Province of the
EASTERN CAPE
HUMAN SETTLEMENTS

OFFICE OF THE CHIEF FINANCIAL OFFICER

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TERMS OF REFERENCE

SCMU11-26/27-007: APPOINTMENT OF TURNKEY CONTRACTORS TO FORM PART OF THE DEPARTMENTAL FRAMEWORK AGREEMENT FOR CONSTRUCTION OF 40m², 45m², 50m² HOUSES IN THE EASTERN CAPE PROVINCE FOR A PERIOD OF THIRTY-SIX (36) MONTHS.

COMPILED FOR:

Eastern Cape Department of Human Settlements

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EAST LONDON

COMPILED BY:

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NOVEMBER 2026

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ANCRONYMS

BoQ	Bill of Quantities
CSD	Central Supplier Database
COC	Certificate of Compliance
DHS	Department of Human Settlements
DPSA	Department of Public Service and Administration
DTI	Department of Trade and Industry
ECDHS	Eastern Cape Department of Human Settlements
ECSA	Engineering Council of South Africa
EIA	Environmental Impact Assessment
EME	Exempted Micro Enterprise
EMP	Environmental Management Plan
EPWP	Expanded Public Works Program
FUR	Final Unit Report
GFSH	Generic Specification
GPS	Global Positioning System
HSS	Housing Subsidy System
ISBT	Innovative Sustainable Building Technology
JBCC	Joint Building Contracts Committee
NHBRC	National Home Builders Registration Council
QSE	Qualifying Small Enterprise
RDP	Reconstruction and Development Program
RoD	Record of Decision

RWG	Rain Water Goods
SABS	South African Bureau of Standards
SANS	South African National Standards
SARB	South Africa Reserve Bank
SBD	Standard Bidding Document
SLA	Service Level Agreement
VAT	Value Added Tax

BID NOTICE

EASTERN CAPE DEPARTMENT OF HUMAN SETTLEMENTS

SCMU11-26/27-007

APPOINTMENT OF TURNKEY CONTRACTORS TO FORM PART OF THE DEPARTMENTAL FRAMEWORK AGREEMENT FOR CONSTRUCTION OF 40m², 45m², 50m² HOUSES IN THE PROVINCE FOR A PERIOD OF THIRTY-SIX (36) MONTHS

The Eastern Cape Province Department of Human Settlements intends entering into Framework Agreement with interested and qualifying turnkey contractors. All interested turnkey contractors are hereby invited to submit proposals for evaluation.

Briefing Session:

Non-Compulsory briefing session on the bid will be held at

1. Briefing sessions for **turnkey contractors located in the OR Tambo and Alferd Region** will be held at **Mthatha Stadium, 107 Errol Spring Ave, Umtata, Next to Mall of Mthatha at 11:00 on 30 November 2026.**

2. Briefing session for **turnkey contractors located in the Chris Hani and Joe Gqabi Region will be held at Eastern Cape Department of Human settlements Chris Hani Regional Office Komani Hospital Park / Bathandwa Ndondo Office Park, Block 1, Komani. at 11:00 on 01 December 2026.**

3. Briefing session for **turnkey contractors located in the Sarah Baartman and Nelson Mandela Bay Metropolitan Regions will be held at Eastern Cape Department of Human Settlements Nelson Mandela Bay Regional Office located at 66 Ring Road, Corporate Place, Greenacres, Gqeberha at 11:00 on 03 December 2026.**

4. Briefing sessions for **turnkey contractors located in the Amathole and Buffalo City Metropolitan Regions will be held at the Eastern Cape Department of Human Settlements, Ground Floor Boardroom, 31-33 Phillip Frame Road, Waverly park, Chislehurst, East London at 10:00 on 04 December 2026.**

Obtaining of Tender Documents:

The Tender Document for this bid will be available from the Departmental website (www.ecdhs.gov.za) for prospective bidders to download starting from **13 November 2026.**

Submission of Tenders:

Completed bid documents in a sealed envelope endorsed with name of bidder, bid number and

description must be deposited in the designated tender box located at the Department's Ground Floor at the entrance), 31-33 Phillip Frame Road, Waverly park, Chislehurst, East London, not later than **11h00 on 25 January 2027.**

- Faxed, e-mailed unsigned or incomplete tenders will not be accepted.
- Posted bids must done such that there in sufficient time for it to be placed in the Tender Box before the closing time, It must be expressly understood that Department of Human Settlements disclaims any responsibility for seeing that bids sent by post or delivered in any other way to Department of Human Settlements, are lodged in the tender box

Enquiries:

Technical enquiries regarding this bid may be directed to Mr. T Matyolo: - Project Management and Quality Assurance; Eastern Cape Department of Human Settlements, 31-33 Phillip Frame Road, Waverly park, Chiselhurst, East London, 5200; Email: TembelaniM@ecdhs.gov.za

Enquiries regarding the procurement process may be directed to Mr. L Dukashe: - Supply Chain Management; Eastern Cape Department of Human Settlements, 31-33 Phillip Frame Road, Waverly park, Chiselhurst, East London, 5200; Email: LoyisoD@ecdhs.gov.za.

1. BACKGROUND

The purpose of this tender is to establish a Framework Agreement of Turnkey contractors for construction of Human Settlements Projects of 40m², 45m², 50m² houses “On an As-When required Basis” in the Eastern Cape Province for a period of 36 months. (Without any commitment to the quantity of work nor allocation at all).

Interested turnkey contractors are invited to submit proposals for evaluation.

Turnkey Contractors with high performing capacity would, “On an As-When required Basis”, undertake 3 project phases:

1.1 Inception,

1.2 Planning & Design and

1.3 Implementation.

Detailed information on the phases of the project is put on the content of this document.

2. PROJECT LOCATION

The projects cut across the province's district and local municipalities. Turnkey contractors registered on the Framework Agreement will be expected to service the entire Province of the Eastern Cape on “as and when required basis” for a period of thirty six (36) months (without commitment to the quantity of work nor allocation).



Table 1: Location of district offices

Location of District		
District Office	Location	Jurisdiction
OR Tambo	Mthatha	OR Tambo District Municipality
Alfred Nzo	Kokstad	Alfred Nzo District Municipality
Amathole	kuGompo	Amathole District Municipality
Buffalo City Metropolitan	kuGompo	Buffalo City Metropolitan Municipality
Joe Gqabi	Aliwal North	Joe Gqabi District Municipality
Chris Hani	Queenstown	Chris Hani District Municipality
Nelson Mandela Bay Metropolitan	Gqeberha	Nelson Mandela Bay Metropolitan Municipality
Sara Baartman	Gqeberha	Sara Baartman District Municipality

3. FRAMEWORK AGREEMENT PROCESS

The Department will follow due processes to establish the panel. During project implementation, the following processes will apply.

3.1. Establishment of panel

3.1.1 The Department aims to enter into a Framework Agreement with turnkey contractors for a duration of thirty-six (36) months.

3.1.2 Bids will be evaluated and adjudicated on administrative compliance and functionality.

3.1.3 Bidders that meet the minimum requirements of the evaluation criteria will be shortlisted.

3.1.4 Shortlisted bidders will be ranked from highest to lowest based on their preferential points/specific goals.

3.1.5 In the event that two or more tenderers score equal total points, the highest position will be awarded to the tenderer with the highest score for functionality. In the event that two or more tenderers are equal in all respects, the position will be decided by the drawing of lots.

3.1.6 All qualifying turnkey contractors will be issued with a notification letter informing them that they have successfully qualified to be included in the Department's Framework Contract and will be eligible for allocation of works order packages in compliance with the Framework Agreement.

3.2. Registration of Works Package Orders

3.2.1 Projects will be registered and recorded as and when received by the implementing directorate.

3.2.2 The incoming register of projects will serve as the allocation register, with the first recorded project being allocated to the highest-ranking turnkey contractor, and subsequent allocations proceeding sequentially down the ranked list.

3.2.3 The register of projects will be maintained by the Supply Chain Management Unit.

3.3. Allocation of projects

3.3.1 Bidders listed on the Framework Agreement will be allocated work irrespective of the number of units or location, in terms of the Works Package Order (WPO).

3.3.2 Registered bidders must achieve 95% completion of previously awarded ECDHS framework/panel projects to be eligible for allocation. Registered bidders that have not completed 95% of any awarded ECDHS framework/panel projects will not be eligible for allocation.

3.3.3 The highest-ranking turnkey contractor shall be the first to receive work allocation, with subsequent allocations proceeding sequentially down the ranked list.

3.3.4 Where a bidder has declined appointment, the Department will proceed to appoint the next bidder on the list.

3.3.5 A bidder that has declined appointment will retain their position on the list and will be considered for the next allocation.

3.4. Appointment of Turnkey Contractors

3.4.1 Appointment will be allocated based on the applicable subsidy quantum subject to the required scope of the project.

3.4.2 The Department will only consider variation orders under extreme and unforeseen circumstances. The Department reserves the right to approve or disapprove such requests, and no claim may be made against the Department if a submission is unsuccessful.

3.4.3 The turnkey contractor will be given a period of fourteen (14) calendar days to consider and confirm whether they will be able to deliver the required construction services.

3.4.4 Where the turnkey contractor does not confirm within the allocated fourteen (14) calendar days, the Department will proceed to the next available turnkey contractor on the list

3.5. Rotation on framework agreement

3.5.1 Rotation of turnkey contractors will take place amongst contractors on the Framework Agreement, and appointments will be made on a rotational basis.

3.5.2 The rotation of turnkey contractors will be performance-based, i.e. turnkey contractors will be expected to complete 95% of their previously awarded project before being considered for the next allocation.

3.5.3 If a bidder has been awarded a project under the ECDHS Turnkey Framework Agreement and has not achieved 95% completion of that project, the bidder will not be eligible for award of another project.

3.5.4 The Department does not guarantee that all bidders registered on the Framework Agreement will be allocated projects; however, it will ensure that the rotation system is adhered to.

4. SCOPE OF WORKS

4.1. SCOPE OF WORK: PROFESSIONAL SERVICE PROVIDER (INCEPTION PRE-PLANNING, PLANNING AND PROFESSIONAL SERVICES)

This phase entails the following professional services - the social facilitation, assessing Department's needs and options. Establish project description/ brief including project objectives, priorities, constraints, assumptions, and strategies for Construction of Top Structures (40, 45 and 50m2) with water tank (with stand) and VIP toilets

4.1.1 Attend necessary meetings

4.1.2 A detailed Project Implementation Plan (PIP) and cash flow for the entire project will have to be prepared.

4.1.3 Review all data provided by the Department and identify outstanding information to be included in the PIP.

4.1.4 Inspect the site and advise on necessary surveys, analyses, tests and site or other investigations where such information will be required for the next phase.

4.1.5 Review the project scope and visit the site to get familiar with all the details of the project and the possible geographical and logistical challenges. Any risks to the project must be identified and mitigating measures devised.

4.1.6 Identify construction project health and safety risk profile.

4.1.7 Compile Occupational Health and Safety Specification.

4.1.8 Advise on criteria that could influence the project life cycle cost significantly.

4.1.9 Advice on rights, constraints, consents, and approvals.

4.1.10 Stakeholder engagement through ongoing interaction with the Department, Local & District Municipality, and public participation (through Social Facilitation).

4.1.11 Conduct Social Facilitation (a process will run throughout the entire project).

4.2. SCOPE OF WORK: PROFESSIONAL SERVICE PROVIDER (CONSTRUCTION AND INSTALLATION OF TOP STRUCTURES AND SERVICES RURAL AND URBAN PROJECTS)

4.1.1 Construction of required partial engineering services (Ventilated Improved Pits (VIP's) toilet and water tank on stand); - Only applicable on rural projects.

4.1.2 Installation of required full engineering services (Grade A or B for Roads, Sewer, Water and Storm water); - Only applicable for Urban projects

4.1.3 Construction of: -

4.1.3.1 forty square meters (40m2),

4.1.3.2 Forty-five square meters (45m2) for disabled (wheelchair bound)

4.1.3.3 Fifty square meters (50m2) for military veteran, top structures

4.1.4 Monthly progress and Expanded Public Works Program (EPWP) reporting to Professional Service Provider and Department must be attached with the monthly claims and the claim reconciliations,

4.1.5 Conduct fortnightly technical site meetings,

4.1.6 Provide completion certificates, CoC (Certificate of compliance) for further engagement with NHBRC to obtain Final Unit Reports (FURs) for all completed units,

4.1.7 Obtaining completion certificates ("Happy Letters") for all completed units and engineering services and handed over to the delegated officials after duly signing the register,

4.1.8 The Turnkey contractor will be responsible for the safety of the house, until the Handover of house with services or partial services; and if there are any obstacles or delays, the turnkey contractor needs to inform the regional director and copy HoD to remedy the matter,

4.1.9 Provide necessary reports on project completion for project close-out and commissioning.

4.3. SCOPE OF WORK: TURNKEY CONTRACTOR

4.3.1 The scope of work issued by the Employer and attached to this contract is generic and comprehensive to cover most, if not all the IPW scenarios which may arise out of this Framework Agreement.

4.3.2 A specific IPW scope of work will be developed by customizing the generic scope of work. This may be done by extracting or referencing the relevant sections of the generic scope of works and some detailing where necessary.

4.3.3 The Departmental framework agreement of turnkey contractors will be awarded projects for construction of top structures, partial services (VIP or ISBT TOILET/POUR FLUSH OR EQUIVALENT): and Water tanks with stand), installation of full services (Sewer, Roads, Water and Storm water) where applicable.

4.3.4 It must be noted that the Turnkey contractor might be instructed to Construct or Install as per following Housing Typologies and Municipal Engineering Services:

Table 2: Housing Typologies

Housing Typologies	**SIZE**	**NO. OF UNITS**
1. Normal House	40 m²	To be determined during request
2. Disabled	45 m²	
3. Military Veteran	50 m²	
Partial Services and Extraordinary Development Conditions (applicable for rural projects)	**NO. OF SITES**	
1. Water Tank with Stand	To be determined during request	
2. VIP Toilet (ISBT) Solution or Equivalent		
3. Double handling of material – Only considered for rural projects that are in the difficult regions. (Sparce)		
4. Difficult terrain/access roads – Only considered for rural projects that are in the difficult regions. (Sparce)		

4.4 GENERIC SCOPE OF WORK

4.4.1 Construction of Top Structures (size - 40 m^2, 45m^2 and 50m^2) Construction of the required partial engineering services **VIP** or **ISBT toilet/pour flush or equivalent** and Water Tank on stand - **Only applicable on rural projects.**

4.4.2 Construction of: -

4.4.2.1 Forty square meter (40m^2),

4.4.2.2 Forty-five square meter (45m^2) for disabled (wheelchair bound) with wheelchair ramp and hand and grab rails, kick plates to doors, lever action taps and 1m vinyl folding door and increased size in the bathroom (as per applicable housing code category and National Building Regulations specification and requirements)., and

4.4.2.3 Fifty square meter (50m^2) for military veteran, top structures with electrification. The military veteran house will consist of brick pillar carport for a single car, built in cupboards/joinery, 2 plate electric stove & hob, fencing (32,5m), floor and wall tiling (as per applicable housing code Military veteran specification and requirements)., and including: -

4.4.2.4 Monthly progress and Expanded Public Works Program (EPWP) reporting to Professional Service Provider and Department.

4.4.2.5 Conducting fortnightly technical site meetings and compliance reporting,

4.4.2.6 Provide completion certificates, COC (Certificate of compliance) for Electrical Works, Roof Structure and Plumbing

4.4.2.7 Further engagement with NHBRC to obtain Final Unit Reports (FURs) for all completed units;

4.4.2.8 Obtaining completion certificates (“Happy Letters”) for all completed units and Municipality Engineering Services;

4.4.2.9 Handover of houses, services and or partial services; and

4.4.2.10 Provide necessary reports on project completion for project close-out and commissioning.

4.5 MINIMUM SPECIFICATIONS

4.5.1 Works to be carried out under the required housing subsidy instruments.

4.6 INFRASTRUCTURE

In addition to the above, the minimum requirements for infrastructure will be in accordance with the following:

4.6.1 Housing Code Volume 2, Part 3

4.6.2 Guidelines for Human Settlements Planning and Design Vol. 1 & 2 (“Redbook”);

4.6.3 NHBRC Technical Requirements and SANS 10400.

4.6.4 Department of Housing Generic Specification, GFSH 08.

4.7 SANITATION (VIP or ISBT TOILET/POUR FLUSH OR EQUIVALENT /SIMILAR)

4.7.1 In addition to the above, the minimum requirements for infrastructure will in accordance with the following:

4.7.2 Guidelines for Human Settlements Planning and Design Vol. 1 & 2 (“Redbook”);

4.7.3 Department of Housing Generic Specification, GFSH 08;

4.7.4 Pour flush or equivalent of rural sanitation must be robust, durable and weatherproof.

4.7.5 VIP or ISBT Pour flush toilet or equivalent type of rural sanitation must be done according to the technical descriptions to be recommended by the Eastern Cape Department of Human Settlements and Department of Environmental Affairs (and / or relevant Water Service Provider)

4.7.6 Pan with toilet seat designed to carry sludge by pouring a minimum of 1 to 2 litres of water;

4.7.7 Drainage connection with maximum level of 3m between pan and pit;

4.7.8 Pit to have a minimum volume of 3m3 (where there will be percolation and 3.5 m3 (where they will be emptied) with a minimum freeboard of 500mm above the effective volume and to be lined or according to required standard of the product.

4.7.9 Pit to be offset from the top structure; to be sealed if dictated by the Groundwater Protocol investigation and maintain the minimum visibility of 150mm above ground level.

4.7.10 Pit cover should allow easy access and maintain the strength that can withstand the minimum weight of 1 Ton; and

4.7.11 Any equivalent innovative product other than those specified above should be submitted and endorsed by the department through Special TEC before implementation (i.e. at tender stage).

4.7.12 High Density Polymer Door or equivalent

4.7.13 High Density Polymer Door or equivalent must be constructed from durable, impact resistant, non-corrosive / non rotting (not coated) material which is SABS approved with sufficient support and strength to withstand constant use / windy conditions throughout the period of guarantee

4.7.14 The Door must be Agre'ment SA or SABS approved.

4.7.15 The Door must be constructed from material with a minimal scrap / theft and resale value.

4.7.16 The design of the door must be aesthetically pleasing and must allow for safe use, ease of cleaning and minimal maintainable parts.

4.7.17 The Door design must further allow for the fitment of a durable dual operation nylon latch or equivalent, which protects users from being locked inside the toilet unit.

4.7.18 The door must be designed to be compatible for use on both existing as well as new toilet facilities within the Municipal boundaries.

4.7.19 The door must be stackable to allow for ease of transportation and storage on site.

4.7.20 The door must be light weight (less than 9kg's) to protect from slamming and damaging the surrounding structure as well as to protect individuals using the unit to be injured in the event of wind slam.

4.7.21 The door must be guaranteed for a period not less than 3 years.

4.8 WATER TANKS

4.8.1 Must be a minimum size of 5000 litres (SABS approved);

4.8.2 Tanks to be seated on a plinth of minimum height of 0.5m;

4.8.3 Tank stand must be designed to support the full tank as well as withstand all weather conditions; and

4.8.4 Gutters and downpipes provided to drain the entire roof into the tank and gutters must be fixed to the wall up to the water tank and must be designed to withstand all weather conditions while the tank is empty or full.

4.9 TOPSTRUCTURE

In addition to the specification already mentioned, the following are additional minimum requirements:

4.9.1 NHBRC Technical Requirements, Agre'ment SA, and SANS 10400

4.9.2 2015 revised National Building regulations; South African National Standards (SANS) 10400 XA Energy Usage in Buildings;

4.9.3 All external doors must be SABS approved hardwood and comply with SANS 545 such as meranti frame ledged button doors or equivalent approved doors;

4.9.4 All door locks must be SABS approved with a minimum of five-year guarantee;

4.9.5 SABS approved roof trusses to be used and Roof Covering to be cement roof tiles OR corrugated roof/ IBR roof Sheeting or Equivalent;

4.9.6 Aluminium or Equivalent with smaller size windows and special low clear and opaque safety glass (minimum 3mm thick, SANS10400N) for all window types as prescribed by the engineer or competent person;

4.9.7 Concrete aprons to be provide on all 4 sides with a minimum width of 1000mm including storm water management precautionary measures (as per NHBRC project enrolment requirement);

4.9.8 Fascia's and Barge Boards to be provided;

4.9.9 House to be plastered and painted both internally and externally in line with the National Building Regulations and NHBRC requirements.

4.9.10 Installation of a ceiling with the prescribed air gap for the entire dwelling.

4.9.11 Installation of above ceiling insulation comprising a 130mm mineral fibre glass blanket for the entire house;

4.9.12 One work surface to be provided in the kitchen area (minimum length 1m, height 1m and width of 0.5 m) and

4.9.13 Electrification of houses which include installation of a distribution board including plugs and lights to all living areas of the house, as per the current norms and standards.

