



TWK 2 CLOSED QUOTATION

LL 05/2025/26 – APPOINTMENT OF A CONTRACTOR TO COMPLETE HOUSES IN GRABOUW, HILLSIDE PHASE 1

CLOSING DATE: 29 SEPTEMBER 2025	CLOSING TIME: 12:00
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NAME OF BIDDER* :

ADDRESS* :

:

:

TEL NUMBER* :

FAX NUMBER* :

E MAIL* :

CENTRAL SUPPLIER DATABASE REG NO* :

B-BBEE LEVEL OF CONTRIBUTION* :

QUOTATION AMOUNT (VAT INCLUDED) * :

Prepared by:
Theewaterskloof Municipality
6 Plein Street
P.O.Box 24
Caledon
7230
Telephone: +27 (28) 2143300
Fax: +27 (28) 2141289
Website: www.twk.gov.za

Dear Sir/ Madam

REQUEST FOR FORMAL WRITTEN PRICE QUOTATIONS

QUOTATION NUMBER: LL 05/2025/26

Kindly furnish us with a written quotation for:

APPOINTMENT OF A CONTRACTOR TO COMPLETE HOUSES IN GRABOUW, HILLSIDE PHASE 1.

The detailed project description and schedules are attached or can be obtained from Mr. L. Litholi at

Tel: 028 2143300 or e-mail: Landileli@twk.org.za, as well as technical enquiries.

A formal quotation must be submitted on the letterhead of your business and must have attached all relevant signed schedules and additional information as requested. Failure to do so will result in the quotation to be rejected. The quotation must be in a sealed envelope and clearly marked: **Tender Box No 2**, for attention:

LANDILE LITHOLI, QUOTATION NO: LL 05/2025/26 and the service provider's name and address. Quotations will not be accepted if they don't comply with the marking instructions. Quotations must be placed in tender box **No. 2** at the **Main Entrance** of Theewaterskloof Municipality, 6 Plein Street, Caledon by no later than **12:00** on **Monday, 29 September 2025, immediately after which the quotations will be opened, and the opening results will be published within 3 days after the closing date on the Theewaterskloof Municipality's website.**(www.twk.gov.za).

Compulsory Site Meeting:

- **A compulsory site meeting will be held on Tuesday, 23 September 2025; and**
- **Attendees are to meet at the 23 Arbor Street, Grabouw, 7160 (Town Office) at 10am.**
- **15-minute grace period will be allowed till 10:15 for bidders to join.**

1. Standard Conditions of Quotation:

The following conditions will apply:

- a) Quotations must be completed in handwritten non-erasable black ink.
- b) Price(s) quoted must be valid for the duration of the contract.
- c) Price(s) quoted must be firm and must be inclusive of VAT, clearly indicating Price, VAT and Total Price.
- d) **Works to be completed within 3 weeks from date of official order.**
- e) This quotation will be evaluated in terms of the 80/20 preference point system as prescribed in the Preferential Procurement Regulations of 2022 and for this purpose the **MBD 2, MBD 4, MBD 6.1, MBD 8 & MBD 9** forms which are available on the Municipal Website www.twk.gov.za must be completed and submitted together with your quotation subject to the test for administrative compliance.
- f) The successful provider will be the one scoring the highest points.
- g) A **Valid Tax Compliance Status Pin Certificate** and a copy of your **latest Municipal Account / Lease Agreement** must be attached to your quotation subject to the test for administrative compliance.
- h) **Council may accept a quotation in full, partially or not at all.**
- i) Payments will be made not later than 30 days, after the receipt of a tax invoice.
- j) Invoices must not be issued before goods / services have been supplied / rendered.
- k) The General Conditions of Contract will apply to this quotation.
- l) Calculation errors will be corrected by the Municipality by using the unit prices.
- m) If a valid certified B-BBEE certificate, EME or QSE affidavit is not attached, it will be interpreted that the preference points for B-BBEE status level or contribution are not claimed.
- n) If a valid certified B-BBEE certificate, EME or QSE affidavit is attached and points are not claimed in terms of the MBD 6.1, it will be interpreted that the preference points for B-BBEE status level or contribution are not claimed.
- o) Please note that the Municipality will not request a valid certified B- BBEE certificate or Sworn Affidavits if such is not attached to the bidders tender at closing date of this tender.

- p) The municipality reserves the right to appoint the bidder scoring first, second and third highest preference points at any time during the duration of the contract. When the tenderer scoring the highest points cannot perform on the contract, the municipality has the right to purchase from the tenderer scoring the second highest points and if the second highest points scorer cannot perform on the contract, the municipality reserves the right to purchase from the tenderer scoring the third highest points.
- q) No alternative offers will be accepted.

2. Bidders Obligations:

2.1 Eligibility Criteria

Only bidders who satisfy the following criteria are eligible to submit an offer: **(This is a requirement on submission of bid).**

2.1.1 Pricing Instructions

- In order to be considered for a contract in terms of this quotation, bidders are required to price on all items in the schedule of services required and sign to declare compliance.

2.1.2 Scope of Work and Specifications

- In order to be considered for a contract in terms of this quotation, the bidder must sign and declare compliance by **Schedule 1**.

2.1.3 National Home Builders Registration Council (NHBRC)

- In order to be considered for a contract in terms of this quotation, bidders must be actively registered with National Home Builders Registration Council (NHBRC). Proof must be attached to **Schedule 2**.

2.1.3 Construction Industry Development Board (CIDB)

- In order to be considered for a contract in terms of this quotation, bidders must be actively registered with Construction Industry Development Board (CIDB) at General Building grading not less than 1 (**1GB or higher**). Proof must be attached to **Schedule 3**.

2.1.4 Compulsory Site Clarification Meeting

- In order to be considered for a contract in terms of this quotation, bidders are required to attend the Compulsory Site Meeting. Failure to do so will result in being disqualified for further evaluation

3. The Employer's Undertakings

3.1 Tests for Administrative Compliance

Bidders may be found non-compliant if, inter alia: (these documents may be requested)

- The bidder has failed to complete and sign and attach requested information to all schedules not excluded in eligibility criteria;
- The bidder has failed to submit the MBD 2, MBD 4, MBD 8 and MBD 9 forms;
- The bidder has failed to submit a municipal account of where the head office of the company is registered or in case where the premise is leased, the bidder has failed to provide a copy of the lease of the premise;
- The bidder has failed to submit a valid Tax Compliance Status Pin Certificate, a valid Tax Compliance Status Pin Certificate may be requested; and
- The bidder has failed to submit a valid certified B-BBEE certificate or sworn affidavits, whereas points were claimed and a copy of certificate or affidavit was supplied, a certified copy of the B-BBEE certificate or sworn affidavit may be requested.

**NB: No quotations will be considered from persons in the service of the state
Failure to comply with these conditions may invalidate your offer.**

Yours faithfully

**SIGNATURE
SUPPLY CHAIN MANAGEMENT**

DATE: 18 September 2025

SCHEDULE OF SERVICES REQUIRED

(A) X (B) = (A) X (B)

<u>No</u>	<u>DESCRIPTION:</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>RATE</u>		<u>PRICE</u>	
				<u>R</u>	<u>C</u>	<u>R</u>	<u>c</u>
1	<u>FOUNDATION</u>	-	-				
1.1	Complete the floor screed on units (as per drawings)	m2	240				
2	<u>WALLS (Internal and External)</u>	-	-				
2.1	Repair plastering and complete incomplete plastering	m2	10				
2.2	Paint internal and external walls (2 coats)	m2	40				
2.3	Seal expansion joints with approved sealant	m	20				
3	<u>FIRST FLOOR SLABS</u>	-	-				
3.1	Seal joints with approved sealant	m	30				
3.2	Paint the topslab using paint approved	m2	20				
3.3	Construct Wooden Stair (as per design)	no	8				
4	<u>PLUMBING AND DRAINAGE</u>	-	-				
4.1	Repair, replace and complete plumbing (as per plan)	No	17				
4.2	Extend 110mm sewer pipe closer and connect to house connections	m	6				
4.3	Install Sink (including tap and storage space)	No	14				
5	<u>DOORS AND FRAMES</u>	-	-				
5.1	Repair, realign and/or replace damaged doors and install wooden weather seal on external doors. (labour only)	No	17				
6	<u>ELECTRICAL</u>	-	-				
6.1	Complete the outstanding Electrical works, including plugs, DB box, Lights as well as the cables to the Western Cape Minimum Norms and Standards and South African National Standards.	No	17				
7	<u>ROOF STRUCTURE</u>	-	-				
7.1	Repair and replace wood structure members (tilted battern)	No	15				
7.2	Install Barge boards and fascia boards (as per drawings)	No	14				
7.1	Repair existing roof tiles, nail the first 2 rows.	No	10				
				Sub total			
				Contingencies @ 5%			
				Sub total			
				VAT @15%			
				TOTAL			

DELIVERY ADDRESS:

Theewaterskloof Municipality
Caledon
7230

We, the undersigned, do hereby declare that these are the properly priced Bill / Schedules of Quantities forming part of this Contract Document containing Pages in consecutive order upon which my/our Tender for Quotation No: **LL 05/2025/26 – APPOINTMENT OF A CONTRACTOR TO COMPLETE HOUSES IN GRABOUW, HILLSIDE PHASE 1**, has been based.

My/our total Contract Price for this work and above items (Total) is (in words)

.....

.....

.....
SIGNED ON BEHALF OF BIDDER:

NAME OF BIDDER:

DATE:

<p style="text-align: center;">SCHEDULE 1: SCOPE OF WORKS AND SPECIFICATION</p>

Scope of Works

1. Foundation

- 1.1. Construct an Apron slab as per the building plans detail using minimum 20/19 MPa unreinforced concrete, rough floated finish and 2% slope away from the house.
- 1.2. Complete floor screeds on all floors as per building plans including steps.

2. Walls (Internal and External)

- 2.1. Repair and complete plastering and window seals according to the Western Cape Government Minimum Norms and Standards.
- 2.2. Paint walls with water paint on color approved by the Project Manager.
- 2.3. Seal all construction/expansion joints using the water-resistant sealant.

3. First floor slabs

- 3.1. Seal joints on slab, plaster around electrical openings and seal.
- 3.2. Paint the slab to color approved by the Project Manager.
- 3.3. Construct wooden staircase as per the Western Cape Government Minimum Norms and Standards and South African National Standards. Design attached.

4. Plumbing and drainage

- 4.1. Install all the plumbing and drainage as per the building plan as well as the Western Cape Minimum Norms and Standards.
- 4.2. Extend main lines where mainlines are more than 10m away from the building.
- 4.3. Connect to the main lines and test the taps
- 4.4. Install sink with tap and cupboard.

5. Doors and Frames

- 5.1. Repair and/or replace damaged doors and install wooden weather seal on external doors.

6. Electrical

- 6.1. Complete the outstanding Electrical works, including plugs, DB box, Lights as well as the cables to the Western Cape Minimum Norms and Standards and South African National Standards.

7. Roof Structure

- 7.1. Repair and replace roof structure members damaged
- 7.2. Install barge boards and fascia boards as per Western Cape Government Minimum norms and standards.
- 7.3. Repair existing roof tiles and match existing tiles. Nail in the first 2 row of the tiles throughout the perimeter of the roof.

Specification

All construction methods, materials & workmanship to comply with relevant SABS/SANS codes of practice, SANS 10400 (including XA), NBR and the Technical & General Guidelines and Part 3 of the National Housing Code.

If the bidder fails to sign this schedule, it will be interpreted that the bidder does not comply with the Scope of works and Specifications and therefore will be regarded as being not eligible.

I hereby declare that I comply with the Scope of Works and Specifications.

Name of Bidder

Signature on Behalf of Tenderer

Date

**SCHEDULE 2:
NHBRC REGISTRATION**

The bidder must attach NHBRC active registration certificate.

If the bidder fails to sign this schedule, it will be interpreted that the bidder does not comply with the NHBRC Registration Certificate and therefore will be regarded as being not eligible.

I hereby declare that I comply with the NHBRC Registration Certificate.

Name of Bidder

Signature on Behalf of Tenderer

Date

**SCHEDULE 3:
CIDB REGISTRATION (1GB)**

The bidder must attach CIDB certificate of 1GB or higher.

If the bidder fails to sign this schedule, it will be interpreted that the bidder does not comply with the CIDB Registration and therefore will be regarded as being not eligible.

I hereby declare that I comply with the CIDB Registration.

Name of Bidder

Signature on Behalf of Tenderer

Date

ANNEXURES

- (a) Western Cape Government: Department of Infrastructure Minimum Norms and Standards for Subsidised Houses**
- (b) Approved Building Plans**
- (c) Staircase Design**

Directorate: Professional &
Project Management Services
Enquiries: Mr Brian Verwey
Tel: 021 483 3961

The Chief Director: Human Settlements Implementation
Ms P Mayisela

Minimum Standards for Subsidised (BNG) Houses

April 2018

All new subsidized housing to comply with the following minimum standards;

1. General

- ☐ 1.1 All new houses must be enrolled with the NHBRC & comply with the Home Builders Manual and Guide.
- ☐ 1.2 All construction methods, materials & workmanship to comply with the relevant SABS/SANS codes of practice, SANS 10400 (including XA), NBR & the Technical & General Guidelines and Part 3 of the National Housing Code- this housing standards document must be seen as the Department's summary to the above.
- ☐ 1.3 Second hand materials will only be considered for Individual Subsidy Projects (second hand structural and electrical items are not allowed), it should be of an acceptable standard & must be approved by the Department / Local Authority.
- ☐ 1.4 Patented building systems to have Agrément S A certification & accepted by the NHBRC. All other relevant standards in this document shall apply.
- ☐ 1.5 All approved products must be installed / fixed strictly in accordance with the manufacturer's details / specifications.
- ☐ 1.6 All plans (including electrical) to be approved by the Department & Local authority before construction commences.

2. House Design

- ☐ 2.1 Minimum single storey house floor area shall be 40m² (outside dimensions / gross floor area).
- ☐ 2.2 Minimum double storey house floor area shall be 45m², with a 22.5m² foot print.
- ☐ 2.3 Minimum house floor area that caters for a wheel chair dependant disabled person shall be 45m². Provision should be made for special housing needs for physical disabilities in terms of the subsidy allowance.
- ☐ 2.4 Each house must have 2 bedrooms, a separate bathroom (including a shower or bath, hand basin & toilet) & a combined kitchen living area (including a sink).
- ☐ 2.5 House to be orientated to allow for maximum northern sun (windows to face north) & doors to face away from north-westerly rain.
- ☐ 2.6 Developers shall submit a Site Development Plan (SDP) to show the orientation of all houses including the position of the windows. (No plans will be approved without an approved SDP).

3. Strip footings

- ☐ 3.1 Minimum dimensions for strip footings must be: 600mm x 200mm (10 MPa concrete) [unreinforced] to be certified by a Competent Person (Structural).

- ☐ 3.2 Reinforced concrete (min 20 MPa) to be specified by a Competent Person (Structural).
- ☐ 3.3 Internal 140mm load bearing walls to be provided with a 600mm x 200mm (min 10 MPa) strip footing.
- ☐ 3.4 Internal non-load bearing walls to be provided with a 450mm x 200mm (10MPa) strip footing or a slab (25 MPa) thickening of the same size including steel mesh (ref. 193) across the whole slab. (The excavated area to be compacted).
- ☐ 3.5 Top of footing shall be minimum 200mm below NGL.
- ☐ 3.6 When footings are stepped, the overlaps shall be twice the thickness of the concrete (not closer than 1m from any corner).
- ☐ 3.7 No hand-mixes are allowed.

4. Raft foundations

- ☐ 4.1 Must be designed & certified by a Competent Person (Structural) for each house.
- ☐ 4.2 Must be designed with a minimum 10mm rebate at the top edge for the external wall to prevent water penetration onto the slab.
- ☐ 4.3 The "Finish" must be steel floated. If not, it must be finished with a 20mm steel floated screed.
- ☐ 4.4 Appropriate shuttering to be provided and approved by the Competent Person.

