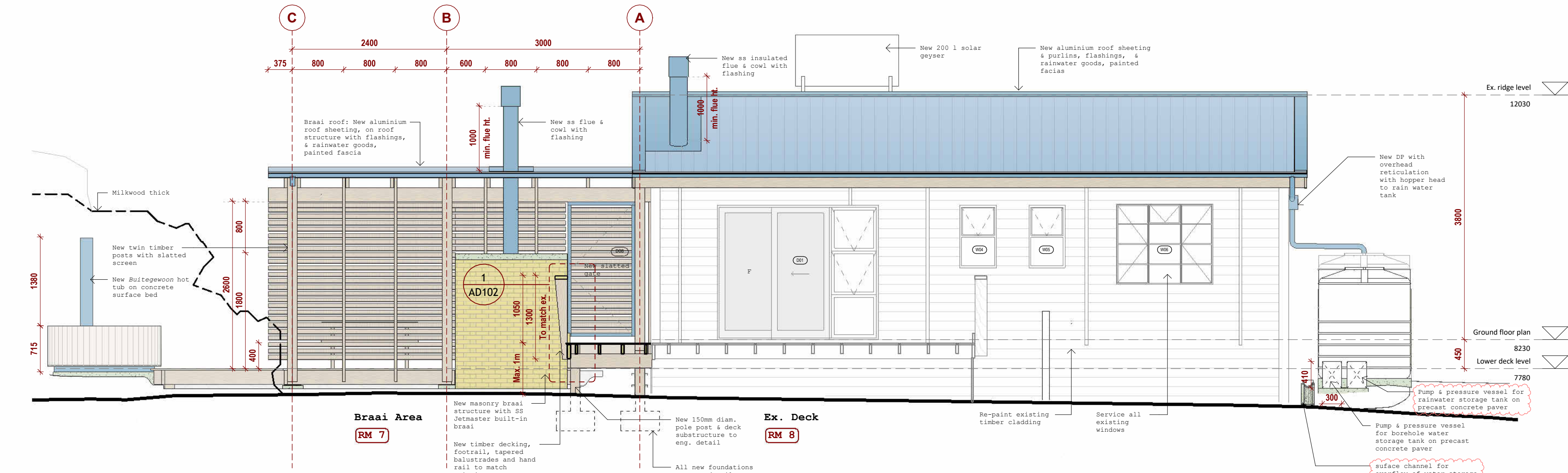
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Rev Date	Description
A 2024-10-15	Gas repositioned outside with enclosure. Ex. cabinetry modified with new cabinetry at fridge & entrance door, new stove appliance by client. Annotations amended with additional dimensions. Deck balustrade detail included. RO-unit supply line repositioned. Specialized items included in annotations. Jambaster trail unit name (1000 Unbraai SS) revised to 1000 Entertainer SS as per manufacturers catalogue update. Drainage section included on AD 106. DB board repositioned. Not to scale surface bed dimensions included.
B 2024-10-29	Dimensions amended, 38x38mm SA Pine stud wall secured to all external existing stud wall structure to accommodate insulation requirements, elec. layout amended, cabinetry amended, additional gully included, and sewer line from kitchen amended, rainwater tank lowered with water supply to RO-unit positioned along the surface of the building with new additional pressure pump to Eng. specification. Scope of work included in General Specification. Flashing scalper for chimney & fireplace included in spec. Included 500x865mm mirror in bathroom. Overflow surface water channel included.

For Tender
Drawn By: C VDN Checked By: JC
CapeNature
De Mond Nature Reserve
Erf 269, Portion 4, Bushy Park, Bredasdorp
Tourism Cabin
Ground floor plan

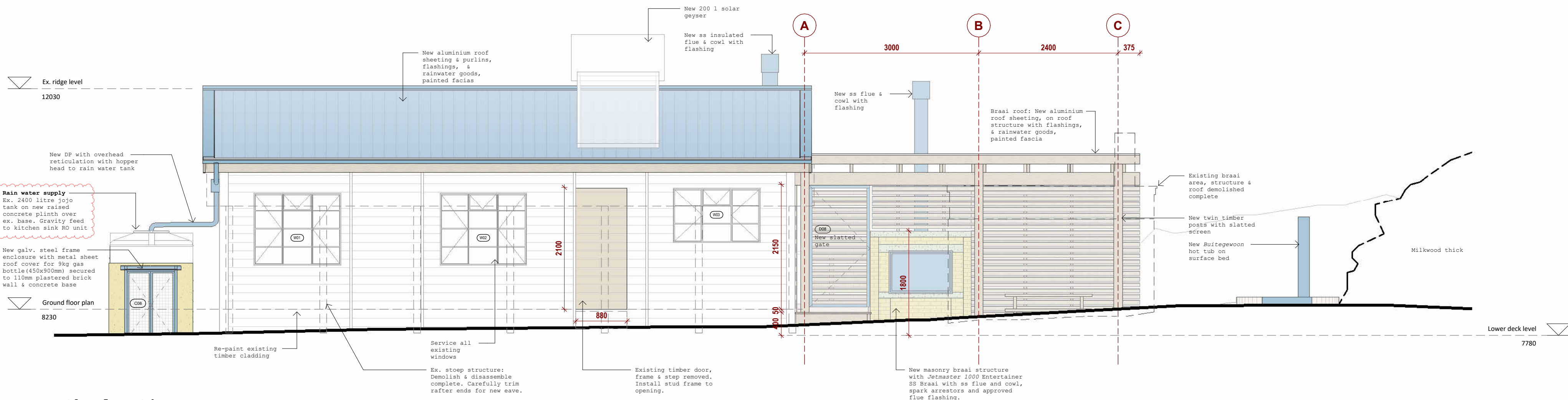
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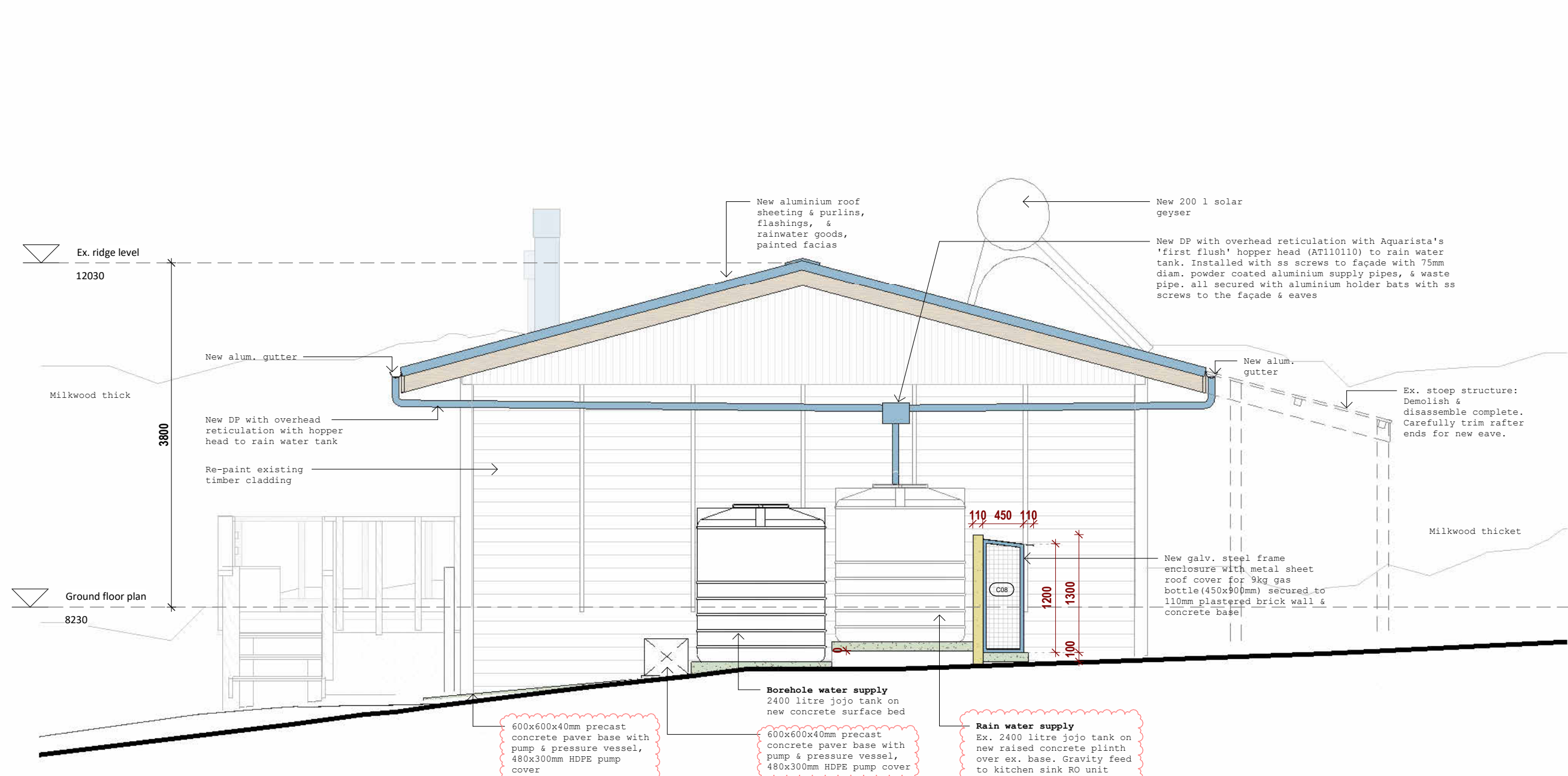
South Elevation

