

Repairs and Maintenance of Rental Stocks

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<u>Buildings</u> Flat Name - Unit Number Eland - 124 Rooibok - 201 and 202 Grysbok - 3,103,202, 203 Gemsbok - 204 Blesbok - 102, 103, 204, 205				
	BILL NO. 1				
	<u>Preliminaries and General</u>				
1	The P&G's are priced excluding Vat but are inclusive of all items and expressed as a percentage amount of the Project Value in the appropriate category as indicated below. A percentage as per categories below must be added to the Project Amount to (10%) Carried to summary	Item	1		
	BILL NO. 2				
	<u>Buildings</u> Eland - 123 Gemsbok - 204 Blesbok - 102, 103, 204, 205				
	<u>ALTERATIONS</u>				
	<u>PREAMBLES</u>				
	<u>REMOVAL OF EXISTING WORK</u>				
	<u>Taking out and removing doors, windows, etc from brickwork to be demolished</u>				
2	Timber single door and frame not exceeding 2,5m ²	No	1		
3	Glazed steel windows not exceeding 2,5m ²	No	2		
	<u>Taking up and removing vinyl floor coverings, carpeting, etc and making good elsewhere</u>				
4	Vinyl tile floor covering including preparing screed for new floor covering	m2	135		
	<u>WORK TO EXISTING</u>				
	<u>Resecure existing</u>				
5	Resecure existing concrete roofing tiles with galvanised mild steel roofing nails in accordance with the manufacturer's instructions, including all labours, etc and leave completely waterproof on completion	No	75		
6	Resecure loose eaves gutters and downpipes including fixing new brackets where necessary and making good holes in fascias and walls	m	150		
	<u>Cleaning and Sanitising of Areas</u>				
7	Clean out debris from gutters, downpipes and valley gutters including removing all algae growth, etc and flush out with clean water on completion	m	300		
	Carried to summary				
	BILL NO. 3				
	<u>Buildings</u> Blesbok - 102 Eland - 123				
	<u>CARPENTRY AND JOINERY</u>				
	<u>DOORS ETC</u>				

	<u>Internal solid core flush panel door faced with tempered smooth faced hardboard with 10mm hardwood edges and suitable for painting both sides:</u>				
8	40mm Door 813 x 1932mm high.	No	2		
	<u>Solid Laminated exterior door with gabon veneer , suitable for painting both sides</u>				
9	44mm Door 813 x 2032mm high.	No	1		
	Carried to summary				
	<u>BILL NO. 4</u>				
	<u>Buildings</u> Blesbok - 102 Eland - 123 Grysbok - 203				
	<u>IRONMONGERY</u>				
	<u>LOCKS</u>				
	<u>Solid / Union or equal Architect approved</u>				
10	Solid two lever lockset	No	6		
	<u>KITCHEN CUPBOARDS</u>				
	<u>H & S Timbers Kitchen Cupboards plugged (Pre Assembled)</u>				
11	White Floor Unit 1200w x 550d x 800mm high with doors	No	4		
	Carried to summary				
	<u>BILL NO. 5</u>				
	<u>Buildings</u> Eland - 123				
	<u>METALWORK</u>				
	<u>Natural anodized aluminium Top Hung Projecting Outward Windows</u>				
12	Window type PT189 Size 1800 x 900mm high	No	2		
	Carried to summary				
	<u>BILL NO. 6</u>				
	<u>Buildings</u> Grysbok -203 Eland - 123				
	<u>TILING</u>				
	<u>PREAMBLES</u>				
	<u>FLOOR TILING</u>				
	<u>Allow the prime cost amount of R200.00/m2 for ceramic floor tiles "TAL" or other equal Architect approved with a m.o.h.s. of at least 7 on screed with a minimum 3 mm joints using quick setting high strength gray powder adhesive. Surfaces to be tiled are to be primed before tiling using a cement slurry mixed using liquid latex:</u>				
13	On floors	m2	170		
	Carried to summary				
	<u>BILL NO. 7</u>				
	<u>Buildings</u> Rooibok - 201 Eland - 123 Grysbok - 203				