5. Foundation walls

- ☐ 5.1 On a sloping site, where the foundation wall height of a 140mm wide wall exceeds 400mm above FGL the wall shall be classified as a retaining wall and designed by a Competent Person (Structural).
- ☐ 5.2 Foundation walls to be filled with concrete (minimum 10 MPa) or as per engineer's details.
- ☐ 5.3 Mortar mix to be 1:1:6 (2x50kg cement: 2x50kg lime: 6 wheelbarrows sand).
- ☐ 5.4 Each layer to have brick force (2.8mm diameter).
- ☐ 5.5 Allow for 600mm x 75mm thick (10 MPa) concrete apron with movement joints not exceeding 2m (linear) on 100mm thick G7 quality material, compacted to 90% Mod AASHTO, around the perimeter of the building with a 150mm toe, brushed finished, falling away from house.
- ☐ 5.6 In S1, H1 & C1 soils the width of the apron to be the greater of 1000mm and the roof overhang plus 600mm, 75mm thick, joints at 2m or 100mm thick reinforced with mesh ref 100. Concrete to be 20 MPa in both cases.
- ☐ 5.7 Aprons to have a min slope of 2% away from the house.
- ☐ 5.8 Aprons may not be substituted with gutters.
- ☐ 5.9 Appropriate storm water management measures to be in place for each house upon completion (including the area in-between two adjacent house aprons).

6. Floor slabs

- ☐ 6.1 Floor slabs (unreinforced) shall be a minimum of 80mm thick and of 10MPa concrete. Reinforced slabs with ref 193 mesh to be 25 MPa concrete.
- ☐ 6.2 Floor slabs must be finished with a 20mm steel floated screed.
- ☐ 6.3 On flat and gently sloping sites, the floor slab level shall be a minimum of 150mm above the lowest top of kerb on the street boundary.
- ☐ 6.4 Movement joints to be provided wherever an unreinforced slab exceeds 4 linear meters.
- ☐ 6.5 A DPM of 250 microns must be laid on a 50mm sand bed under the slab or raft with 200mm overlaps & turned up around the perimeter.
- ☐ 6.6 The maximum height of fill beneath floor slabs measured at the lowest point shall not exceed 400mm unless certified by a Competent Person (Civil). Fill shall be moistened prior to compaction so that a handful squeezed in the hand is firm, but does not show signs of moisture. Fill shall be placed in un-compacted layers not exceeding 100mm in respect of hand compaction or 150mm in respect of compaction by mechanical means. Each un-compacted layer shall be well compacted before additional fill material is added. Compaction shall be such that in excess of 3 blows of

a dynamic cone penetrometer are required to penetrate 100mm of fill. Fill & compaction as per engineer's specification.

- ☐ **6.7** Drawings to show the internal & external difference in levels at each external door. If the difference in levels at external door, between floor slab & finished ground exceeds 200mm then steps needs to be provided on a 150mm thick footing & protruding 150mm on 3 sides with a brush finish & bull nosed at the front of the steps.
- ☐ **6.8** Slabs to be properly cured for 3 days by means of covering it with a layer of damp sand or DPM which covers the entire slab, air sealed at the periphery.

7. External walls

- ☐ **7.1** Single storey: minimum of 140mm wide hollow block walls with 3.5 MPa strength is required, double storey: minimum of 7 MPa (clearly identified) at lower level is required.
- ☐ **7.2** Cement blocks to be cured for 21 days.
- ☐ **7.3** Blocks shall be of a good standard with a high water absorption resistance.
- ☐ **7.4** Contractors shall provide the Department and Local Authority with certification on the above.
- ☐ **7.5** Mortar joints shall be shell bedded & not raked.
- ☐ **7.6** 375 micron DPC to be placed under all walls (DPM should not be used as DPC).
- ☐ **7.7** Brick force (wire of 2.8mm diameter) shall be placed in every 3rd course.
- ☐ **7.8** All openings larger than 400mm to have reinforced block work over openings.
- ☐ **7.9** In 140mm block wall u-blocks with 1 x Y10 steel bars filled with 20MPa concrete over openings between 400mm and 3000mm. (If CLISCO type windows & door frames with a span of up to 800mm is used, no lintel blocks are required).
- ☐ **7.10** Mortar (bedding and plaster) mix to be 1 volume cement x 1 volume unhydrated lime x 6 volumes of sand (2x50kg cement: 2x50kg lime: 6 wheelbarrows sand).
- ☐ **7.11** External walls to be plastered on both sides (min. 12mm thick). External walls to be plastered to 100mm below ground level with a v-joint at floor level.
- ☐ **7.12** Control joints on cement blocks to be placed in all walls exceeding 8 meters in length. Joints to receive & be pointed with an appropriate filler & sealant (a 1 x Y8 reinforcing bar on both sides of the movement joint filled with 20 MPa concrete).
- ☐ **7.13** Shared fire walls to be minimum 190mm block walls with openings filled with mortar or sand and to be built to underside of roof covering. No timber to breach the fire wall. The 50mm gap between purlin ends to be filled with mortar.
- ☐ **7.14** In terms of fire prevention regulations; no openings (windows & doors) of adjacent units should be closer than 1m.
- ☐ **7.15** Block work on both sides of the external door frame to receive a 1 x Y10 steel bar & the blocks filled with 20 MPa concrete (vertically) up to roof level.
- ☐ **7.16** The height of walling built in a day must not exceed 1.3m to 1.5m.

8. Multi-level housing

- ☐ **8.1** All suspended floor systems to be designed by a Competent Person (Structural).
- ☐ **8.2** Stairs: risers to be maximum 200mm high, treads to be minimum 250mm wide.
- ☐ **8.3** Winders: treads to be minimum 250mm wide in centre of the tread.
- ☐ **8.4** Stairs less than 900mm wide (with a minimum of 750mm), the balustrade must be removable to allow for furniture to be moved.
- ☐ **8.5** Balustrades to be 1m high with openings not to allow a 100mm diameter ball through.
- ☐ **8.6** Wooden staircases & balustrades to be PAR, smoothed, edges aristed and varnished (2 coats). SA Pine to have a structural grade S5 and a treatment class H2.
- ☐ **8.7** Where the stairs do not have solid risers, the treads must be 275mm with the 25mm overlap, producing 250mm clear distance.
- ☐ **8.8** The movement joint between the underside of the first floor slab & the plastered wall below must be pointed & filled with an approved sealant to form an acceptable neat junction.
- ☐ **8.9** Suspended precast hollow core concrete slabs to have 50mm thick screed (1 cement: 3,5 sand) with 100 ref. mesh over the full area.

- ☐ **8.10** The underside of a concrete deck to have a smooth finish with an approved edging. Block & Rib concrete slabs to be appropriately skimmed to ensure a smooth soffit finish.

9. Internal walls

- ☐ **9.1** Minimum of 90mm wide hollow block walls with 3.5 MPa strength are required.
- ☐ **9.2** Internal walls shall be bound to the external wall (intersection of internal wall with external wall) with 1.2mm x 32mm hoop iron (minimum length 700mm) every 2nd course and the joints pointed (trowel cut).
- ☐ **9.3** Internal wall to have brick force at every 3rd course (2.8mm diameter).
- ☐ **9.4** All internal walls to be plastered (min. 12mm thick) and finished with a trowel cut in the plaster at the connection with the external wall to create a movement joint on all surfaces. Mortar (plaster) mix to be 1 volume cement x 1 volume unhydrated lime x 6 volumes of sand.
- ☐ **9.5** 375 micron DPC to be placed under all internal walls at floor slab level.

10. Plumbing & drainage

- ☐ **10.1** Water supply pipes to be 15mm Ø min laid at a minimum depth of 450mm with an approved stopcock.
- ☐ **10.2** All soil drain pipes (110mm Ø) to have a minimum fall of 1:60 with minimum cover of 450mm with a vented, closed gulley, all waste pipes to be 40mm external diameter.
- ☐ **10.3** Two-way vent valve to be placed 150mm above the seal of the highest trap.
- ☐ **10.4** Rodding eyes to be installed at max distances, change of direction and fall (as prescribed in SANS/SABS).
- ☐ **10.5** Shower trays to have elevated floor walls (200mm min high), a standard trap with trap stop to facilitate washing of clothes, to be screeded / plastered and sealed (properly waterproofed with an approved sealer/tiles) up to 1.8m. Shower rose to be attached to an approved back plate.
- ☐ **10.6** Sink to be stainless steel, 800mm x 460mm min, 202 grade, 0.5mm thick (no troughs will be allowed) on a 20mmx20mmx2mm square tubing painted frame, attached to the wall.
- ☐ **10.7** Toilet pan & hand wash basin (min bowl size 210mm x 330mm) to be porcelain.
- ☐ **10.8** Sinks, basins and baths to be silicone pointed.
- ☐ **10.9** Appropriate devices such as water conserving taps (max 6l/min flow), low flow rate shower-heads (max 10l/min flow) & low-volume or dual flush toilet cisterns (standard flush of max 6 litres) to be installed.
- ☐ **10.10** All taps if fixed to the wall to be attached to an approved back plate (100mmx100mmx2mm galvanised steel).
- ☐ **10.11** An appropriate access panel (minimum 300mmx300mm), with a frame (38mm x 38mm SAP) & removable cover (6mm min f/c board), need to be installed to service the bath plumbing.
- ☐ **10.12** Plumbing (especially water supply) up to edge of building to comply with civil engineering minimum standards.
- ☐ **10.13** All plumbing pipes (including harnesses) to be secured to walls with appropriate brackets with the correct intervals.
- ☐ **10.14** All plumbing to conform to Local Authority by-laws.

11. Windows

- ☐ **11.1** Natural light area shall be a minimum of 10% & a maximum of 15% of the floor area per room.
- ☐ **11.2** Ventilation opening area shall be a minimum of 5% of the floor area per room.
- ☐ **11.3** Glass panes shall be in accordance with SANS 10400 N / SABS 0137-2000 code of practice.
- ☐ **11.4** All windows must conform to the mechanical performance criteria of SANS 613.



- ☐ 11.5 Wooden frames shall be of hard wood and approved by the Department / Local Authority before commencement of the works.
- ☐ 11.6 All window frames to be externally pointed all-round with an external waterproofing agent (silicone).
- ☐ 11.7 In the Southern Coastal Condensation Area (SCCA) steel window frames must be hot dipped galvanised (according to SANS/SABS 934 – CLASS Z250).
- ☐ 11.8 CLISCO type window frames to have a 1.00mm pre-galvanised double rebate pressed surround metal frame. Ventilators, mullions & glazed bars to be 3mm thick, hot rolled sections. (In SCCA to be galvanised according to SANS/SABS 934 – CLASS Z250).
- ☐ 11.9 All houses must be issued with a glazing compliance certificate on completion.

12. External doors and frames

- ☐ 12.1 Hardwood door frames dimensions shall be at least 50mmx75mm complete with a cill, treated with 3 coats of a reputable water based sealant before installation.
- ☐ 12.2 Metal door frames to be 1.0mm thick rebated, pressed steel surround frame (an in-situ or precast concrete cill must be used). In SCCA door frames to be galvanised according to SANS/ SABS 934-CLASS Z250.
- ☐ 12.3 Doors shall be of an approved hardwood, framed, ledged, braced, battened door or with a closed back or BB CLASS 1, full external use (may be directly exposed to weather once sealed), and presenting the SABS /SANS 545 mark, 40mm thickness, sealed on all 6 sides with 3 coats of reputable water based sealant, with a 3 lever lock set. Veneered covered engineered doors will not be allowed.
- ☐ 12.4 Door locks and handles to carry a 1 year guarantee against rust.
- ☐ 12.5 All houses must have 2 external doors.
- ☐ 12.6 External doors to be fitted with a properly sealed weather board (70mmx40mm).
- ☐ 12.7 No outward opening doors will be allowed unless it opens against a 1.8m high solid screen wall.

13. Internal doors and frames

- ☐ 13.1 Internal doors to be hollow core Masonite clad.
- ☐ 13.2 All door frames to be painted (1 x undercoat and 1 x enamel paint coat or 2 x coats varnish).
- ☐ 13.3 Metal door frames to be 1.0mm thick rebated, pressed steel surround frame coated with an approved anti-rust undercoat and 1 x enamel paint coat.
- ☐ 13.4 Doors to be painted or varnished all-round (1 x undercoat and 1 x enamel paint coat or 2 x coats varnish).

14. Ceilings

- ☐ 14.1 All houses must have a 6.4mm gypsum plaster board or 4mm fibre cement board ceiling with an appropriate insulation for the climate zone nailed to 38mm x 50mm brading @ 450mm c/c, using 32mm serrated galvanised nails, laid to manufacturer's specifications, finished with matching cover strips and cornices. No clout nails permitted on f/c ceilings. Other ceiling systems to be approved by the Department / Local Authority.
- ☐ 14.2 Polystyrene only cornices not permitted. (paper covered polystyrene cornices will be accepted). No pieces (off-cuts) shorter than 1m linear will be permitted.
- ☐ 14.3 In zones 1, 2 and 4 the roof must have a minimum insulation value of 3.7, 3.4 and 3.7 R-value [upwards] respectively.
- ☐ 14.4 No black XXX battens will be allowed.
- ☐ 14.5 Accessible roof spaces to receive a 600mmx600mm trap door.
- ☐ 14.6 Ceiling and trap door fixing detail to be indicated on house drawing.

15. Roof structure

- ☐ 15.1 The structure shall be designed by a Competent Person (Structural) or an accredited factory design system accepted by the Department.

- ☐ **15.2** Purlins or purlin-beams must have a minimum width of 50mm to accommodate the roof nail / screw.
- ☐ **15.3** All roofs to have fascia and bargeboards (wood: 225mmx22mm [treated to the appropriate class] or f/c: 225mmx12mm).
- ☐ **15.4** Where bargeboard cappings and sidewall flashings are used they must span at least 2 roof sheet ridges.
- ☐ **15.5** The roof structure must be anchored to the structure with 2 strands of galvanised wire (minimum 2.4mm diameter) or galvanised hoop irons (minimum 32mm wide & 1.2mm thick) directly under roof trusses or beams and anchored at least 600mm deep in the walls, including load bearing internal walls.
- ☐ **15.6** Pre-punched hoop iron are preferred since the trusses get damaged when nailing the normal hoop iron.
- ☐ **15.7** Wall plate (50mmx38mm) to be placed flush with the internal face of the 140mm external wall (this will allow for a 90mm block beam fill on the outside face).
- ☐ **15.8** Floor to ceiling height must be minimum 2400mm.
- ☐ **15.9** External ends of purlin beams and trusses to be treated with carbolinium before fascias are fitted.
- ☐ **15.10** Where solar geysers are to be installed, the roof design must make adequate provision for the additional load on the roof.
- ☐ **15.11** An A19 roof certificate to be issued by the developer/ contractor for every house on completion.

16. Roof covering

- ☐ **16.1** All fibre cement roof sheets to be asbestos free.
- ☐ **16.2** Galvanised steel roof sheets must comply with SANS/SABS 934 and be of CLASS Z275 galvanising in the SCCA and of CLASS Z200 for inland regions.
- ☐ **16.3** Zinalume 0.5 TCT minimum 150g/m² (AZ150) 550 MPa roof sheets are acceptable in the SCCA.
- ☐ **16.4** Roof sheets must be laid according to manufacturer's details and specifications.
- ☐ **16.5** Minimum pitch of roofs must be 6° (manufacturer's specifications prevail). Corrugated sheets minimum of 11°.
- ☐ **16.6** Roof must have a minimum overhang of 150mm and a maximum of 200mm on all sides. Gable walls to have a barge board with a 50mm overhang.
- ☐ **16.7** The last roof sheet fixing to be a maximum of 200mm from the end.
- ☐ **16.8** Beam filling to be done to underside of roof sheets.
- ☐ **16.9** Flashing to be an Agrément SA certified product.

17. External paint finish

- ☐ **17.1** External walls shall be painted with an active / valid Agrément SA certified external coating system.
- ☐ **17.2** Wooden doors, door frames & window frames must be treated with an approved paint sealant or varnished before installation (3 coats).
- ☐ **17.3** Mild steel window & external door frames (outside SCCA) must be treated with an approved anti-corrosive application / undercoat (anti-corrosive primer), & 2 final gloss enamel coats.
- ☐ **17.4** Fascias and bargeboards to be painted (approved undercoat and 2 final coats).