1 : 50



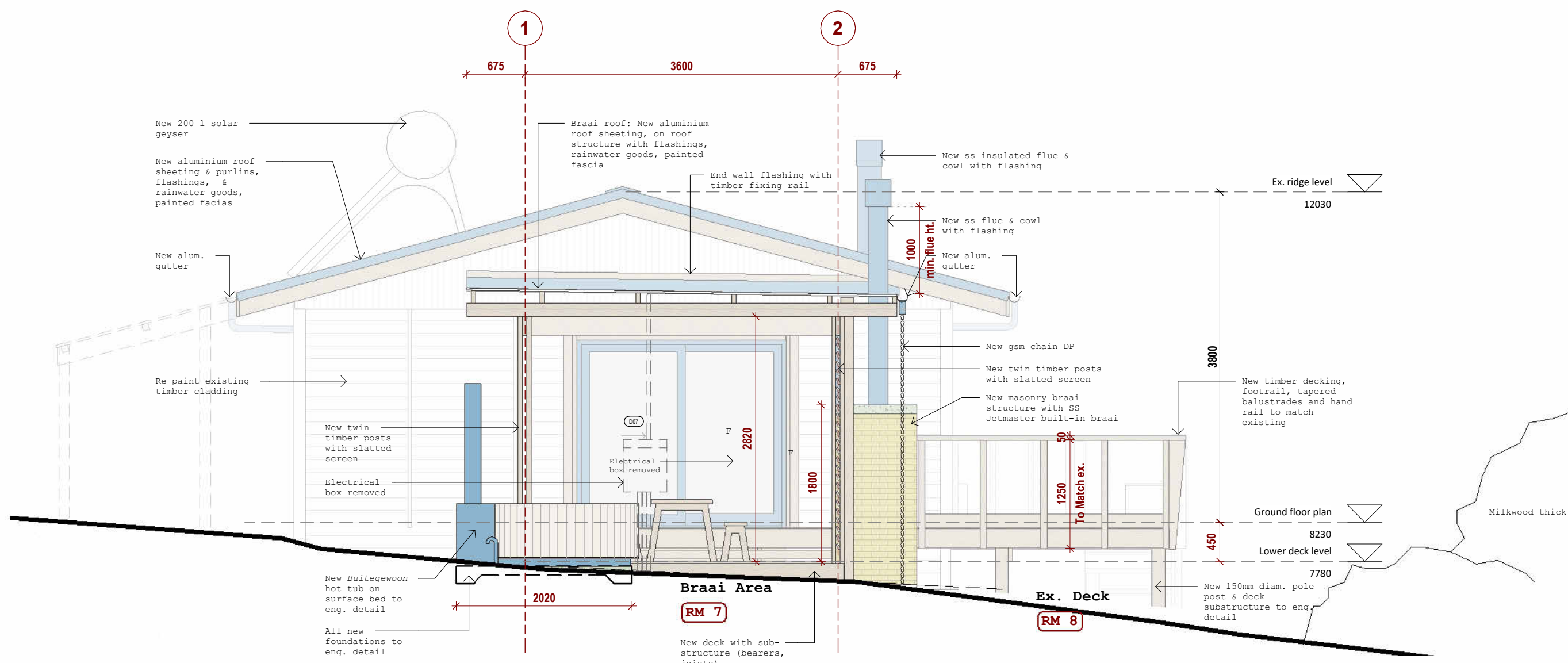
North elevation

1 : 50



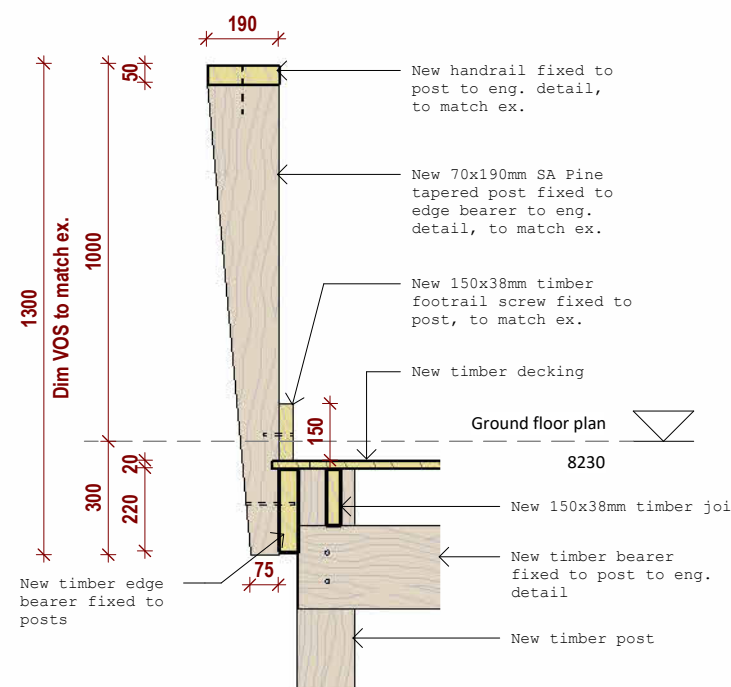
East Elevation

1 : 50



West Elevation

1 : 50



Balustrade detail

1 : 20

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Tourism Cabin

Tourism Cottage - Elevations

2024-10-29 As indicated

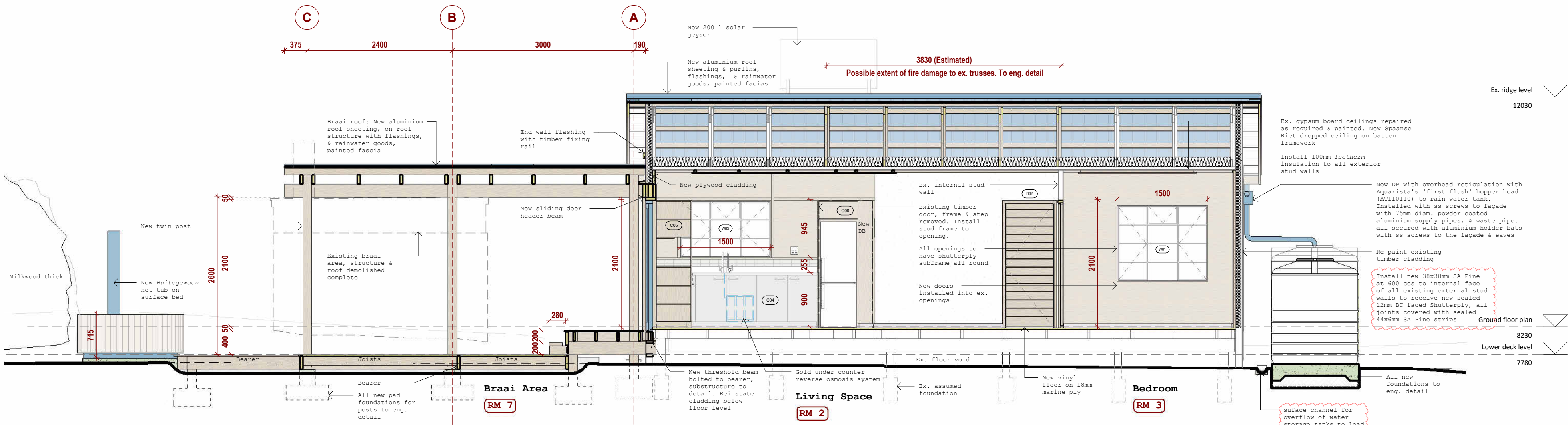
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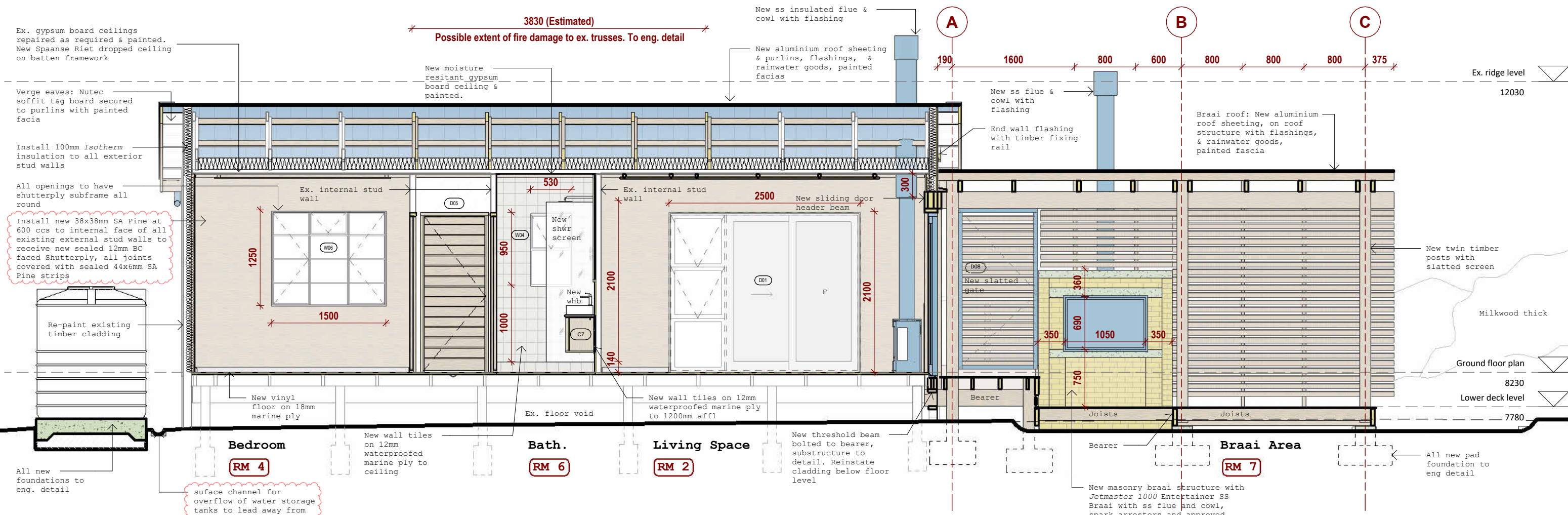
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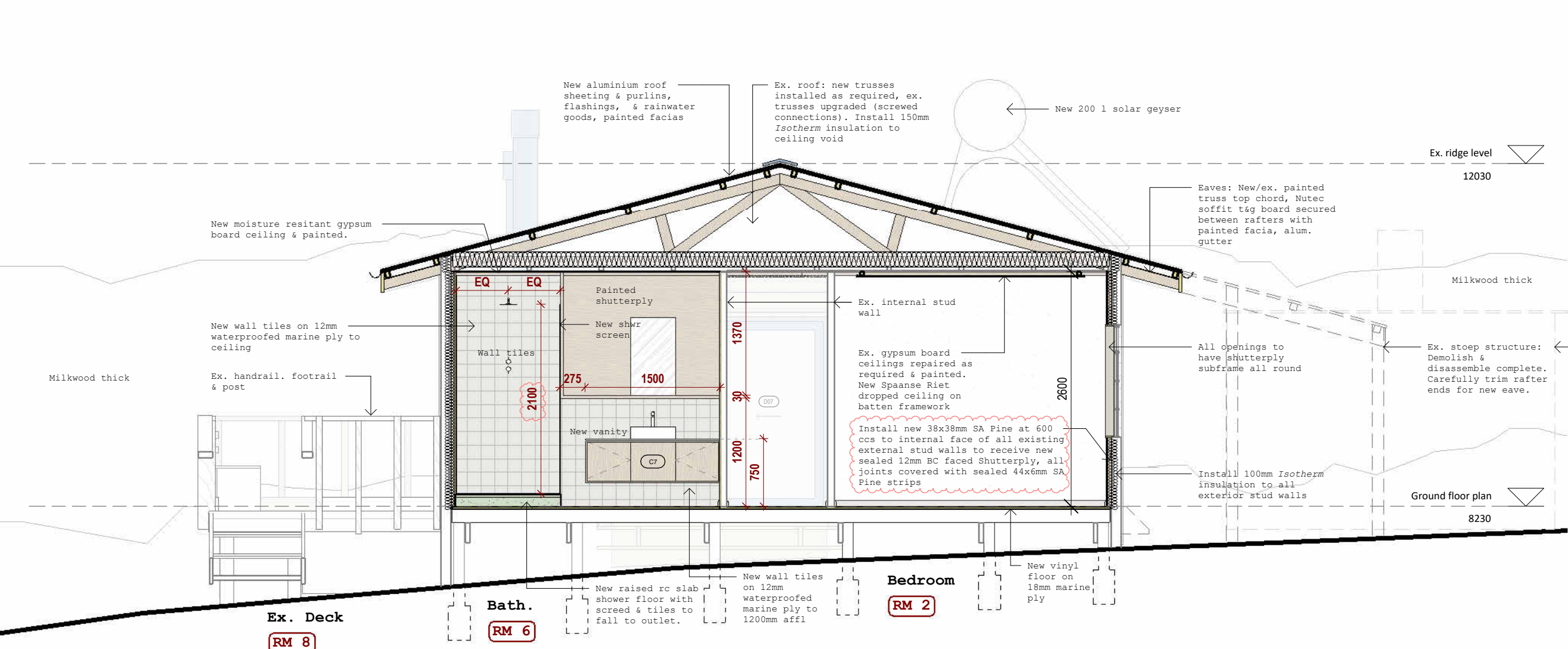
Section A