4.9.14 New National Elements:

4.9.14.1 Home solar system (500W)

4.9.14.2 Burglar Bars for persons with disabilities

4.9.14.3 5000L Water tank with stand **(Applicable in Urban if justified)**

4.10 PROJECT DELIVERABLES

The scope of works describes the extent of what is expected from the turnkey contractor. Project deliverables can, however, be summarized as follows:

4.10.1 Completed Top Structures (40 m², 45 m² and 50m^2)

4.10.2 Completed ISBT Toilets or equivalent and water tanks with tanks stands, and as described in the scope of works, including providing FURs, COCs and "Happy Letters".

5 FINANCIAL SCHEDULE OF RATES

The quantities set out in the Bill of Quantities (BOQ) are indicative only and are provided solely to reduce tenders to a comparable basis for evaluation. Payment to the Turnkey Contractor will be determined by the quantities of work finally accepted and certified, and not by the quantities or amounts stated in the BOQ. Rates will depend on the scope of the project, and item rates will be based on the minimum and maximum values of the applicable subsidy quantum. Each works assignment will be calculated on an ad hoc basis, and the works will be set out accordingly.

The Average Construction Rate is firm and fixed for duration of contract as per table below, including total fees and expenses (**VAT zero rated**) to complete the project.

Table 3 Minimum Construction Rate for three housing typologies

NO.	HOUSE TYPOLOGIES	SIZE	MINIMUM PRICE PER UNIT	COMMENTS
1.	NORMAL HOUSE	40m^2	R203 557,00	Price inclusive of partial services (VIP toilet, sceptic tank and water tank with tank stand)
2.	HOUSE FOR DISABLED	45m^2	R343 272,00	
3.	HOUSE FOR MILITARY VETERAN	50m^2	R404 474,00	

NB: Average construction rate as per above includes all extra ordinary site conditions. All top structure progress payments shall be linked to completed units supported by signed Final Unit Reports (FURs)

5.1 The Financial Proposal provided shall specify and state a **firm and fixed** price, including total fees and expenses **(VAT zero rated),** in order to complete the project.

5.2 Appointment will be allocated based on the applicable subsidy quantum subject to the required scope of the project.

5.3 Housing subsidy quantum in the Pricing Data shall be subject to adjustment as provided for below:

5.3.1 The rates shall be fixed and only subject for change once the Gazetting of the adjusted Housing Subsidy Quantum has been published by the National Department of Human Settlements and fixed at this value for the following 12-month period or Gazetting of another Housing Subsidy Quantum adjustment whichever comes last.

5.3.2 Adjustment for change in subsidy quantum of yearly rates as well as lump or provisional sums shall only be applicable to that portion of the relevant Works

which is incomplete at the end of the 12-month anniversary date or Gazetting of the adjusted Housing Subsidy Quantum (which ever comes last) and shall not be applicable to any progress payments already claimed.

5.3.3 Adjustment shall only be applicable for Works or portions thereof, that are still within the prescribed programme and any approved extensions of time."

6 BILL OF QUANTITIES

Table 4: Rural House - Bill of Quantities for activities of 40m^2 house

Item No	Description	No	Qty	Department Estimate (%)
1.	**Foundation/ Slab:** **(** Normal – R,S,C,H(Earthworks, Concrete & reinforcement)	NO.	1	15
2.	**Foundation/ Slab:** **(**Modified – H2 (Earthworks, Concrete & reinforcement)	NO.	1	
3.	**Foundation/ Slab:** **(**Stiffened – H3 (Earthworks, Concrete & reinforcement))	NO.	1	
4.	**Wall plate:** (Brickwork, Beamfilling, doors, frames & aluminium windows and or similar	NO.	1	20
5.	**Roof** : (roof structure, covering)	NO.	1	20
6.	**Completion /Finishes:** (ceiling& insulation, Aprons, Plastering & Painting, Fascia board, Barge boards and Electrical works including Connection of electricity to Eskom/ Municipality.	NO.	1	22
7.	VIP toilet - **ISBT toilet/Pour flush or Equivalent)**	NO.	1	5
8.	**New National Elements**: 5000L Water tank with stand **(Applicable if justified)**	NO.	1	5
9.	**New National Elements:** Home Solar system (500W) including connections to the completed house **(Applicable if justified)**	NO.	1	7
10.	**New National Elements:** Burglar Bars (**Applicable only to person with Disabilities)**	NO	1	1

11.	Monthly progress reporting, CLO allowance & EPWP reports for 01 Months	NO	1	1
12.	Obtaining of FUR's from NHBRC, applicable COCs (electricity/ roof structure and plumbing), Happy letters and completion certificates	NO.	1	1
13.	Implementation Of Occupational Health and Safety Plan for 01 Months	NO.	1	2
14.	Implementation Of Environmental Management Plan for 01 Months	NO.	1	1
MAXIMUM QUANTUM INCLUDING PROFESSIONAL SERVICES (AT 8% OF APPLICABLE QUANTUM AND SCOPE IN TABLE 10) EXCLUDING CONTINGENCIES BELOW		NO	1	**R221 155.36**
15.	**Contingencies at maximum of 20%**: (includes all extra ordinary development site conditions): **Description** Creation of Access roads to the units Retaining walls Stormwater drainage Hardrock/ Boulders excavation Cutting of ground slope Double handling Filling of with imported material	NO	1	20
16.	**MAXIMUM QUANTUM INCLUDING CONTINGENCIES (in Rand Value)**			**R276 444.20**

Table 5: Rural House - Bill of Quantities for activities of 45m^2 house

Item No	Description	No	Qty	Department Estimate (%)
1.	**Foundation/ Slab:** **(** Normal – R,S,C,H(Earthworks, Concrete & reinforcement)	NO.	1	15
2.	**Foundation/ Slab:** **(**Modified – H2 (Earthworks, Concrete & reinforcement)	NO.	1	
3.	**Foundation/ Slab:** **(**Stiffened – H3 (Earthworks, Concrete & reinforcement))	NO.	1	
4.	**Wall plate:** (Brickwork,Beamfilling, doors, frames & aluminium windows and or similar	NO.	1	20
5.	**Roof** : (roof structure, covering)	NO.	1	20
6.	**Completion /Finishes:** (ceiling& insulation, Aprons (including Ramp etc.), Plastering & Painting, Fascia board, Barge boards, Floor and internal wall finishes and Electrical works including Connection of electricity to Eskom/ Municipality.	NO.	1	22
7.	**On – site Sanitation** VIP Toilet - ISBT toilet/Pour flush or Equivalent (Including Special housing needs of disabled person and connection to Municipality System) **(Applicable in Urban project only)**	NO.	1	5
8.	**New National Elements**: 5000L Water tank with stand **(Applicable if justified)**	NO.	1	5
9.	**New National Elements:** Home Solar system (500W) including connections to the completed house **(Applicable if justified)**	NO.	1	7

10.	**New National Elements:** Burglar Bars (**Applicable only to person with Disabilities)**	NO	1	1
11.	Monthly progress reporting, CLO allowance & EPWP reports for 01 Months	NO	1	1
12.	Obtaining of FUR's from NHBRC, applicable COCs (electricity/ roof structure and plumbing), Happy letters and completion certificates	NO.	1	1
13.	Implementation Of Occupational Health and Safety Plan for 01 Months	NO.	1	2
14.	Implementation Of Environmental Management Plan for 01 Months	NO.	1	1
MAXIMUM QUANTUM INCLUDING PROFESSIONAL SERVICES (AT 8% OF APPLICABLE QUANTUM AND SCOPE IN TABLE 10) EXCLUDING CONTINGENCIES BELOW		NO	1	**R343 272,00**
15	**Contingencies at maximum of 20%**: (includes all extra ordinary development site conditions):			20
	Description			
	Creation of Access roads to the units			
	Retaining walls			
	Stormwater drainage			
	Hardrock/ Boulders excavation			
	Cutting of ground slope			
	Double handling			
	Filling of with imported material			
16.	**MAXIMUM QUANTUM INCLUDING CONTINGENCIES (in Rand Value)**			**R397 505,00**

Table 6: Rural House - Bill of Quantities for activities of 50m^2 house

Item No	Description	No	Qty	Department Estimate (%)
1	**Foundation/ Slab:** **(**Normal – R,S,C,H(Earthworks, Concrete & reinforcement)	NO.	1	20
2	**Foundation/ Slab:** **(**Modified – H2 (Earthworks, Concrete & reinforcement)	NO.	1	
3	**Foundation/ Slab:** **(**Stiffened – H3 (Earthworks, Concrete & reinforcement))	NO.	1	
4	**Wall plate:** (Brickwork, Beamfilling, doors, frames & aluminium windows and or similar	NO.	1	25
5	**Roof** : (roof structure, covering)	NO.	1	20
6	**Completion /Finishes:** (ceiling& insulation, Aprons, Plastering & Painting, Fascia board, Barge boards, Floor and wall tilling, Joinery, Carport, Fencing and Electrical works including 2 plate & hob including Connection of electricity to Eskom/ Municipality.	NO.	1	20
7	**On – site sanitation** VIP Toilet - ISBT toilet/Pour flush or Equivalent	NO.	1	5
8	**New National Elements**: 5000L Water tank with stand	NO.	1	5
9	**New National Elements:** Home Solar system (500W) including connections to the completed house **(Applicable if justified)**	NO.	1	0
10	**New National Elements:** Burglar Bars (**Applicable only to person with Disabilities)**	NO	1	0

11	Monthly progress reporting, CLO allowance & EPWP reports for 01 Months	NO	1	1
12	Obtaining of FUR's from NHBRC, applicable COCs (electricity/ roof structure and plumbing), Happy letters and completion certificates	NO.	1	1
13	Implementation Of Occupational Health And Safety Plan for 01 Months	NO.	1	2
14	Implementation Of Environmental Management Plan for 01 Months	NO.	1	1
MAXIMUM QUANTUM INCLUDING PROFESSIONAL SERVICES (AT 8% OF APPLICABLE QUANTUM AND SCOPE IN TABLE 10) EXCLUDING CONTINGENCIES BELOW		NO	1	**R404 474,00**
15	**Contingencies at maximum of 20%**: (includes all extra ordinary development site conditions): **Description** Creation of Access roads to the units Retaining walls Stormwater drainage Hardrock/ Boulders excavation Cutting of ground slope Double handling Filling of with imported material	NO	1	20
16.	**MAXIMUM QUANTUM INCLUDING CONTINGENCIES (in Rand Value)**			**R466 887,40**

Table 7: Urban House - Bill of Quantities for activities of 40m^2 house

Item No	Description	No	Qty	Department Estimate (%)
1.	**Foundation/ Slab:** **(** Normal – R,S,C,H(Earthworks, Concrete & reinforcement)	NO.	1	15
2.	**Foundation/ Slab:** **(**Modified – H2 (Earthworks, Concrete & reinforcement)	NO.	1	
3.	**Foundation/ Slab:** **(**Stiffened – H3 (Earthworks, Concrete & reinforcement))	NO.	1	
4.	**Wall plate:** (Brickwork,Beamfilling, doors, frames & aluminium windows and or similar	NO.	1	20
5.	**Roof** : (roof structure, covering)	NO.	1	20
6.	**Completion /Finishes:** (ceiling& insulation, Aprons, Plastering & Painting, Fascia board, Barge boards and Electrical works including Connection of electricity to Eskom/ Municipality.	NO.	1	22
7.	**Plumbing and toilet** (Including connection to Municipality Services) **(Applicable in Urban project only)**	NO.	1	5
8.	**New National Elements**: 5000L Water tank with stand **(Applicable if justified)**	NO.	1	5
9.	**New National Elements:** Home Solar system (500W) including connections to the completed house **(Applicable if justified)**	NO.	1	7

10.	**New National Elements:** Burglar Bars (**Applicable only to person with Disabilities)**	NO	1	1
11.	Monthly progress reporting, CLO allowance & EPWP reports for 01 Months	NO	1	1
12.	Obtaining of FUR's from NHBRC, applicable COCs (electricity/ roof structure and plumbing), Happy letters and completion certificates	NO.	1	1
13.	Implementation Of Occupational Health and Safety Plan for 01 Months	NO.	1	2
14.	Implementation Of Environmental Management Plan for 01 Months	NO.	1	1
MAXIMUM QUANTUM INCLUDING PROFESSIONAL SERVICES (AT 8% OF APPLICABLE QUANTUM AND SCOPE IN TABLE 10) EXCLUDING CONTINGENCIES BELOW		NO	1	**R199 694.43**
15.	**Contingencies at maximum of 10%**: (includes all extra ordinary development site conditions):	NO	1	10
	Description			
	Retaining walls			
	Stormwater drainage			
	Hardrock/ Boulders excavation			
	Cutting of ground slope			
	Filling of with imported material			
16.	**MAXIMUM QUANTUM INCLUDING CONTINGENCIES (in Rand Value)**			**R221 882.70**

Table 8: Urban House - Bill of Quantities for activities of 45m^2 house

Item No	Description	No	Qty	Department Estimate (%)
1.	**Foundation/ Slab:** **(** Normal – R,S,C,H(Earthworks, Concrete & reinforcement)	NO.	1	15
2.	**Foundation/ Slab:** **(**Modified – H2 (Earthworks, Concrete & reinforcement)	NO.	1	
3.	**Foundation/ Slab:** **(**Stiffened – H3 (Earthworks, Concrete & reinforcement))	NO.	1	
4.	**Wall plate:** (Brickwork,Beamfilling, doors, frames & aluminium windows and or similar	NO.	1	20
5.	**Roof** : (roof structure, covering)	NO.	1	20
6.	**Completion /Finishes:** (ceiling& insulation, Aprons (including Ramp etc.), Plastering & Painting, Fascia board, Barge boards, Floor and internal wall finishes and Electrical works including Connection of electricity to Eskom/ Municipality.	NO.	1	22
7.	**Plumbing and toilet** (Including Special housing needs of disabled person and connection to Municipality System) **(Applicable in Urban project only)**	NO.	1	5
8.	**New National Elements**: 5000L Water tank with stand **(Applicable if justified)**	NO.	1	5
9.	**New National Elements:** Home Solar system (500W) including connections to the completed house **(Applicable if justified)**	NO.	1	7

10.	**New National Elements:** Burglar Bars (**Applicable only to person with Disabilities)**	NO	1	1
11.	Monthly progress reporting, CLO allowance & EPWP reports for 01 Months	NO	1	1
12.	Obtaining of FUR's from NHBRC, applicable COCs (electricity/ roof structure and plumbing), Happy letters and completion certificates	NO.	1	1
13.	Implementation Of Occupational Health and Safety Plan for 01 Months	NO.	1	2
14.	Implementation Of Environmental Management Plan for 01 Months	NO.	1	1
MAXIMUM QUANTUM INCLUDING PROFESSIONAL SERVICES (AT 8% OF APPLICABLE QUANTUM AND SCOPE IN TABLE 10) EXCLUDING CONTINGENCIES BELOW		NO.	1	**R343 272,00**
15.	**Contingencies at maximum of 10%**: (includes all extra ordinary development site conditions): **Description** Retaining walls Stormwater drainage Hardrock/ Boulders excavation Cutting of ground slope Filling of with imported material	NO	1	10
16.	**MAXIMUM QUANTUM INCLUDING CONTINGENCIES (in Rand Value)**			**R370 388,50**

Table 9: Urban House - Bill of Quantities for activities of 50m^2 house

Item No	Description	NO	Qty	Department Estimate (%)
1.	**Foundation/ Slab:** (Normal – R,S,C,H(Earthworks, Concrete & reinforcement)	NO.	1	20
2.	**Foundation/ Slab:** (Modified – H2 (Earthworks, Concrete & reinforcement)	NO.	1	
3.	**Foundation/ Slab:** (Stiffened – H3 (Earthworks, Concrete & reinforcement))	NO.	1	
4.	**Wall plate:** (Brickwork, Beamfilling, doors, frames & aluminium windows and or similar	NO.	1	25
5.	**Roof** : (roof structure, covering)	NO.	1	20
6.	**Completion /Finishes:** (ceiling& insulation, Aprons, Plastering & Painting, Fascia board, Barge boards, Floor and wall tilling, Joinery, Carport, Fencing and Electrical works including 2 plate & hob including Connection of electricity to Eskom/ Municipality.	NO.	1	20
7.	**Plumbing and toilet** (Including connection to Municipality Services) **(Applicable in Urban project only)**	NO.	1	5
8.	**New National Elements**: 5000L Water tank with stand	NO.	1	5
9.	**New National Elements:** Home Solar system (500W) including connections to the completed house **(Applicable if justified)**	NO.	1	0
10.	**New National Elements:** Burglar Bars (**Applicable only to person with Disabilities)**	NO	1	0

11.	Monthly progress reporting, CLO allowance & EPWP reports for 01 Months	NO	1	1
12.	Obtaining of FUR's from NHBRC, applicable COCs (electricity/ roof structure and plumbing), Happy letters and completion certificates	NO.	1	1
13.	Implementation Of Occupational Health And Safety Plan for 01 Months	NO.	1	2
14.	Implementation Of Environmental Management Plan for 01 Months	NO.	1	1
MAXIMUM QUANTUM INCLUDING PROFESSIONAL SERVICES (AT 8% OF APPLICABLE QUANTUM AND SCOPE IN TABLE 10) EXCLUDING CONTINGENCIES BELOW		NO	1	**R404 474,00**
15.	**Contingencies at maximum of 10%**: (includes all extra ordinary development site conditions):	NO	1	10
	Description			
	Retaining walls			
	Stormwater drainage			
	Hardrock/ Boulders excavation			
	Cutting of ground slope			
	Filling of with imported material			
16.	**MAXIMUM QUANTUM INCLUDING CONTINGENCIES (in Rand Value)**			**R435 680,70**

Table 10: Typical Activity Schedule for 40m², 45m² and 50m² house – Urban & Rural Projects (all project sizes)

Deliverable	Unit	Qty	Percentage
1. Project management			
Project and site meetings; client's acceptance / approval of stage deliverables, keep up to date project file, and attendance to Client adhoc information requests			
1.1 Monthly project progress report - Up to date Project Implementation Plan (PIP) and Cashflows - Contractor performance report – incl up to date Electronic Construction Management System (ECMS) - EPWP and other Contract Participation Goals (CPG) Reporting	Sum	1	
1.2 Up to date project risk and issue register	Sum	1	
		Item 1	**10%**
2. Inception and planning			
2.1 Feasibility / State of Readiness Report on project, site and functional requirements, including but not limited to - Availability of reports, data, drawings and plans relating to the project - Schedule of required surveys, test, analyses, site and other investigations - Schedule of consents and approvals and related timeframes	Sum	1	
2.2 Project implementation Plan (PIP) and Cashflow projections	Sum	1	
2.3 Site Plans - Project location (footprint), layout plans and GIS coordinates	Sum	1	
		Item 2	**10%**
3. House plans and design			

3.1 House plans - elevations, sections, roof details, water supply & sanitation installations (incl VIP or Rainwater harvesting) , electricity, fittings, finishes, etc	Sum	1	
3.2 Foundation and apron design - construction details, bending schedules, finishing, etc	Sum	1	
3.3 Earthworks and Platform design with cut/fill details, (vertical or terraced) retaining walls and stormwater disposal details – incl sub soil drainage where required	Sum	1	
3.4 NHBRC Enrolment approval	Sum	1	
		Item 3	**20%**
4. Works and Handover (Construction – Top Structures and On-site Services)			
4.1 Contract Admin & Inspection	Sum	1	
4.2 Full Time Construction Monitoring – incl keeping ECMS in real time up to date	Sum	1	
4.3 Handover - Final Unit Reports (FUR's), Practical and Final Completion Certificates and all other relevant Certificates of Compliance (CoC's) e.g., Roof, Plumbing, Electrical, etc	Sum	1	
		Item 4	**60%**
100% OF PROFESSIONAL SERVICES (AT 8% OF APPLICABLE QUANTUM AND SCOPE)			

7 PAYMENT MILESTONES

Payment for Top-Structures (Items 3-8) will only be made upon the full completion of a unit and payment guideline as follows:

Table 11: Payment milestones

ITEM	MILESTONE	UNIT	QTY	Payment Milestone
1	Inception	NO	1	8%
2	Planning & Designs	NO	1	
3	Foundation	NO.	1	92%
4	Wall plate	NO.	1	
5	Roof	NO.	1	
6	Finishes	NO.	1	
7	ISBT Sanitation	NO	1	
8	Completion / Hand over	NO.	1	

NB: A sectional completion plan must be provided as a proposal, agreed upon and approved by the Department. A written approval of the sectional completion plan must form part of the contract.

