

SERVICES AGREEMENT – ANNANDALE FARM PHASE 1A

Made and entered into between

THE CITY OF CAPE TOWN

(Hereinafter referred to as the "CITY")

and

BLUE WAVES PROPERTIES 163 (PTY) LTD.

REGISTRATION NUMBER: 2007/026718/07

(hereinafter referred to as the "DEVELOPER")

Handwritten signatures in black ink, located in the bottom right corner of the page. There are three distinct signatures, some appearing to be initials or names.

ANNEXURES:

- A. DEVELOPMENT RIGHTS
- B. MUNICIPAL BULK INFRASTRUCTURE SERVICES
- C. PROGRAMME OF COMPLETION OF THE MUNICIPAL SERVICES
- D. MAYCO MINUTES RESOLUTION EXTRACT MC/17/10/12 AUTHORISING THE DIRECTOR: WATER AND SANITATION
- E. RESOLUTION FO BLUE WAVES PROPERTIES 163 (PTY) LTD AUTHORISING DAVID LEE PEARSON AS DIRECTOR TO SIGN ON ITS BEHALF

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DEFINITIONS

In this Agreement the following words and expressions shall have the meanings hereby assigned to them except where the context otherwise requires:

- (a) "*Agreement*" means this form of Agreement together with any annexures or appendices.
- (b) "*City*" means the City Of Cape Town a metropolitan municipality, established in terms of the Local Government: Municipal Structures Act, 1998 read with the Province of the Western Cape: Provincial Gazette 5588 dated 22 September 2000.
- (c) "*Developer*" means a developer in the City that has obtained certain development rights, subject to the payment of certain development contributions to the City.
- (d) "*Development Rights*" means the development rights as fully described in annexure "A" to this Agreement.
- (e) "*Municipal Services*" means the municipal bulk infrastructure services which the developer must construct in accordance with this Agreement and are fully described in annexure "B".
- (f) "*Programme for completion of the Municipal Services*" means the obligation of the Consultant to have undertaken and completed the construction of the "*Municipal Services*" in accordance with the dates and times as fully set out in annexure "C" to this Agreement.
- (g) "*The Parties*" means collectively the "City" and the "Developer".
- (h) "*The Effective Date*" means the date from which this agreement is binding, which is the day the last signature of either party is signed.

- (i) "*Engineer*" means an Engineer employed by the "City" or any person appointed by the "City" from time to time and notified as such in writing to the "*Developer*" to perform the duties envisaged in terms of this Agreement
- (j) "*Consultant*" means a suitably qualified and experienced Professional Engineer, appointed by the Developer to accept the full responsibility for the design and construction of the works in terms of his/her profession, this agreement and relevant standards.
- (k) "GPS coordinates" means the global positioning system coordinates;
- (l) "Handover date" means a date to be agreed by the two parties after meeting the conditions stated in the agreement when ownership of the assets is transferred to the City by the Developer.
- (m) Unless there is something in the subject matter or the context which is inconsistent therewith, any reference in this Agreement to a statute, statutory instrument, regulation, by-law or order, shall be construed as a reference to such statute, statutory instrument, regulation or order, as amended or reenacted, from time to time and to all instruments, order or regulations, then in force and made under, or deriving from the relevant statute.
- (n) Any reference, in this Agreement, save where the context otherwise requires, to the masculine, shall include the feminine and any reference to the singular shall include the plural and words denoting natural persons shall include companies, corporations, municipal councils and any other legal entities and vice versa, in each case.
- (o) The headings of the Clauses, Sub-Clauses and Annexures of this Agreement are inserted for ease of reference only and shall be ignored in the construction and interpretation of this Agreement.

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- (p) If any period is referred to in this Agreement by way of reference to a number of days, the days shall be reckoned exclusively of the first and inclusively of the last day unless the last day falls on a Saturday, Sunday or public holiday, in which case the last day shall be the next succeeding day which is not a Saturday, Sunday or a public holiday.
- (q) If any provision in a definition is a substantive provision conferring rights or imposing obligations on any person, whether or not a party, then notwithstanding that such provision appears only in the definition clause, effect shall be given thereto as if it were a substantive provision contained in the body of this Agreement.