1 : 50



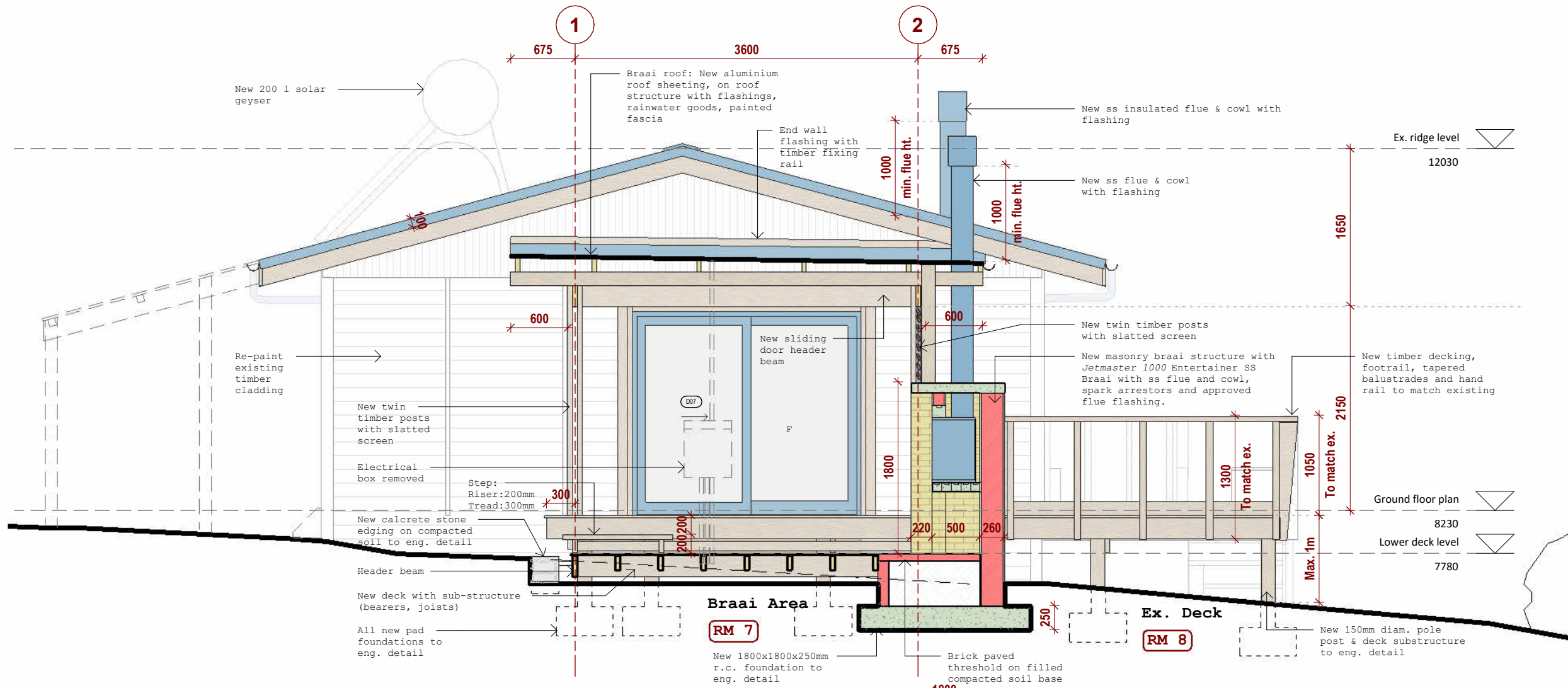
Section B

1 : 50



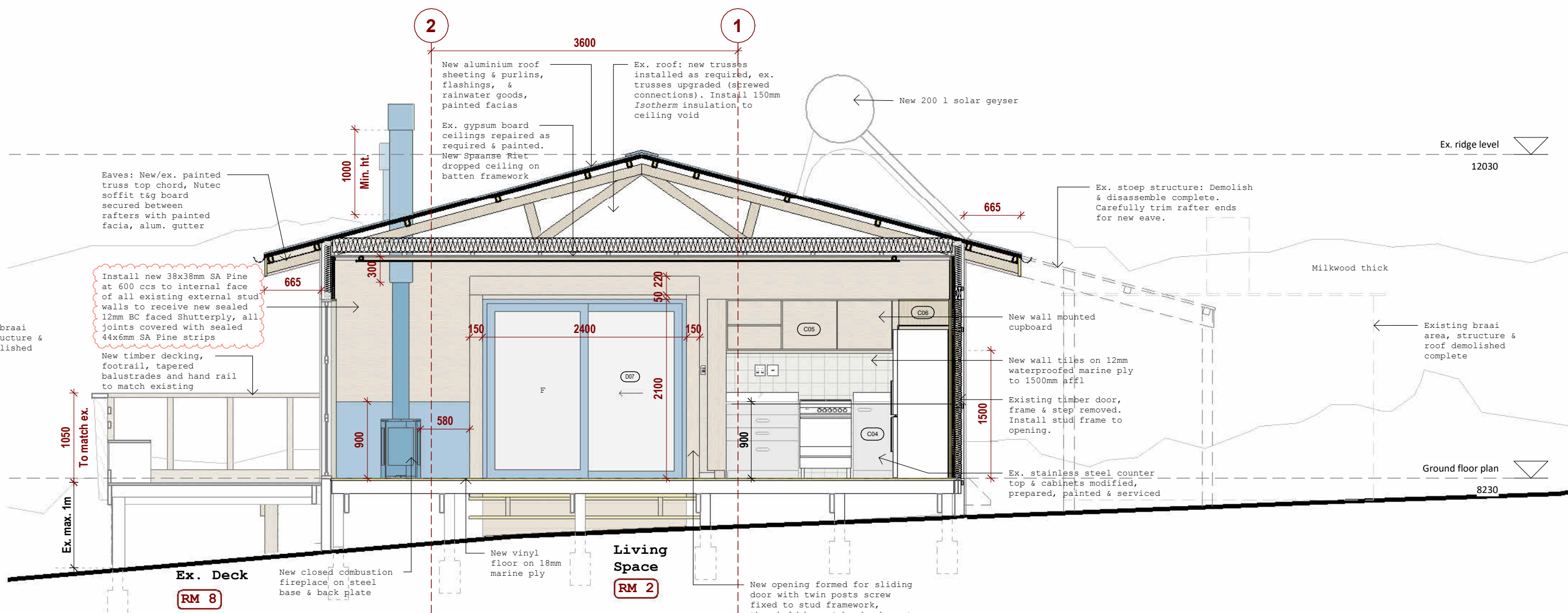
Section C

1 : 50



Section E

1 : 50



Section D

1 : 50

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CapeNature
De Mond Nature Reserve
Erf 269, Portion 4, Bushy Park, Bredasdorp
Tourism Cabin
Tourism Cottage - Sections