8 EVALUATION CRITERIA

ECDHS has set minimum standards (Stages) that a bidder needs to meet in order to be evaluated and selected as a successful bidder. The minimum standards consist of the following:

Table 12: Evaluation stages

(STAGE 0): Administrative compliance	(STAGE 1): Functionality Criteria	(STAGE 2) Specific Goals evaluation
Bidders must submit all documents as outlined under administrative compliance	Bidders must meet the functionality criteria for categorisation. Bidders will be categorised based on their functionality score.	Bidders will be ranked from highest points scorer to lowest points scorer.

8.1 STAGE 0 – ADMINISTRATIVE COMPLIANCE

8.1.1 Without limiting the generality of ECDHS's other critical requirements for this Bid, bidders must submit the documents listed in Table 13 below. All documents must be completed and signed by the duly authorised representative of the prospective bidder. During this phase, bidders' response will be evaluated based on compliance with the listed administration and mandatory bid requirements. In case of a Joint Venture/Consortium all parties are expected to submit individual documentation:

Table 13: Administrative compliance

No	Document that must be submitted	Explanatory Information	Disqualifying factor
1	SBD1: Invitation to tender	Complete and sign the supplied proforma document	No
2	SBD2: Tax clearance certificate	Complete and sign the supplied proforma document	No
3	SBD4: Declaration of interest	Complete and sign the supplied proforma document	No
4	SBD6.1: Preference points claim form;	Complete and sign the supplied proforma document	No
5	National home builders registration council (NHBRC) certificate	Bidders must submit a valid International NHBRC certificate (certified copy) at closing date. The Department will verify the NHBRC certificate prior/during evaluation. Non compliance will lead to elimination.	Yes
6	Central supplier Database (CSD) registration	Service Providers must be registered as a service provider on the Central Supplier Database (CSD). If you are not registered, prior to submitting your proposal. Visit https://secure.csd.gov.za/ to obtain your vendor number. Submit CSD printout as proof of registration.	No
7	Intent to form Joint venture consortium agreement	The joint venture and/or consortium agreements must clearly set out the shareholding and roles and responsibilities of the Lead Partner and the joint venture and/or consortium party. The agreement must also clearly identify the Lead Partner, who shall be given the power of attorney to bind the other party/parties in respect of matters pertaining to the joint venture and/or consortium arrangement. A signed	No

		agreement will be expected to be submitted prior award of contract.	

8.2 STAGE 1: FUNCTIONALITY EVALUATION

8.2.1 Tenderers are required to demonstrate their ability to undertake the work and provide proof of capacity, experience, and expertise to undertake projects likely to be undertaken through these categories.

8.2.2 The capabilities of the contractor as well as the professional team will be assessed. Functionality will be scored out of one hundred and thirty-six (136) points where one hundred (100) points will be used for scoring the contractor portion and thirty-six (36) points will be for scoring the professional team portion

8.2.3 Bidders should obtain at least eighty (80) points out of the one hundred (100) points for the contractor portion and at least thirty (30) points out of thirty-six (36) points for the professional team portion on functionality evaluation to qualify for the specific goals evaluation.

8.2.4 Tenderers are therefore required to meet a minimum Functionality Score, based on the criteria listed below. The onus rests on the Tenderer to supply sufficient information to allow for evaluation and award of points. If insufficient detail is provided, zero points will be awarded for that particular item.

8.2.5 Tenders scoring less than 80 points for functionality on the contractor criterion and less than 30 points for functionality on the professional team criterion shall be regarded as non-responsive.

8.3 CONTRACTOR FUNCTIONALITY EVALUATION

The contractor functionality criterion will be evaluated against the four criteria objectives, as detailed below.

8.3.1 EXPERIENCE OF THE TENDERER (SIMILAR PROJECTS' EXPERIENCE)

8.3.1.1 This refers to previously completed projects of similar works or value, within the past fifteen (15) years starting from 2011. To demonstrate Tender's experience on similar project(s) as defined in this clause, The Tenderer must attach an authentic and verifiable Completion Certificate(s) or testimonial from the client with contactable references including duration, performance (Excellent, Good, Fair of Poor) and values of the project.

8.3.1.2 In cases where a Tenderer was a sub-turnkey contractor to the Main / Principal Turnkey contractor, the Tenderer in addition to the requirements stated above, must provide a copy of a contract between Tenderer and the Main / Principal Turnkey contractor and or a Letter from the Employer confirming that tenderer was indeed sub-contracted in the mentioned project.

8.3.1.3 Failure to attach any or more of the required previous project documents shall result in zero points allocation for that project.

8.3.2 QUALIFICATIONS AND EXPERIENCE OF KEY PERSONNEL

8.3.2.1 The key personnel referred to are the

Project/Contracts Manager with NQF 6 or Higher Qualification in Architecture, Building, Construction Management, Quantity Surveying or Civil Engineering. Has experience in building works projects as a Turnkey contractors site Representative (JBCC) / Construction Manager (GCC).

Site Agent with experience as a Site Agent in construction works/civil and building projects.

Construction Health and Safety Practitioner registered with South African Council for Project and Construction Management Professionals (SACPCMP) as a Construction Health and Safety Officer (CHSO).

8.3.2.2 These incumbents must be in the employ of the tenderer, or already directly contracted or contractually committed to only this one Tenderer (for the event that the Tenderer wins this bid) and be available to be deployed to execute the required duties and responsibilities on this contract, should the tenderer's offer be accepted. The tender to attach proof of employment or commitment.

8.3.2.3 The Tenderer must submit Curriculum Vitae (CV) of the Contracts Manager, Site Agent, and Health and Safety Officer, in a format that clearly indicate the incumbent's relevant project work experience (project description, details and extent of works, role, duration, contactable references, etc.) including years of experience in line with the above. All CVs should refer to availability of the incumbent for the project which may arise from this framework in the event the Tenderer is successful, and be signed and dated, by the incumbent.

8.3.2.4 All certificates of qualifications and applicable professional registration(s) should be certified by the Commissioner of Oath and date of that certification should not be older than six (6) months.

8.3.2.5 Failure to provide any of the supporting documents, certificates and or in not a format required (as outlined above), shall result in zero points allocation for that incumbent.

8.3.3 FINANCIAL CAPACITY

8.3.3.1 This shall mean access to financial/ credit facility(ies) to be used as a working capital, until such time that the first milestone can be created to warrant a claim from the Department. This can either be in form of

- cash in the bank account of the company or
- pre-approved credit facility (amount to be stated),
    - by a Registered Financial Institution or
    - for materials by a materials supplier

8.3.3.2 Points will be allocated on submission bank statements or an original letter indicating the nature and an amount of the facility from the

- Bank or Financial Institution confirming Bank balance or
- the credit facility issuer,

8.3.3.3 The bank statements or letters from the credit issuers must not be older than three (03) months by the close of tender.

8.3.4 PLANT AND EQUIPMENT

8.3.4.1 This refers to the minimum machinery and plant required for the project as indicated, wherein each item will be allocated points as detailed in the evaluation tables applicable to the specific category.

8.3.4.2 Points will be allocated on submission of Proof of ownership (certified copies of registration document (NATIS). Where no registration document is present proof of purchase must be attached and these documents must either be in the Company name or in the name of one of the Directors/Shareholders of the company), of the plant is required.

8.3.4.3 If the turnkey contractor does not own some or any of the plant listed above, and chooses to hire some or all of the required plant, an original Letter of Intent is to be attached from the Plant Hire Company.

- The letter is to clearly indicate that the Plant intended for the Agreement will be available for the full duration of the project.
- The letter is to be definite and Eastern Cape Department of Human Settlements reserves the right to contact the Plant Hire Company to verify the availability of the plant indicated therein.
- Proof of ownership (Registration document NATIS, where no registration document is present, the proof of purchase must be attached and these documents, must either be in the Company name or in the name of one of the Directors/Shareholders of the company that will be leasing to the tenderer)

8.3.4.4 Details of plant owned or hired are to be submitted in the returnable documents. The tenderer is to clearly indicate which plant is owned and which plant is hired.

8.4 CONTRACTOR EVALUATION CRITERION

In this criterion the points for functionality will be awarded as follows:

Table 14: Contractor functionality criteria

Contractor functionality criteria		**Maximum points**
1	Experience of the tendered (similar projects' Experience)	30
2	Qualifications and experience of key personnel	20
3	Financial Capacity	30
4	Plant and Equipment	20
	Maximum possible score for functionality	100

8.4.1 PROJECT EXPERIENCE OF THE TENDERING ENTITY - 30 POINTS MAXIMUM

8.4.1.1 The Tenderer (the company) should have a proven track record of human settlements (Top Structures) / building works construction experience. Points for projects successfully completed in the past 15 years will be awarded as follows:

Table 15: Project Experience of the Tendering Entity

Project Experience of the Tendering Entity	**30**
Completion of human settlements/ building/infrastructure projects, with total project values of R80 million or greater in the past fifteen years starting from 2011	30
Completion of human settlements/ building/infrastructure projects, with total project values between R60 million and R79 999 999.99, in the past fifteen years starting from 2011	20
Completion of human settlements/ building/infrastructure projects, with total project values between R40 million and R59 999 999.99, in the	15

past fifteen years starting from 2011.	
Completion of human settlements/ building/infrastructure projects, with total project values between R20 million and R39 999 999.99, in the past fifteen years starting from 2011	10
Completion of human settlements/ building/infrastructure projects, with total project values less than R20 million, in the past fifteen years starting from 2011	5

8.4.1.2 A maximum of 30 points will be awarded to Tenderers with the required number of suitable projects listed. Details of housing / human settlements' projects or similar projects & supporting information must be submitted in the returnable documents. The bidder must attach Completion Certificates for each of the completed contracts, Failure to attach such evidence shall result in zero points allocation.

8.4.2 QUALIFICATIONS AND EXPERIENCE OF KEY PERSONNEL - 20 POINTS MAXIMUM

Table 16: Qualifications and experience of key personnel

Key personnel	**Requirement**	**20**
1. Project/Contracts Manager with NQF 6 Qualification or higher in Architecture, Building, Construction Management, Quantity Surveying or Civil	10 points for registration with South African Council for Project and Construction Management Professionals or Engineering council of South Africa (SACPCMP/ECSA) with five (05) years' experience of more, or	**10**
	05 points for registration with South African Council for Project and Construction Management Professionals or Engineering council of South Africa (SACPCMP/ECSA) with less than five (05) years' experience	05
	None of above	0

2. Site Agent with experience as a Site Agent in building works projects.	05 points for site agent experience in building works projects, Detailed CV of site agent must be attached with five (05) years' experience of more	**05**
	None of above	0
3. Construction Health and Safety Practitioner who as minimum is registered with South African Council for Project and Construction Management Professionals (SACPCMP) as a Construction Health and Safety Officer (CHSO)	05 points for experience in building works projects, Detailed CV of site agent must be attached with five (05) years' experience of more	**05**
	None of above	0

8.4.3 FINANCIAL CAPACITY – 30 POINTS MAXIMUM

Table 17: Financial capacity

Financial Capacity	**30**
Availability of financial Working Capital or Access to financial or credit facility(ies) from the value of **R20 000 001 or more**	30
Availability of financial Working Capital or Access to financial or credit facility(ies) from the value of between **R15 000 001 to R20m**	20
Availability of financial Working Capital or Access to financial or credit facility(ies) from the value of **R10 000 001 to R15m**	15
Availability of financial Working Capital or Access to financial or credit facility(ies) from **R5 000 001m – R10m**	10
Availability of financial Working Capital or Access to financial or credit facility(ies) from **R1 000 001m - R5m**	5
Availability of financial Working Capital or Access to financial or credit	0

facility(ies) below **R1m**	

8.4.4 PLANT AND EQUIPMENT – 25 POINTS MAXIMUM

Table 18: Plant and equipment

No	Description	Points per item	20
1	Water truck /tanker (10 000L)	1 point per water truck	02
2	Tractor Loader Backhoe (TLB)	1 point per TLB	02
3	10m^3 tipper trucks or 8 to10-ton drop side truck	1 point per truck	02
4	Smooth Compaction Roller/Grid Roller	1 point per roller or compactor	02
5	Concrete mixer truck (Agitator truck / Transit mixer truck / Cement truck)	1 points for 1 trucks	02
6	Concrete Batch Plant (20-30m^3 per hour)	6 point per batch plant	06
7.	Excavator	1 point per Excavator	02
8.	Grader	1 point per Grader	02

8.5 PROFESSIONAL TEAM FUNCTIONALITY EVALUATION

8.5.1 The key personnel must be in the employ of the tenderer, or already directly contracted or contractually committed to only this one Tenderer (for the event that the Tenderer wins this bid) and be available to be deployed to execute the required duties and responsibilities on this contract, should the tenderer's offer be accepted. The tender to attach proof of employment or commitment.

8.5.2 Different individuals must be identified for each of the key personnel roles listed and the tenderer cannot field (present) then same Key Person in more than one role irrespective that the Key Person satisfies the requirements of both roles.

8.5.3 CVs of all Key Personnel in all must clearly indicate their role, relevant project work experience (project description, details and extent of works, role, duration, etc.) including years of experience in line with the role as well as any supporting certificates required. Should this not be clearly indicated, cv unsigned by the incumbent and or supporting certificates not provided as required, shall result in zero points allocation for that incumbent.

8.5.4 All certificates of qualifications and applicable professional registration(s) should be certified by the Commissioner of Oath and the date of that certification should not be older than six (6) months

8.5.6 QUALIFICATIONS AND EXPERIENCE OF KEY PERSONNEL

8.5.6.1 Project Manager: A professional registered built environment professional with at least 8 (eight) years verifiable postgraduate experience in delivery of Human Settlements Buildings and or Infrastructure programmes or projects.

8.5.6.2 Civil and Structural Engineer: A professional registered with Engineering Council of South Africa (ECSA) as Professional Engineer or Engineering Technologist with at least 8 (eight) years verifiable postgraduate experience in projects related to public sector Buildings and or Infrastructure delivery. In addition, this Professional must, be registered National Home Builders Registration Council (NHBRC) as a competent person

8.5.6.3 Quantity Surveyor: A professional registered with South African Council for the Quantity Surveying Profession (SACQSP) as a Professional Quantity Surveyor with at least 8 (eight) years verifiable postgraduate experience as a Quantity Surveyor in projects related to public sector Buildings and or Infrastructure delivery

8.5.6.4 Architect: A professional registered with South African Council for the Architectural Profession (SACAP) as a Professional Architect, Senior Architectural Technologist, Architectural Technologist with at least 8 (eight) years verifiable postgraduate experience as an Architect providing an architectural service in projects related to public sector Buildings and or Infrastructure delivery.

8.5.6.5 Housing Administrator/Social Scientist: A specialist with NQF 7 qualification with at least 8 (eight) years verifiable postgraduate experience in Resettlement Planning, Stakeholder Engagement, Social Impact Assessments and Housing Subsidy Beneficiary Administration, in Human Settlements projects.

8.6 PROFESSIONAL TEAM EVALUATION CRITERION

The professional team functionality criterion will be evaluated against the proposed professional team, as detailed below the points for functionality will be awarded as follows:

Table 19: professional teams evaluation criteria

Requirements	**36**

Construction Project manager
Experience - A registered built environment professional with minimum 8 (eight) years verifiable postgraduate experience in delivery of Human Settlements projects and or Infrastructure Programmes or Projects.
 	
Professional registration
Registration with one of the Built Environment Councils in one of the following designations:
• South African Council for the Architectural Profession (SACAP) – registered as Professional
  o Architect, or
  o Senior Architectural Technologist, or
  o Architectural Technologist
• South African Council for the Quantity Surveying Profession (SACQSP) – registered as Professional Quantity Surveyor
• South African Council for the Project and Construction Management Professions (SACPCMP) registered as Professional Construction Project Manager
• Engineering Council of South Africa (ECSA) – registered as Professional
  o Engineer, or
  o Engineering Technologist,
	8

Civil and Structural Engineer: A professional registered with Engineering Council of South Africa (ECSA) as Professional Engineer or Engineering Technologist with minimum 8 (eight) years verifiable postgraduate experience in projects related to public sector Buildings and or Infrastructure delivery. In addition, this Professional must, be registered National Home Builders Registration Council (NHBRC) as a competent person.	**8**
Quantity Surveyor: A professional registered with South African Council for the Quantity Surveying Profession (SACQSP) as a Professional Quantity Surveyor with minimum 8 (eight) years verifiable postgraduate experience as a Quantity Surveyor in projects related to public sector Buildings and or Infrastructure delivery.	**8**
Housing Administrator/Social Scientist: A specialist with NQF 7 qualification with minimum 8 (eight) years verifiable postgraduate experience in Resettlement Planning, Stakeholder Engagement, Social Impact Assessments and Housing Subsidy Beneficiary Administration, in Human Settlements projects.	**4**

Architect: A professional registered with South African Council for the Architectural Profession (SACAP) as a Professional Architect, Senior Architectural Technologist, Architectural Technologist with minimum 8 (eight) years verifiable postgraduate experience as an Architect providing an architectural service in projects related to public sector Buildings and or Infrastructure delivery.	**8**

8.7 NOMINATED PROFESSIONALS

These are names of professionals nominated by the bidder who's CVs will be considered for evaluation. If no nomination is made no points will be allocated for evaluation.

Table 20: List of professionals to be considered for evaluation.

NO.	POSITION OF NOMINATED	NAME OF NOMINATED	HIGHEST QUALIFICATION OF NOMINATED	EXPERIENCE OF NOMINATED	PROFESSIONAL REGISTRATION OF NOMINATED
3.1	Construction Project Manager				
3.2	Civil and or Structural Engineer				
3.3	Quantity Surveyor				
3.4	Architect				
3.5	Housing Administrator/*Social Scientist				

8.6 STAGE 2: PRICE AND SPECIFIC GOALS EVALUATION

8.6.1 Regulation 3 of the Preferential Procurement Policy Framework Act 2000: Preferential Procurement Regulations 2022, (the Regulations) stipulates that an organ of state must, prior to making an invitation for tenders, determine and stipulate the appropriate preference point system to be utilized in the evaluation and adjudication of tenders. If there is uncertainty on the preference point system to be applied, institutions must advertise the tender indicating that the tender will be evaluated on either the 80/20 or 90/10 preference point system.

8.6.2 If it is unclear whether the 80/20 or 90/10 preference point system applies, an organ of state must, in the tender documents, stipulate, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system.

8.6.3 Regulation 5 and 6 stipulates that 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).

8.6.4 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

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

80/20 or 90/10

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

Where

Ps = Points scored for price of bid under consideration

Pt = Price of bid under consideration

Pmin = Price of lowest acceptable bid

8.6.5 POINTS AWARDED FOR SPECIFIC GOALS

In terms of Regulation 4(2); 5(2); 6(2) and 7(2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purposes of this tender the tenderer will be allocated points based on the goals stated in table below as may be supported by proof/ documentation stated in the conditions of this tender:

Table 21: Specific goals allocated points

The specific goals allocated points in terms of this tender	**Number of points allocated (80/20 system)**	**Number of points allocated (90/10 system)**	**Number of points claimed (80/20 system) (To be completed by the tenderer)**
Women owned Organizations	**8**	**3**	
Youth	**4**	**2**	
People with Disability	**2**	**2**	
Locality: Eastern Cape	**5**	**2**	
Military Veterans	**1**	**1**	

8.6.6 CLAIMING OF PREFERENCE POINTS

8.6.6.1 Preference points allocated for women may be claimed if there is sufficient evidence that such woman has ownership of 51% or more of the enterprise shareholding. Bidders must submit proof in a form of CIPC certificate that outlines the ownership of the organisation.

8.6.6.2 Preference points allocated for promotion of youth may only be claimed if there is sufficient evidence that such youth has ownership of 51% or more of the enterprise shareholding. Bidders must submit certified ID documents of which the names must link to the CIPC certificate of the organisation.

8.6.6.3 Preference points for Locality may be allocated for promotion of enterprises located within the Eastern Cape Province may be claimed by submission of proof that the enterprise is located within the borders of Eastern Cape Province. This

includes an enterprise whose head office may be situated in another province but has a fully-fledged branch within Eastern Cape Province. Enterprises located outside the borders of the Eastern Cape Province and who only appoints agents and or commission warehouses in this municipal area are expressly excluded from claiming points for this goal. Bidders must submit proof of the Company's Registered Offices. Proof of rate statement, signed lease agreement or confirmation of locality from local authority.

8.6.6.4 Preference points allocated for Military Veterans may only be claimed if there is sufficient evidence that such person has ownership of 51% or more of the enterprise shareholding. Bidders must submit proof in terms confirmation letters from the Department of Military Veterans.