THE AGREEMENT

- (a) The parties have reached an agreement in respect of the provision of municipal services to be supplied to the Development, which they wish to record in writing.
- (b) The developer shall construct internal and bulk water and sewer infrastructure and the City shall take ownership on the handover date after practical completion and be responsible for the operation and maintenance thereafter.
- (c) The internal services shall be taken over in a phased manner whereby the City shall only accept ownership of a particular installation once the owner or occupier of the first erf therein has entered into an agreement with the City for the supply of water to such an individual erf; and provided further that such takeover shall also be subject to any defects liability period and contractors' guarantee periods that may apply thereof.
- (d) The City shall accept ownership of the whole bulk water and sewer infrastructure at a handover date after inspection and approval by the Engineer and the City's representative, a Practical Completion Certificate has been issued and the owner

or occupier of the first erf therein has entered into an agreement with the City provided further that such takeover shall also be subject to any defects liability period and contractors' guarantee periods that may apply in respect thereof and the Council has formally resolved to accept the assets;

- (d) The value of the assets to be created by the Developer and taken over by the City shall be agreed at the handover date and shall be constituted by the following costs:

- I. The construction costs,
- II. Initial delivery and handling costs,
- III. Installation costs, and
- IV. Commissioning costs
- V. Professional fees such as for architects and engineers.
- VI. Or any other costs thereof as per the City's Asset Management Policy;

- (e) It is contemplated in this agreement that the assets to be created by the Developer taken over by the City shall be as listed in the table below:

Sewer Infrastructure	
Sewer pump station (civil work)	R 3 471 874.56
Sewer pump station (mechanical and electrical work)	R 4 242 196.73
Sewer main to Pump station from phase 2	R 761 474.31
Sewer main from pump station to existing CoCT manhole	R 2 776 600.94
Sewer Total	R11 252 146.54
Water Infrastructure	
400 mm dia. Ductile Iron pipe along Carmine Drive	R 1 746 786.89
Reroute existing 450 mm dia. Pipe along Carmine Drive	R 1 472 291.81
Water Total	R 3 219 078.69
Total Infrastructure Costs	R14 471 225.23

- (f) The parties agree that the final fair value of the above mentioned assets will only be known upon receipt of the final payment certificate.

DURATION OF THE AGREEMENT

This Agreement shall commence on the "*Effective Date*" and shall terminate no later than the date stipulated by the "*City*" for the completion of the "*Municipal Services*" as provided for in the "*Programme for the completion of the Municipal Services*". The duration of this Agreement may be extended by mutual agreement subject to such terms and conditions as the parties may agree.

DEVELOPMENT RIGHTS

The "*Developer*" hereby acknowledges that he / she has acquired "*Development Rights*". Furthermore the "*Developer*" acknowledges that in order to develop the property in accordance with his / her proposal for development the "*Municipal Services*" are required.

NATURE OF THE DEVELOPMENT

The Developer intends to develop a portion of land of Annandale Farm for residential and commercial properties. The bulk water and sewer infrastructure is inadequate and the developer is willing to provide infrastructure on behalf of the City. The infrastructure includes sewer pump stations, sewer and water pipelines.

DEVELOPER'S RESPONSIBILITY

The Developer shall at his/her own cost –

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- (a) procure the services of professional engineers to prepare the internal and bulk water, sewer and pump-station designs to the satisfaction of the Engineer and the City;
- (b) undertake or cause to be undertaken all land survey, town planning and other related work necessary for the proper establishment of the Development in terms of the Act or any other law;
- (c) competitively procure the services of a contractor for the construction and installation of the bulk service infrastructure to the satisfaction of the City;
- (d) ensure that such design, construction and/or installations are carried out in accordance with the conditions of approval as specified in the Record of Decision to be issued or issued by the Department of Agriculture and Environmental Affairs (DAEA), and the specifications as set out in the Environment Scoping Report and any subsequently approved Environmental Management Plan (EMP), all as required in terms of Regulations of the Environmental Management Act.
- (e) ensure the survey and registration, without compensation or creating any future financial obligations on the City, of all servitudes in favour of any person, including the City, that are required for the routing of all internal and bulk services;
- (f) ensure adequate technical supervision during the construction of the works by a professional engineer who shall take professional liability for the project;
- (g) the contractor and engineer shall give access to City officials to conduct works inspections as may be deemed necessary from time to time for the purpose of