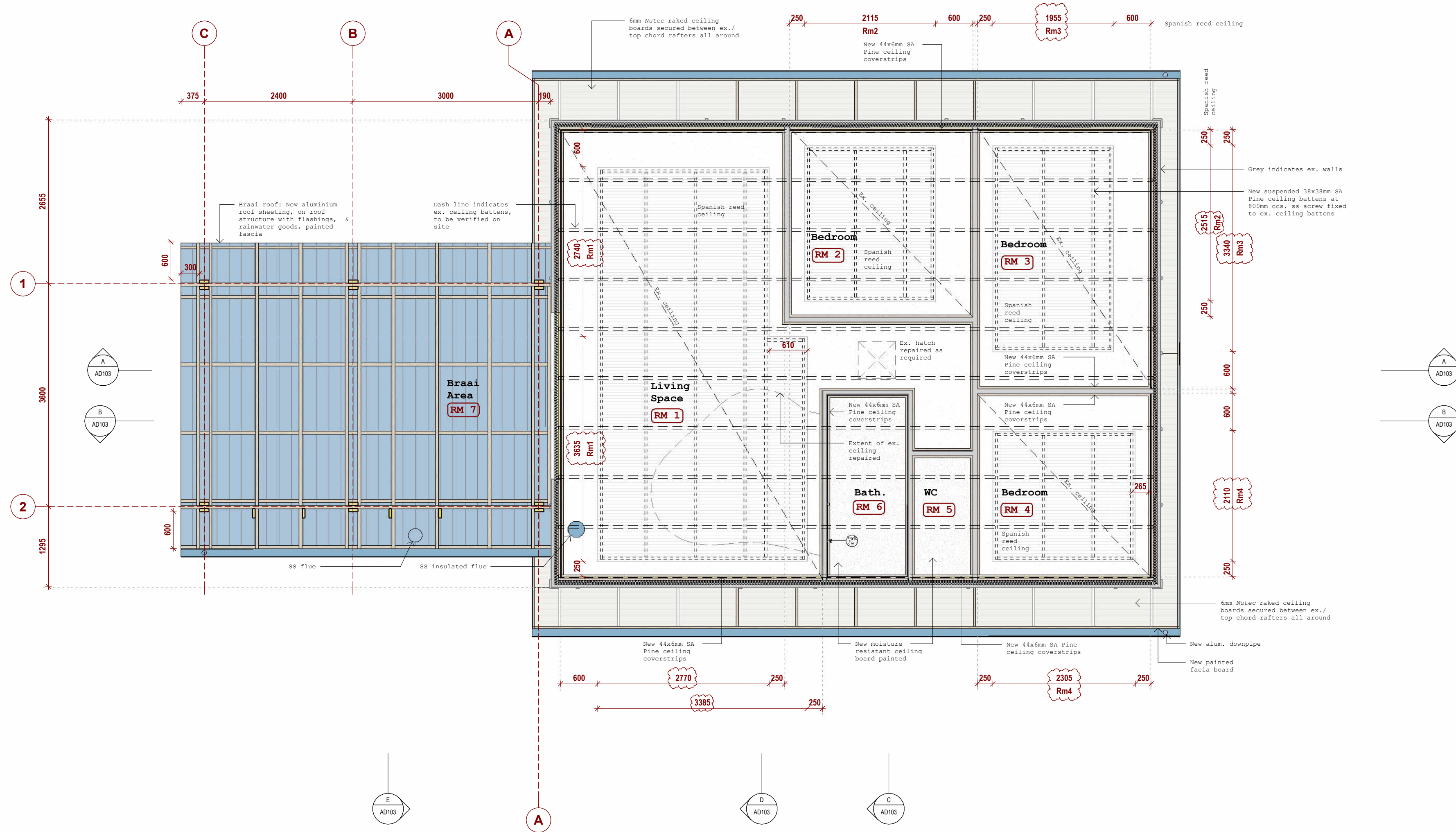
2024-10-29 1 : 50
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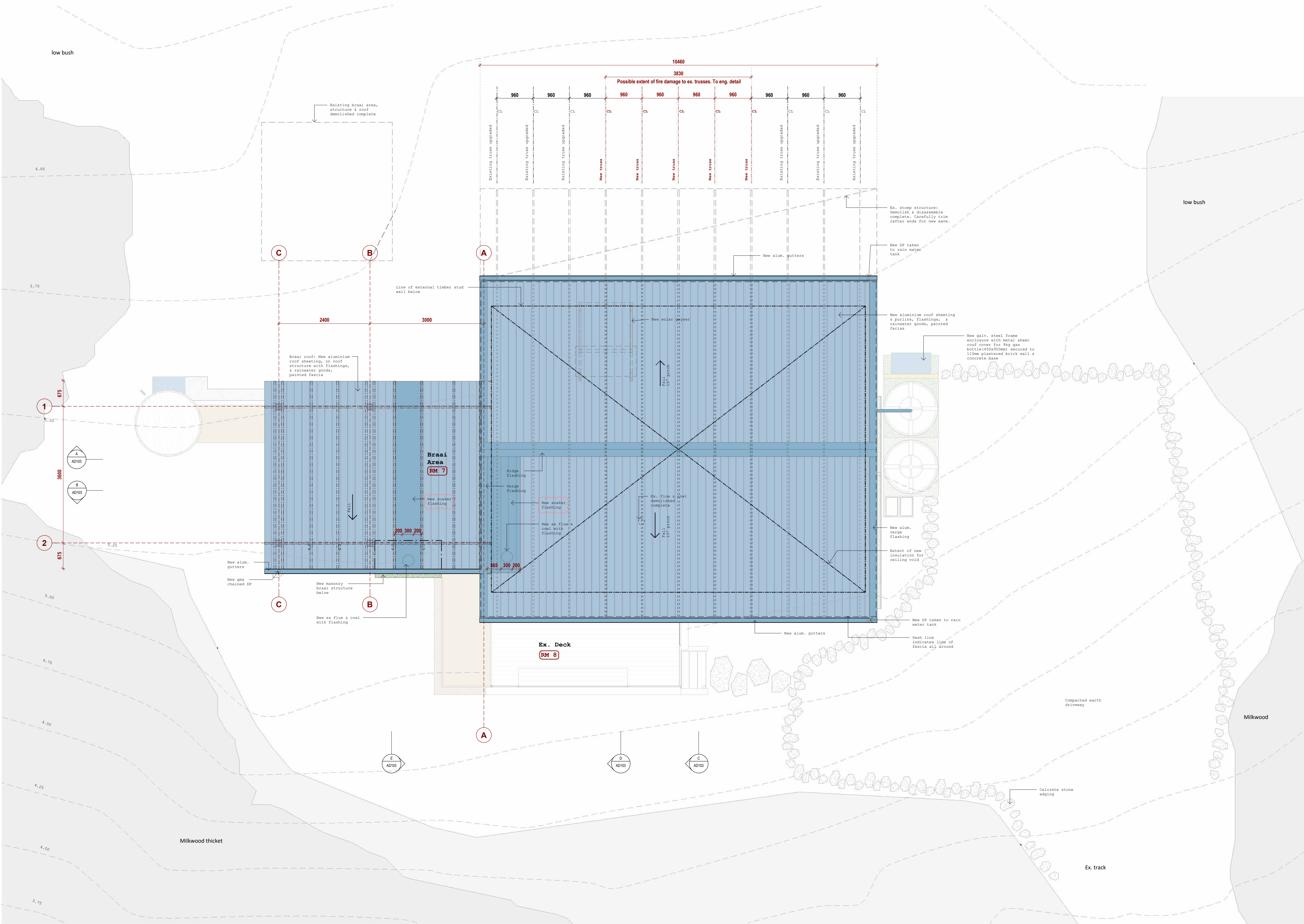
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Ground floor plan
1 : 50

For Tender
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CapeNature
De Mond Nature Reserve
Erf 269, Portion 4, Bushy Park, Bredasdorp
Tourism Cabin
Ceiling Layout



Roof Plan
1 : 50

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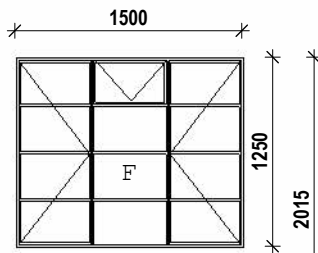

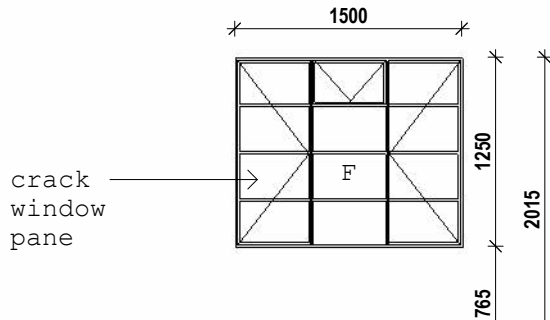

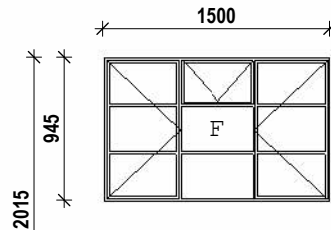
For Tender

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De Mond Nature Reserve
Erf 269, Portion 4, Bushy Park, Bredasdorp

Tourism Cabin
Roof plan

2024-10-29	1 : 50
AD105	B
ARCHITECTURE coop	
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Window number		W01	Existing	W02	Existing	W03	Existing
Rm #	Room Number	  <div>Bedroom</div>	  <div>Bedroom</div>	  <div>Living Space</div> <div>Ground Floor Level 5930 AMSL</div> <div>View from outside</div>			
1	Living Space						
2	Bedroom						
3	Bedroom						
4	Bedroom						
5	WC						
6	Bathroom						
7	Braai Area						
8	Ex. Deck						
Nominal WxH size (mm)		1500 x 1250		1500 x 1250		1500 x 945	
Room Number		3		2		1	
Quantity		1		1		1	
Window Discription		Material: Steel small pane glazing with side hung & top hung window Colour: Light grey		Material: Steel small pane glazing with side hung & top hung window Colour: Light grey		Material: Steel small pane glazing with side hung & top hung window Colour: Light grey	
Glazing		Glazing still intact, putty work degraded partially		Glazing cracked in one of the side hung window panel. Putty work degraded partially.		Glazing still intact, putty work degraded partially	
Ironmongery		Latches, window stays & hinges rusted		Latches, window stays & hinges rusted		Latches, window stays & hinges rusted	
Remedial work		Service window & ironmongery, remove rust, polish, reputty (as required) & re-paint to specification, seal any visible gaps, install 20x20mm painted timber cover strip to reveals.		Service window & ironmongery, remove rust, polish, reputty (as required) & re-paint to specification, seal any visible gaps, install 20x20mm painted timber cover strip to reveals.		Service window & ironmongery, remove rust, polish, reputty (as required) & re-paint to specification, seal any visible gaps, install 20x20mm painted timber cover strip to reveals.	