	Gemsbok - 204				
	<u>PLUMBING AND DRAINAGE (PROVISIONAL)</u>				
	<u>SANITARY FITTINGS</u>				
	<u>Vaal Sanitaryware or equal similar Architect approved</u>				
14	Vitreous china 6 litre "Hibiscus Elite Duct" cistern (code 7116DP), complete with lid, fitments, push button mechanism, and duct flush pipe. Can be used with the Orchid back inlet, can be used with the Orchid Wall Hung back inlet pan, Parktown back inlet or any other back inlet pan. The cistern is designed to flush effectively on 6 litres subject to being installed with a pan providing an effective 6 litre flush	No	2		
	<u>Take out and remove, including stopping off and removing redundant water supply and waste piping and make good walls and floors where necessary</u>				
15	WC suite	No	1		
16	150 Litre geyser	No	1		
	<u>ELECTRIC WATER HEATERS</u>				
17	150 Litre wall electric water heater	No	2		
	<u>TAPS, VALVES, ETC</u>				
18	20mm chromium plated pillar tap	No	1		
	<u>WATER SUPPLIES</u>				
	<u>Class 2 copper pipes:</u>				
19	15mm Pipe chased into brick walls	m	20		
	<u>Extra over class 2 copper pipes for capillary fittings:</u>				
20	15mm Fittings.	No	5		
	Carried to summary				
	<u>BILL NO. 8</u>				
	<u>Buildings</u> Blesbok - 103,204 and 205 Rooibok - 201 and 202 Grysbok - 3 and 103				
	<u>GLAZING</u>				
	<u>WORK TO EXISTING</u>				
21	Take out and remove cracked and/or broken glass from steel window panes, prime rebates as necessary and reglaze with 4mm clear float glass with putty	m2	20		
22	Take out and remove cracked and/or broken glass from timber window panes, prime rebates as necessary and reglaze with 4mm clear float glass including replacing timber glazing beads as necessary	m2	5		
	Carried to summary				
	<u>BILL NO. 9</u>				
	<u>Buildings</u> Grysbok - 203 Gemsbok - 204 Blesbok - 103 Rooibok - 202 Eland - 123				
	<u>PAINTWORK</u>				
	<u>PAINTWORK TO PREVIOUSLY PAINTED WORK</u>				
	<u>WALLS</u>				

	Thoroughly clean down and remove all grease, dirt and blemishes of all kinds, blisters, scaling, surface cracks and similar defects and leave the surfaces in a thoroughly clean, smooth and stable condition, ready for painting. Cracks, crevices, nail holes, etc shall be stopped with hard stopping. Old stoppings which have become loose shall be removed and the holes restopped. The final state of preparatory work shall be that which shall in all cases produce in the finished painted surface a condition similar to new work				
	Clean down and prepare existing surfaces and apply:				
23	Two coats PVA acrylic emulsion paint internally to emulsion painted plastered walls	m2	1 025		
	<u>ON FIBRE-CEMENT, ETC.</u>				
	<u>Prepare, brush surface to remove all loose contaminants and apply one coat "Timesaver" or equal approved alkali resistant primer, and two coats "Plascon Polvin" or equal approved super acrylic PVA</u>				
24	On ceilings and cornices.	m2	200		
	<u>ON METAL</u>				
	<u>Prepare surfaces and remove all loose material, check for dents in frame and fill with body filler as required. Wash down with galv clean. Touch up factory applied primer and apply one undercoat, followed by two coats gloss enamel paint:</u>				
25	On door frames.	m2	12		
	<u>ON WOOD, WOOD BOARD</u>				
	<u>Stop, fill, sand down and prepare wood surfaces and apply one coat wood primer', one coat universal undercoat and two coats premium non drip polyurethane enamel paint:</u>				
26	On doors.	m2	20		
	Carried to summary				
	SUMMARY OF SCHEDULES				
1	PRELIMINARY AND GENERAL	BILL No.	1		
2	ALTERATIONS	BILL No.	2		
3	CARPENTRY AND JOINERY	BILL No.	3		
4	IRONMONGERY	BILL No.	4		
5	METALWORK	BILL No.	5		
6	TILING	BILL No.	6		
7	PLUMBING AND DRAINAGE	BILL No.	7		
8	GLAZING	BILL No.	8		
9	PAINTWORK	BILL No.	9		
	SUB - TOTAL				
	ADD VAT @ 15%	VAT	15%		
	CARRIED TO FORM OF TENDER				