NB: Bidders must provide sufficient proof and supporting documentation in respect of the above evaluation criteria and specific goals evaluation. Bidders who do not submit the required information shall not be scored for the respective/relevant evaluation criteria. In a case of a joint venture and/or consortium the agreements must clearly set out the shareholding and roles and responsibilities of the lead member the joint venture and/or consortium members. Failure to submit shareholding will result in non-allocation of points

9 LEGALITIES OF CONTRACT AND TENDER RULES

9.1 GENERAL CONDITIONS OF CONTRACT

9.1.1 The JBCC shall apply.

9.2 SPECIFIC CONDITIONS OF THE CONTRACT

Special Conditions that apply to this contract are as follows:

9.2.1 Retention of Evaluated Bid Team

9.2.1.1 The Turnkey Contractor shall maintain the key personnel, Professional Service Providers (PSPs), consortium members, joint venture partners, and specialist subcontractors that formed part of the successful bid submission and were evaluated during the tender process.

9.2.1.2 No replacement, withdrawal, substitution, transfer, cession, or material alteration of any evaluated member or key personnel shall be permitted without the prior written approval of the Department.

9.2.1.3 Any proposed replacement shall be supported by a written motivation and relevant supporting documentation demonstrating that the proposed replacement possesses qualifications, experience, capacity, and professional registration equal to or higher than those of the person or entity originally evaluated. Any approved replacement shall not adversely affect the functionality, technical capacity, or service delivery capability upon which the contract award was based.

9.2.2 Preservation of Turnkey Structure

9.2.2.1 The successful Turnkey Contractor shall maintain the consortium, joint venture, contractor, and Professional Service Provider structure upon which the tender was evaluated and awarded.

9.2.2.2 No consortium member, joint venture partner, contractor, or PSP may withdraw, be replaced, transfer its responsibilities, or materially alter its participation in the Turnkey arrangement without prior written approval of the Department.

9.2.2.3 Any approved change shall be effected through a formal written addendum to the contract before implementation.

9.2.3 Resolution of authority

9.2.3.1 Within fourteen (14) days of award and prior to contract signature, the Turnkey Contractor shall submit a Resolution of Authority nominating a single authorised representative to act on behalf of the Turnkey Contractor.

9.2.3.2 The Resolution shall:

9.2.3.2.1 Be signed by all consortium members, joint venture partners, contractors, and Professional Service Providers forming part of the Turnkey Contractor.

9.2.3.2.2 Clearly identify the nominated representative.

9.2.3.2.3 Define the scope of authority delegated to the nominated representative.

9.2.3.2.4 Reflect the names and details of all participating entities forming part of the Turnkey structure.

9.2.3.2.5 The Department shall not recognise any representative not appointed through a duly signed Resolution of Authority.

9.2.4 Signing of Contracts and Contractual Documents

9.2.4.1 All contracts, addenda, variation orders, claims, guarantees, certificates, payment submissions, contractual correspondence, and documents with legal, commercial, or financial implications shall be signed by the duly authorised representative appointed in terms of the approved Resolution of Authority.

9.2.4.2 The Department shall not process any submission where the Resolution of Authority has not been signed by all participating members of the Turnkey Contractor.

9.2.4.3 Any change to the authorised representative shall require prior written approval of the Department and submission of a revised Resolution signed by all participating members.

9.2.5 Joint and Several Liability

9.2.5.1 All consortium members, joint venture partners, contractors, and Professional Service Providers forming part of the Turnkey Contractor shall be jointly and severally liable for the performance of all contractual obligations arising from this contract.

9.2.5.2 The appointment of an authorised representative shall not relieve any member of its responsibilities, liabilities, or obligations under the contract.

9.2.6 Professional Service Providers

9.2.6.1 The Professional Service Providers included in the successful bid shall remain responsible for the disciplines and services for which they were evaluated and appointed.

9.2.6.2 No PSP may be replaced, withdrawn, or substituted without prior written approval of the Department. Any proposed replacement shall possess equivalent or superior qualifications, experience, capacity, and professional registration and shall be subject to the Department's approval before implementation.

9.2.7 Procurement Integrity

9.2.7.1 The Department reserves the right to reject any proposed change to personnel, consortium members, joint venture partners, Professional Service Providers, specialist subcontractors, or authorised representatives where such change:

9.2.7.1.1 Materially alters the evaluated bid;

9.2.7.1.2 Reduces the functionality, technical capability, or capacity upon which the award was based;

9.2.7.1.3 May result in procurement non-compliance;

9.2.7.1.4 May expose the Department to audit findings, irregular expenditure, or project delivery risks; or

9.2.7.1.5 Is inconsistent with applicable legislation, National Treasury Instructions, SCM prescripts, CIDB requirements, or contractual provisions.

9.2.7.2 Any unauthorised change shall constitute a material breach of contract and may result in suspension of payments, termination of the contract, recovery of damages, or any other remedies available to the Department.

9.2.8 Minimum Participation of Evaluated Members

9.2.8.1 All members evaluated as part of the successful Turnkey bid shall actively participate in the execution of the contract and perform the functions for which they were evaluated. The Department reserves the right to verify such participation throughout the contract period. The replacement of evaluated members after award for the purpose of introducing alternative entities not evaluated during the procurement process shall not be permitted unless approved in writing by the Department under exceptional circumstances.

9.2.9 The turnkey contractor will have to sign a valid contract agreement with the DoHS immediately upon approval of the award.

9.2.10 The turnkey contractor will be liable for any recollection of missing data, as a result of poor completion of questionnaire by the appointed entity;

9.2.11 Copyright of the reports to be delivered by the bidder to the Department will vest upon the Department on acceptance of the final reports.

9.2.12 Department reserves the right to conduct risk analysis on whether to appoint a turnkey

contractor or not.

9.2.13 The turnkey contractor must have access to internet as basis of communication (email).

9.2.14 The turnkey contactor will furnish the Department with an invoice upon Completion of each milestone (along with other required supporting documentation).

9.2.15 The turnkey contractor will be required to attend an initial meeting organized by the ECDHS to introduce the relevant project stakeholders.

9.2.16 The turnkey contractor will be liable for any recollection of missing data because of poor completion of questionnaire by the appointed entity.

9.2.17 Tariffs must not exceed the tariffs published by ECSA, DPSA or the Department of Public Works for specified Consultant's categories.

10 DURATION OF THE PROJECT

The duration of the framework agreement will be a maximum period of thirty six (36) months**.**

11 RETURNABLE SCHEDULES

The Bidder must ensure that the following documents are completed and returned with the bid proposal:

11.1 SBD 1: INVITATION TO TENDER.

11.2 SBD 2: TAX CLEARANCE CERTIFICATE.

11.3 SBD 4: DECLARATION OF INTEREST.

11.4 SBD 6.1: PREFERENCE POINTS CLAIM FORM.

11.5 VALID NATIONAL HOME BUILDERS' REGISTRATION COUNCIL (NHBRC) CERTIFICATE

12 COLLECTION OF BID DOCUMENTS

Bid documents will be available from the **13 November 2026** on the on Departmental website (www.ecdhs.gov.za).

13 SUBMISSION OF BID PROPOSALS

13.1 Bid proposals must be deposited in a Bid Box (that is accessible 24 hours) situated at the Ground Floor, Department of Human Settlements, Steve Tshwete Houses, 31–33 Phillip Frame Road, Waverley Park, Chiselhurst, East London**.**

13.2 It is the responsibility of the bidder and that of the courier in case of couriered bids to ensure that the bid is deposited in the bid box and not submitted to officials. The Department will not take any responsibility for bids not deposited in the bid box.

13.3 The Department will not take any responsibility for the posted bids that are not in the bid box during the closing time and date it is therefore the responsibility of the bidder to ensure that the bid is delivered on the bid box on or before the closing date and time.

13.4 Bid proposals must be submitted in one (1) envelope clearly marked with bidder's name as follows:

SCMU11-26/27-007: APPOINTMENT OF TURNKEY CONTRACTORS TO FORM PART OF THE DEPARTMENTAL FRAMEWORK AGREEMENT FOR CONSTRUCTION OF 40m², 45m², 50m² HOUSES IN THE PROVINCE FOR A PERIOD OF THIRTY-SIX (36) MONTHS.

13.5 Faxed or emailed bid proposals will not be accepted. The Technical Proposal envelope may be opened in public on the closing day.

14 BID VALIDITY

This bid will be valid for one hundred and twenty (120) days after the closing date.

15 NON COMPULSORY BRIEFING

15.1 Briefing sessions for **turnkey contractors located in the OR Tambo and Alferd Region** will be held at **Mthatha Stadium, 107 Errol Spring Ave, Umtata, Next to Mall of Mthatha Mall at 11:00 on 30 November 2026.**

15.2 Briefing session for **turnkey contractors located in the Chris Hani and Joe Gqabi Region will be held at Eastern Cape Department of Human settlements Chris Hani Regional Office Komani Hospital Park / Bathandwa Ndondo Office Park, Block 1, Komani. at 11:00 on 01 December 2026.**

15.3 Briefing session for **turnkey contractors located in the Sarah Baartman and Nelson Mandela Bay Metropolitan Regions will be held at Eastern Cape Department of Human Settlements Nelson Mandela Bay Regional Office located at 66 Ring Road, Corporate Place, Greenacres, Gqeberha at 11:00 on 03 December 2026.**

15.4 Briefing sessions for **turnkey contractors located in the Amathole and Buffalo City Metropolitan Regions will be held at the Eastern Cape Department of Human Settlements, Ground Floor Boardroom, 31-33 Phillip Frame Road, Waverly park, Chislehurst, East London at 10:00 on 04 December 2026.**

16 CLOSING DATE

All bid proposals in response to this bid should reach the Department not later than the **25 January 2027 at 11H00**. Bids received after **11H00** will not be accepted and considered.

17 CONTACT DETAILS ON TERMS OF REFERENCE

Technical enquiries regarding this bid may be directed to Mr. T Matyolo: Project Management and Quality Assurance; Department of Human Settlements.

Email: TembelaniM@ecdhs.gov.za

All Supply Chain Management related enquiries regarding this bid may be directed to: **Mr. Xolile Mpupa:** Demand Management; Department of Human Settlements

E-mail: xolilem@ecdhs.gov.za

18 SIGNATORIES

SCMU11-26/27-007: APPOINTMENT OF TURNKEY CONTRACTORSS TO FORM PART OF THE DEPARTMENTAL FRAMEWORK AGREEMENT FOR CONSTRUCTION OF 40m², 45m², 50m² HOUSES IN THE EASTERN CAPE PROVINCE FOR A PERIOD OF THIRTY-SIX (36) MONTHS.

RECOMMENDED. / ~~NOT RECOMMENDED.~~



11/10/2026

Ms. S. MAGOXO **DATE**

DIRECTOR: SPECIAL PROJECTS & REMEDIAL WORKS

RECOMMENDED. / ~~NOT RECOMMENDED.~~



11/11/2026

CHAIRPERSON **DATE**

BID SPECIFICATION COMMITTEE

APPROVE / ~~NOT APPROVED~~



11/11/2026

Mr. E.D.Q VENN **DATE**

HEAD OF DEPARTMENT

19 SBD 1: INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE EASTERN CAPE DEPARTMENT OF HUMAN SETTLEMENTS					
BID NUMBER:	**SCMU11-26/27-007**	**CLOSING DATE:**	**25 January 2027**	**CLOSING TIME:**	**11:00**
DESCRIPTION	**APPOINTMENT OF TURNKEY CONTRACTORS TO FORM PART OF THE DEPARTMENTAL FRAMEWORK AGREEMENT OF TURNKEY CONTRACTORS FOR CONSTRUCTION OF 40M2, 45M2, 50M2 HOUSES IN THE EASTREN CAPE PROVINCE FOR A PERIOD OF THIRTY-SIX (36) MONTHS.**				
BID RESPONSE DOCUMENTS MUST BE DEPOSITED IN THE BID BOX SITUATED AT					
Eastern Cape Department of Human Settlements					
Tshwete House					
31-33 Phillip Frame Road Waverly Park, Chiselhurst East London					
5247					

BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO		**TECHNICAL ENQUIRIES MAY BE DIRECTED TO:**	
CONTACT PERSON	**L Dukashe**	CONTACT PERSON	**T. Matyolo**
TELEPHONE NUMBER	**082 8383 208**	TELEPHONE NUMBER	**074 142 6669**
FACSIMILE NUMBER	**N/a**	FACSIMILE NUMBER	**N/a**
E-MAIL ADDRESS	**LoyisoD@ecdhs.gov.za**	E-MAIL ADDRESS	**TembelaniM@ecdhs.gov.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					
SUPPLIER COMPLIANCE STATUS	TAX COMPLIANCE SYSTEM PIN:		**OR**	CENTRAL SUPPLIER DATABASE No:	MAAA

ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES OFFERED?	☐ Yes ☐ No [IF YES ENCLOSE PROOF]	ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES OFFERED?	☐ Yes ☐ No [IF YES, ANSWER THE QUESTIONNAIRE BELOW]

QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS

IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? ☐ YES ☐ NO

DOES THE ENTITY HAVE A BRANCH IN THE RSA? ☐ YES ☐ NO

DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA? ☐ YES ☐ NO

DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA? ☐ YES ☐ NO

IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? ☐ YES ☐ NO

IF THE ANSWER IS "NO" TO ALL OF THE ABOVE, THEN IT IS NOT A REQUIREMENT TO REGISTER FOR A TAX COMPLIANCE STATUS SYSTEM PIN CODE FROM THE SOUTH AFRICAN REVENUE SERVICE (SARS) AND IF NOT REGISTER AS PER 2.3 BELOW.

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) OR IN THE MANNER PRESCRIBED IN THE BID DOCUMENT.**
1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT, 2000 AND THE PREFERENTIAL PROCUREMENT REGULATIONS, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.
1.4. **THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A WRITTEN CONTRACT FORM (SBD7).**
2. TAX COMPLIANCE REQUIREMENTS
2.1 BIDDERS MUST ENSURE COMPLIANCE WITH THEIR TAX OBLIGATIONS.
2.2 BIDDERS ARE REQUIRED TO SUBMIT THEIR UNIQUE PERSONAL IDENTIFICATION NUMBER (PIN) ISSUED BY SARS TO ENABLE THE ORGAN OF STATE TO VERIFY THE TAXPAYER'S PROFILE AND TAX STATUS.
2.3 APPLICATION FOR TAX COMPLIANCE STATUS (TCS) PIN MAY BE MADE VIA E-FILING THROUGH THE SARS WEBSITE WWW.SARS.GOV.ZA.
2.4 BIDDERS MAY ALSO SUBMIT A PRINTED TCS CERTIFICATE TOGETHER WITH THE BID.
2.5 IN BIDS WHERE CONSORTIA / JOINT VENTURES / SUB-TURNKEY CONTRACTORS ARE INVOLVED; EACH PARTY MUST SUBMIT A SEPARATE TCS CERTIFICATE / PIN / CSD NUMBER.
2.6 WHERE NO TCS PIN IS AVAILABLE BUT THE BIDDER IS REGISTERED ON THE CENTRAL SUPPLIER DATABASE (CSD), A CSD NUMBER MUST BE PROVIDED.
2.7 NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE, COMPANIES WITH DIRECTORS WHO ARE PERSONS IN THE SERVICE OF THE STATE, OR CLOSE CORPORATIONS WITH MEMBERS PERSONS IN THE SERVICE OF THE STATE."

NB: FAILURE TO PROVIDE / OR COMPLY WITH ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID.

SIGNATURE OF BIDDER: ……

CAPACITY UNDER WHICH THIS BID IS SIGNED: ……

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

DATE: ……

20 SBD 2: TAX CLEARENCE CERTIFICATE

TAX CLEARANCE CERTIFICATE REQUIREMENTS

It is a condition of bid that the taxes of the successful bidder must be in order, or that satisfactory arrangements have been made with South African Revenue Service (SARS) to meet the bidder's tax obligations.

1. *In order to meet this requirement, bidders are required to complete in full the attached form TCC 001 "Application for a Tax Clearance Certificate" and submit it to any SARS branch office nationally. The Tax Clearance Certificate Requirements are also applicable to foreign bidders/individuals who wish to submit bids.*

2. *SARS will then furnish the bidder with a Tax Clearance Certificate that will be valid for a period of 1 (one) year from the date of approval.*

3. *The original Tax Clearance Certificate must be submitted together with the bid. Failure to submit the original and valid Tax Clearance Certificate will result in the invalidation of the bid. Certified copies of the Tax Clearance Certificate will not be acceptable.*

4. *In bids where Consortia/Joint Ventures/Sub-contractors are involved, each party must submit a separate Tax Clearance Certificate.*

5. *Copies of the TCC 001 "Application for a Tax Clearance Certificate" form are available from any SARS branch office nationally or on the website www.sars.gov.za .*

6. *Applications for the Tax Clearance Certificates may also be made via eFiling. In order to use this provision, taxpayers will need to register with SARS as eFilers through the website www.sars.gov.za*

21 SBD4: BIDDER'S DISCLOSURE

1. PURPOSE OF THE FORM

1.1 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, 1996 (Constitution), and further expressed in the various applicable legislation, it is required for the bidder to make this declaration in respect of the details required hereunder.

1.2 If a person is listed in the Register for Tender Defaulters and/or the List of Restricted Suppliers, that person will automatically be disqualified from the bid process.

2. DECLARATION ON EMPLOYMENT BY ORGAN OF STATE

2.1 Is the bidder, or any of the directors / trustees / shareholders / members / partners of the bidder employed by an organ of state, as defined in section 239 of the Constitution? **YES/NO**

2.2 If YES, furnish particulars of the names, individual identity numbers, in the table below:

Full Name	**Identity Number**	**Name of organ of state**

2.3 Do you, or any person connected with the bidder, have a relationship with any person who is employed by the procuring institution? **YES/NO**

2.3.1 If so, furnish particulars:

……
……
……

2.4 Does the bidder or any of its directors/trustees/shareholders members/partners or any person having a controlling interest in the enterprise have any interest in any other related enterprise, whether or not they are bidding for this contract?
YES/NO

2.4.1 If so, indicate all companies registered in the CSD in the table below:

Supplier registration number (MAAA)	**Status (active/inactive/deleted)**

Failure to disclose all CSD-registered active companies linked to all Directors will lead to disqualification**.**

3 GENERAL DECLARATION

I, ……....., the undersigned, in submitting the accompanying bid, do hereby make the following statements that I certify to be true and complete in every respect:

3.1 I have read and I understand the contents of this disclosure.

3.2 I understand that the accompanying bid will be disqualified if this disclosure is found to be false.

3.3 The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor.

3.4 In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications, 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.

3.5 The terms of the accompanying bid have not been, and will not be, disclosed by the bidder, directly or indirectly, to any competitor, prior to the date and time of the official bid opening or of the awarding of the contract.

3.6 There have been no consultations, communications, agreements or arrangements made by the bidder 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 the bidder was not involved in the drafting of the specifications or terms of reference for this bid.

3.7 I am aware that, 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, 1998 (Act No. 89 of 1998) and or may be referred to law

enforcement agencies for criminal investigation and or may be restricted from conducting business with the state for a period not exceeding 10 years in terms of the Prevention and Combating of Corrupt Activities Act, 2004 (Act No. 12 of 2004) or any other applicable legislation.

I CERTIFY THAT THE ABOVE IS CORRECT.

I ACCEPT THAT THE PROCURING INSTITUTION MAY REJECT THE BID OR TAKE APPROPRIATE ACTION AGAINST ME IF THIS DECLARATION IS FALSE.

……	……
Signature	Date
……	……...
Designation	Name of bidder

22 SBD 6.1: PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2022

This preference form must form part of all tenders invited. It contains general information and serves as a claim form for preference points for specific goals.

NB: BEFORE COMPLETING THIS FORM, BIDDERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF B-BBEE, AS PRESCRIBED IN THE PREFERENTIAL PROCUREMENT REGULATIONS, 2022.

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1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to all invitations to tender:

- 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).

1.2 To be completed by the organ of state

~~a)~~ Either the 90/10 or 80/20 preference point system will be applicable in this tender. The lowest/ highest acceptable tender will be used to determine the accurate system once tenders are received.

1.3 Points for this tender (even in the case of a tender for income-generating contracts) shall be awarded for:

(a) Price; and

(b) Specific Goals.

1.4 To be completed by the organ of state:

The maximum points for this tender are allocated as follows:

	POINTS	POINTS
PRICE	90	80
SPECIFIC GOALS	10	20
Total points for Price and SPECIFIC GOALS	**100**	**100**

1.5 Failure on the part of a bidder to submit proof or documentation required in terms of this tender to claim points for specific goals with the tender, will be interpreted to mean that preference points for specific goals are not claimed.