18. Electrical

- ☐ **18.1** Each house to receive standard basic electrical installation comprising a pre-paid meter with a distribution board, lights in each room (external light at each external door) & plugs to all living areas (the kitchen to receive a minimum of two double plugs).
- ☐ **18.2** No chasing is allowed into block work.
- ☐ **18.3** The electrical installation must comply with SANS/SABS 0142 (the code of practice for the wiring of premises) & the relevant municipal by-laws standards.
- ☐ **18.4** All installations to comply with the Departmental Electrical Minimum Standards Document. (Annexure A2)

- ☐ 18.5 All houses must be issued with an electrical certificate of compliance on completion.

Compiled:

B Verwey

Architect PC

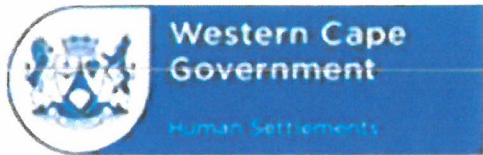
Date: 2018.03.27

Approved/Not ~~Approved~~:

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Chief Director: Human Settlements Implementation

Date: 28.03.2018



BETTER TOGETHER.

GENERAL TECHNICAL SPECIFICATION FOR THE MINIMUM STANDARD OF

ELECTRICAL INSTALLATION

FOR

HOUSING PROJECTS FUNDED / SUBSIDISED BY THE DEPARTMENT OF HUMAN

SETTLEMENTS

SEPTEMBER 2016

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APPENDIX A

ACRONYMS

PDoHS:	Provincial Department of Human Settlements
DoHS:	Department of Human Settlements
ECU:	Energy Control Unit
CIU:	Customer Interface Unit
SABS:	South African Bureau of Standards
SANS:	South African National Standards
SWA:	Steel Wire Armoured
PVC:	Poly Vinyl Chloride
XPLE:	Cross-linked Poly Ethylene
SSO:	Switched Socket Outlet
CFL:	Compact Fluorescent Light
TN-C-S:	An earthing, defined in SANS 10142-1, in which the neutral point of the supply transformer is connected directly to earth with the neutral and protective functions of the incoming supply being combined in a single conductor while in the consumer's installation the neutral and protective functions are serviced by separate conductors.
TN-S:	An earthing system, defined in SANS 10142-1, in which the neutral point of the supply transformer is connected directly to earth with the neutral and protective functions of both the incoming supply and the consumer's installation being serviced by separate conductors.
PEN:	A single conductor which serves as both a Protective Earth and Neutral.
DB:	Distribution Board
PP:	Pre-Paid meter
MCB	Miniature Circuit Breaker



1. INTRODUCTION

This general technical specification for the minimum standard of electrical installations for housing projects funded/subsidised by the DOHS:-

- Complements and clarifies the Electrical installation requirements laid out in the enhanced national norms and standards for the construction of Stand-Alone residential dwellings (April 2014)
- Is applicable throughout the province of Western Cape

If discrepancies exist between this General Technical Specification and the Project specific Specification, this General Technical Specification shall be followed unless authorised otherwise by PDoHS.

2. GENERAL

2.2. The Electrical installation in any dwelling covered by this specification must: -

- Comply with SANS 10142-1 (as amended)
- Conform to requirements of local supply authority (Eskom/Municipality). All relevant policies, standards or methods to be agreed and approved before work commences. Consultation prior to commencement of work to take place.

2.3 Metering

Each dwelling shall be fitted with its own pre-paid meter. The meter type (ECU, Split-meter (mains borne, wireless or pilot wire). Common base meter) shall conform to local supply authority standards and requirement.

Provisions shall be made in the dwelling for requirements of fitting the pre-paid meter CIU (Customer Interface Unit) as determined by the Supply Authority (Common Base, box for keypad)

The pre-paid meter must be supplied and commissioned by the supply authority or supplied, installed, set and commissioned strictly in accordance to the supply authority requirement and specifications.

For householders eligible for Free Basic Units, the Supply authority shall load the pre-paid meter with the initial Free Basic Units and shall then enable the householders to receive Free Basic units as decreed by National Policy.

2.3 Dwelling Supply Rating

The Supply will be single phase, 230 Volt nominal voltage with a 20 Ampere or 40 Ampere unless a higher capacity is required.



3. INSTALLATION REQUIREMENTS

3.1. Distribution Board Mounting

Distribution Board shall be mounted on the inside of the street-front wall unless agreed otherwise by PGWC.

3.2. Underground Service Connection Cables

Underground service connection cables are preferred and:-

The Supply Authority's service connection cable shall be preferably be installed in a 50mm PVC UG Sleeve and terminated in a junction box (250 mm high x 200 mm wide x 150 mm deep) built into the wall.

The end of the cable entry sleeve shall extend beyond any hardened apron situated outside the dwelling.

The service cable may, with the written permission of the PDoHS, be installed in a conduit surface mounted on the wall and terminated in a junction box (250 mm high x 200 mm wide x 150 mm deep) built into, or surface mounted on, the wall.

The Supply Authority's service connection cable installed from the Distribution kiosk to cable entry sleeve shall be buried in a trench at least 500 mm deep. The cable shall be covered with 100 mm of clean soil fill, free of any stones or items which could damage the cable, followed by the installation of "danger tape". The trench shall be properly compacted and backfilled.

3.3. Overhead Service Connection Cables

Where overhead service connection cables are used: -

The cable shall be fixed to a galvanised steel pigtail bolt, soundly fixed to the masonry of the dwelling.

Strain clamp fittings for the overhead cable shall be designed to safely clamp the cable and be suitable for the size of cable used.

From the Strain clamp, the cable shall be formed into a drip loop before being taken into a junction box through a suitable compression gland. It is not necessary for the cable to be cut and joined in the Junction box.

The overhead cable shall not, at any point between the supply pole and the fixing on the dwelling, be lower than 2.5 m above ground level.

4. MATERIALS AND FITTINGS

4.1 General

All materials used shall be new and only equipment bearing the SABS mark of approval may be used in any Provincial Housing Project.

Material not bearing such a mark shall be rejected unless it can be proved to PDoHS that it complies fully with the relevant SABS Specifications and written approval for its use has been received from PDoHS before installation.

The use of locally manufactured equipment is preferred and suppliers shall justify (in writing) the use of imported materials with proof of a: Letter of Authority (LoA).

4.2 Distribution Board

Distribution boards shall comply with the requirements of SANS 10142-1 and SANS 1765: LV switchgear and control gear assemblies (DBs) rated to be able to withstand a short circuit current of up to and including 10kA.

The distribution board shall have an IP 54 rating (or better).

The Distribution Board shall be mounted on the inside of the street-front wall unless agreed otherwise by PDoHS.

The distribution board shall preferably be flush mounted but may be surface mounted with the approval of PDoHS.

The distribution board shall be complete with all the equipment shown on one of the typical schematic diagrams in APPENDIX A or as approved by PDoHS.

Steel powder coated distributed boards are preferred and plastic moulded boards will be rejected unless they are manufactured from polycarbonate and to be fire retardant.

All electrical equipment fitted to the Distribution Board must be rated at 2,5kA or higher.

Single pole circuit breakers shall be fitted next to each other starting from the left of the distribution board (looking from the front).

Minimum size of a distribution board be at least a 13 module. Spare spaces shall be fitted with dummy circuit breaker covers.

All circuit Breakers and switch-disconnectors shall be of same make and type.

4.3. Switchgear (MCBs and switch disconnectors)

Switchgear shall comply with:-

SANS 60947-2: LV switch gear and control gear – Circuit breakers with energy efficient technology.

SANS 60947-2: LV switch gear and control gear – Switches, disconnectors, switch-disconnectors and fuse combinations units.

The main switch-disconnectors shall consist of a 2 pole (phase and neutral) switch with overcurrent rating to suit the supply capacity.

In Eskom supply areas: 20 Ampere (unless a higher rating is required by Eskom.

In City of Cape Town supply area: 40 Ampere

In other Municipal areas: 20 Ampere (unless a higher rating is required by Municipality)

MCBs and switch disconnectors to be rated for at least 2.5 kA.

PDoHS may require proof of compliance of switch gear with SANS 60947 before installation.

4.4. Earth Leakage Relay (ELR)

To comply with SANS 767 -1

Earth leakage device shall operate at 30mA leakage current.

Earth leakage device shall not incorporate overload protection.

Earth leakage device shall be rated for 63 Ampere load and 2.5kA fault current.

PGWC will require proof of compliance of switchgear with SANS 767 before installation.

4.5. Cables

Service Connection Cables

SANS 1507-1

The type (Copper / Aluminium), construction (concentric / SWA, PVC or XLPE insulation, with or without pilot cores) and size (4,6,10 or 16 mm²) of the Service Authority's (Eskom / Municipality) Service cable, installed from a distribution kiosk, must be approved and authorised by the Supply Authority before it is installed.

House Wiring Cables

SANS 1411

General purpose 600/1000 Volt PVC insulated copper conductors; flat twin and earth (or Surfix type);

2,5 mm² copper conductors shall be used for switched socket outlets
1,5 mm² copper conductors shall be used for lighting circuits

PVC insulated stranded copper wire shall be installed in PVC conduit, flat twin earth wiring may be used without having to be installed in conduit in roof spaces and above false ceiling.

Sizes of conductors shall not be rated lower than the circuit breaker protection as indicated in the main distribution board schematic diagram.

Generally conductor sizes shall be as indicated on the drawings and shall be in accordance with the loading of the appliance.

Cable terminations

Conductors terminated on bus bars or earth terminals shall have the stripped end firmly twisted then fitted with the correct sized crimping lug.

4.6 Conduit / Wireways

20 mm diameter PVC Conduit approved by SABS and accessories shall be used for lighting and power circuits.

More than one circuit may be run in a conduit however, only one circuit may be present in any outlet box and therefore switches for more than one circuit shall be housed in separate boxes.

Conduit shall be installed in the wall cavities and not surface mounted.

All points for power and lighting shall be shown on drawings.

4.7. Outlet Boxes

Generally outlet boxes shall be PVC, flush mounted in walls or underside of floor slabs and ceilings.

For lightning outlets: -

When cast in concrete or built into walls; Shallow round boxes with one or more side entries as required

In roof space above false ceilings or normal ceilings; Shallow round boxes with dome extensions

Steel beams and purlins (without ceiling); Shallow round boxes with dome extensions

For Switches: - (Switches shall not be installed horizontally)

One or 2 lever switches: 100 x 50 x 50 mm boxes

3 or 4 lever switches: 100 x 100 x 50 mm boxes

Switch 16A socket outlet (SSO): 100 x 100 x 50 mm boxes

Stove coupler socket; Shallow round box with one side entry

Stove Switch – disconnect: 100 x 100 x 50 mm boxes (The outlet box must be offset 600 mm from the vertical centre line of the stove).

Unused Outlets

Unused Outlets shall be fitted with blank cover plates.
Cover plates shall be white and secured by metal screws.

Earthing of metal outlet boxes:

All metal outlet boxes shall be earthed using 2.5 mm² green or green/yellow insulated stranded copper earth continuity conductor installed from the consumer's earth terminal in the main distribution board.

Round Metal outlet boxes shall be drilled and topped for 5 mm diameter brass screws.

Other outlet boxes may be earthed by terminating the crimped (lugged) end of the earth continuity conductor onto the boxes using self-tapping screws.

Earth continuity conductors looping at outlet boxes (and tails to switched sockets, etc) shall be twisted together and fitted with a crimping lug. (This is to ensure that the earth continuity conductor remains continuous if the switch, switched socket outlet box, etc, is removed).

4.8. Luminares and Lamps

Luminares (Light Fittings):

Light fittings shall have porcelain standard bayonet lamp holder and glass bowl.

All light fittings shall be rated at 100 watt but shall be fitted with 14 watt CFL lamp.

Light fittings shall be secured to wall or ceiling by at least 2 fixing screws.

Samples shall be provided and approved by PDoHS (or authorised representative) before ordering.

Light fittings shall be installed as follows:

In General areas (Bedrooms, Lounge, etc)
Ceiling or wall mounted, minimum 100 watt rating.

In Bathrooms
Ceiling mounted (if wall mounted, it shall be fixed to the wall opposite the bath/ shower) minimum 100 watt rating.

Outside
Wall mounted weatherproof bulkhead type, minimum 100 watt rating.

Lamps

Lamps to be of the Energy saving type CFL (integrated) and must bear the CE Mark of SABS approved mark.

CFL's to comply with:

- Standard B22 bayonet cap base
- 14 Watt rating
- Colour to be Warm White (2700 K)
- Tubular / stick lamp type
- 55 – 70 Lumens per watt
- 6000 hours expected minimum life
- 810 lumen output

4.9. Socket outlets and switches

Socket outlets shall be installed in a suitable and practical position.

Light switches shall be installed uniformed 100mm away from doors.

All switches, switched socket outlets, stove and water heater switch-disconnectors shall be SABS approved and the type is to be approved by PDoHS.

Switched socket outlets shall be 16Amp rated.

The use of locally manufactured equipment is preferred and suppliers shall justify (in writing) the use of imported materials with proof of a Letter of Authority (LoA).

4.10. Labelling

All labelling shall be in accordance with SANS 10142-1

Distribution board:

Engraved plastic labels shall be fitted beneath the MCBs and Earth Leakage unit identifying each circuit.

Labels shall be fixed to the front covers by approved methods.

The statutory safety notice shall be fixed beneath the main circuit breaker or main switch-disconnector.



5. SYSTEM EARTHING AND BONDING

The system earthing type (as defined in SANS 10142-1: Annex M, (which type is applicable is to be determined in writing from the local Supply Authority together with any specific earthing requirements / practices which may be relevant).

TN-C-S: For this type of System Earthing, the Consumer's earth terminal is connected to the Supply Authority's PEN (combined Protective Earth and Neutral) conductor.

A separate consumer's earth electrode is NOT required according to SANS 10142-1 but could be required by the local Supply Authority.

Consumer's Earth Electrode

The use of a separate earth electrode for each dwelling could be required by the local Supply Authority. This must be determined and agreed in writing before installation start.

When required, a 2.4m earth electrode is to be installed outside the dwelling directly in line with the Distribution Board.

A 4mm² (or larger) copper earth continuity conductor connecting the earth electrode to the earth bar in the Distribution board (consumer's earth terminal) shall be installed in a conduit between electrode and the distribution board.

No part of the earth electrode installation or the connection shall be exposed outside of the building.

All parts of the electrical installation (equipment, switches, wire ways, light fittings, etc) shall be earthed and bonded in accordance with SANS 10142-1.

6. MOUNTING HEIGHT OF EQUIPMENT

Mounting heights are measured from finished floor level (ffl) to the bottom of square boxes and to the centre of round boxes.

Unless shown otherwise on drawings, mounting heights shall be:-

Distribution board

Top of switchboard	2 000 mm above ffl
--------------------	--------------------

Exterior Wall lights

	2 100 mm above ffl
--	--------------------

Light Switches

	1 400mm above ffl and approximately 100 mm from door frames.
--	---

The distance between the door frame and the switch boxes shall be uniform throughout the dwelling.

Stove and associated Switch Disconnector (if installed)

Stove coupler	450 mm above ffl
Switch Disconnector	1 400mm above ffl (offset by 600 mm to the right from the stove connector)

16A Switched Socket outlets (SSO)

Generally	300 mm above ffl
Kitchen areas	1 100 mm above ffl

Interior wall lights

Lights vertical to the ceiling or wall mounted 2 000 mm above ffl

Energy Dispenser / CIU (Customer Interface Unit)

Energy Dispenser / CIU	Wall mounted and installed over 100 x 100 x 50mm box, on the left of the distribution board connected to it by 25 mm PVC conduit. Alternatively if the CIU is mounted on a common base; it shall be mounted below the distribution board (in-coming cable terminates on the Common Base)
------------------------	---

7. INSPECTION AND TESTING**Certificate of Compliance**

Prior to the commissioning of the internal electrical installation (dwelling), two Certificates of Compliance shall be issued and shall be for the following:

- 1) On completion of the electrical service connection cable where it connects onto the incoming **line terminals** of the consumer's main switch (known as the point of supply).
- 2) On completion of the internal electrical installation where the main conductors connect onto the outgoing load terminals of the main switch (known as the point of control)

The installation which must be tested and commissioned in accordance with SANS 10142-1: as amended.