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For Tender

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CapeNature
De Mond Nature Reserve

Erf 269, Portion 4, Bushy Park, Bredasdorp

Tourism Cabin

Window & Door schedule 1


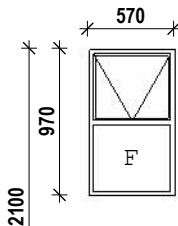

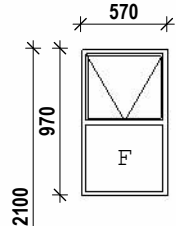

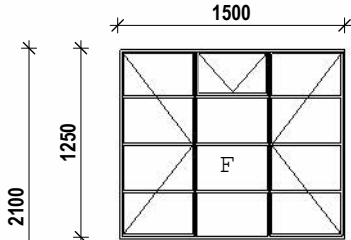
2024-10-15 1 : 50

AD200 **A**

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Window number		W04	Existing	W05	Existing	W06	Existing
Rm #	Room Number	<div></div> <div></div> <div>Bathroom</div>		<div></div> <div></div> <div>WC</div>		<div></div> <div></div> <div>Bedroom</div> <div>Ground Floor Level 5930 AMSL View from outside</div>	
1	Living Space						
2	Bedroom						
3	Bedroom						
4	Bedroom						
5	WC						
6	Bathroom						
7	Braai Area						
8	Ex. Deck						
Nominal WxH size (mm)		570 x 970		570 x 970		1500 x 1250	
Room Number		6		5		4	
Quantity		1		1		1	
Window Discription		Material: Aluminium glazing with top hung casement, fixed light below Colour: Light grey		Material: Aluminium glazing with top hung casement, fixed light below Colour: Light grey		Material: Steel small pane glazing with side hung & top hung window Colour: Light grey	
Glazing		Glazing still intact		Glazing still intact		Glazing still intact, putty work degraded partially	
Ironmongery		Latches, window stays & hinges rusted		Latches, window stays & hinges rusted		Latches, window stays & hinges rusted	
Remedial work		Service window & ironmongery (replace ironmongery where required), seal & close up reveals		Service window & ironmongery (replace ironmongery where required), seal & close up reveals		Service window & ironmongery, remove rust, polish, reputty (as required) & re-paint to specification, seal any visible gaps, install 20x20mm painted timber cover strip to reveals.	

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For Tender

Drawn By: C VDN Checked By: JC

CapeNature
De Mond Nature Reserve

Erf 269, Portion 4, Bushy Park, Bredasdorp

Tourism Cabin


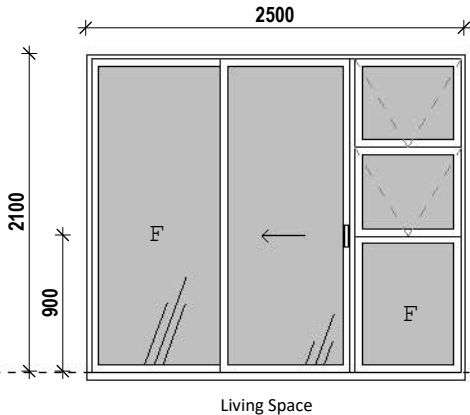
Window & Door schedule 2

2024-10-15 1 : 50

AD201 A

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coop

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Door number		D01	Existing	D02	New	D03	New
Rm #	Room Number	<div></div> <div></div>					
1	Living Space						
2	Bedroom						
3	Bedroom						
4	Bedroom						
5	WC						
6	Bathroom						
7	Braai Area						
8	Ex. Deck						
Nominal WxH size (mm)		2500 x 2100		895 x 2100		895 x 2100	
Room Number		1		2		3	
Quantity		1		1		1	
Door frame & leaf discription		Material: Aluminium glazed sliding door with top-hung opening sidelights Colour: Light grey		<u>New Swartland Cape Culture (code SD 30) painted slatted doors installed with painted hardwood frames Swartland (code FA1 813)</u> Colour: Painted to later selection		<u>New Swartland Cape Culture (code SD 30) painted slatted doors installed with painted hardwood frames Swartland (code FA1 813)</u> Colour: Painted to later selection	
Glazing		Glazing still intact		N/A		N/A	
Ironmongery		Sidelight latches & hinges. Sliding door handles & locks		New ss butt hinges, cyclinder lock & door handles, door stop to later selection		New ss butt hinges, cyclinder lock & door handles, door stop to later selection	
Remedial work		Service all including ironmongery, door action, seal & close up reveals on the side		Remove ex. door & frame carefully. Install new timber frame & door complete		Remove ex. door & frame carefully. Install new timber frame & door complete	

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Rev Date

Description

For Tender

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CapeNature

De Mond Nature Reserve

Erf 269, Portion 4, Bushy Park, Bredasdorp

Tourism Cabin

Window & Door schedule 3

2024-10-15

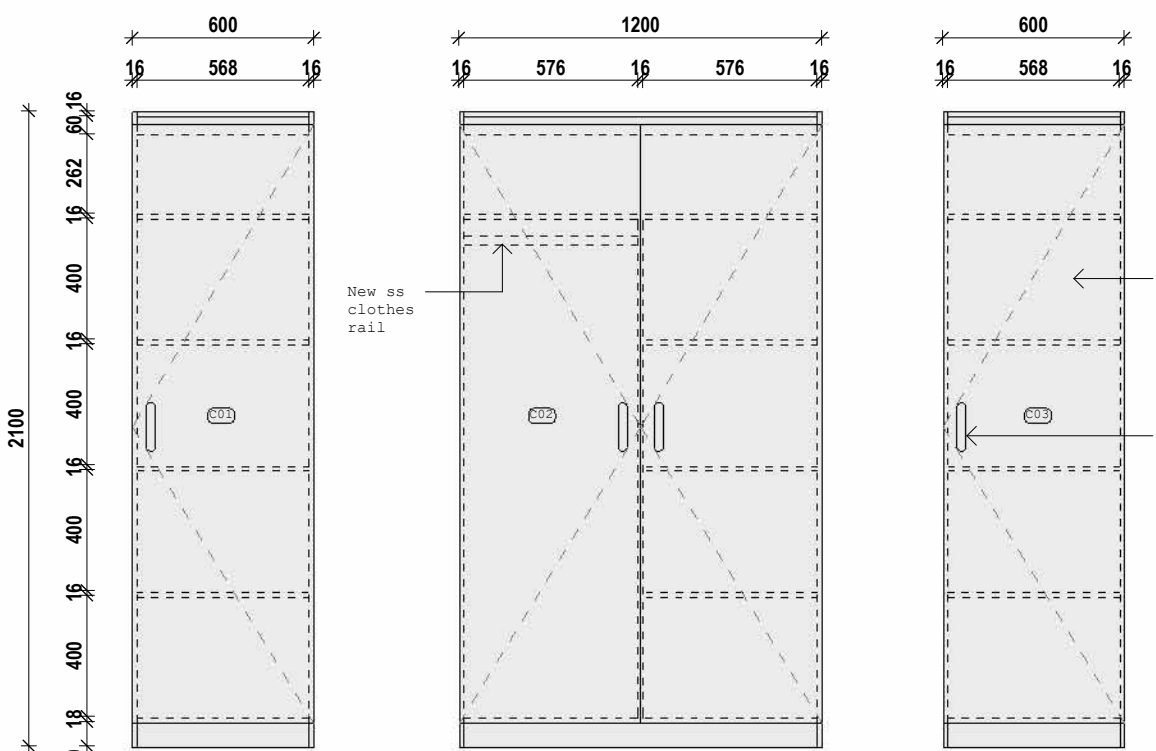
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AD202

ARCHITECTURE

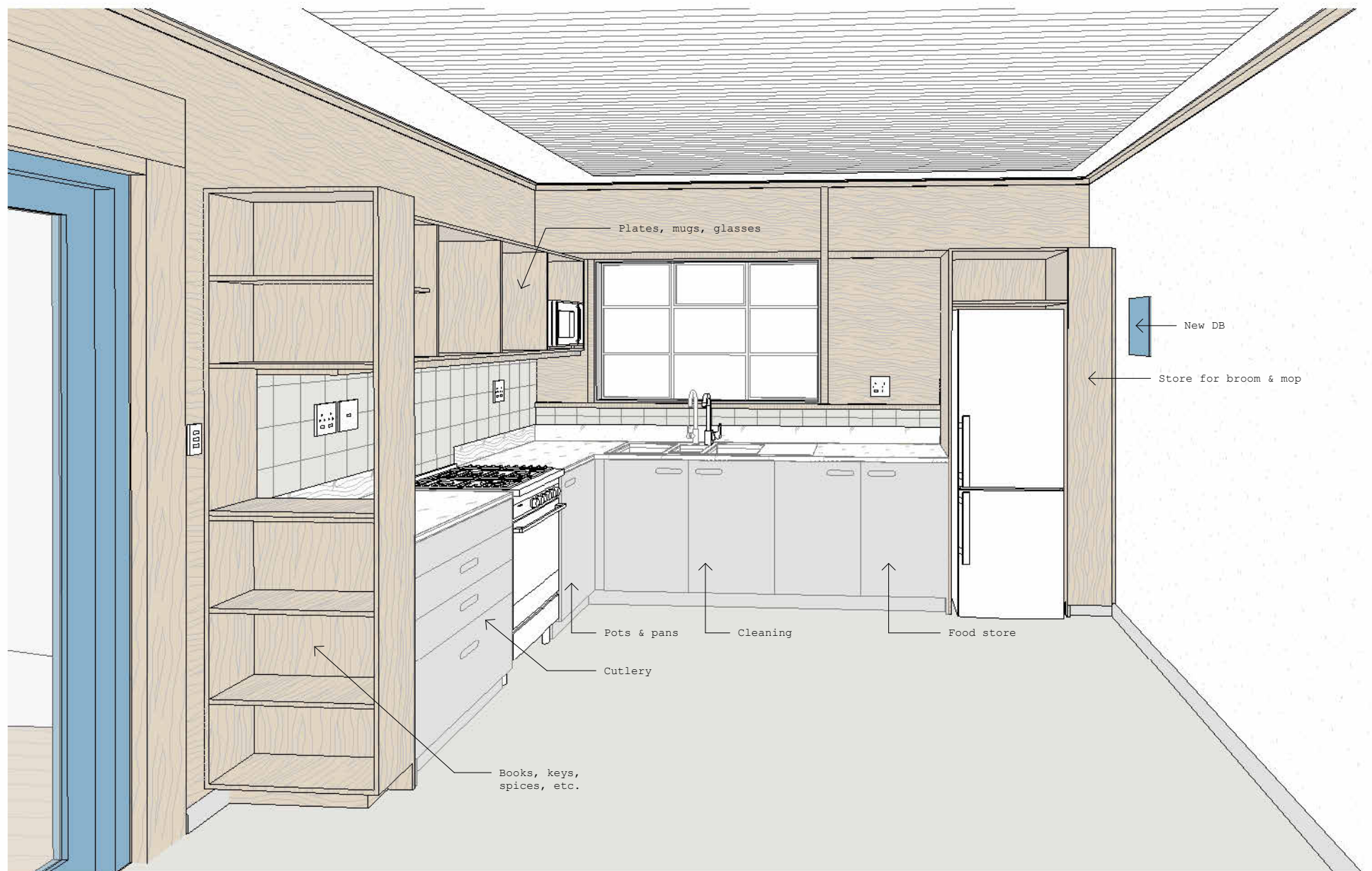
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Ex. cupboards in bedrooms