1.6 The purchaser 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 purchaser.

2. DEFINITIONS

(a) **"tender"** means a written offer in a prescribed or stipulated form in response to an invitation by an organ of state for the provision of goods or services, through price quotations, advertised competitive tendering processes or proposals;

(b) **"price"** means an amount of money tendered for goods or services, and includes all applicable taxes less all unconditional discounts;

(c) **"rand value"** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;

(d) **"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; and

(e) **"the Act"** means the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000).

3. FORMULAE FOR PROCUREMENT OF GOODS AND SERVICES

3.1 POINTS AWARDED FOR PRICE

3.1.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

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

80/20 or 90/10

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

Where

Ps = Points scored for price of bid under consideration

Pt = Price of bid under consideration

Pmin = Price of lowest acceptable bid

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

3.2.1 POINTS AWARDED FOR PRICE

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

80/20 or 90/10

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

Where

Ps = Points scored for price of bid under consideration

Pt = Price of bid under consideration

Pmin = Price of lowest acceptable bid

4. POINTS AWARDED FOR SPECIFIC GOALS

4.1 In terms of Regulation 4 (2); 5(2); 6(2) and 7 (2) of the Preferential Procurement Regulations, preference points must be awarded for specific goals stated in the tender. For the purpose of this tender the tenderer will be allocated points based on the goals stated in table 1 below as may be supported by proof / documentation stated in the conditions of this tender;

4.2 In cases where organs of state intend to use Regulations 3(2) of the Regulations, which states that, it is unclear whether the 80/20 or 90/10 preference point system applies an organ of state must, in the tender documents, stipulates in the case of –

a) an invitation for tender for income-generating contracts, that either the 80/20 or 90/10 preference point system will apply and that the highest acceptable tender will be used to determine the applicable preference point system; or

b) any other invitation for tender, that either the 80/20 or 90/10 preference point system will apply and that the lowest acceptable tender will be used to determine the applicable preference point system,

then the organ of state must indicate the points allocated for specific goals for both the 90/10 and 80/20 preference point system

Table 1: Specific goals for the tender and points claimed are indicated per the table below.

***Note to tenderers: The tenderer must indicate how they claim points for each preference point system.*)**

The specific goals allocated points in terms of this tender	Number of points allocated (80/20 system)	Number of points allocated (90/10 system)	Number of points claimed (80/20 system)	Number of points claimed (90/10 system)
Women owned Organisations	**8**	**3**		
Youth owned Organisations	**4**	**2**		
Organisations owned by People with Disability	**2**	**2**		
Locality: Eastern Cape	**5**	**2**		
Military Veteran owned Organisations	**1**	**1**		

DECLARATION WITH REGARD TO COMPANY/FIRM

1.1 Name of company/firm: ……

1.2 Company registration number: ……

1.3 TYPE OF COMPANY/ FIRM

- ☐ Partnership / Joint Venture / Consortium
- ☐ One-person business/sole propriety
- ☐ Close corporation
- ☐ Company
- ☐ (Pty) Limited

[TICK APPLICABLE BOX]

I, 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-BBE status level of contributor indicated in paragraphs 1.4 and 6.1 of the foregoing certificates, qualifies the company/ firm for the preference(s) shown and I / we acknowledge that:

i) The information furnished is true and correct;

ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;

iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 4.2, the turnkey contractor may be required to furnish documentary proof to the satisfaction of the purchaser that the claims are correct;

iv) If the specific goals have been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the organ of state may, in addition to any other remedy it may have –

(a) disqualify the person from the tendering process;

(b) recover costs, losses or damages it has incurred or suffered as a result of that person's conduct;

(c) 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;

(d) recommend that the tenderer or turnkey contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted by the National Treasury 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; and

(e) forward the matter for criminal prosecution.

WITNESSES	..... SIGNATURE(S) OF BIDDERS(S) DATE: ..... ADDRESS ....

23 HOUSE PLANS AND DRAWING

23.1 Typical House Plan – 40M2 (Rural and Urban)

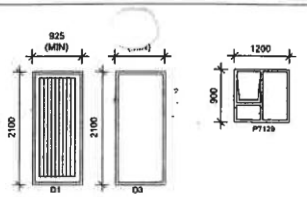
23.2 Typical House Plan – 45M2 (Rural and Urban)

23.3 Typical House Plan – 50M2 (Rural and Urban)

23.4 Typical Drawing – ISBT TOILET (Rural)

WINDOW SCHEDULE						
ID	QTY	w (mm)	h (mm)	t (mm)	GLASS (m2)	NOTES
PT129	4 (2 LH & 2 RH)	1200	900	3	1.012	POWDER COATED ALUMINIUM WINDOW WITH 3MM GLASS (SABS 013?)

DOOR SCHEDULE					
ID	QTY	w (mm)	h (mm)	t (mm)	NOTES
D1	2	813	2032	40	HARDWOOD GLASS IT "Z" BRACE DOOR - 800x2100mm GI 1.2mm DOOR FRAME
D2	2 (1 LH & 1 RH)	813	2032	40	HOLLOWCORE 6P DOOR IN 900x2100mm GI 1.2mm DOOR FRAME



FOUNDATIONS

1. EXCAVATIONS FOR ALL FOUNDATIONS TO BE CHECKED AND APPROVED BY THE ENGINEER PRIOR TO CASTING OF CONCRETE.
2. ALL FOUNDATIONS TO BE FOUNDED ON SOUND INSITU MATERIAL. NO FOUNDATION WILL BE ALLOWED ON FILL UNLESS AUTHORISED BY THE ENGINEER.
3. FINISHED FLOOR LEVEL (FFL) TO BE MIN.150mm ABOVE FINAL OUTSIDE GROUND LEVEL.
4. SOIL POISONING TO NHBRC PART 5 AND SANS 10124.
5. SABS 250MICRON PLASTIC MEMBRANE TO BE USED ON THE UNDERSIDE OF THE FOUNDATION SLAB AND BEAM SIDES.

CONCRETE

1. CONCRETE CLASS: BEAMS - 23MPA/19 PADS - 15MPA/18
2. CONCRETE COVER: SLAB - 30mm FROM PLATFORM LEVEL BEAM - 50mm
3. ALL REINFORCING TO BE CHECKED AND APPROVED BY THE ENGINEER PRIOR TO ANY CONCRETE BEING CAST.
4. THE STANDARD SABS 1200 SPECIFICATIONS WILL APPLY. (EXCLUDING PAY ITEMS)
5. MINIMUM BEARING CAPACITY OF FOUNDATION MATERIAL = 50 KPa
6. ALL CONCRETE TO BE PROPERLY CURED BY KEEPING SURFACES CONTINUOUSLY DAMP FOR AT LEAST 3 DAYS AFTER CASTING
7. ALL CONCRETE MUST BE WELL VIBRATED DURING THE PLACING USING MECHANICAL VIBRATION.

ROOF

1. 17.5° ROOF PITCH, WITH WOVEN UNDERLAY, DOUBLE ROMAN CONCRETE ROOF TILES, ON LIGHT WEIGHT STEEL TRUSS SYSTEM TO SUPPLIERS SPECIFICATIONS.
2. 1:3 MORTAR BEAM FILLING TO ALL INTERNAL PARTITION WALLS, EAVES AND GABLE ENDS TO UNDERSIDE OF ROOF SHEETING.
3. ALL ROOF FIXINGS TO MANUFACTURERS SPECIFICATIONS.
4. 30x1.6 GI ROOF TIES TO BE BUILT IN A MINIMUM OF 3 COURSES
5. STORM CLIPS REQUIRED IN ALL TILES EXPOSED AT GABLE AND EAVES OVERHANG.

BLOCKWORK

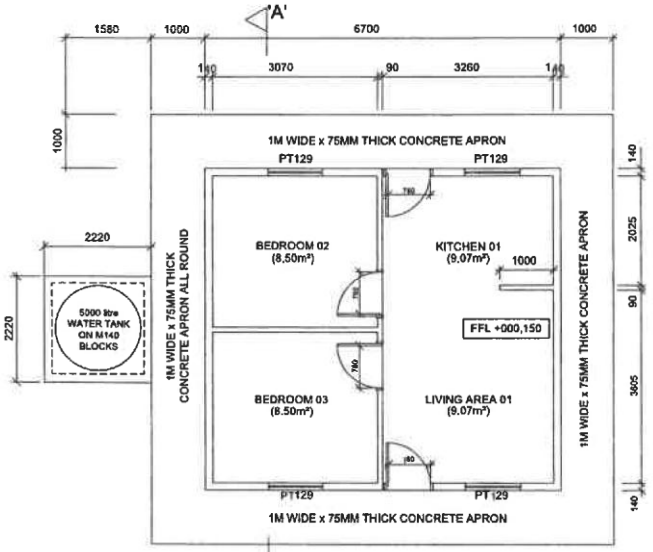
1. ALL WALLS TO BE CONSTRUCTED WITH 390x190x140mm PRECAST SABS APPROVED LOAD BEARING BLOCKWORK
2. BLOCKS TO HAVE MINIMUM STRENGHT OF 3,5MPa PER SABS.
3. MORTAR SHALL BE CLASS II IN ACCORDANCE WITH SANS 10164-1
4. AND ALL JOINTS SHALL BE FLUSH, CARE SHALL BE TAKEN TO ENSURE THAT THE MORTAR IS SHELL BEDDED ONLY
5. ALL BLOCKWORK SHALL BE BUILT TO PLUMB WITH ALL THE CORNERS ACCURATELY CONSTRUCTED AND THE BONDING OF THE CORNERS SHALL PRESERVE THE SYMMETRY IN THE APPEARANCE OF THE WORK. INTERNAL WALL TO BE FLUSH JOINTED
6. INTERNAL BLOCKWORK TO BE TIED INTO EXTERNAL SKIN WITH 1,6x700x30mm WIDE GPS HOOP IRON STRAPS (PER DETAIL).
6. INTERNAL BLOCKWORK TO BE BUILT TO UNDERSIDE OF ROOF SHEET COMPLETE WITH BEAM FILLING
7. BRICKFORCE SHALL COMPRISE HARD DRAWN WIRES COMPRISING 2 MAIN DIAMETER WIRED OF NOT LESS THAN 2,8mmØ AND 2,5mmØ CROSS WIRES SPACED AT 330mm INTERVALS
8. DPC TO BE INSTALLED UNDER ALL EXTERNAL WALLS
9. BRICKFORCE TO BE LAID IN CONTINUOUS LENGTHS TO ALL EXTERNAL AND INTERNAL BLOCKWORK IN EVERY SECOND COURSE AND EVERY COURSE ABOVE THE WINDOW AND DOOR LEVEL
10. REINFORCING REQUIRED OVER AND ADJACENT TO ALL OPENINGS AS INDICATED ON THE DETAILS DRAWING PER SANS 10400.

PLATFORM

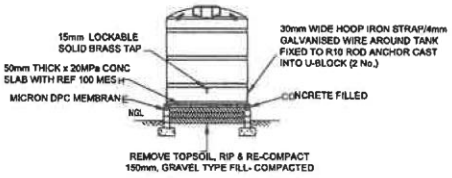
1. PLATFORM TO BE STRIPPED OF ALL VEGETATION AND TOPSOIL PRIOR TO OF PLACING FILL MATERIAL
2. FILL MATERIAL TO BE COMPACTED IN 300mm LAYERS TO 85% MOD.
3. ALL CUT AND FILL BANKS ARE NOT TO EXCEED A MAXIMUM SLOPE OF 1:1.5 (34°) IN CUT AND 1:2 (26°) IN FILL.
4. PROVIDE BENCHES TO FILLS OF PLATFORMS WHEN N.G.L. SLOPE EXCEED 1:6
5. ALL SERVICE TRENCHES TO BE COMPACTED TO 93% MOD AASHTO
6. THE BUILDING PLATFORM MUST BE WELL GRADED AS INDICATED TO PREVENT ANY WATER FROM PONDING AROUND THE RAFT.
7. FOUNDING CONDITIONS NOTED AS VARYING FROM THE EXPECTED CLASSIFICATION ARE TO BE REPORTED TO THE ENGINEER FOR CONFIRMATION.
8. PRE-SOAKING OF THE FOUNDATIONS MAY BE REQUIRED IN SPECIFIC FOUNDING CONDITIONS.
9. LARGE DIFFERENTIAL MOVEMENT EXPECTATIONS MAY REQUIRE ADDITIONAL UNDERPINNING/PLINTHS AT RAFT BEAM JUNCTIONS.

FINISHES

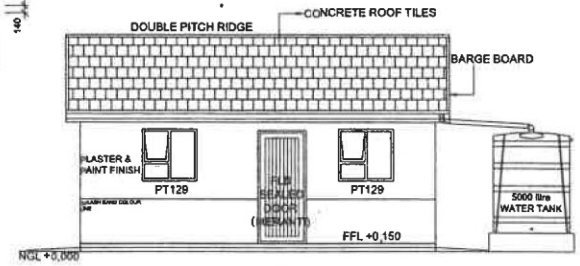
1. WOOD FLOAT FINISH TO THE FLOOR SLAB
2. PLASTER AND PAINT TO ALL EXTERNAL WALLS
3. FLUSH JOINTED AND SKIM PLASTER TO ALL INTERNAL WALLS
4. INTERNAL DOORS TO BE UNPAINTED
5. EXTERNAL DOORS TO HAVE TWO COATS POLYURETHANE SEALANT.
6. EXTERNAL WALLS TO HAVE A "1 COAT " TYPE PVA' OR SIMILAR WATERPROOF PAINT TO BE APPROVED BY ENGINEER.
7. INTERNAL WALLS TO HAVE A "1 COAT " TYPE PVA' OR SIMILAR APPROVED BY ENGINEER.
8. FORGED DOOR HANDLES AND LOCKS TO BE SABS APPROVED AS WELL AS BY THE ENGINEER.
9. FORGED WINDOW HANDLES AND SLIDES TO BE SABS APPROVED AND APPROVED BY THE ENGINEER.
10. NO VENEERED EXTERNAL DOORS PERMITTED.
11. DOOR AND WINDOW FRAMES TO REMAIN BARE GALVANISED.



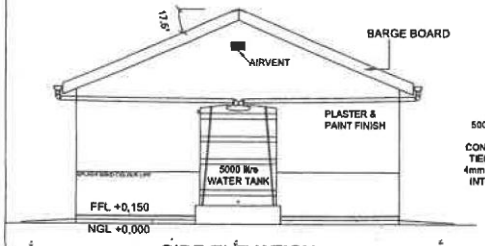
FLOOR PLAN LAYOUT



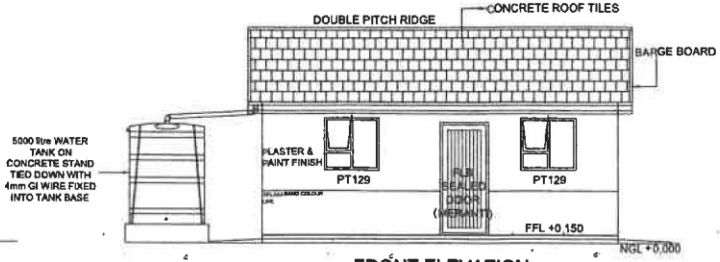
TANK SUPPORT PLINTH
N.T.S



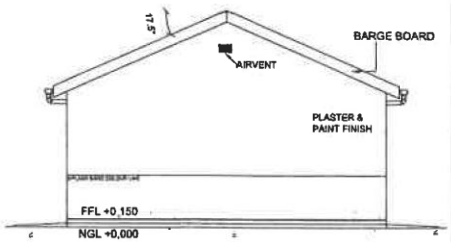
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



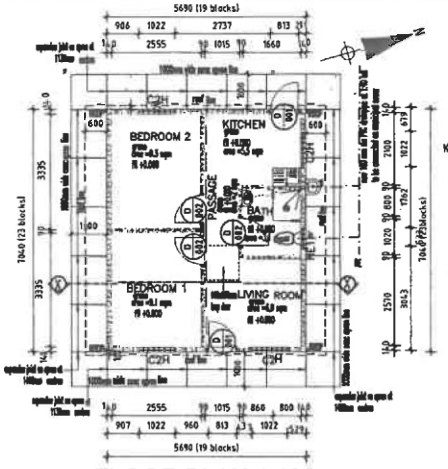
SIDE ELEVATION

Notes:

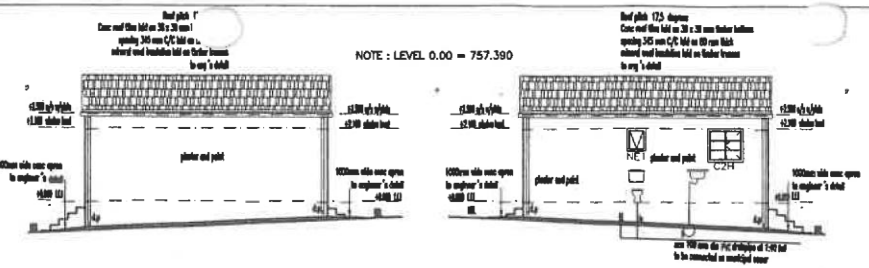
GENERAL

1. ALL MATERIAL AND WORKMANSHIP MUST COMPLY WITH THE REQUIREMENTS OF THE LATEST RELEVANT SABS REQUIREMENTS.
2. ALL DIMENSIONS ARE IN MILLIMETERS. (UNLESS OTHERWISE SPECIFIED).
3. DO NOT SCALE FROM THESE DRAWINGS.
4. DRAWING MUST BE CHECKED AND APPROVED ON SITE.
5. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL CIVIL ENGINEERING WORKS, THIRD EDITION 2005 AND THE STANDARD CTMM DETAIL DRAWINGS.
6. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS (IF APPLICABLE).
7. ANY CHANGES TO THE CONSTRUCTION MATERIAL OR CONSTRUCTION METHODS MUST BE APPROVED BY THE ENGINEER.
8. THE CONSULTANT REMAINS RESPONSIBLE TO ENSURE THAT ALL THE GUIDELINES, STANDARD DRAWINGS, STANDARDS AND SPECIFICATIONS HAVE BEEN MET AND ARE COMPLIED WITH.

TYPICAL: 40m² RURAL HOUSE PLAN

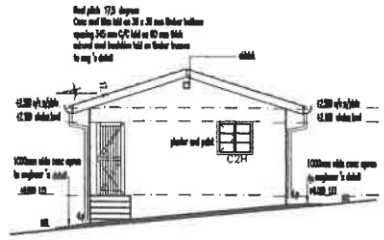


FLOOR PLAN 1:100

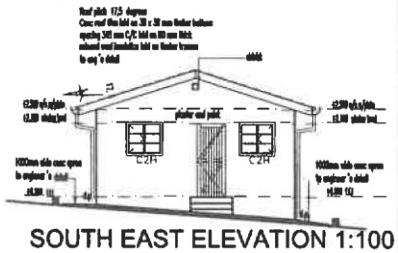


SOUTH WEST ELEVATION 1:100

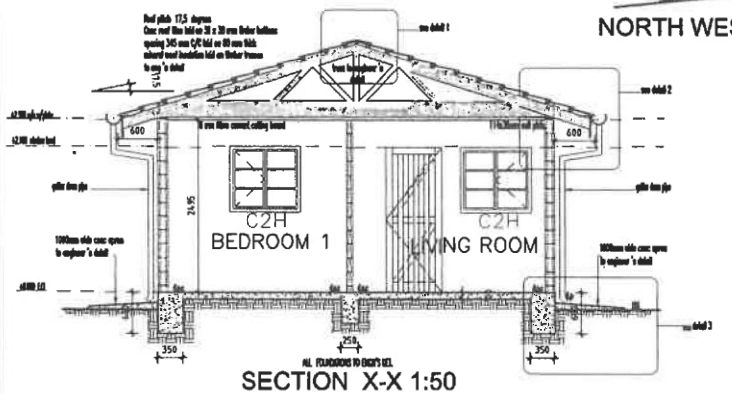
NORTH EAST ELEVATION 1:100



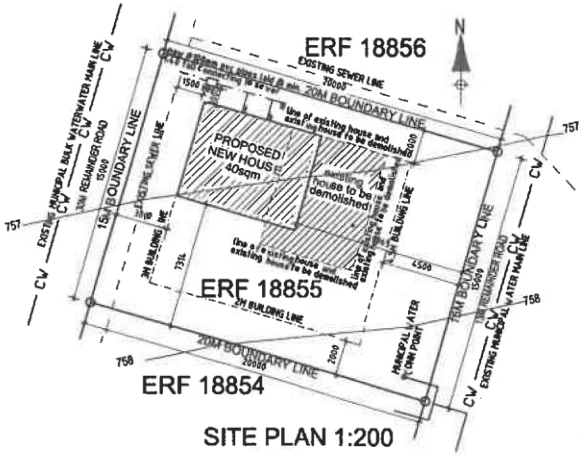
NORTH WEST ELEVATION 1:100



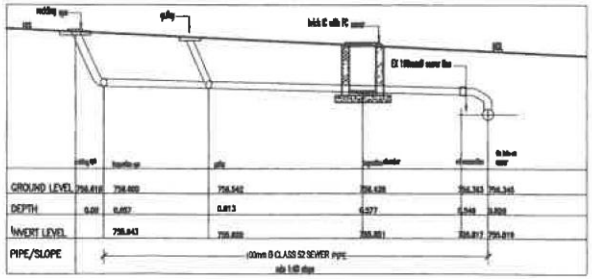
SOUTH EAST ELEVATION 1:100



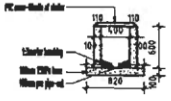
SECTION X-X 1:50



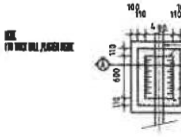
SITE PLAN 1:200



DRAINAGE SECTION 1:50



MH SECTION A-A 1:50



MH PLAN 1:50

NOTES

CEILING
1. Ceiling as per SANS 10400XA
2. a minimum of 2,5 m height .
3. fi cmn fibre cement ceiling board or similar approved to be fitted on 38 x 38 mm , SA -pine braneering at 450 mm c/c , painted white with 75 mm standard cornice painted white fitted with mins bed . And 900 x 900 mm standard top door

FINISHES
1. Floors to be power-floated or have a smooth steel-trowelled finish .
2. All steel window frames , including concealed areas of these , to be painted with 1 coat of universal undercoat (oil based) and 2 final coats of enamel paint in addition to factory painted red--oxide.
3. External doors to be varnished with one coat undercoat and two coats varnish .
4. Timber trusses – all exposed parts to be treated (painted) with wood creosote.
5. All External and internal walls to be plastered and painted colours as per elevations.