8. REFERENCE TO THE ENHANCED NATIONAL NORMS AND STANDARDS FOR THE CONSTRUCTION OF STAND-ALONE RESIDENTIAL DWELLINGS (April 2014)**8.1. General**

In this PDoHS General Technical Specification, preference is for the use of standard distribution boards not having the built-in switched socket outlets and light switch.

For PDoHS Housing Projects, therefore, distribution boards, as described below shall be installed, unless otherwise authorised by PDoHS.

Conduits shall be installed below the surface of the walls unless prior approval has been obtained from PDoHS for them to be surface mounted.

Note that as the walls may not be chased, the conduits and boxes must be "built in" as the walls are being constructed.

If the Electrical Contractor damages the building, he shall be liable for the cost of 'making good', unless the damage resulted from the building contractor not completing the works in accordance with the approved drawings.

8.2. The Minimum Standard 40m² Subsidy Dwelling:

"A standard basic installation comprising a pre-paid meter with a distribution board and lights and socket outlets to all living areas of the dwelling"

The electrical installation shall consist of:-

- 1 x 13 Module distribution board, which shall be fitted with: -
 - 1x Main Switch Disconnecter – 2 pole: phase and neutral
20 or 40 ampere fast curve unless a higher rating is required (Main Switch to be equal to the supply capacity)
 - 1 x Earth leakage protection relay;
30 milliAmpere,
with no overload.
 - 2 x MCB – for switched socket outlet rated at 20 Ampere
 - 1 x MCB – for lightning – 10 Ampere
- 5 x Double switched socket outlets – 1 in living area;
2 in kitchen area and
1 in each bedroom (2 bedrooms)
- 7 x Light fittings – 2 x outdoor / 5x indoor (Bulkhead or ceiling/wall mounted as applicable) – rated 100 watt (fitted with 14 watt CFL)

For Duplex (double storey) units: -

The light above the staircase shall be controlled from both upstairs and downstairs (2-way switches required)

There shall be 7 x Light fittings- 2 x outdoor/ 6 x indoor.
(Bulkhead or ceiling/wall mounted as applicable) – rated 100 watt (fitted with 14 Watt CFL lamp)

8.3. The Special Dwelling for Disabled Persons Dependant on Wheelchair Use:

"A standard basic installed comprising a pre-paid meter with a distribution board and lights and socket outlets to all living areas of the dwelling"

The electrical installation shall consist of:

- 1 x 13 Module distribution board, which shall be fitted with: -
 - 1 x Main Switch Disconnecter – 2 pole: phase and neutral
20 or 40 ampere fast curve unless a higher rating is required (Main Switch to be equal to the supply capacity)
 - 1 x Earth leakage protection relay;
30 milliAmpere,
With no overload.
 - 2 x MCB – for switched socket outlets rated at 20 Ampere
 - 1 x MCB – for lightning – 10 Ampere
- 5 x Double switched socket outlets – 1 in living area
2 in kitchen and
1 in each bedroom (2 bedrooms)
- 7 x Light fittings – 2 x outdoor/5 x indoor
(Bulkhead or ceiling mounted as applicable) –
rated 100w (fitted with 14watt CFL)

8.4. The Dwelling Designed For Provision To Approved Military Veterans ($\geq 50\text{m}^2$ gross floor area)

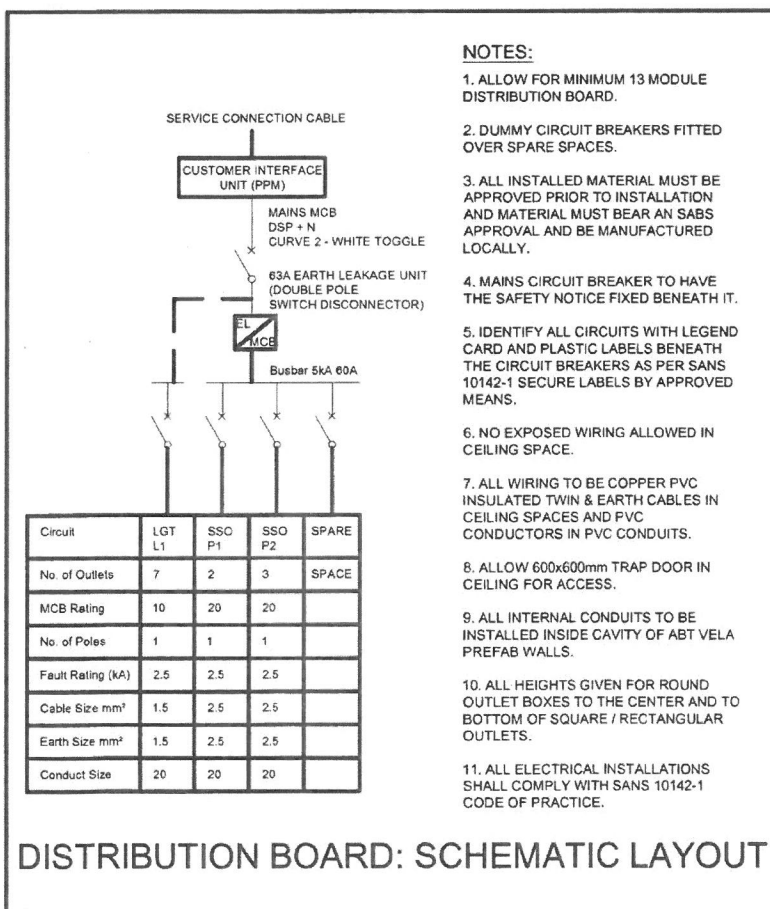
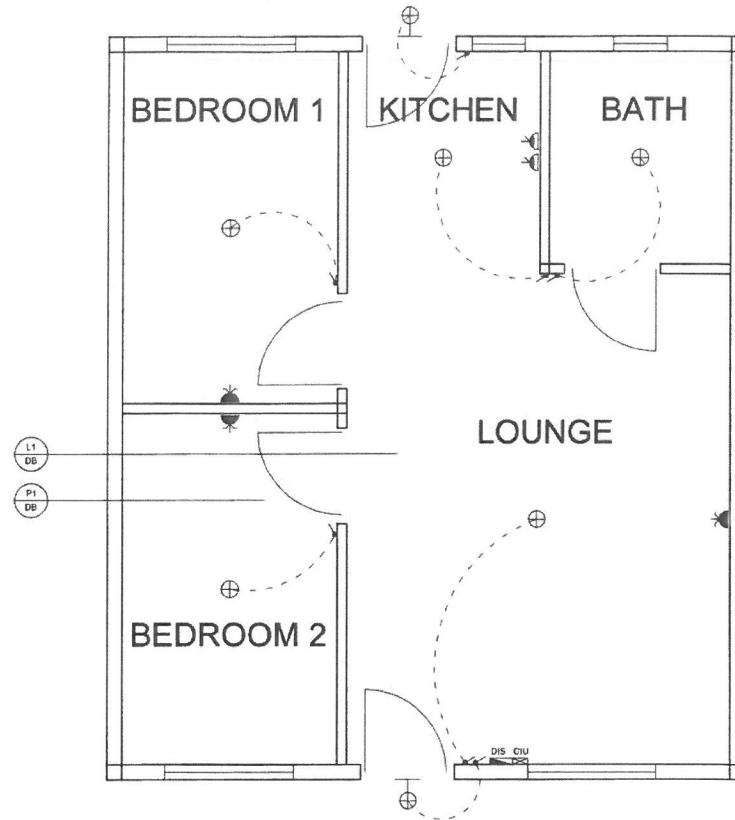
(includes solar water heating device)

"Basic Electricity installation comprising at least one light in each room, 2 lights in the combined kitchen/living area, an electrical socket outlet in each bedroom and 2 socket outlets in the combined kitchen / living area"

The electrical installation shall consist of: -

- 1 x 13 Module distribution board, which shall be fitted with: -
 - 1 x Main Switch Disconnecter – 2 pole: phase and neutral
20 or 40 ampere fast curve unless a higher rating is required. (Main Switch to be equal to the supply capacity)
 - 2 x MCB – for switched socket outlets rated 20 Ampere
 - 1 x MCB – for lightning – 10 Ampere
- 5 x Double Switched socket outlets – 1 in the living area;
2 in the kitchen and
1 in each of the 2 bedrooms.
- 7 x Light fittings – 2 x outdoor/ 7 x indoor
(Bulkhead or ceiling mounted as applicable) –
rated 100 watt (fitted with 14 watt CFL)
- For Duplex (double storey) units: -
The light above the staircase shall be controlled from both upstairs and downstairs (2-way switches required)
- There shall be 8 x light fitting – 2 x outdoor/ 6 x indoor
(Bulkhead or ceiling/wall mounted as applicable)
– rated 100 watt (fitted with 14 watt CFL)

APPENDIX B: SINGLE STOREY: TYPICAL ELECTRICAL INSTALLATION

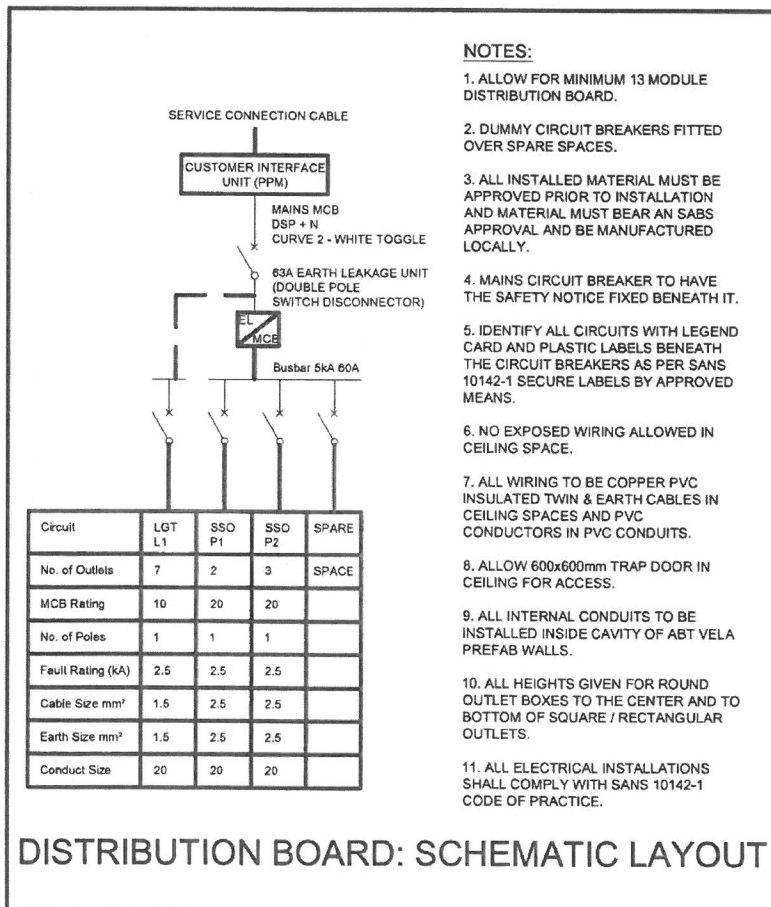
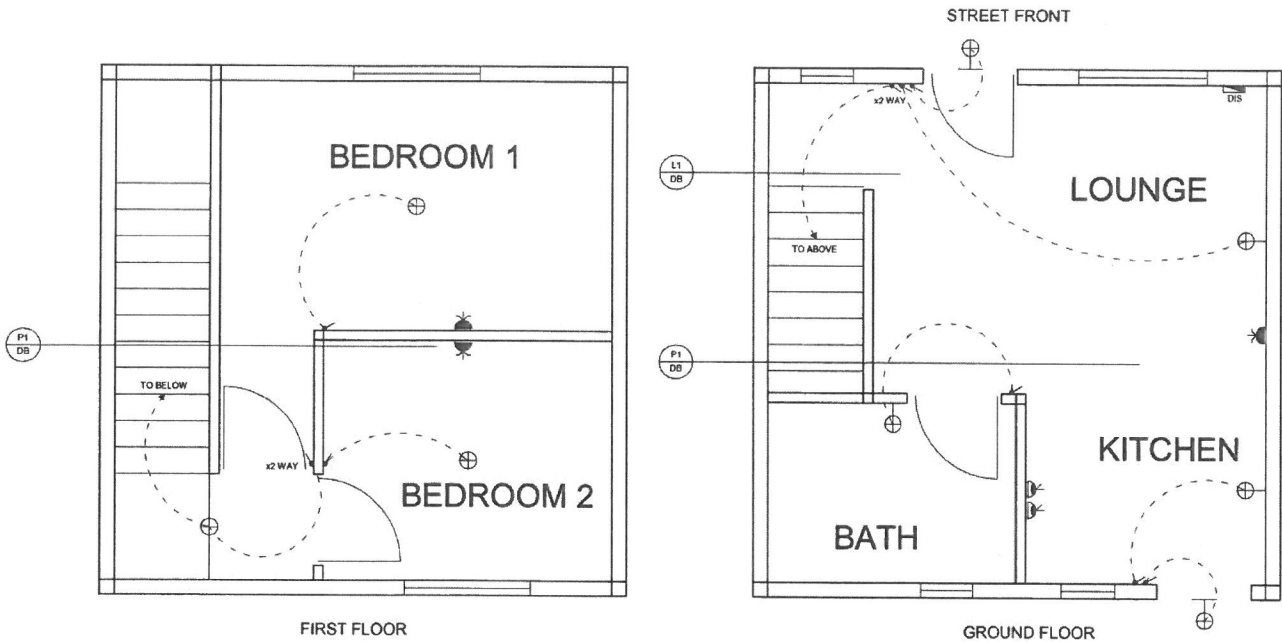


ELECTRICAL LEGEND:

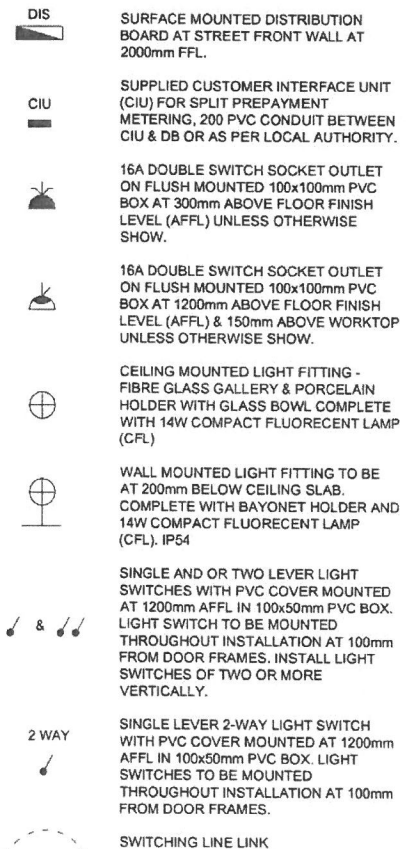
DIS	SURFACE MOUNTED DISTRIBUTION BOARD AT STREET FRONT WALL AT 2000mm FFL.
CIU	SUPPLIED CUSTOMER INTERFACE UNIT (CIU) FOR SPLIT PREPAYMENT METERING, 200 PVC CONDUIT BETWEEN CIU & DB OR AS PER LOCAL AUTHORITY.
16A DOUBLE SWITCH SOCKET OUTLET ON FLUSH MOUNTED 100x100mm PVC BOX AT 300mm ABOVE FLOOR FINISH LEVEL (AFFL) UNLESS OTHERWISE SHOW.	
16A DOUBLE SWITCH SOCKET OUTLET ON FLUSH MOUNTED 100x100mm PVC BOX AT 1200mm ABOVE FLOOR FINISH LEVEL (AFFL) & 150mm ABOVE WORKTOP UNLESS OTHERWISE SHOW.	
CEILING MOUNTED LIGHT FITTING - FIBRE GLASS GALLERY & PORCELAIN HOLDER WITH GLASS BOWL COMPLETE WITH 14W COMPACT FLUORESCENT LAMP (CFL)	
WALL MOUNTED LIGHT FITTING TO BE AT 200mm BELOW CEILING SLAB. COMPLETE WITH BAYONET HOLDER AND 14W COMPACT FLUORESCENT LAMP (CFL). IP54	
SINGLE AND OR TWO LEVER LIGHT SWITCHES WITH PVC COVER MOUNTED AT 1200mm AFFL IN 100x50mm PVC BOX. LIGHT SWITCH TO BE MOUNTED THROUGHOUT INSTALLATION AT 100mm FROM DOOR FRAMES. INSTALL LIGHT SWITCHES OF TWO OR MORE VERTICALLY.	
SINGLE LEVER 2-WAY LIGHT SWITCH WITH PVC COVER MOUNTED AT 1200mm AFFL IN 100x50mm PVC BOX. LIGHT SWITCHES TO BE MOUNTED THROUGHOUT INSTALLATION AT 100mm FROM DOOR FRAMES.	
SWITCHING LINE LINK	