1 : 25



Kitchen view



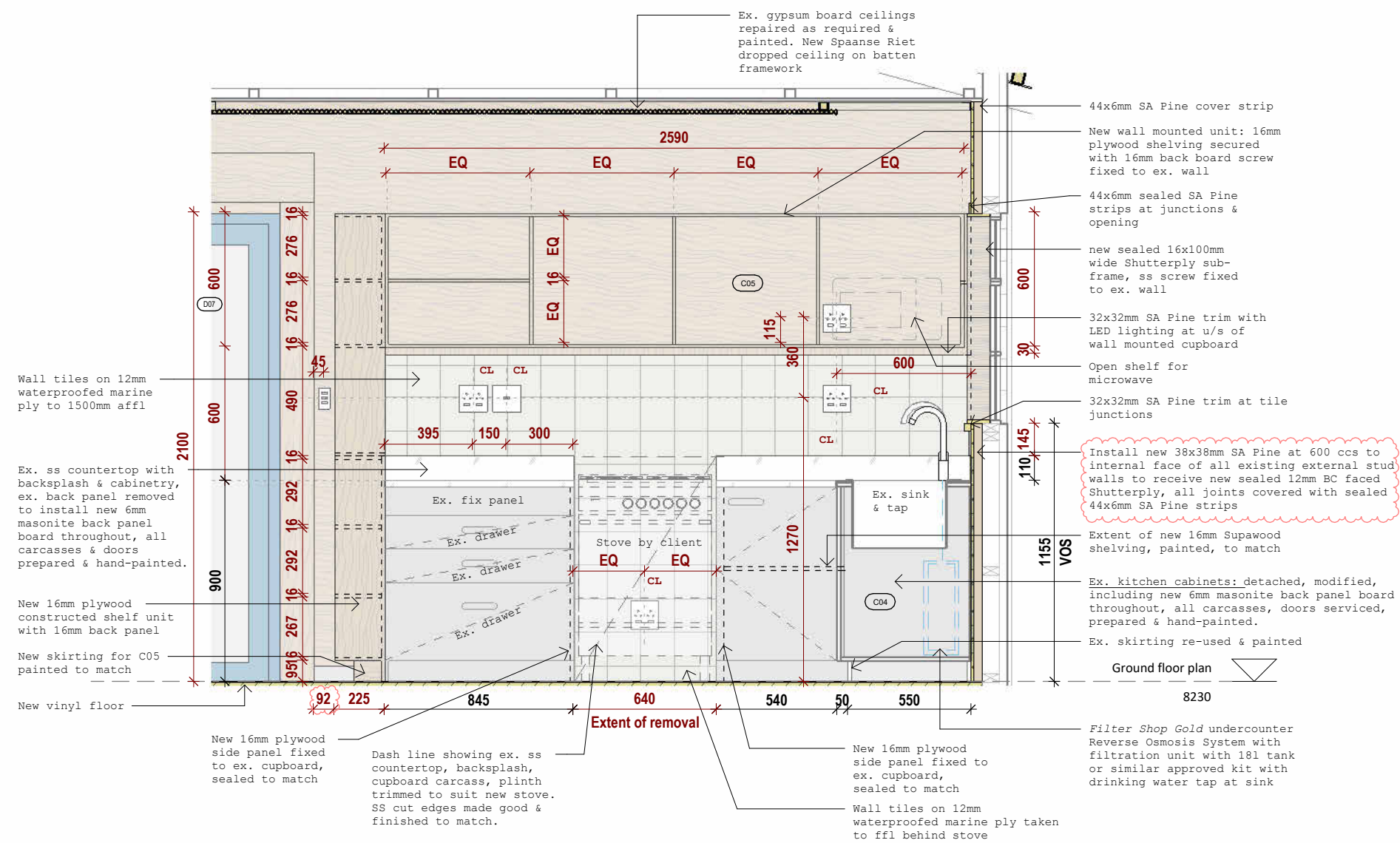
Existing cupboard - C03



Existing cupboard - C02

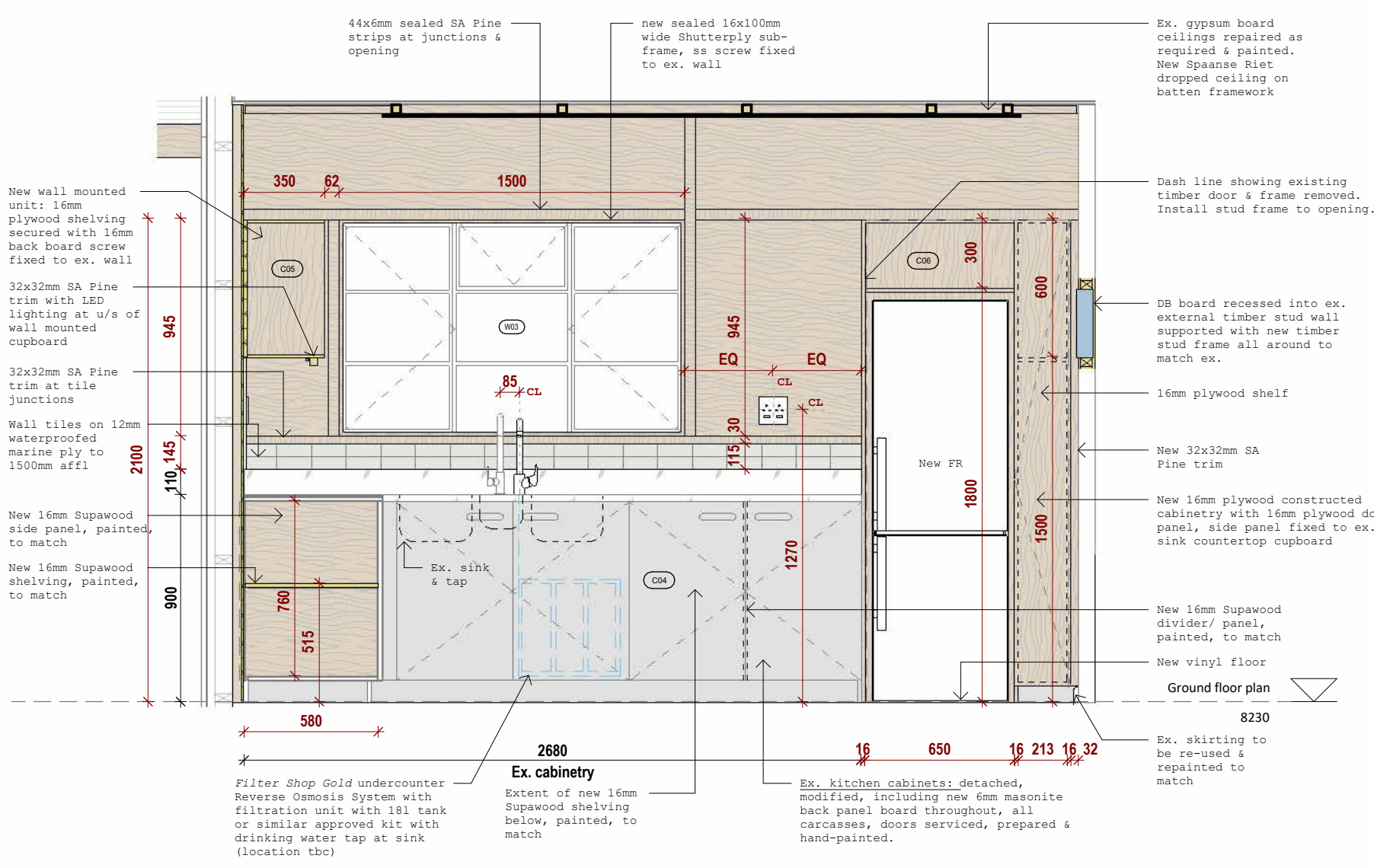
Ex. cupboards in bedrooms - photo

Photos taken by Architecture Coop



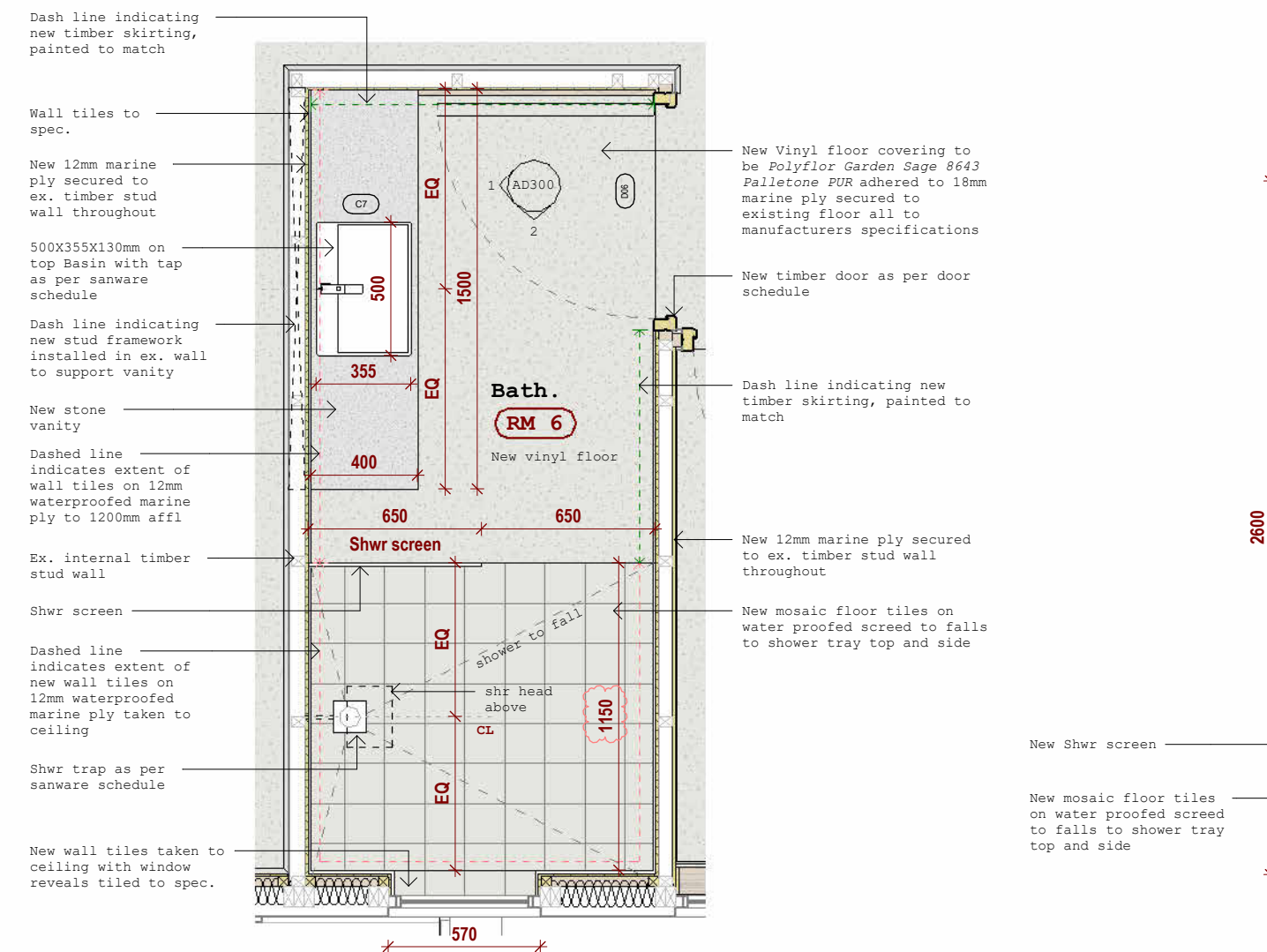
Kitchen elevation 1

1 : 25



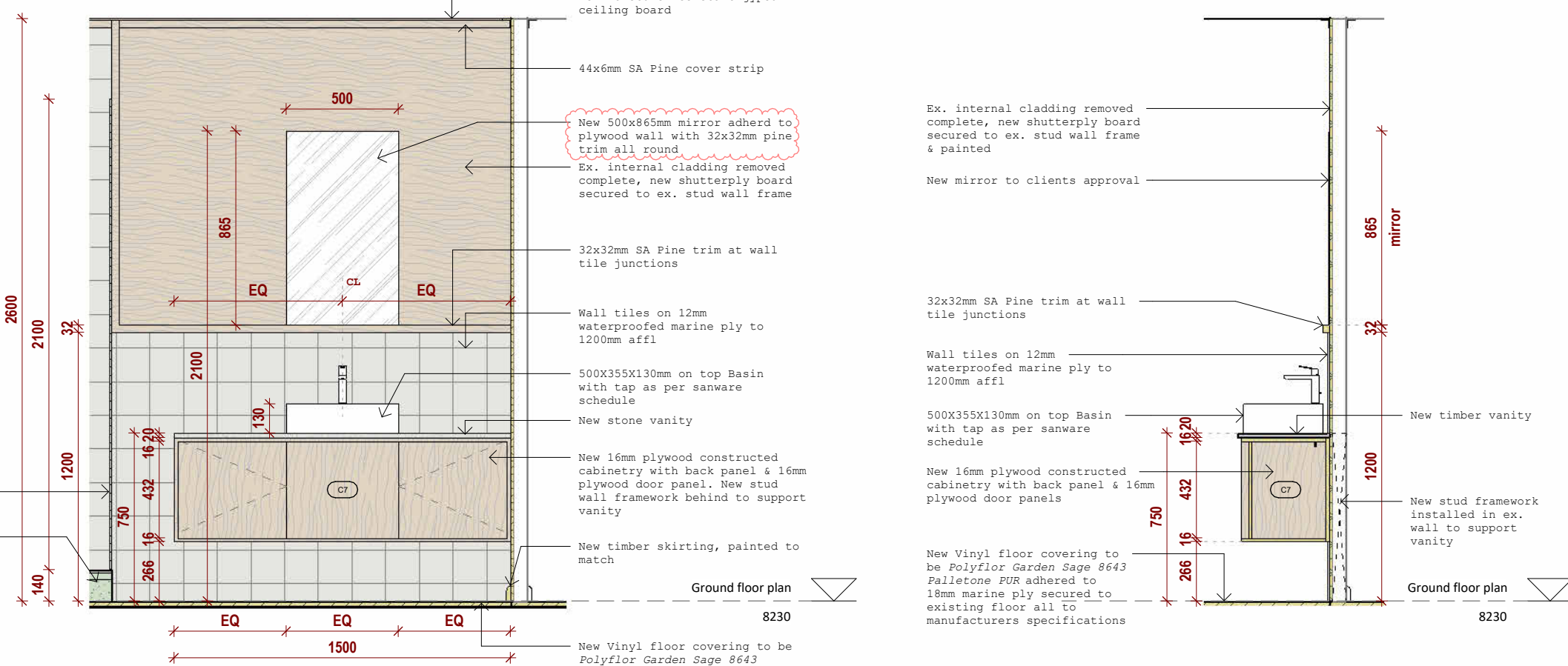
Kitchen elevation 2

1 : 25



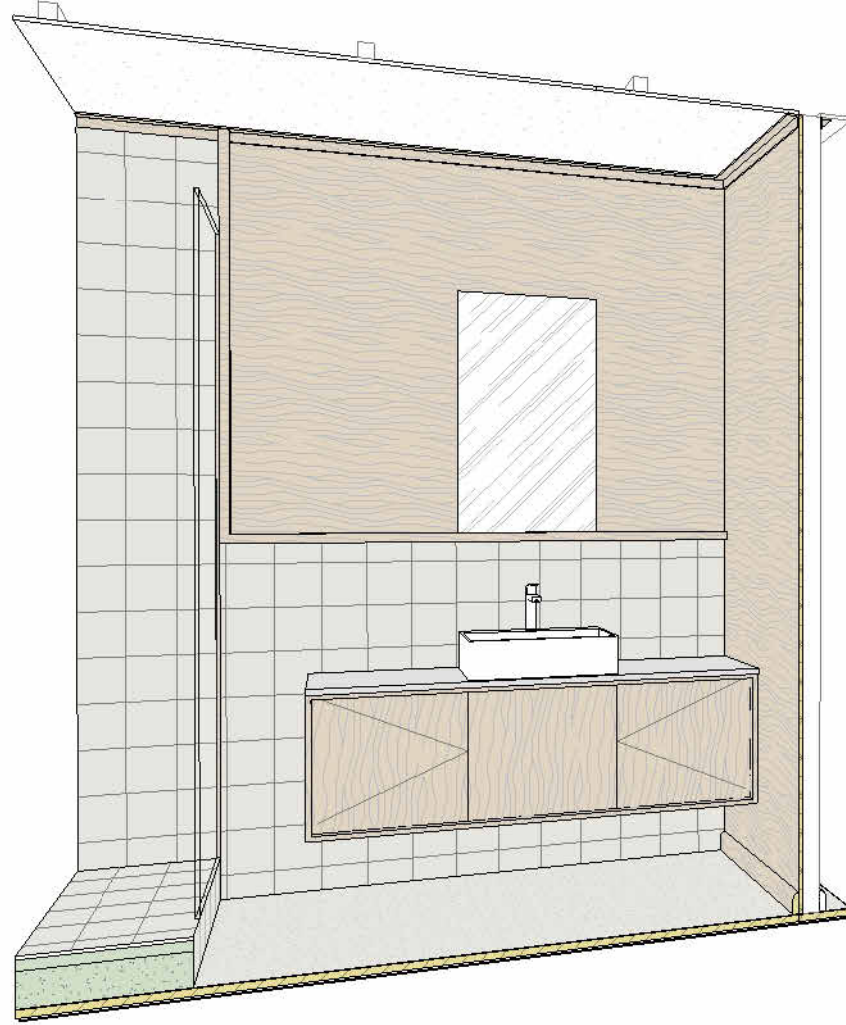
Bathroom vanity layout

1 : 25

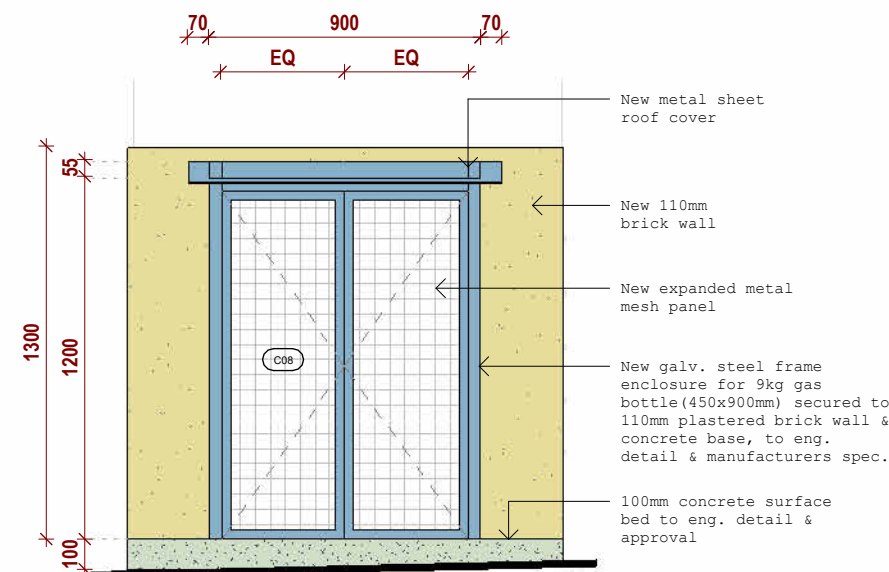


Bathroom vanity elevation 1

1 : 25

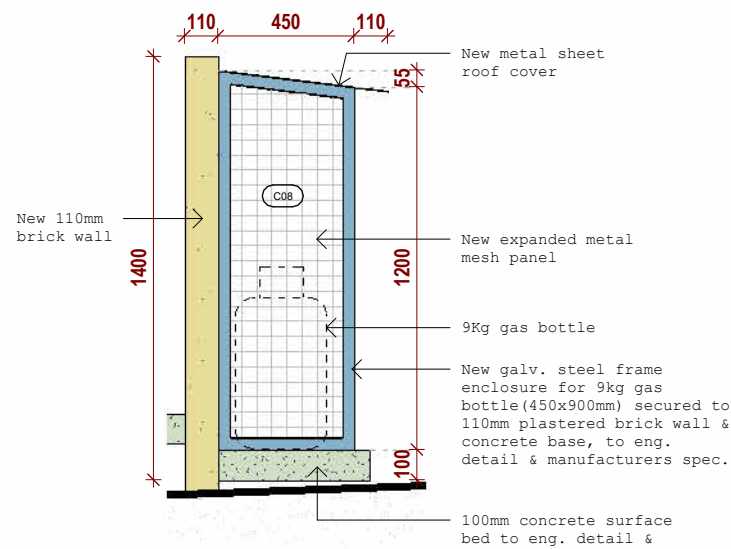


Bathroom vanity view



Gas enclosure elevation 1

1 : 25



Gas enclosure elevation 2

1 : 25

Note: This drawing is copyright - All work carried out to comply with local authority by laws, SANS 10400, 204 & 10181 - All dimensions & levels to be checked on site prior to commencement - Any discrepancies to be reported to the Architect prior to commencement - Do not scale off this drawing - Where the drawing represents additional work, written notification to be provided for authorization before starting work.

Rev Date	Description
A 2024-10-15	Gas repositioned outside with enclosure. Ex. cabinetry modified with new cabinetry at fridge & entrance door, new stove appliance by client. Annotations amended with additional dimensions. Deck balustrade detail included. RO-unit supply line repositioned. Specialized items included in annotations. Jambuster trail unit name (1000 Unbraas SS) revised to 1000 Entertainer SS as per manufacturers catalogue update. Drainage section included on AD 106. DB board repositioned. Not to be surface bed dimensions included.