DRAINAGE
1. Provide one (1) concrete gully with a horse bh top outside kitchen .
2. All water supply piping to run inside house , only 1 inlet to be visible on exterior of house not longer / higher than 300 mm above T.O slab.
3. Provide a 50 mm diameter vent pipe to the drainage system .
4. Provide rodding eye at head of drain and within 1,5 m of connection point , and on inspection eye at each junction .
5. Provide marked covers at ground level for rodding eyes
6. Drain pipes to be at least 1m away from the walls / foundations .
7. Drain pipe invert level to be min . 450 mm at head of drain .

ELECTRICAL
1. One (1) electrical plug and one (1) light switch per room.
2. 1 stove isolator .
3. A ready Distribution board.
4. SABS and Municipality approved pre--paid electrical meter
5. Conducting to all areas surface mounted .
6. All electrical installations to be carried out by a certified electrician

GENERAL NOTES
1. All building materials to be SABS approved (stamped) where applicable.
2. All workmanship to be carried out on accordance with Noticed Building Regulations (NBR) AND Building Standards Act (Act of 102 of 1977 as ammended) and The NHBRC Home Building Manual.
3. In case of uncertainty NBR and NHBRC Home Building Manual should take precedence

ROOF NOTES
1. Conc roofing tiles laid on 33x38 timber battens spacing 345 c/c laid o 80mm thick mineral wool insulation laid on timber trusses shall comply with the requirements of SABS specifications , colour to client 's approval .
2. Tiles shall be laid to a top at least 100 mm end vertical joints between tiles and bottom edges of each course of tiles shall range perfectly straight .
3. Roof slope to be 17.5°
4. 150x50 mm timber trusses to engineer's detail on 114x38mm timber wall plate.
5. Every third tile in each course , all tiles in ridge courses , all cut and tiles along each side of hips and valleys , all tiles to open eaves and verges shall be fixed to the battens with copper , aluminium or grade 304 stainless steel clout nails for all areas .All nails shall be of such length as will penetrate the battens to a depth of at least 25 mm.
6. Ridges and hips shall be covered with cultured or butt jointed , half --round or angular ridge tiles , all of colour to match the general tiling .
7. A strip of DPC sheeting giving a lap of at least 75 mm on to roof tiling at each side and lapped not less than 100 mm at the end joints , shall be laid under mortar bedding .
8. All mortar consist of 3 parts clean fine sand to 1 part of cement , pigment to approved colour for both bedding and pointing.
9. PVC gutters and down pipes.
10. Fibre cement barge boards.

FOUNDATIONS
1. Foundations shall be as per the Engineer 's design and specifications.
2. Foundations shall be inspected and certified by a registered Engineer .
3. Trenches must be dug out so that the foundation rests on hard ground , with the trench width and depth conforming to the Engineers drawings.

STORM WATER MANAGEMENT
1. 100 mm x 75 mm MPA Concrete apron to be provided on eaves side of house sloping away from the foundation . Concrete aprons to have 10 mm thick expansion joints at 1130 mm intervals and 1406 intervals all as per Engineer 's detail and specification .

WALLS
1. External walls to be single leaf 140 mm thick cement stock bricks (290 x 140 x 190) or similar approved (mix 7 mpa) on 375 micron DPC .
2. Provide 2,5 mm brick force every 4th course as well as every course above windows and doors or as specified by the engineer .
3. Brick--force to be fixed securely between internal and external walls
4. Internal walls to be 90 mm maxi brick on flat (or 290 x 90 x 190 mm high special brick) and duly bonded (built into) external walls every 4 th course , with DPC and brick force as above.
5. The maxi brick to be built into the 140 mm door frames and into the clasp window frames
6. Horizontal DPC to be laid with mortar above and below the membrane , which extends over the full width of the wall including plaster thickness
7. Cement mortar mix for walls to be of 1:5 properties by volume 2 bags cement (1 wheelbarrow) : 5 builders wheelbarrow 's sand
8. Building sand to comply with SABS 1090 and be well graded from 5 mm downwards . Sand should be evenly graded and should not contain an excess of dust or other fine material .
9. Openings for waste pipes i walls to be neatly core drilled and not knocked open

DOORS AND WINDOWS
1. Steel window frames or similar approved .
2. External doors : steel frame, brace & batten door on steel frame .
3. Internal doors : hollow core door on steel frame.
4. Window frames to comply with SABS 727.
5. C2H type window to living room ,bedrooms ,kitchen and HE1 to bathroom .
6. All doors to fit 140mm thick walls

PLUMBING
1. Provide two shower copper taps , shower rose and shower arm.
2. Provide a ceramic wash hand basin in bathroom min 350 mm dia with 2 copper tap holes and hot and cold SABS pillar taps . Silicone sealed at wall and securely fixed to wall .
3. Cistern to be made of porcelain 11 litres water capacity , complete with ball and bete valve flushing mechanism and flush pipe .
4. Water closet pan to be of glazed fire--clay or glazed porcelain , fixed with 1:3 cement mortar mixes . Seat to be heavy duty plastic type with flap and hinges of similar quality properly fixed to the pan.
5. Provide 1 stainless steel sink with 2 tap holes and hot and cold SABS pillar taps (no plastic tops allowed) to kitchen area . Sink to be of least 900 mm long and securely fixed to wall with brackets & silicon sealed against walls .
6. Class B Galvanized pipes as per SABS 62 and SANS to be used on in fixed pipe (externally) SABS plastic "polycop " class 16 or similar approved .
7. Bathroom walls to be waterproof painted from FFL to 1800 high.

GEYSER INSTALLATION (TO BE PROVIDED BY USER CLIENT)
1. Geyser to comply with SANS 0254 and SANS 10400XA
2. 100 litre geyser high pressure system to be installed as per manufacturer s instruction .
3. Roof support to be in place for Geyser as per Engineer 's drawing . Installation to be signed off by Engineer .

CLASS C1 SITE

AREA SCHEDULE : ERF 18855	
ADDRESS: ON ERF 18855 UMTATA TOWNSHIP X 75 EASTERN CAPE	
STAND AREA	300m²
PROPOSED HOUSE	40m²

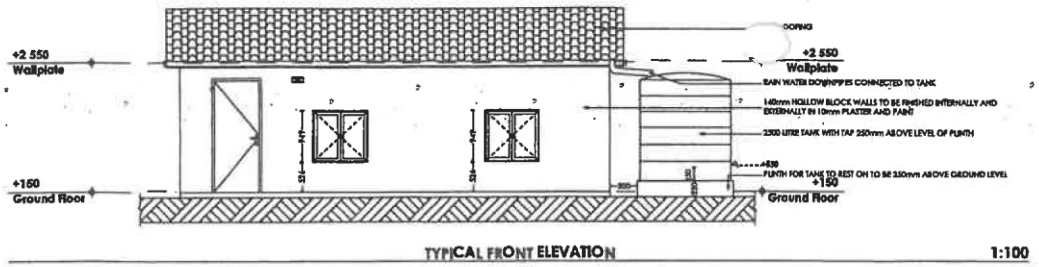
SCHEDULE OF RIGHTS : ERF 18855

	Permissible	Actual
COVERAGE %	40%	13.33%
F.A.R	0.8	0.13
HEIGHT	2 STOREY	1 STOREY

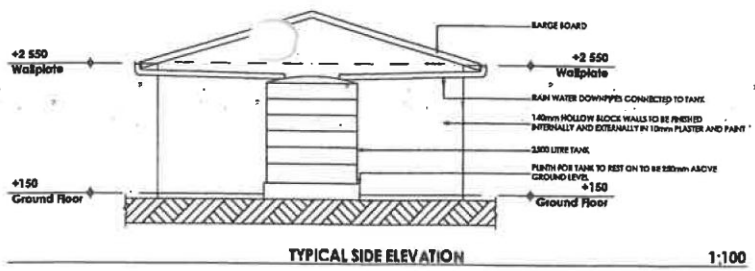
THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED OR USED FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN PERMISSION OF. DWB ARCHITECTS .
ALL DIMENSIONS MUST BE CHECKED ON SITE AND ANY DIMENSIONS MISSING OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ANY WORK IS PUT IN HAND.

NOTES:
ALL GLAZING TO COMPLY WITH PART 'N' NBR
ALL GEYSERS TO BE AS PER SABS 0254
ALL WINDOWS BELOW 1.8M TO HAVE SAFETY GLASS
BUILDING AND DRAINAGE NOT TO ENCROACH SERVITUDE
BOUNDARY WALL TO BE MAINTAINANCE FREE
ALL SEWER AND PLUMBING TO BE INSTALLED BY A CERTIFIED PLUMBER

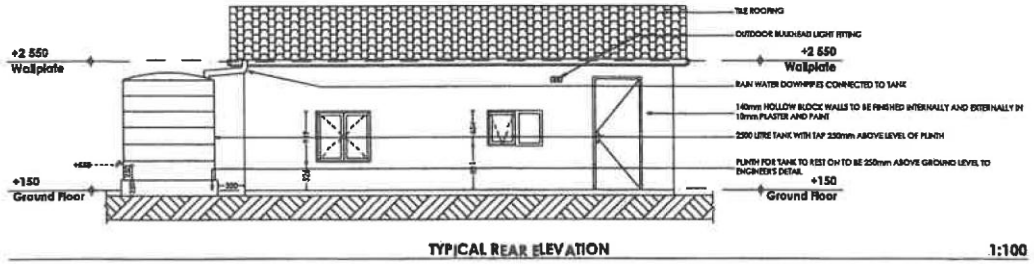
TYPICAL: 40m² URBAN HOUSE PLAN



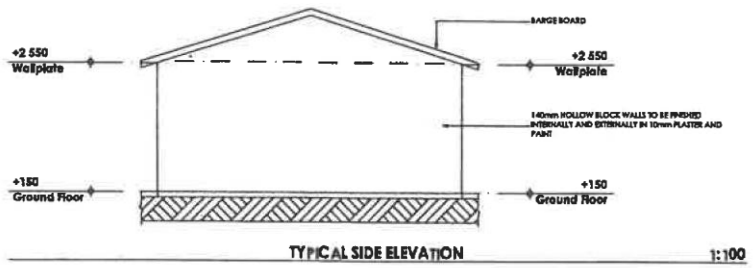
TYPICAL FRONT ELEVATION 1:100



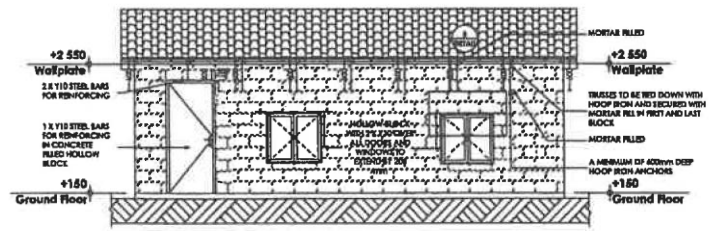
TYPICAL SIDE ELEVATION 1:100



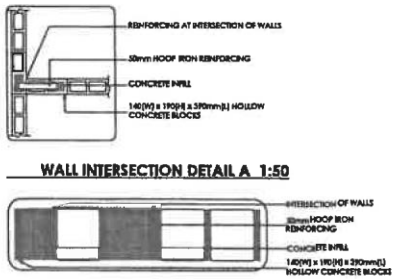
TYPICAL REAR ELEVATION 1:100



TYPICAL SIDE ELEVATION 1:100

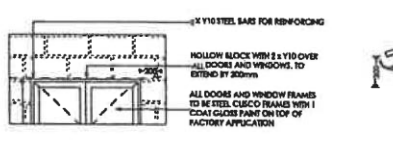


SECTION : HOOP IRON TRUSS TIE DOWN 1:100

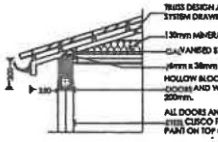


WALL INTERSECTION DETAIL A 1:50

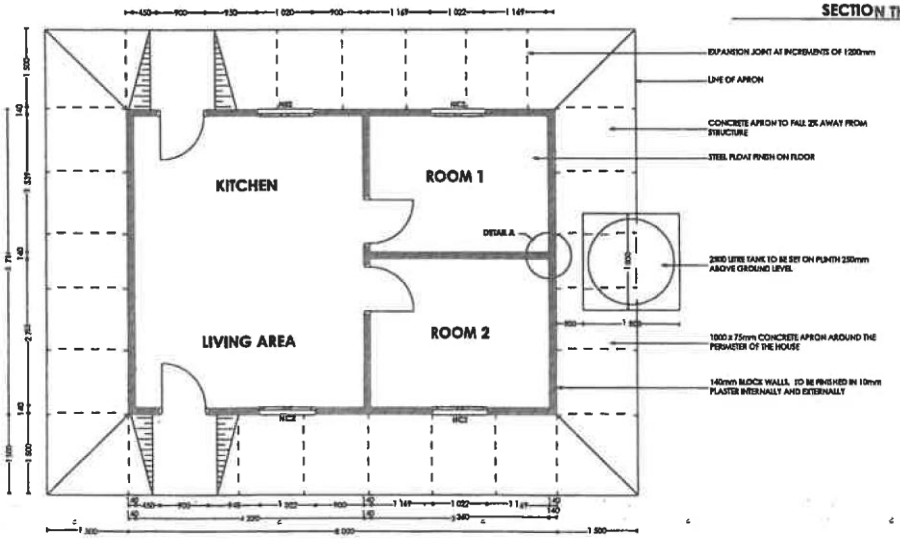
SECTION THROUGH DETAIL A 1:20



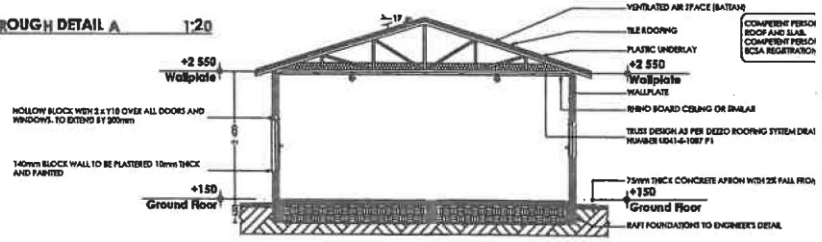
DETAIL B 1:50



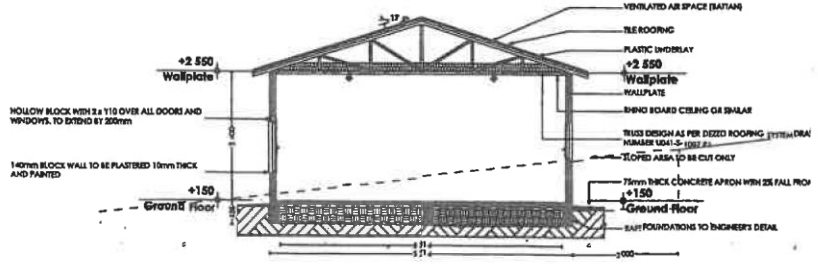
DETAIL OF ROOF AND



FLOOR PLAN 1:100



SECTION A : A

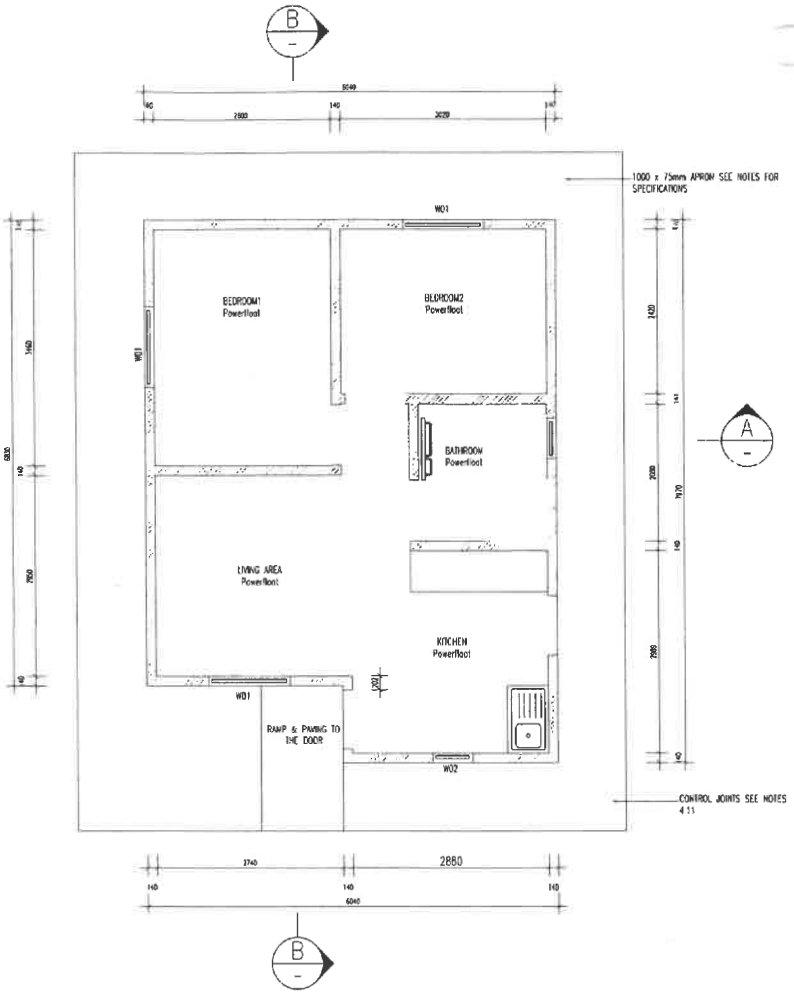


SECTION THROUGH FOUNDATION ON A SLOPED AREA

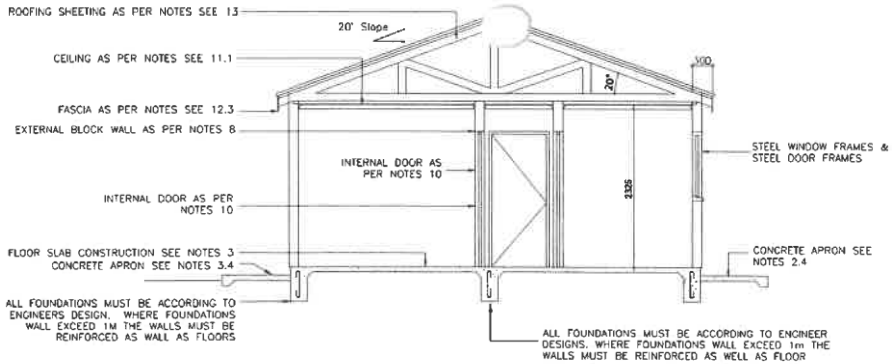
SEE DRAWING NO184 SRES C04 R00

1. Walls M140 3.5Mpa concrete Blocks.
2. External walls to be plastered 10mm thick and painted.
3. Internal walls to plastered 10mm thick and painted.
4. Mortar to be class II.
5. DMP and DPC to be a minimum of 250 micron thickness.
6. Intersecting walls to be bonded by means of galvanized hoop iron straps with both ends bent into the hollow blocks at every second course starting at plinth level. The core of the hollow blocks should be filled with mortar or in-fill concrete where hoop iron straps are provided.
7. Brick fence will be 2.8mm galvanized placed at plinth, window sill, threshold and every 2nd course minimum up to top of window level. Brick force also at every course above windows.
8. Re-enforcing over (horizontal) windows / doors constructed with hollow block with 2 x Y10 bars, extending by 200mm past corners. On the sides (vertical) of all doors install 1 x Y10 bars and hollow filled with concrete.
9. Walls plates and trusses to be tied down onto wall with 2 strands of 4mm galvanized steel wire OR galvanized hoop iron built into caulked block work with an anchor depth of 600mm wherever possible.
10. External doors to be Hardwood Timber sealed with a mixture of linseed oil and turpentine and finished with 1 coat polyurethane varnish with 3 lever locksets. Internal doors to be hollow-core doors with SABS 2 Lever locksets painted with 1 coat pink primer and 1 coat enamel.
11. All doors and window frames to be steel CLISCO frames.
12. All exposed timber to be treated with Carbolineum.
13. Floors to be steel trowelled finished on damp proof membrane (250 micron DPC) on compacted selected in-situ backfill material.
14. Foundations to engineer's design (attached).
15. All concrete and mortar mixed to manufacturer's specifications.
16. Light weight steel roof trusses (DEZZO or similar approved), as per manufacturers engineer designed specifications as attached. Domestic Foil insulation under 0.5 Chromadek roof sheets or plastic water proofing under tiles. 4.6mm Gypsum OR similar ceiling to be secured to trusses by 38 x 38mm SAP timber battens or similar. Installation of a roof access trap door.
17. Doors and windows: All doors and windows to be steel CLISCO type frames painted with one coat gloss paint. Re-enforcing over (horizontal) windows / doors constructed with hollow block with 2 x Y10 bars, extending by 200mm past corners and filled with concrete. On the sides (vertical) of all doors install 1 x Y10 bars. Internal doors to be hollow core doors with SABS 2 lever locksets. External doors to be Hardwood Timber (Selgina BB) sealed twice with a mixture of linseed oil and turpentine with SABS 3 lever lock set.
18. Landscape: Area extending to 1500mm beyond the perimeter of the house should be cleared of all refuse and vegetation including, shrubs and trees. Loose or disturbed ground shall be compacted. The ground will be slope to fall 30mm in 1500mm and a basic storm water management system to be constructed as per attached engineers instructions in order to prevent ponding taking place.
19. Building to comply with DOHS Norms and Standards and NHBRC regulations.