Handwritten signature/initials

APPENDIX C: DOUBLE STOREY: TYPICAL ELECTRICAL INSTALLATION









ELECTRICAL LEGEND:



AR



12. PLUMBING:
WATER PIPES TO BE 15mmØ POLYCOPE Laid at a minimum depth of 450mm WITH A SINGLE STOPCOCK.
ALL SOIL DRAINPIPIES 110mm Ø TO HAVE A MINIMUM FALL OF 1:60 WITH MINIMUM COVER OF 450mm WITH A VENTED CLOSED GULLY.
ALL WASTE PIPES TO BE 40mm EXTERNAL DIAMETER
13. PAINT FINISH:
EXTERNAL WALLS SHALL BE PAINTED WITH 2 COATS PVA / ACRYLIC WATER RESISTANT PAINT AS PER MANUFACTURER'S SPECIFICATION.
EXTERNAL DOORS SHALL BE PAINTED WITH TWO COATS WOOD SEALER (VARNISH).
14. PLASTER:
EXTERNAL WALLS TO RECEIVE 1 COAT 12mm PLASTER.
15. GENERAL:
LIGHT AREA - MIN 10% OF FLOOR AREA
VENTILATION - MIN 5% OF FLOOR AREA
PROVIDE AIRBRICK PER HABITABLE ROOM.
CAVITIES TO BE CLOSED AT TOP BELOW WALL PLATE LEVEL AND CONCRETE FILLED BELOW DPC LEVEL.
THE TOP 3 COURSES OF BLOCK WORK BELOW THE WALL PLATE TO BE SOLID PLUS 3 COURSES OF BRICKFORCE.
ALL SINKS AND WASH HAND BASINS TO HAVE TILED FLASHBACK OF MINIMUM 450mm.
ALL SHOWER AREAS TO HAVE AN OIL BASED PAINT FINISH.
ANY FOUNDATION WITHIN 1250mm OF A DRAINLINE TO BE AT OR BELOW THE LEVEL OF SUCH DRAINLINE, FFL OF DWELLING TO BE MIN. 250mm ABOVE B.O.F. AT SEWER CONNECTION.
GLAZING OF ANY DOORS OR WINDOWS WHICH EXCEED 1sq.m. IN AREA OR IS LESS THAN 500mm FROM FFL MUST BE SAFETY GLAZED AS PER SANS 10400.
16. PROVIDE CONTROL JOINTS IN EXTERNAL WALLS EVERY 6m.
EXTERNAL DOORS TO HAVE 3-LEVER MORTISE LOCKSETS
COMPLETE WITH SABS APPROVED DOOR HANDLES.
INTERNAL DOORS TO HAVE 2-LEVER MORTISE LOCKSETS
COMPLETE WITH SABS APPROVED DOOR HANDLES.
PLASTER WORK ON INSIDE TO RECEIVE "TROWEL CUT" IN THE CORNERS WHERE THE INSIDE WALLS MEET UP WITH EXTERNAL WALLS.

ELECTRICAL:	
	Ceiling light point - 100 Watt
	30 amp wall plug - As per Sans 10142-1 Reg 16.15.1.1.1C
	Light switch
	Watertight light - 100 Watt
	Distribution board - 12 Module
	Outside Junction Box

1. FOUNDATIONS: CONCRETE FOUNDATIONS TO ALL BRICKWORK TO BE MIN, 200mm x 600mm MASS CONCRETE ALL TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
2. FLOORS: FLOOR FINISH AS INDICATED ON DRAWINGS ON 30mm SCREENED ON 75mm CONCRETE SURFACE BED ON 250 MICRONDAMP PROOF MEMBRANE ON WELL-COMPACTED CLEAN SAND FILL.
3. WALLS: 140mm CONCRETE BLOCK WALLS EXTERNALLY 90 CONCRETE WALLS INTERNALLY, ALL ON CONCRETE FOUNDATIONS SPECIFIED ELSEWHERE.
4. SKIRTINGS:
N/A
5. CILLS:
PLASTERED CILLS INTERNALLY.
6. U-BLOCKS:
PROVIDE U-BLOCKS TO ALL OPENINGS UP TO 3000 WIDE, LAID TO MANUFACTURER'S SPECIFICATION. ALLOW 3 ROWS OF BRICKWORK TO ALL WALLS ABOVE U-BLOCKS.
7. CEILINGS:
TAPED AND PAINTED 6.4mm RHINOBOARD CEILINGS ON 50 x 38 BRANDERLING AT 400mm CENTERS.
WITH 76mm COVED RHINO CORNICE.
8. ROOF:
SEE ROOF NOTES ON SECTIONS RAFTERS TIED DOWN TO WALLS WITH 1.2mm X 30mm GALVANIZED HOOP IRON STRAPS OR 2 STRANDS 4mm WIRE EMBEDDED 400mm INTO BLOCKWORK. WHERE APPLICABLE, PROVIDE 114 x 38 DIAGONAL BRACING AT 45° NAILED TO UNDERSIDE OF RAFTER AT EACH END AND IN BOTH PLANES. GABLE END WALLS TIED BACK TO ROOF STRUCTURE WITH GALVANIZED HOOP IRON STRAPS 3mm x 30mm AT 600 CENTERS EMBEDDED 300mm INTO WALL.
9. DOORS:
EXTERNAL DOORS - PT1 BB WITH WEATHER STRIP
INTERNAL DOORS - MASONITE HOLLOWCORE.
10. DOOR FRAMES:
EXTERNAL DOORFRAMES - TIMBER WITH CILL. INTERNAL DOORFRAMES - 0.8mm STEEL FRAMES PAINTED WITH ONE COAT RED OXIDE.
11. WINDOWS:
WINDOW FRAMES AS PER BUILD IT OR EQUAL APPROVED. ALUMINIUM WINDOWS WITH 3mm CLEAR GLAZING. BATHROOM WINDOWS TO RECEIVE OBSCURE GLASS.

CLIENT:



ACHMAT FANIE
ARCHITECTURAL SERVICES
Cell: 065 981 7805
Email: acfanie@gmail.com

SACAP REG. NO. PSAT ST1556

PROJECT TITLE	HILLSIDE - RESIDENTIAL DEVELOPMENT - GRABOUW
------------------	---

PROJECT DESCRIPTION	PROPOSED 48m2 DUPLEX UNIT
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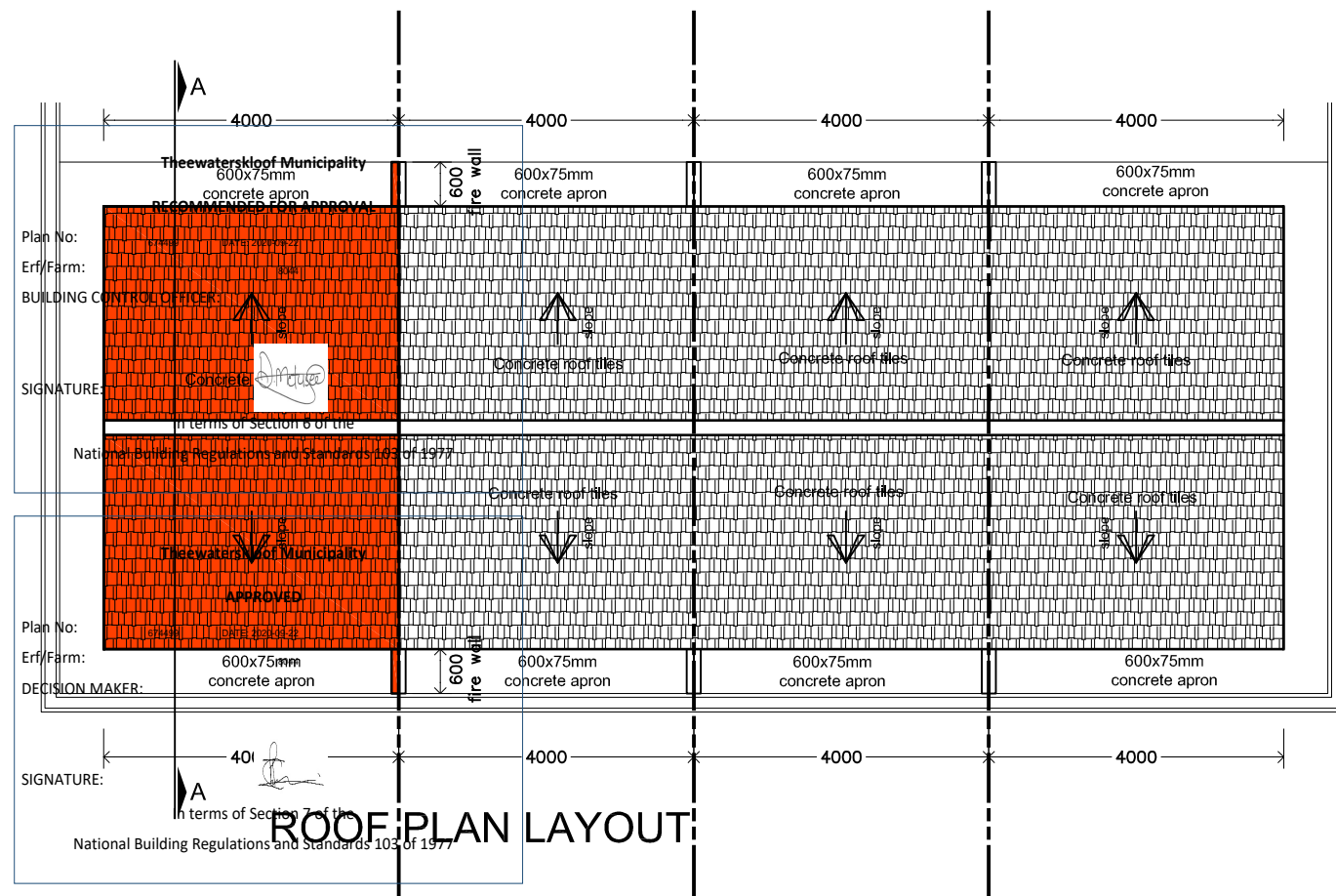
GROUND STOREY & FIRST STOREY

DESIGN/DRAWN/CHECK AF	DATE 20.03.19	SCALE 1:100
--------------------------	------------------	----------------

DRAWING NUMBER	DUPLEX/CS/2019/01	REVISION	00
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OWNER: 

ARCHITECT:.....



	900	900	600
2100	900	1200	900
	W1	W2	W3
TYPE	A	B	C
WIN. No.	W1	W2	W3
TOTAL GLAZED AREA	0.81sqm	1.08sqm	0.54sqm
TOTAL	1	3	2

FENESTRATION CALCULATIONS

XA CALCULATIONS

ROOM	NETT GROUND STOREY
FL. AREA	21.27sqm
GLAZ AREA	1.89sqm
FENESTR. %	8.88%

XA CALCULATIONS

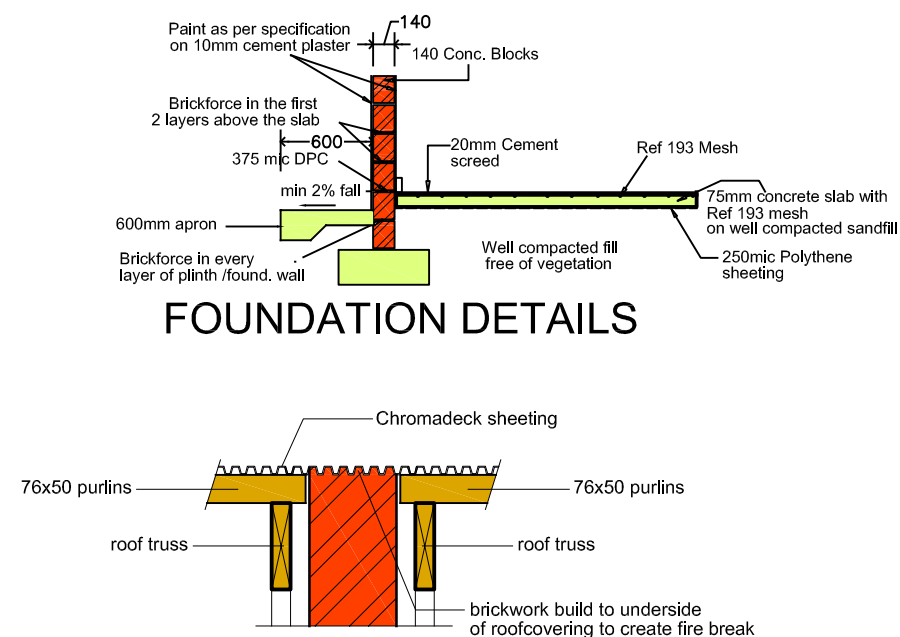
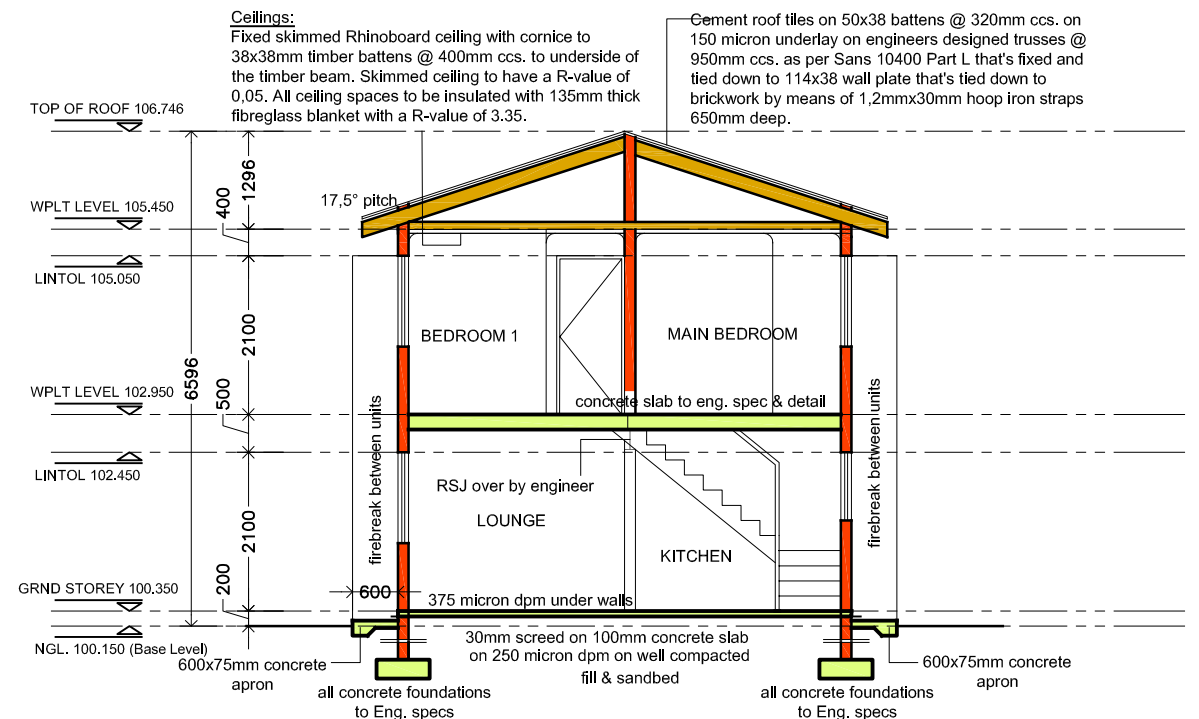
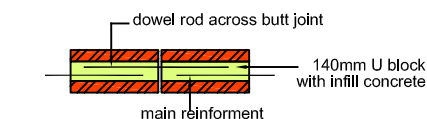
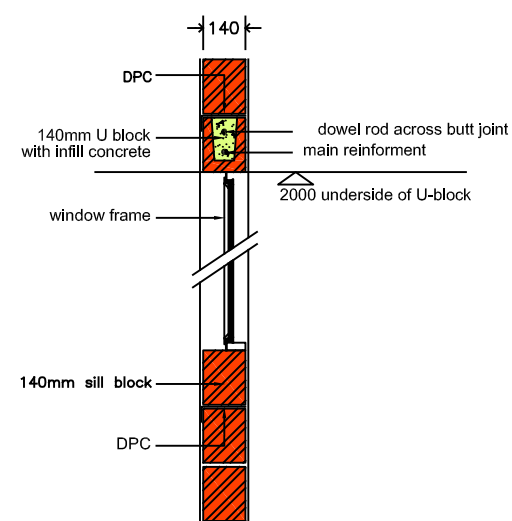
ROOM	NETT FIRST STOREY
FL. AREA	21.27sqm
GLAZ AREA	3.24sqm
FENESTR. %	15.23%

NOTE: All fenestration to rooms are below 15% thus building does comply to regulation
 Shading Ratio (P/H) = 0.50

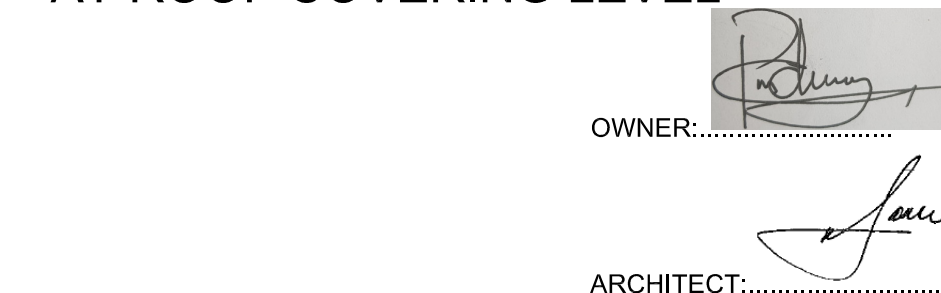
WINDOW SCHEDULE

Aluminium window frames.
 Windows to have min 10% light of floor area
 and min 5% ventilation of floor area.