B 2024-10-29	Dimensions amended, 38x38mm SA Pine stud wall secured to all external existing stud wall structure to accommodate insulation requirements, elec. layout amended, cabinetry amended, additional gully included, and sewer line from kitchen amended, rainwater tank lowered with water supply to RO-unit positioned along the surface of the building with new additional pressure pump to Eng. specification. Scope of work included in General Specification. Flashing scalper for chimney & fireplace included in spec. Included 500x865mm mirror in bathroom. Overflow surface water channel included.

Cabinetry Schedule

Rev	Room nr.	New/Existing	Dimensions (LxWxH)
C01	Rm2	Existing	600x600x2100mm
C02	Rm3	Existing	1200x600x2100mm
C03	Rm4	Existing	600x600x2100mm
C04	Rm1	Existing	2075x600x900mm 1135x600x900mm 845x600x900mm
C05	Rm1	New	600x2262x2100mm 2500x900x1000mm
C06	Rm1	New	912x600x2100mm
C07	Rm6	New	1500x600x14mm
C08	New	New	900x450x1200

For Tender

Drawn By: C VDN Checked By: JC

CapeNature

De Mond Nature Reserve

Erf 269, Portion 4, Bushy Park, Bredasdorp

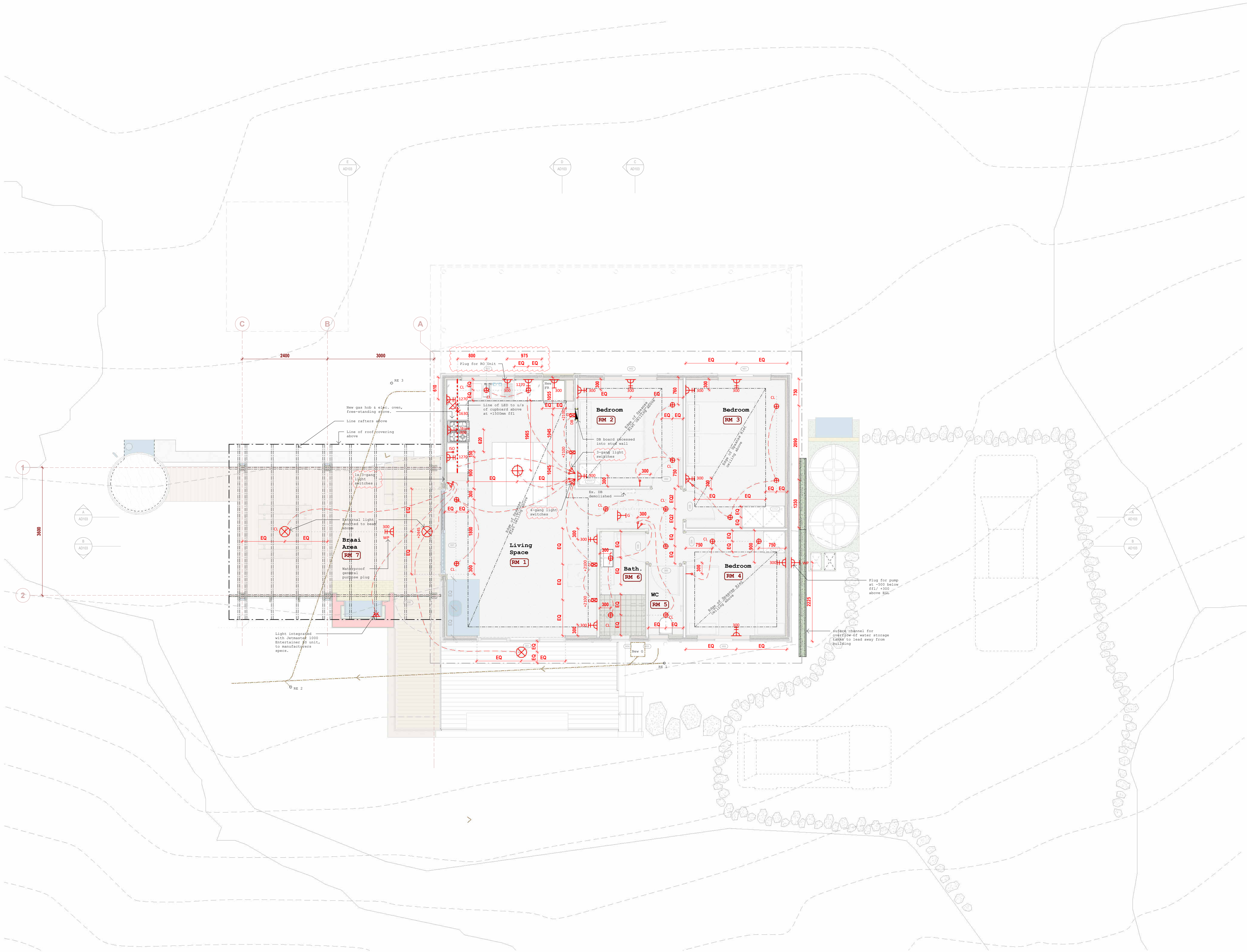
Tourism Cabin Cabinetry Layout & details

2024-10-29 1 : 25

AD300 B



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Rev	Date	Description
A	2024-10-15	Gas repositioned outside with enclosure. Ex. cabinetry modified with new cabinetry at fridge & entrance door, new stove appliance by client. Annotations amended with additional dimensions. Deck balustrade detail included. RO-unit supply line repositioned. Specialized items included in annotations. Jambuster trail unit name (1000 Unbraai SS) revised to 1000 Entertainer SS as per manufacturers catalogue update. Drainage section included on AD 106. DB board repositioned. Hot tub surface bed dimensions included.