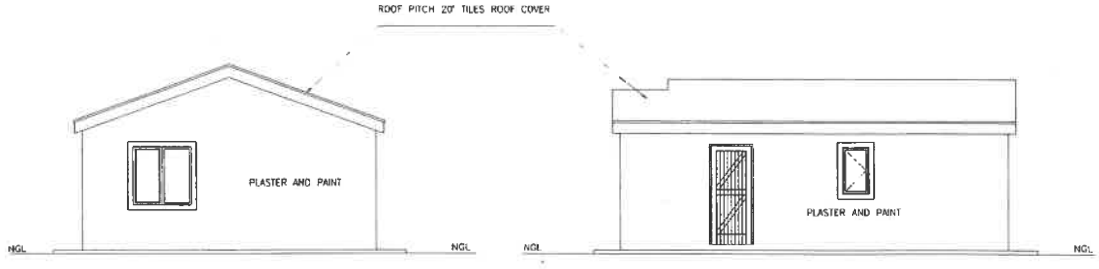
TYPICAL: 45m² RURAL HOUSE PLAN



HOUSE E2: DISABLE HOUSE
FLOOR PLAN
DISABILITY: NEED WALKING AIDS
SCALE 1:40



SECTION A–A
SCALE 1:40

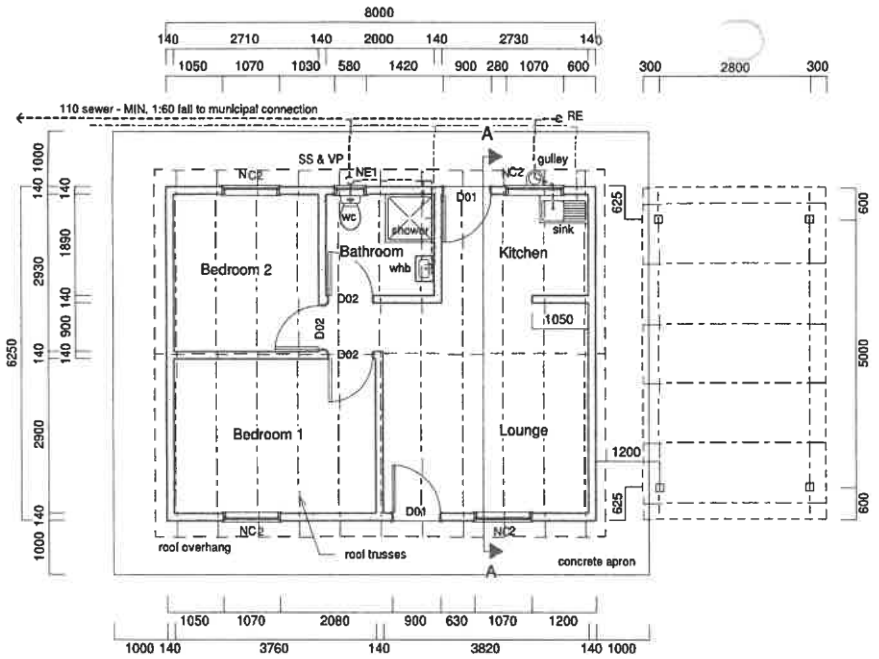


NOTES AND SPECIFICATIONS

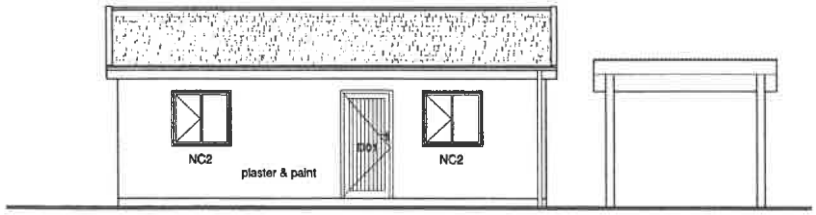
LEGEND

SEE NOTES ON SHEET 100137/104
DISABILITY: NEED WALKING AIDS
PLAN, SECTIONS, ELEVATIONS

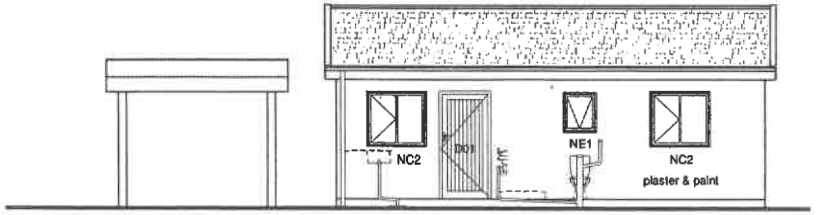
TYPICAL 45 m²
URBAN HOUSE



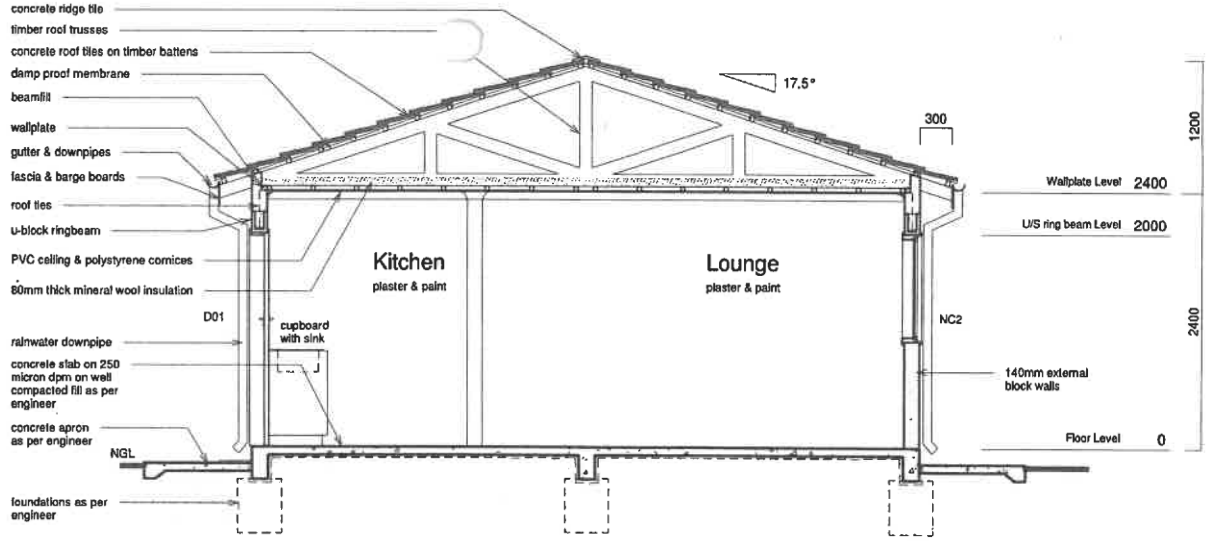
FLOOR LAYOUT
1 : 100



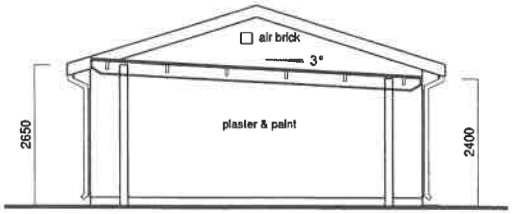
FRONT ELEVATION
1 : 100



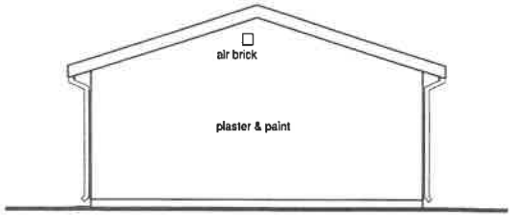
BACK ELEVATION
1 : 100



SECTION A-A
1 : 50



RIGHT ELEVATION
1 : 100



LEFT ELEVATION
1 : 100

SERVICES LEGEND:

water pipeline: 15mm POLYCOP

sewer pipeline: 110mm UPVC

HOUSE SPECIFICATION

SITE WORKS & EXCAVATION
- Clear site - all vegetation and topsoil to be removed to the extent of 1.5m perimeter of the area to be built on.
- Backfill with suitable material.

FLOOR & FOUNDATION
- Floor slab and foundations on 250 micron damp proof course on compacted fill as per engineer.
- Floor slab to be wood floated and steel trowel finished.
- 1000mm Concrete apron all round as per engineer.

WALLS
- All external and internal walls to be M6 140mm concrete blocks with brickforce every 2nd course.
- All external and internal walls to be plastered and painted.

ROOF
- Double roman concrete roof tiles on 38x38mm timber battens fixed at 320mm centres on 250 micron damp proof membrane on 17.5° pitched prefabricated timber roof trusses on 50x38mm timber wallplates wire-tied down 3 courses into external block walls at max. 1.2m centres with 4mm double strand galvanized mild steel wire wrapped around the centre flange of the block as per engineer.
- PVC gutters and downpipes
- Nutec fibre cement fascias and barge boards with joiners fixed as per manufacturer's specification.

CEILINGS
- 250x7mm PVC ceiling boards fixed to underside 38x38mm brandering at max. 400mm centres with joint cover strips and trims as per manufacturer's specification.
- Provide 600x600mm trap door and framing.
- Provide polystyrene cornices throughout.
- 80mm thick mineral wool insulation over ceiling.

DOORS
- Door frames to be standard residential 1.2mm pressed steel rebated frames with Y10 reinforcing rod 2m long at either side of door frames and no lintels.
- External doors (D01) - 900x2032mm Hardwood framed, ledged & braced with 3 lever mortice locksets.
- Internal doors (D02) - 900x2032mm Masonite faced hollow core with 2 lever mortice locksets.

WINDOWS
- Windows to be 1.0mm pressed steel Ciscoe "inner" Residential opening out, 3x Type ND2, 1x Type C2H and 1x Type NE1 Frames to be complete with lugs, hinges, stay, catches and 3mm clear float glass.

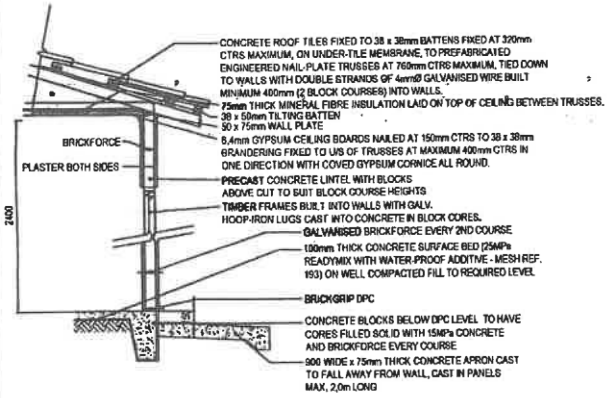
PLUMBING
- Sink - single bowl stainless steel sink installed in cupboard below.
- Cleaning eye to be provided on 50mm waste pipe from sink to gulley.
- Concrete gulley and waste with 3m long 110mm Ø PVC waste pipe with rodding eye junction tocarry waste water away from the house.

PAINTING
- External doors to receive two coats UV varnish.
- Window and door frames Surfaces to be primed with zinc phosphate or equal metal primer, and 2 no. coats universal enamel
- External & internal walls to be painted with one coat PVA from Alricote or similar.

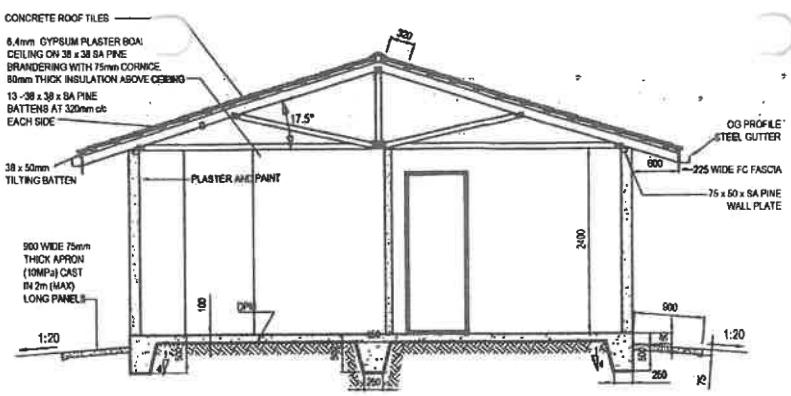
CARPORT
0,53mm Chromadek IBR profile roof sheeting with edge flashings laid to manufacturer's specifications on 144x50mm timber purlins at max. 1150mm centres on 228x50mm rafters 2x M10 GMS bolted to side of 144x144mm timber posts and 2x M10 GMS bolted to GMS baseplate fixed to concrete foundation all to Engineer's detail and specifications.

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. DIMENSIONS TO BE CHECKED ON SITE. MOTHEO TO BE NOTIFIED OF ANY DISCREPENCIES. ALL WORKS TO LOCAL AUTHORITY & NATIONAL BUILDING REGULATIONS.

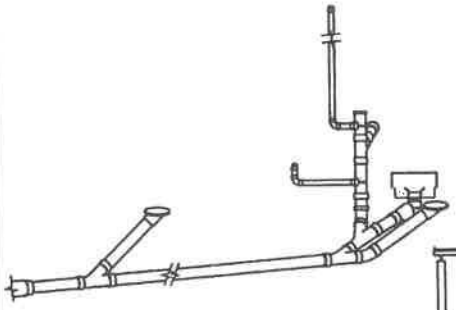
TYPICAL 50 m² RURAL HOUSE



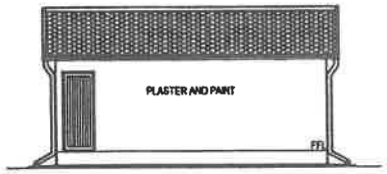
TYPICAL SECTION THROUGH WALL
SCALE 1:50



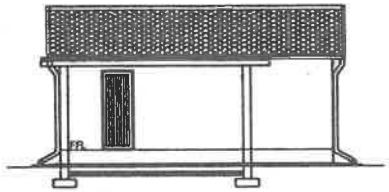
SECTION A-A
SCALE 1:50



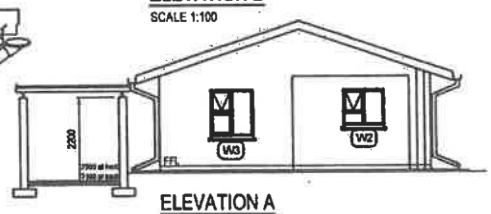
SCHEMATIC DRAINAGE LAYOUT
N.T.S.



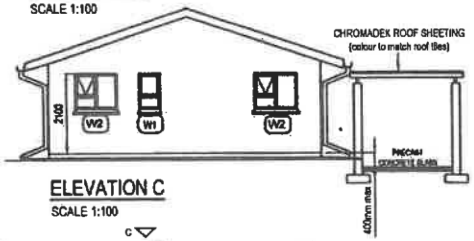
ELEVATION B
SCALE 1:100



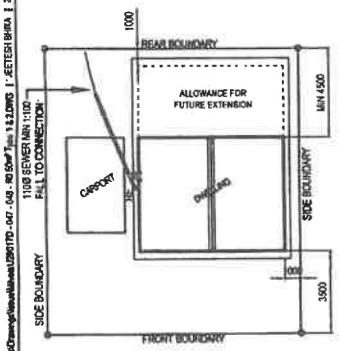
ELEVATION D
SCALE 1:100



ELEVATION A
SCALE 1:100

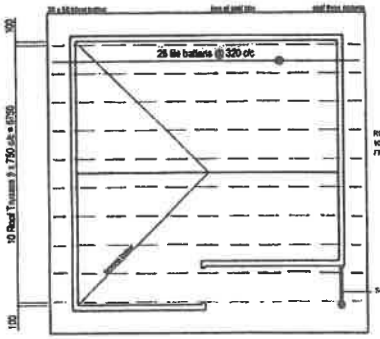


ELEVATION C
SCALE 1:100

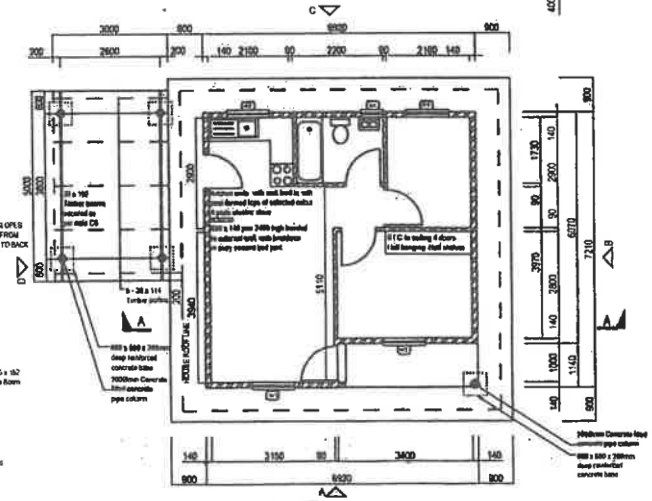


NOTE:
POSITION OF BUILDING ON THE ERF TO BE FINALISED ON SITE.
MINIMUM DISTANCES FROM BOUNDARIES TO BE AS SHOWN ABOVE

SITE PLAN
N.T.S.