XA Requirements - Painted timber hardwood frames SHGC - 0.77
 with 6mm single clear safety glass U value - 5.6



FIRE BREAK BETWEEN UNITS AT ROOF COVERING LEVEL



CLIENT:
 Theewaterskloof Municipality

ACHMAT FANIE
 ARCHITECTURAL SERVICES
 Cell: 065 981 7805
 Email: acfanie@gmail.com

SACAP REG. NO. PSAT ST1556

PROJECT TITLE:
 HILLSIDE - RESIDENTIAL DEVELOPMENT - GRABOUW

PROJECT DESCRIPTION:
 PROPOSED 48m2 DUPLEX UNIT

DRAWING DESCRIPTION:
 FIRST STOREY, SECTION A-A FENESTRATION CALCULATIONS & DETAILS

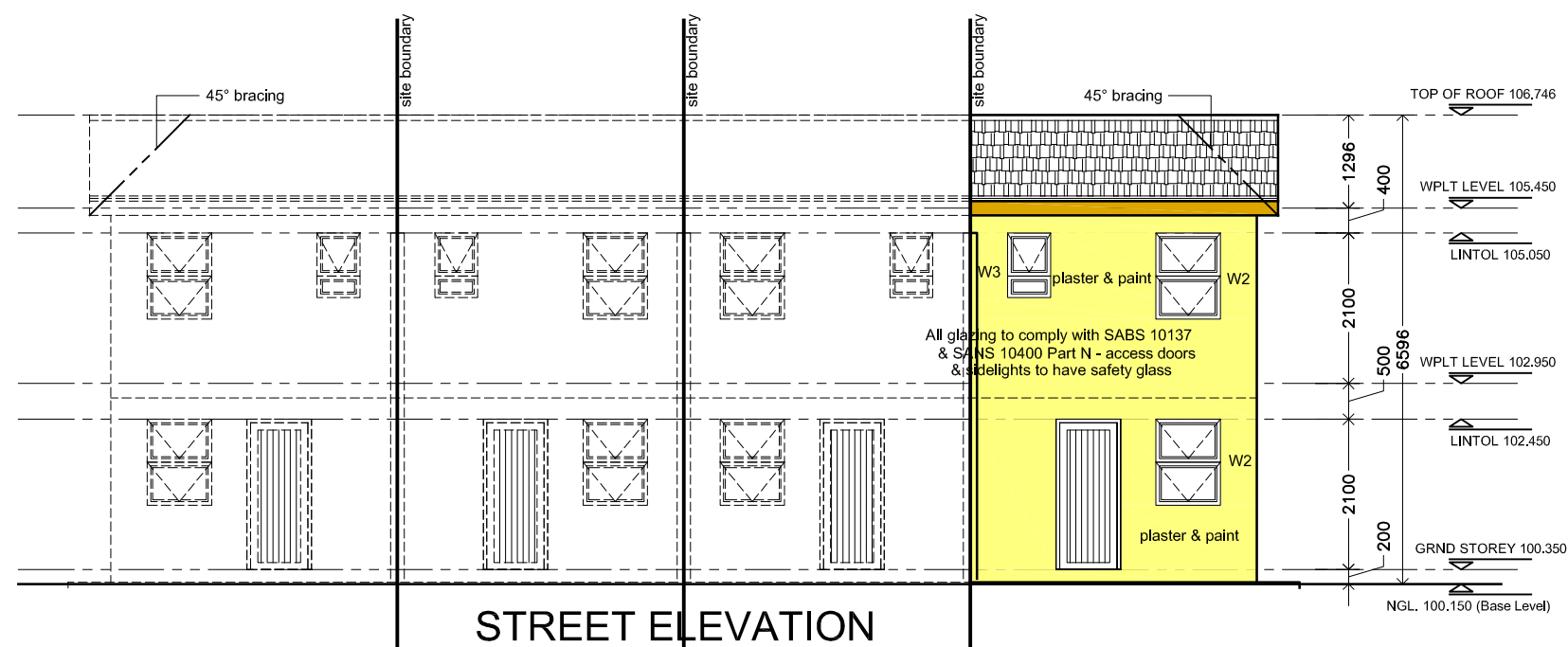
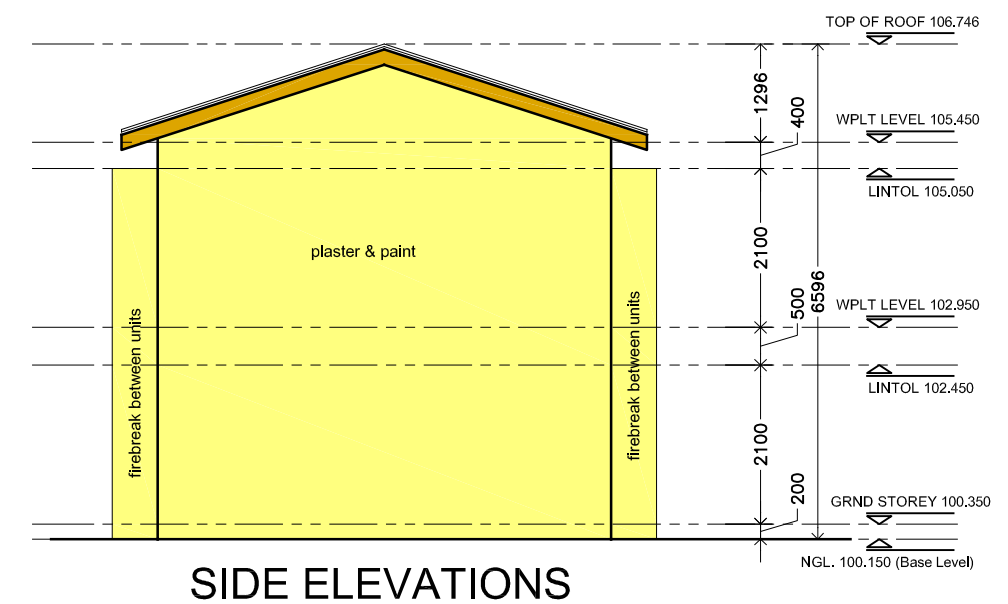
DESIGN/DRAWN/CHECK:
 AF


DATE:
 20.03.19

SCALE:
 1:100

DRAWING NUMBER:
 DUPLEX/CS/2019/02

REVISION:
 00



OWNER: 

ARCHITECT:.....

CLIENT: _____			
 Theewaterskloof Municipality			
			
ACHMAT FANIE ARCHITECTURAL SERVICES Cell: 065 981 7805 Email: acfanie@gmail.com			
SACAP REG. NO. PSAT ST1556			
PROJECT TITLE	HILLSIDE - RESIDENTIAL DEVELOPMENT - GRABOUW		
PROJECT DESCRIPTION	PROPOSED 48m2 DUPLEX UNIT		
DRAWING DESCRIPTION	ELEVATIONS		
DESIGN/DRAWN/CHECK AF	DATE 20.03.19	SCALE 1:100	
DRAWING NUMBER	DUPLEX/CS/2019/03		REVISION 00

Theewaterskloof Municipality

APPROVED

Plan No: 674499 DATE: 2020-09-22

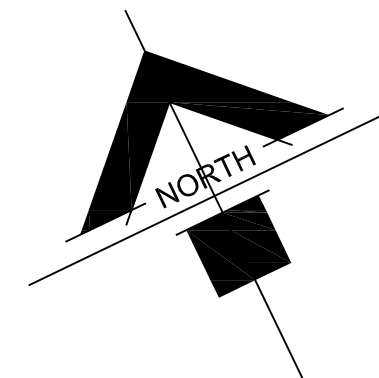
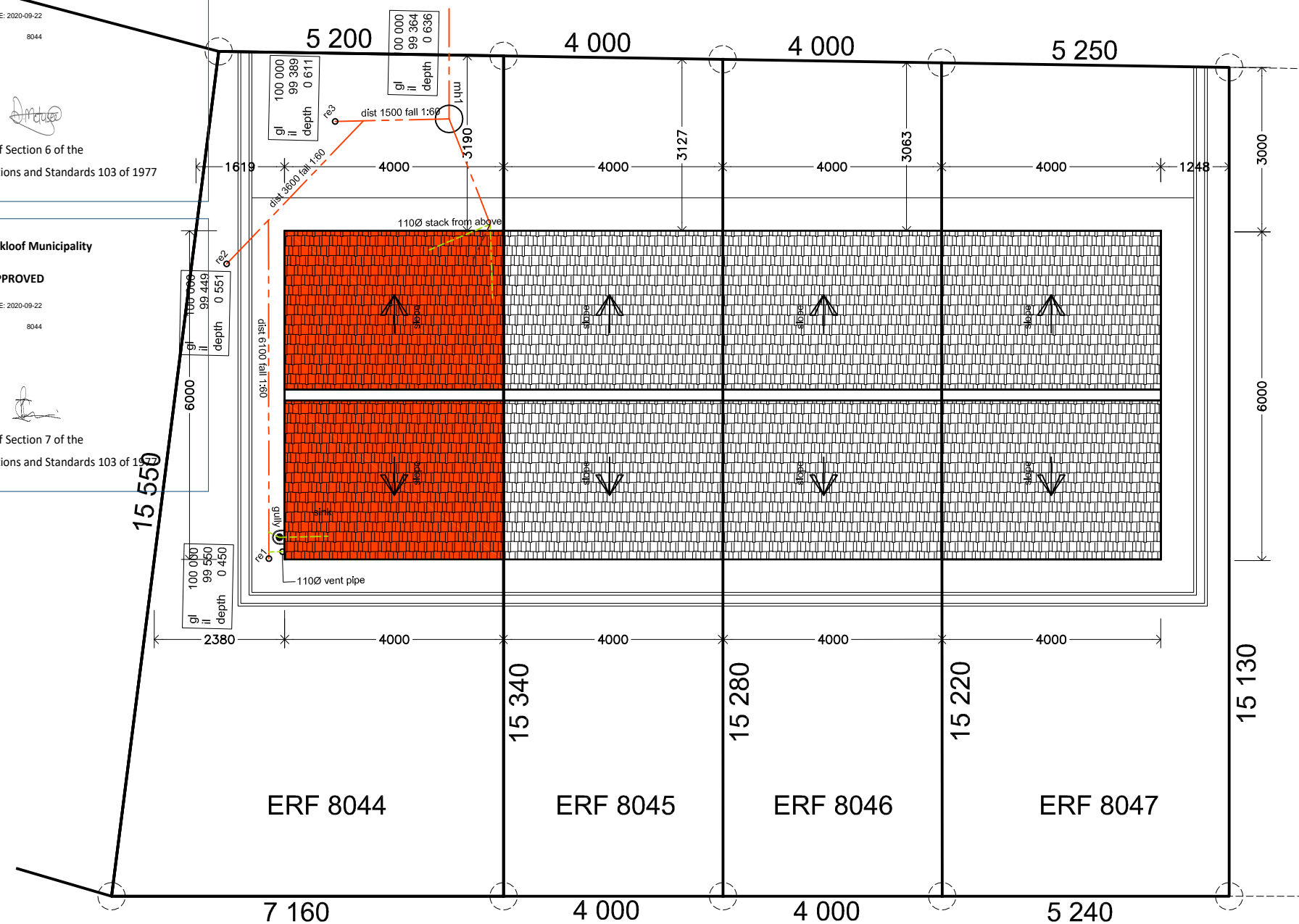
Erf/Farm: 8044

DECISION MAKER:



SIGNATURE:

In terms of Section 7 of the
National Building Regulations and Standards 103 of 1978



ERF 8044

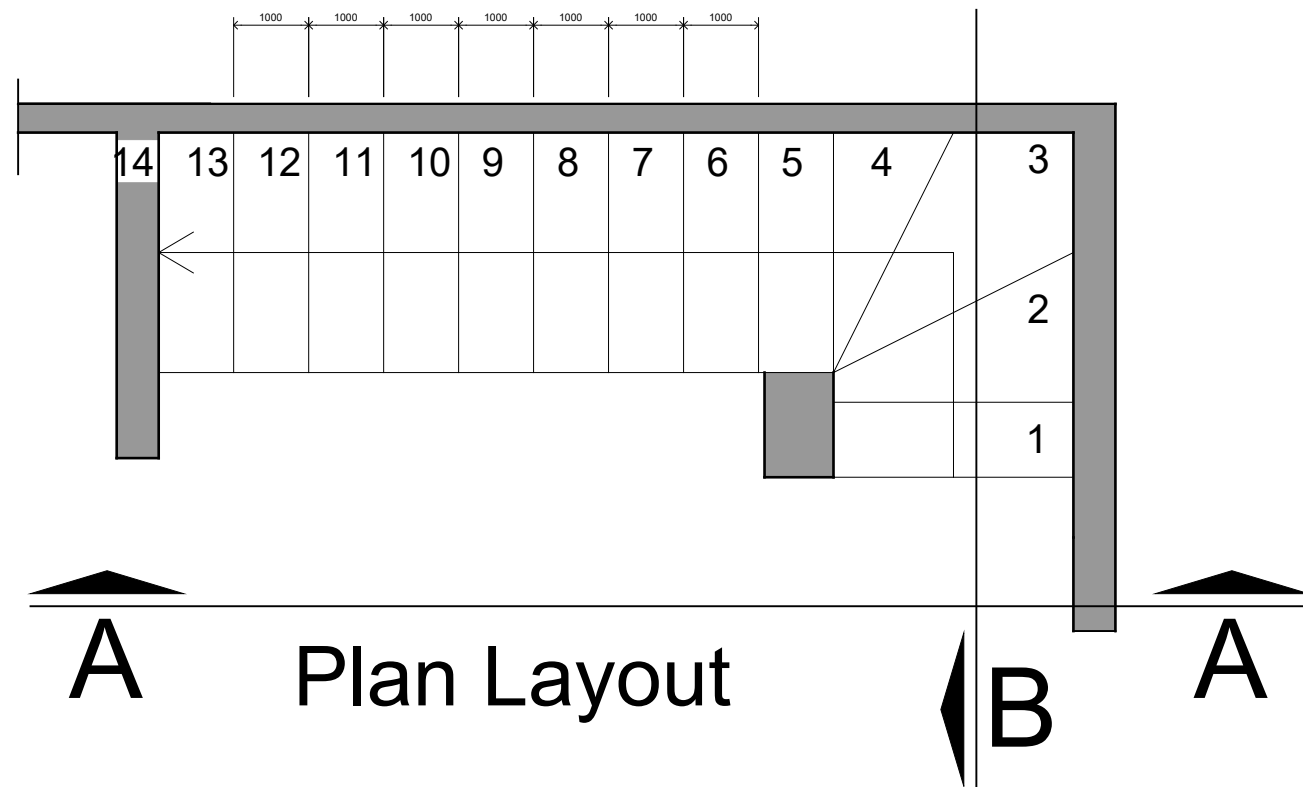
OWNER:

ARCHITECT:.....