B	2024-10-29	Dimensions amended, 38x38mm SA Pine stud wall secured to all external existing stud wall structure to accommodate insulation requirements, elec. layout amended, cabinetry amended, additional gully included, and sewer line from kitchen amended, rainwater tank lowered with water supply to RO-unit positioned along the surface of the building with new additional pressure pump to Eng. specification. Scope of work included in General Specification. Flashing scalper for chimney & fireplace included in spec. Included 500x850mm mirror in bathroom. Overflow surface water channel included.

ELECTRICAL LEGEND

	Distribution board
	Ceiling downlighter/ spot
	External ceiling mounted light
	Pendant light
	LED strip
	Light at braai unit
	Internal wall mounted down light
	Dimmer switch at 1100mm AAFL
	Stove isolator switch at 1100mm AAFL
	Single plug at 300mm AAFL or at height indicated
	Double plug at 300mm AAFL or at height indicated
	Waterproof plug point (WP)
	Plug point for geyser at roof level as required

Note:
Ex. elec. reticulation, plugpoints, light fittings, conduits, boxes, etc. removed complete & made safe. Disassembled & where possible materials considered for reuse in new installation.

Extend existing supply line to rear of new DB. Install new wiring, conduits, lights, plugs complete as per electrical layout.

Electrical installation to comply with relevant municipal requirements and to be carried out by registered electrician. I.E.D and compact fluorescent lighting to be used throughout. Gas stove and 4x4A energy efficient rated appliances.

For Tender

Drawn By: C VDN Checked By: JC

CapeNature

De Mond Nature Reserve

Erf 269, Portion 4, Bushy Park, Bredasdorp

Tourism Cabin

Ground floor plan
electrical layout

2024-10-29 1 : 50

AD400 B