ROOF PLAN
SCALE 1:100



LAYOUT
1:100

1) This specification shall be read in conjunction with the NHBRC Home Building Manual, Parts 1,2 & 3 (1999) All material to conform to SABS Standards All materials to be as per the specified brand names or as per details on the drawings Any proposed changes to the specified materials to be approved by the project manager
2) The foundations shall be constructed according to the engineer's specifications and drawings
3) The construction materials shall conform to the requirements of the following S A B S Standard Specification:
Cement for mortar and plaster, S A B S ENV 197-1
Masonry cement, S A B S 471:1-1
Sand for stone, S A B S 1end 1090, 1083, 1090
Concrete Readymix, S A B S, 878
Concrete blocks for walls, S A B S 1215
Concrete bricks, S A B S 1504
Concrete roof tiles, S A B S 542, 662
Pre-fabricated roof trusses, S A B S 0243, SANS 101600
Roof load test S A B S, 0160-1983
Brandering and roof battens, S A B S 653
Ceiling boards, S A B S 266
Ceiling insulation S A B S 1381-1
Metal roof ties, S A B S 38
Damp proof course material, S A B S 248, 266, 952
Under-roof-tile membrane, S A B S 952
Re-inforcement, S A B S 920
Lime, S A B S 523 CLASS A2P
Glass, S A B S 0137
PVA paint S A B S 1566
4) SABS Class 2 mortar shall have good moisture retentive characteristics A maximum of 1 part ordinary portland cement or approved masonry cement to 5 parts sand, i.e 1x wheelbarrow (+2x bags) cement to 5 x wheelbarrows sand to be used and which consistently produces a mortar with a 28 day strength of 5 MPa
5) The building sand shall contain no organic material and be free from significant quantities of clay as per the relevant S A B S test/ sieve
6) Mortar shall be stored on a surface free of contaminants by a method and for a period of time that ensures that all ingredients are evenly distributed throughout the mixture
7) Plaster shall be mixed on a surface free of contaminants by a method and for a period of time that ensures that all ingredients are evenly distributed throughout the mixture Plaster not to be in accordance with Part 5 Section 6 of the NHBRC Home Building Manual Provide single coat plaster between 10-18 mm thick Plaster shall comprise a mixture of cement and sand and shall have good moisture retentive properties in its fresh state and in its hardened state be durable, have sufficient strength to hold paint, withstand load impact and abrasions, be free of unsightly cracking and adhere to substrates A minimum ratio of 1 x 50 kg bag ordinary Portland cement or approved masonry cement to 2 x standard wheelbarrow (S A B S 705, Type 5) approved plaster sand to be used.
8) The minimum strength of the cement blocks shall be 3.5 MPa in accordance with S A B S 0400 and should be cured over 21 days prior to construction Mortar or concrete infill blocks to be minimum strength 12 MPa
9) Cement blocks shall be dry when laid Every effort shall be made to keep building blocks dry by stacking to permit free air circulation and by covering during rainy weather
10) Cement blocks for inside and outside walls be laid with 10 mm thick horizontal and vertical joints in class 2 mortar, 375 micron "brick-grip" damp-proof course to be built into external and internal walls at floor level, with minimum 150 mm lap
11) Brickwork shall comprise of welded fabric 6mm bar hard drawn galvanized wire of diameter not less than 2.9 mm laid apart by cross wires at 100 mm centres Provide brickforce in the first course above the floor slab and then every second course higher up in the wall Brickforce to be bent at right angles at corners and intersections
12) Completed block work shall be protected from direct rain penetration and shall only be painted when dry enough not to require a proprietary bonding agent
13) Roof ties with double strand of 4mm dia. galvanized wire shall be built at least 600 mm into the wall at each truss and be provided with sufficient play (2-3 ems), yet be secured adequately to prevent it from lifting off. Wire strands to be looped around the middle tie of the third last block before the roof, taken up within the hollow core of the following two blocks above and wrapped lightly around the truss with the ends of the wire rolled to lay flat
14) Pre-fabricated nail-plate roof trusses to be designed and certified by a professional engineer and erected in accordance with S A B S 0243
15) An eave extending 1.5 m beyond the perimeter of the house to be cleared of all refuse and vegetation This site shall be sloped away from the building so that no water will pond within 1.5 m around the building and the ground immediately around the house shall be sloped at least 30 mm over 1.5 m beyond the perimeter of the end Top soil containing grass and vegetation roots shall be removed from the area where the soil and apron will rest
16) Ensure that all manufactured materials are protected against rain, inspect all materials at delivery and take over from supplier
17) Door and window frames to be Meyrock, built in to walls with 300 mm long x 1.6 mm thick galvanised hoop iron lugs Lugs to be fixed to frames at block course heights before building in (minimum 3 lugs each side of window and 5 x lugs each side of door frame) Ends of lugs to be turned down and built in to block cores filled solid with mortar or infill concrete Windows, door frames and internal doors to receive 2 x varnish and the final coat thinned with 20% mineral turpentine Internal doors to receive one coat waterproof under coat plus two coats gloss enamel with colour as approved External junction of frames and wall to be sealed with silastic sealant
18) Provide 3 mm cross reeded obscure glass in bathroom window and 3 mm clear glass in other windows and putty with hardener for wooden frames

FLOOR

A1 Re-inforced concrete slab as per engineer's details Hand-float top of slab to a smooth and even finish to receive vinyl tiles
Top of slab must be a minimum of 150 mm above the stone level
A2 Floor to be covered with SABS approved 2mm thick vinyl tiles, laid in accordance with manufacturer's instructions on a smooth, dry surface

WALLS

B1 External walls to be 280 x 190x 140 mm cement MI blocks Wall to be 15mm smooth cement plastered both sides and painted with 2 x coats pastel tinted external PVA paint with colour to be approved on each side only Mortar beam filling to be finished against ties to seal off gap between roof and wall
B2 Internal walls to be 190 x 190 x 90 cement MI blocks Wall to be 15mm smooth cement plastered both sides and painted 2 coats PVA
B3 Bathroom walls and wall above sink to be painted with universal under coat plus two coats white gloss enamel to ceiling height in bathroom and to 1.5 m height in the kitchen

ROOF:

C1 "Double Roman" style Boscyk colour concrete roof tile on 38 x 38 soft wood battens and 38 x 50 soft wood tiling battens at maximum 320 mm centres fixed to manufacturer's specifications on 0,25mm underroof-tile membrane with minimum 150 mm overlaps.
C2 Ridge tiles to match roof tiles, fixed as per manufacturer's instruction
C3 17.5 degree pitched pre-fabricated nail-plate timber trusses at maximum 760 mm centres, designed, fabricated and erected in accordance to S A B S standard
C4 200 x 50 mm standard fibre cement barge boards fixed against 50 x 76mm soft wood battens fixed to gable ends, and 225 x 12mm fibre cement fascia fixed to rafter ends as per manufacturer's specification
Provide anodized aluminium barge board joiners Paint barge boards and fascia boards as for gable walls
C5 Gutters to be steel OG profile with square steel down pipes, fixed according to manufacturers instructions
C6 9.4 mm THick gypsum ceiling boards, galvanised steel nails at 300 mm centres to 38 x 38 soft wood branddering fixed to underside of tie beams at maximum 400 mm centres in one direction Fix 44 x 38mm soft wood cover strips over all sheets joints Fix 38 x 38mm soft wood brandering around edges for 75 mm gypsum cove cornice all round, galvanised steel nails at 300mm centres Prime nail heads with galvanised iron primer and finish ceiling with 2 x coats acrylic PVA 75mm THick x 750mm wide lightweight compressible mineral fibre insulation fixed on top of ceiling between trusses

CARPORT ROOF:

C7 Chromadek roof sheeting (colour to match roof tiles) on SA Pine purlins and beams as shown on plan
C8 Beams to be covered in columns using double strand of 4mmØ galvanised wire, with hook on end, cast 750mm deep into the concrete filling in the columns, and wrapped around the beam, anchored with 2 - 70mm nails

DOORS:

D1 External doors to be 813 x 2032 x 40mm FLAG hardwood or similar with 3 - lever S A B S approved mortise locks
D2 Internal doors to be 813 x 2032 x 32mm masonite faced hollow core door with 2-lever S A B S approved mortise lock.
D3 All doors to be fitted in 100 x 76mm rawsel standard double rebate door frames, using 100mm butt hinges

WINDOWS

W1 Standard type WBM 69-574 K 040 wooden top hung opening casements casement window with solid brass furniture
W2 Standard type WBM 129-1103 K 040 wooden top hung opening casements casement window with solid brass furniture
W3. Standard type WBM 1212-1103 x 1215 wooden top hung open outwards casement window with solid brass furniture

SANITARY FITTINGS:

S1 Plaster (or similar approved) floor level vc suite pedestal wash down pan with P-trap, 9 litres white plastic cistern complete with flushing mechanism, all connections and "Bellmatic" stop valve
S2 480 x 750 standard PVC sink with c/w galvanised bracket and clip, 40 dia waste outlet, rubber P-trap and single S A B S approved flat type 12 mm cp brass cold water tap top
S3 White PVC wash hand basin with c/w galvanised brackets and clip complete with 40 mm waste outlet, rubber P-trap and S A B S approved 12 mm flat type cp brass cold water top
S4 Standard 1700 x 700 white cast acrylic built-in bath tub on mortar bed complete with 40 mm waste outlet, and vac brass P-trap and S A B S approved 12 mm cold water cp brass top
S5 110 mm diameter uPVC drain pipes with a minimum fall of 1:60 maximum fall of 1:40 and a minimum cover depth of 450 mm
Provide inter bends at junctions
S6 40 mm diameter uPVC waste pipe connection.
S7 110 mm uPVC stub stack with 50 mm lead-safety vent valve
S8 20 mm Class 16 high density black polythelene (HDPE) water pipe laid in trench min 600mm below GL, connected to main water supply
S9 15 mm Polycop cold water pipe under plaster to all sanitary fittings inside building
S10 110 mm Concrete gulley with grating and top above

GENERAL.

G1 Provide 900 mm wide x 75 mm thick 10 MPa concrete apron with thickened toe and cast to slope away from wall. Cast in panels of maximum length of 2 m on selected filling (natural wall compacted to required levels
G2 All window and door openings to have precast concrete lintels, bearing at least 150mm on to the wall each side, with reinforcing in mortar bed/joint above
G3 CONNECTIONS.
Water sewer and stormwater connections to be made to municipality mains, as directed on site

ELECTRICAL: (By specialist contractor)

All electrical work to be in accordance with SANS 10142-1
Electricity connection from municipality supply is to be 3,5 KVA
PLUGS: 2 IN LOUNGE - 4 x 2
1 IN EACH BEDROOM - 4 x 2
1 IN KITCHEN AREA - 4 x 4
LIGHTS: 2 IN LOUNGE
1 IN EACH BEDROOM
1 IN KITCHEN AREA
1 IN BATHROOM
ALL CEILING MOUNTED WITH 1 WAY SWITCHING
STOVE: 1 x 40 AMP STOVE POINT IN KITCHEN
GEYSER 1 - 20AMP Isolator at the geyser
DB 12 WAY DB WITH 1 - 40A 1PCKLE + N) Main switch
2 - 20A MCBs (PLUGS) 1 - 15A MCB (LIGHTS)
1 - 20A MCB 1 PCK E + N (GEYSER), 1 - 63A Earth leakage
1 - 40A MCB (STOVE)

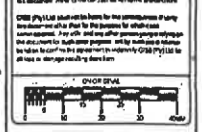
FENCE

1 Entire property to be fenced using 1.8m wide galvanized weldmesh and 1 line of 300mm wide barbed wire wire attached 2.24mm diameter galvanised high tensile wire attached to the posts and pulled tight to keep the fencing straight and true to line
2 2.5m long Y-section droppers, driven into the ground, are to be provided at maximum 3m centres
3 Corner posts, 2,5m long, (102mm diameter 2.6mm thick) are to be provided at each corner with 2 - 50mm diameter x 2mm thick stays, 2,4m long with the ends fastened and bent at 45 degrees with a 12mm diameter hole for bolting to the corner posts. 1 - 900mm wide pedestrian gate and a pair of vehicular gates, overall width of 2,5m, are to be provided, hung on posts as per the corner posts, complete with padbolts, and centre peg for vehicular gate
4 All steel parts are to be hot dip galvanized after manufacture
5 Gate and corner posts are to be buried 700mm in the ground in 10 MPa concrete 400 x 400 x 750 deep
6 Property to be fenced on all sides

FOR FOUNDATION DETAILS
SEE DWG J29017D/049

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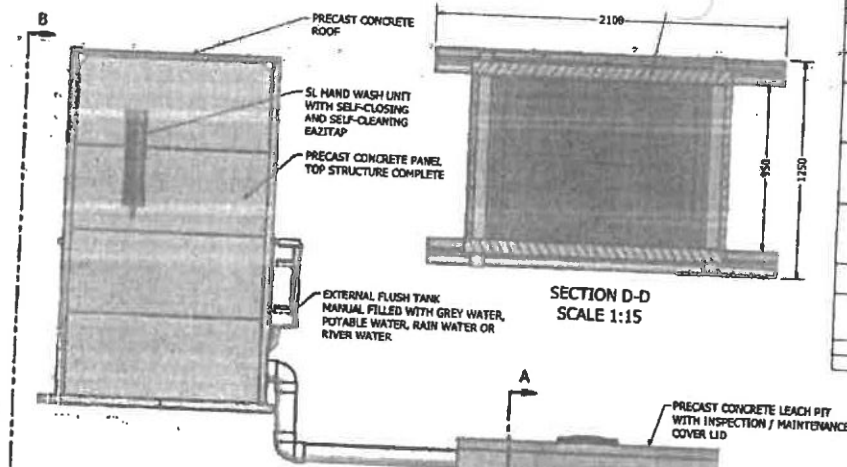
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GENERAL NOTES:

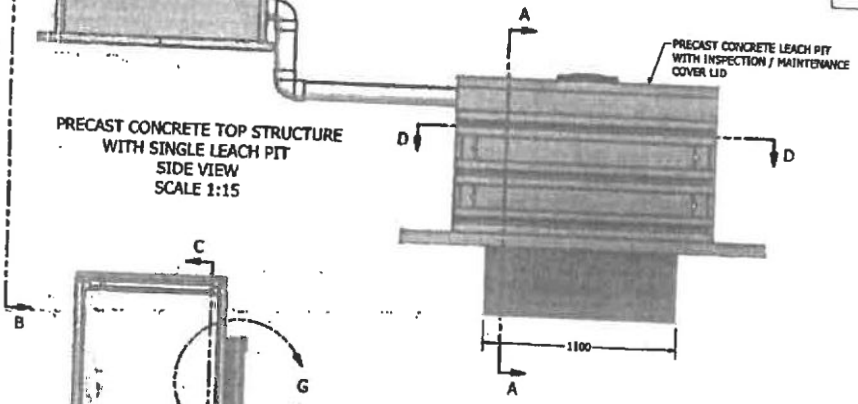
TYPICAL: 50m² URBAN HOUSE PLAN

P:\J29017D_WIP\CIVIL\DRAWINGS\Twofold\Drawings\Issue\Issue1\J29017D - 047 - 049 - RD 60x8 Tues 1 & 2.DWG 1:1 - JEETESH BHIKA 23/07/2015 09:42:44 AM

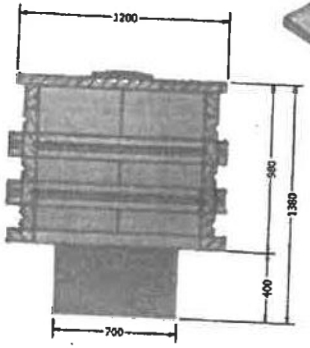


SECTION D-D
SCALE 1:15

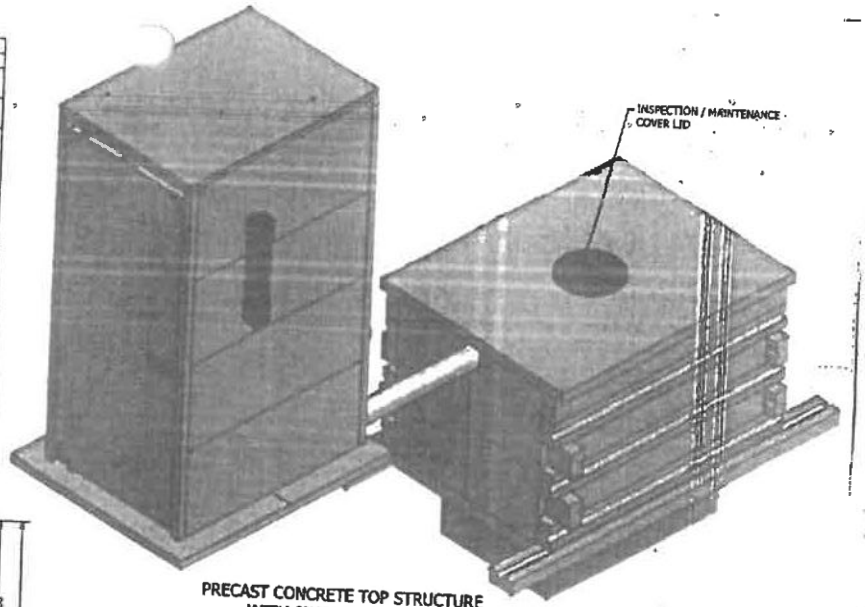
PARTS LIST		
ITEM	QTY	PART NUMBER
1	1	PRECAST CONCRETE TOP STRUCTURE
2	1	PRECAST CONCRETE LEACH PIT STRUCTURE
3	1	AGREMENT APPROVED HIGH DENSITY DOOR WITH DUAL OPERATION NYLON SAFETY LATCH
4	1	AGREMENT APPROVED EAZIFLUSH PEDESTAL (POUR FLUSH APPLICATION)
5	1	PRECAST CONCRETE COVER SLAB WITH INSPECTION / MAINTENANCE COVER LID
6	1	110mm WASTE PIPE PLUMBING KIT
7	1	EXTERNAL FLUSH TANK (MANUAL FILLING WITH WATER)
28	1	Cistern tank 3
29	1	Positioning



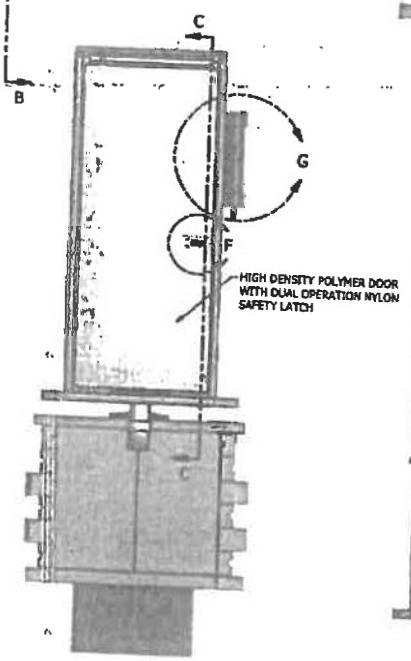
PRECAST CONCRETE TOP STRUCTURE
WITH SINGLE LEACH PIT
SIDE VIEW
SCALE 1:15



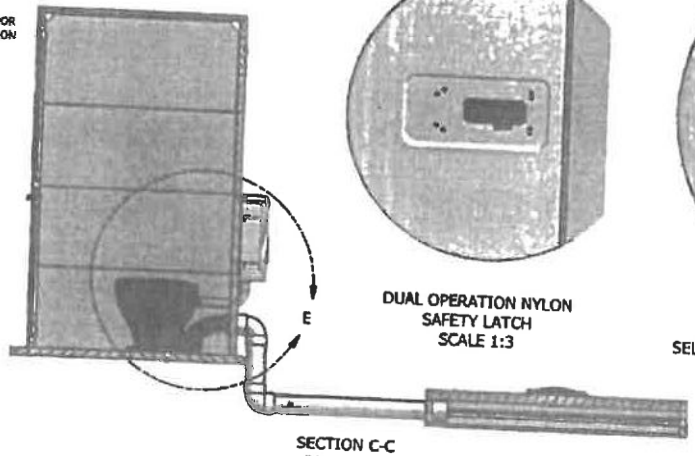
SECTION A-A
SCALE 1:15



PRECAST CONCRETE TOP STRUCTURE
WITH SINGLE LEACH PIT
ISOMETRIC VIEW
SCALE 1:12

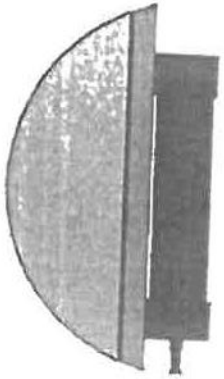


PRECAST CONCRETE TOP STRUCTURE
WITH SINGLE LEACH PIT
FRONT VIEW
SCALE 1:15

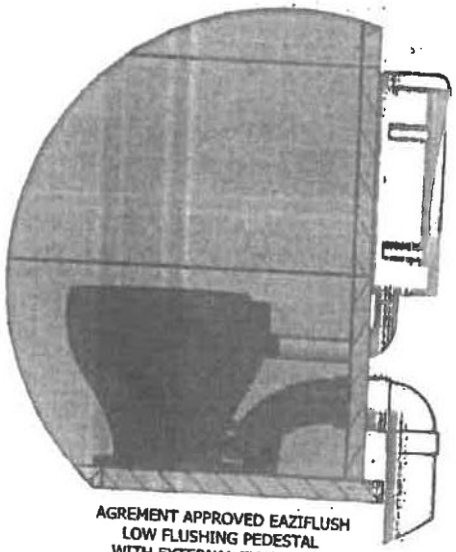


SECTION C-C
SCALE 1:15

DUAL OPERATION NYLON
SAFETY LATCH
SCALE 1:3



5L HAND WASH UNIT WITH
SELF-CLEANING AND SELF-CLOSING
EAZITAP
SCALE 1:5



AGREMENT APPROVED EAZIFLUSH
LOW FLUSHING PEDESTAL
WITH EXTERNAL FLUSH TANK
SCALE 1:6

TYPICAL: PLAN OF ISBT TOILET