Building line setbacks: 1m LEFTE PERIMETERS

FLOOR AREAS:	
SITE AREA:	95.04sqm
GROUND STOREY:	24.00sqm
FIRST STOREY:	24.00sqm
TOTAL:	48.00sqm
% COVERAGE:	25.52%

CLIENT: _____			
 Theewaterskloof Municipality			
			
ACHMAT FANIE ARCHITECTURAL SERVICES Cell: 065 981 7805 Email: acfanie@gmail.com			
SACAP REG. NO. PSAT ST1556			
PROJECT TITLE	HILLSIDE - RESIDENTIAL DEVELOPMENT - GRABOUW		
PROJECT DESCRIPTION	PROPOSED 48m2 DUPLEX UNIT		
DRAWING DESCRIPTION	SITE & ROOF PLAN		
DESIGN/DRAWN/CHECK <div style="border: 1px solid black; padding: 5px; text-align: center;">AF</div>	DATE 20.03.19	SCALE 1:100	
DRAWING NUMBER <div style="border: 1px solid black; padding: 5px;"> DUPLEX/CS/2019/04 </div>		REVISION <div style="border: 1px solid black; padding: 5px; text-align: center;">00</div>	



Plan Layout

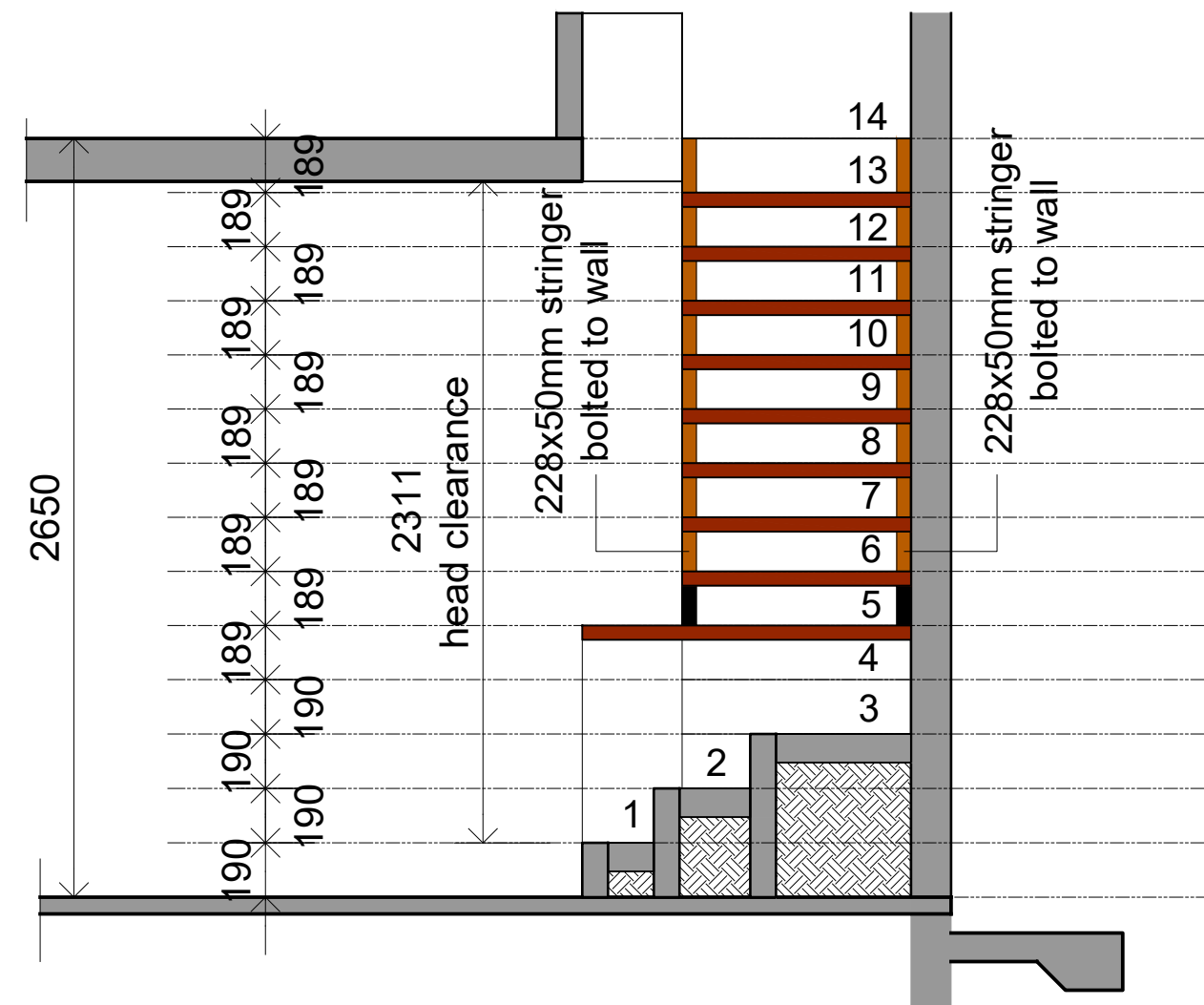
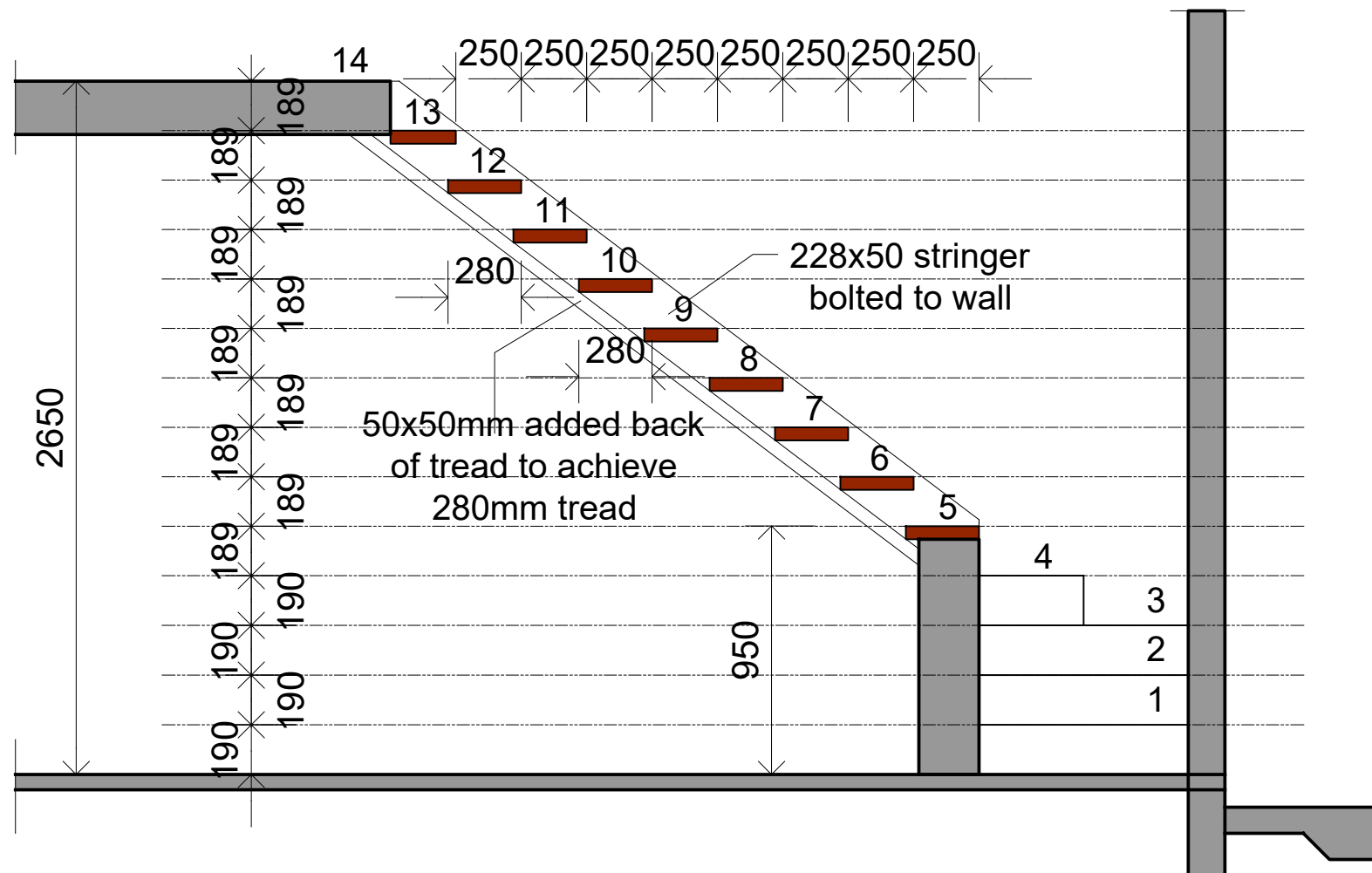
CLIENT:


Theewaterskloof
Municipality


Achmat Fanie
Architectural Services
info@achmatfanieas.co.za / achfanie@gmail.com
065 980 3761 / 065 981 7805

SACAP REG. NO. PSAT24707820

PROJECT TITLE	HILLSIDE - RESIDENTIAL DEVELOPMENT - GRABOUW		
PROJECT DESCRIPTION	PROPOSED 48m2 DUPLEX UNIT HILLSIDE GRABOUW		
DRAWING DESCRIPTION	Revised Staircase Setting Out		
DESIGN/DRAWN/CHECK	AF	DATE	08.05.25
DRAWING NUMBER	Hillside/CO/2025/01	SCALE	1:25
REVISION	Rev 2		



PART A INVITATION TO BID

YOU ARE HEREBY INVITED TO BID FOR REQUIREMENTS OF THE THEEWATERSKLOOF MUNICIPALITY					
Bid Number:	LL 05/2025/26	Closing Date:	29 September 2025	Closing Time:	12:00
Description:	APPOINTMENT OF A CONTRACTOR TO COMPLETE HOUSES IN GRABOUW, HILLSIDE PHASE 1.				
THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL IN AND SIGN A WRITTEN CONTRACT FORM (MBD7).					

Bid Response Documents may be Deposited in the Bid Box NO. 2 situated at:

MUNICIPAL HEAD OFFICE					
06 PLEIN STREET					
CALEDON					
7230					
SUPPLIER INFORMATION					
NAME OF BIDDER					
CONTACT PERSON					
POSTAL ADDRESS					
STREET ADDRESS					
TELEPHONE NUMBER	CODE		NUMBER		
CELLPHONE NUMBER					
FACSIMILE NUMBER	CODE		NUMBER		
E-MAIL ADDRESS					
VAT REGISTRATION NUMBER					
TAX COMPLIANCE STATUS	TCS PIN:		OR	CSD No:	
B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE [TICK APPLICABLE BOX]	<input type="checkbox"/> Yes <input type="checkbox"/> No	B-BBEE STATUS LEVEL SWORN AFFIDAVIT		<input type="checkbox"/> Yes <input type="checkbox"/> No	
[A B-BBEE STATUS LEVEL VERIFICATION CERTIFICATE/ SWORN AFFIDAVIT (FOR EMES & QSEs) MUST BE SUBMITTED IN ORDER TO QUALIFY FOR PREFERENCE POINTS FOR B-BBEE]					
1. ARE YOU THE ACCREDITED REPRESENTATIVE IN SOUTH AFRICA FOR THE GOODS /SERVICES /WORKS OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES ENCLOSE PROOF]		2. ARE YOU A FOREIGN BASED SUPPLIER FOR THE GOODS /SERVICES /WORKS OFFERED?	<input type="checkbox"/> Yes <input type="checkbox"/> No [IF YES, ANSWER PART B:3]	
3. TOTAL NUMBER OF ITEMS OFFERED			4. TOTAL BID PRICE	R	
5. SIGNATURE OF BIDDER		6. DATE		
7. CAPACITY UNDER WHICH THIS BID IS SIGNED					
BIDDING PROCEDURE ENQUIRIES MAY BE DIRECTED TO:			TECHNICAL INFORMATION MAY BE DIRECTED TO:		
DEPARTMENT	SCM		CONTACT PERSON	Landile Litholi	
CONTACT PERSON	Ruhan Andries		TELEPHONE NUMBER	028 214 3300	
TELEPHONE NUMBER	028 214 3300		FACSIMILE NUMBER	N/A	
FACSIMILE NUMBER	028 212 1229		E-MAIL ADDRESS	Landileli@twk.gov.za	
E-MAIL ADDRESS	ruhanan@twk.gov.za				

PART B

TERMS AND CONDITIONS FOR BIDDING

1. BID SUBMISSION:

- 1.1. BIDS MUST BE DELIVERED BY THE STIPULATED TIME TO THE CORRECT ADDRESS. LATE BIDS WILL NOT BE ACCEPTED FOR CONSIDERATION.
- 1.2. **ALL BIDS MUST BE SUBMITTED ON THE OFFICIAL FORMS PROVIDED-(NOT TO BE RE-TYPED) OR ONLINE**
- 1.3. THIS BID IS SUBJECT TO THE PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT AND THE PREFERENTIAL PROCUREMENT REGULATIONS, 2022, THE GENERAL CONDITIONS OF CONTRACT (GCC) AND, IF APPLICABLE, ANY OTHER SPECIAL CONDITIONS OF CONTRACT.

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 view the taxpayer's profile and tax status.
- 2.3 Application for the tax compliance status (tcs) certificate or pin may also be made via e-filing. In order to use this provision, taxpayers will need to register with sars as e-filers through the website www.sars.gov.za.
- 2.4 Foreign suppliers must complete the pre-award questionnaire in part b:3.
- 2.5 Bidders may also submit a printed tcs certificate together with the bid.
- 2.6 In bids where consortia / joint ventures / sub-contractors are involved, each party must submit a separate tcs certificate / pin / csd number.
- 2.7 Where no tcs is available but the bidder is registered on the central supplier database (csd), a csd number must be provided.

3. QUESTIONNAIRE TO BIDDING FOREIGN SUPPLIERS

- | | |
|--|--|
| 3.1. IS THE ENTITY A RESIDENT OF THE REPUBLIC OF SOUTH AFRICA (RSA)? | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 3.2. DOES THE ENTITY HAVE A BRANCH IN THE RSA? | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 3.3. DOES THE ENTITY HAVE A PERMANENT ESTABLISHMENT IN THE RSA? | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 3.4. DOES THE ENTITY HAVE ANY SOURCE OF INCOME IN THE RSA? | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 3.5. IS THE ENTITY LIABLE IN THE RSA FOR ANY FORM OF TAXATION? | <input type="checkbox"/> YES <input type="checkbox"/> 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 ABOVE.

**NB: FAILURE TO PROVIDE ANY OF THE ABOVE PARTICULARS MAY RENDER THE BID INVALID.
NO BIDS WILL BE CONSIDERED FROM PERSONS IN THE SERVICE OF THE STATE.**

SIGNATURE OF BIDDER:

CAPACITY UNDER WHICH THIS BID IS SIGNED:

MBD 2 – 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 Services (SARS) to meet the bidder's tax obligations.

1. In order to meet this requirement, bidders are required to complete in full the TCC 0001 form, "Application for a Tax Clearance Certificate" and submit it to any SARS branch office nationally or on the website www.sars.gov.za. The Tax Clearance Certificate Requirements are also applicable to foreign bidders / individuals who wish to submit bids.
2. Applications for the Tax Clearance Certificates may also be made via e-Filing. In order to use this provision, taxpayers will need to register with SARS as e-Filers through the website www.sars.gov.za
3. 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.
4. In bids where Consortia / Joint Ventures / Sub-Contractors are involved, each party must submit a separate Tax Clearance Certificate.
5. Tax Compliance Status (TCS) Pin as of 18 April 2016
 - a. In terms of the new Tax Compliance Status System implemented by SARS on 18 April 2016, taxpayers are now able to issue the municipality with a TCS Pin which can be used to verify a bidder's tax status online via SARS E-filing.
 - b. The taxpayer must issue the municipality with the following:

Bidders who are not in possession of an original Tax Clearance Certificate must provide at least 2 of the 3 numbers listed below in order to verify the Tax Clearance Certificate via SARS e-filing.

1. Tax Reference Number	
2. Tax Compliance Status Pin	
3. Tax Clearance Certificate Number:	

- c. If a bidder is registered on the Theewaterskloof Municipality Supplier's Database and the Municipality is already in possession of an original tax clearance certificate which is valid on closing date of bid, it **MUST** be indicated as such on this page, whereby the attaching of a new tax clearance certificate to this page will not be needed.
6. Should a Tax Clearance Certificate not be verifiable on the SARS e-filing system, the bidder will be afforded an opportunity to submit a valid, verifiable Tax Clearance Certificate. It will result in the invalidation of the bid, should the bidder fail to provide a valid, verifiable Tax Clearance Certificate.

**SCHEDULE 2:
MBD 4 – DECLARATION OF INTEREST**

1. No bid will be accepted from persons in the service of the state¹.
2. Any person, having a kinship with persons in the service of the state, including a blood relationship, may make an offer or offers in terms of this invitation to bid. In view of possible allegations of favouritism, should the resulting bid, or part thereof, be awarded to persons connected with or related to persons in service of the state, it is required that the bidder or their authorised representative declare their position in relation to the evaluating/adjudicating authority.
- 3 **In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.**

3.1 Full Name of bidder or his or her representative:

3.2 Identity Number:

3.3 Position occupied in the Company (director, trustee, shareholder²):

3.4 Company Registration Number:

3.5 Tax Reference Number:

3.6 VAT Registration Number:

3.7 The names of all directors / trustees / shareholders members, their individual identity numbers and state employee numbers must be indicated in paragraph 4 below.

3.8 Are you presently in the service of the state? **YES / NO**

3.8.1 If yes, furnish particulars.

.....

.....

¹MSCM Regulations: "in the service of the state" means to be –

(a) a member of –

- (i) any municipal council;
- (ii) any provincial legislature; or
- (iii) the national Assembly or the national Council of provinces;

(b) a member of the board of directors of any municipal entity;

(c) an official of any municipality or municipal entity;

(d) an employee of any national or provincial department, national or provincial public entity or constitutional institution within the meaning of the Public Finance Management Act, 1999 (Act No.1 of 1999);

(e) a member of the accounting authority of any national or provincial public entity; or

(f) an employee of Parliament or a provincial legislature.

² Shareholder" means a person who owns shares in the company and is actively involved in the management of the company or business and exercises control over the company.

3.9 Have you been in the service of the state for the past twelve months? **YES / NO**

3.9.1 If yes, furnish particulars.....

.....

3.10 Do you have any relationship (family, friend, other) with persons in the service of the state and who may be involved with the evaluation and or adjudication of this bid? **YES / NO**

3.10.1 If yes, furnish particulars.

.....

.....

3.11 Are you, aware of any relationship (family, friend, other) between any other bidder and any persons in the service of the state who may be involved with the evaluation and or adjudication of this bid? **YES / NO**

3.11.1 If yes, furnish particulars

.....

.....

3.12 Are any of the company's directors, trustees, managers, principle shareholders or stakeholders in service of the state? **YES / NO**

3.12.1 If yes, furnish particulars.

.....

.....

3.13 Are any spouse, domestic partner, dependent child or relative living in a common household, a grandparent, parent, nondependent child, grandchild, brother or sister, a parent-in-law, a brother-in-law or a sister-in-law of the company's directors trustees, managers, principle shareholders or stakeholders in service of the state? **YES / NO**

3.13.1 If yes, furnish particulars.

.....

.....

.....

.....

.....

.....

3.14 Do you or any of the directors, trustees, managers, principle shareholders, or stakeholders of this company have any interest in any other related companies or business whether or not they are bidding for this contract. **YES / NO**

3.14.1 If yes, furnish particulars:

.....

.....

.....

.....

4. Full details of directors / trustees / members / shareholders.

Full Name	Identity Number	State Employee Number

.....
Signature

.....
Date

.....
Capacity

.....
Name of Bidder

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, TENDERERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF THE TENDER AND PREFERENTIAL PROCUREMENT REGULATIONS, 2022

1. GENERAL CONDITIONS

- 1.1 The following preference point systems are applicable to 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**

The **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
PRICE	80
SPECIFIC GOALS	20
Total points for Price and SPECIFIC GOALS	100

- 1.5 Failure on the part of a tenderer 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 organ of state reserves the right to require of a tenderer, either before a tender is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the organ of state.

2. DEFINITIONS

- (a) “**tender**” means a written offer in the form determined by an organ of state in response to an invitation to provide goods or services through price quotations, competitive tendering process or any other method envisaged in legislation;
- (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:

$$\begin{array}{ccc} \mathbf{80/20} & \mathbf{or} & \mathbf{90/10} \\ \\ \mathbf{Ps = 80 \left(1 - \frac{Pt - P_{min}}{P_{min}} \right)} & \mathbf{or} & \mathbf{Ps = 90 \left(1 - \frac{Pt - P_{min}}{P_{min}} \right)} \end{array}$$

Where

Ps = Points scored for price of tender under consideration

Pt = Price of tender under consideration

Pmin = Price of lowest acceptable tender

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:

$$\begin{array}{ccc} \mathbf{80/20} & \mathbf{or} & \mathbf{90/10} \\ \\ \mathbf{Ps = 80 \left(1 + \frac{Pt - P_{max}}{P_{max}} \right)} & \mathbf{or} & \mathbf{Ps = 90 \left(1 + \frac{Pt - P_{max}}{P_{max}} \right)} \end{array}$$

Where

Ps = Points scored for price of tender under consideration

Pt = Price of tender under consideration

Pmax = Price of highest acceptable tender

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 purposes 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 Regulation 3(2) of the Regulations, which states that, 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 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.

POINTS AWARDED FOR B-BBEE STATUS LEVEL OF CONTRIBUTOR

B-BBEE status level of contributor	Number of points allocated in terms of B-BBEE score card	Points claimed by the bidder (bidder to indicate
1	10	5
2	9	4.5
3	8	4
4	6	2.5
5	4	2
6	3	1.5
7	2	1
8	1	0.5
Non-Compliant contributor	0	0

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) (To be completed by the organ of state)	Number of points claimed (80/20 system) (To be completed by the tenderer and proof thereof attached)
BBBEE (10)	LEVEL POINTS ÷ 2 (For example, Level 1 = 20 Points ÷ 2 = 10)	
LOCALITY (10) (Latest Municipal account/ Lease agreement in the name of the company must be attached to claim points)	Within the boundaries of Theewaterskloof Municipality 10 Within the boundaries of Overberg District 6 Within the boundaries of Western Cape 4 Outside of the boundaries of Western Cape 0	

POINTS WILL BE ALLOCATED AS FOLLOWS BETWEEN R 30 000 – R 300 000		POINTS CLAIMED
	POINTS	
PRICE	80	
SPECIFIC PARTICIPATION GOALS		
Within the boundaries of Theewaterskloof Municipality	10	
Within the boundaries of Overberg District	6	
Within the boundaries of Western Cape	4	
Outside of the boundaries of Western Cape	0	
BBBEE SCORE CARD		
BBBEE points	10	
Total	100	

DECLARATION WITH REGARD TO COMPANY/FIRM

- 4.3. Name of company/firm.....
- 4.4. Company registration number:
- 4.5. TYPE OF COMPANY/ FIRM
- ☐ Partnership/Joint Venture / Consortium
 - ☐ One-person business/sole propriety
 - ☐ Close corporation

- ☐ Public Company
 - ☐ Personal Liability Company
 - ☐ (Pty) Limited
 - ☐ Non-Profit Company
 - ☐ State Owned Company
- [TICK APPLICABLE BOX]

4.6. Sub-Contractor

4.6.1 Will any portion of the contract be sub-contracted?

[TICK APPLICABLE BOX]

YES		NO	
-----	--	----	--

4.6.2 If yes, indicate:

- i) What percentage of the contract will be sub-contracted.....%
- ii) The name of the sub-contractor.....
- iii) The B-BBEE status level of the sub-contractor.....
- iv) Whether the sub-contractor is an EME or QSE

[TICK APPLICABLE BOX]

YES		NO	
-----	--	----	--

4.7. I, the undersigned, who is duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the specific goals as advised in the tender, qualifies the company/ firm for the preference(s) shown and I 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 contractor may be required to furnish documentary proof to the satisfaction of the organ of state 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 contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and

(e) forward the matter for criminal prosecution, if deemed necessary.

	SIGNATURE(S) OF TENDERER(S)
SURNAME AND NAME:
DATE:
ADDRESS:

MBD 8 – DECLARATION OF BIDDER'S PAST SUPPLY CHAIN MANAGEMENT PRACTICES

1. This Municipal Bidding Document must form part of all bids invited.
2. It serves as a declaration to be used by municipalities and municipal entities in ensuring that when goods and services are being procured, all reasonable steps are taken to combat the abuse of the supply chain management system.
3. The bid of any bidder may be rejected if that bidder, or any of its directors have:
 - a. abused the municipality's / municipal entity's supply chain management system or committed any improper conduct in relation to such system;
 - b. been convicted for fraud or corruption during the past five years;
 - c. willfully neglected, reneged on or failed to comply with any government, municipal or other public sector contract during the past five years; or
 - d. been listed in the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004).
4. In order to give effect to the above, the following questionnaire must be completed and submitted with the bid.

Item	Question	Yes	No
4.1	<p>Is the bidder or any of its directors listed on the National Treasury's Database of Restricted Suppliers as companies or persons prohibited from doing business with the public sector?</p> <p>(Companies or persons who are listed on this Database were informed in writing of this restriction by the Accounting Officer/Authority of the institution that imposed the restriction after the <i>audi alteram partem</i> rule was applied).</p> <p>The Database of Restricted Suppliers now resides on the National Treasury's website (www.treasury.gov.za) and can be accessed by clicking on its link at the bottom of the home page.</p>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.1.1	If so, furnish particulars:		
4.2	<p>Is the bidder or any of its directors listed on the Register for Tender Defaulters in terms of section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004)?</p> <p>The Register for Tender Defaulters can be accessed on the National Treasury's website (www.treasury.gov.za) by clicking on its link at the bottom of the home page.</p>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.2.1	If so, furnish particulars:		
4.3	<p>Was the bidder or any of its directors convicted by a court of law (including a court of law outside the Republic of South Africa) for fraud or corruption during the past five years?</p>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

4.3.1	If so, furnish particulars:		
Item	Question	Yes	No
4.4	Does the bidder or any of its directors owe any municipal rates and taxes or municipal charges to the municipality / municipal entity, or to any other municipality / municipal entity, that is in arrears for more than three months?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.4.1	If so, furnish particulars:		
4.5	Was any contract between the bidder and the municipality / municipal entity or any other organ of state terminated during the past five years on account of failure to perform on or comply with the contract?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.5.1	If so, furnish particulars:		

CERTIFICATION

I, THE UNDERSIGNED (FULL NAME)

CERTIFY THAT THE INFORMATION FURNISHED ON THIS DECLARATION FORM TRUE AND CORRECT.

I ACCEPT THAT, IN ADDITION TO CANCELLATION OF A CONTRACT, ACTION MAY BE TAKEN AGAINST ME SHOULD THIS DECLARATION PROVE TO BE FALSE.

.....
Signature

.....
Date

.....
Position

.....
Name of Bidder

MBD 9 – CERTIFICATE OF INDEPENDENT BID DETERMINATION

- 1 This Municipal Bidding Document (MBD) must form part of all bids¹ invited.
- 2 Section 4 (1) (b) (iii) of the Competition Act No. 89 of 1998, as amended, prohibits an agreement between, or concerted practice by, firms, or a decision by an association of firms, if it is between parties in a horizontal relationship and if it involves collusive bidding (or bid rigging).² Collusive bidding is a *pe se* prohibition meaning that it cannot be justified under any grounds.
- 3 Municipal Supply Regulation 38 (1) prescribes that a supply chain management policy must provide measures for the combating of abuse of the supply chain management system, and must enable the accounting officer, among others, to:
 - a. take all reasonable steps to prevent such abuse;
 - b. reject the bid of any bidder if that bidder or any of its directors has abused the supply chain management system of the municipality or municipal entity or has committed any improper conduct in relation to such system; and
 - c. cancel a contract awarded to a person if the person committed any corrupt or fraudulent act during the bidding process or the execution of the contract.
- 4 This MBD serves as a certificate of declaration that would be used by institutions to ensure that, when bids are considered, reasonable steps are taken to prevent any form of bid-rigging.
- 5 In order to give effect to the above, the attached Certificate of Bid Determination (MBD 9) must be completed and submitted with the bid:

¹ Includes price quotations, advertised competitive bids, limited bids and proposals.

² Bid rigging (or collusive bidding) occurs when businesses, that would otherwise be expected to compete, secretly conspire to raise prices or lower the quality of goods and / or services for purchasers who wish to acquire goods and / or services through a bidding process. Bid rigging is, therefore, an agreement between competitors not to compete.

1, the undersigned, in continuing the above party, do hereby

in response to the invitation for the bid made by:

do hereby make the following statements that I certify to be true and complete in every respect:

I certify, on behalf of: _____ that:

(Name of Bidder)

1. I have read and I understand the contents of this Certificate;
2. I understand that the accompanying bid will be disqualified if this Certificate is found not to be true and complete in every respect;
3. I am authorized by the bidder to sign this Certificate, and to submit the accompanying bid, on behalf of the bidder;
4. Each person whose signature appears on the accompanying bid has been authorized by the bidder to determine the terms of, and to sign, the bid, on behalf of the bidder;
5. For the purposes of this Certificate and the accompanying bid, I understand that the word "competitor" shall include any individual or organization, other than the bidder, whether or not affiliated with the bidder, who:
 - (a) has been requested to submit a bid in response to this bid invitation;
 - (b) could potentially submit a bid in response to this bid invitation, based on their qualifications, abilities or experience; and
 - (c) provides the same goods and services as the bidder and/or is in the same line of business as the bidder
6. The bidder has arrived at the accompanying bid independently from, and without consultation, communication, agreement or arrangement with any competitor. However communication between partners in a joint venture or consortium³ will not be construed as collusive bidding.
7. In particular, without limiting the generality of paragraphs 6 above, there has been no consultation, communication, agreement or arrangement with any competitor regarding:
 - (a) prices;
 - (b) geographical area where product or service will be rendered (market allocation)
 - (c) methods, factors or formulas used to calculate prices;
 - (d) the intention or decision to submit or not to submit, a bid;
 - (e) the submission of a bid which does not meet the specifications and conditions of the bid; or
 - (f) bidding with the intention not to win the bid.
8. In addition, there have been no consultations, communications, agreements or arrangements with any competitor regarding the quality, quantity, specifications and conditions or delivery particulars of the products or services to which this bid invitation relates.
9. 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 Joint venture or Consortium means an association of persons for the purpose of combining their expertise, property, capital, efforts, skill and knowledge in an activity for the execution of a contract.

10. 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 No 89 of 1998 and or may be reported to the National Prosecuting Authority (NPA) for criminal investigation and or may be restricted from conducting business with the public sector for a period not exceeding ten (10) years in terms of the Prevention and Combating of Corrupt Activities Act No 12 of 2004 or any other applicable legislation.

.....
Signature

.....
Date

.....
Position

.....
Name of Bidder