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- ensuring adherence to the specifications and conditions imposed by the City;
- (h) ensuring that all services comply with minimum standards for the City of Cape Town;
 - (i) that as-built drawings on paper and electronic format as may be defined by the City official shall be supplied to the City office on completion of the contract before the works can be handed over to the City or approval for the transfer of an erven can be granted;
 - (j) GPS all the assets and information handed over to the City for incorporation into the asset database;
 - (k) ensure training is provided to the City's maintenance and operational staff by the contractor or supplier of equipment to be handed over to the City;
 - (l) ensure that all manuals, warrants and guarantees for the assets and equipment are ceded to the City;
 - (m) the developer shall refrain from entering into any other agreement with any third party that could compromise the rights and obligations of this services agreement without the City's knowledge;
 - (n) the developer shall notify the City officials of the dates, times and location of site meetings to ensure that all the conditions of approval are met; and
 - (o) at the final site handover, a City official shall be present.

THE OBLIGATIONS OF THE CITY OF CAPE TOWN

- (a) The City confirms that there is insufficient bulk services acquired for the development of Annandale Ridge property and hence agrees to the bulk water and sewer infrastructure construction by the developer with the intention of handing over to the City;
- (b) The City, on notification by the developer, shall allow for connections to the existing infrastructure provided such notice is served at least two (2) weeks before the date of connection;
- (c) The City shall take over the assets as contemplated by this agreement at a fair value of the assets.

WORK TO BE TO THE SATISFACTION OF THE ENGINEER

- (a) The "*Developer*" agrees to construct the "*Municipal Services*" strictly in accordance with the terms and conditions of this Agreement and to the satisfaction of the Engineer. Furthermore, the "*Developer*" shall comply with and adhere strictly to the Engineer's instructions and directions on any matter pertaining to this Agreement (whether mentioned in this Agreement or not). The "*Developer*" shall take instructions and directions only from the Engineer.
- (b) All "*Municipal Services*" provided under this Agreement shall be subject to a one year defect liability period and free of patent and latent defects. The developer must ensure that sufficient contractual measures are in place to meet this condition as part of the obligation.

ACKNOWLEDGEMENT OF DEBT

- (a) The "*Developer*" acknowledges that he / she has prior to the conclusion of this Agreement entered into an acknowledgement of debt with the "*City*" relating to the cost of providing the "*Municipal Services*".
- (b) The "*City*" hereby undertakes to reduce the amount of this acknowledgement of debt by:
 - I. Upon the "*Developer*" having complied with all the terms and conditions of this Agreement the "*City*" undertakes to value the total cost of "*Municipal Services*". The amount of the acknowledgement of debt concluded by the "*Developer*" will be reduced by the value of such "*Municipal Services*" as provided in terms of this Agreement.
 - II. In the event of a dispute arising between "*The Parties*" as to the value of the "*Municipal Services*" it shall be resolved in accordance with the Resolution of Disputes Clause.

FAILURE TO CONSTRUCT MUNICIPAL SERVICES

In the event of the "*Developer*" for whatsoever reason failing to complete the construction of the "*Municipal Services*" the "*City*" shall be entitled to complete the provision of "*Municipal Services*" and thereafter reclaim the cost thereof from the "*Developer*".

COST OF MUNICIPAL SERVICES

- (a) The "*Municipal Services*" must be provided at a competitive price obtained

through an approved tender process.

- (b) The total cost will include the design cost paid to the Developer's Consultant as per the gazetted fees for the relevant professions.

The total cost will also include the on site supervision as per the Gazette fees, normally based on an hourly rate.

ASSIGNMENT

The "*Developer*" shall not cede or assign this Agreement or any part thereof for any benefit, obligation or interest therein or thereunder without the prior written consent of the "*City*".

BREACH

- (a) Should either party hereto breach or fail to comply with any term or condition of this Agreement, then the party aggrieved thereby shall give the defaulting party;
- (b) written notice to rectify such a breach;
- (c) In the event of the defaulting party failing to rectify such a breach within thirty (30) days of the dispatch of such notice, the aggrieved party shall be entitled to give written notice of termination of this Agreement to the other party. Such termination shall take effect upon dispatch of such notice to the other party:
 - I. Should either party repeatedly breach any of the terms and conditions of this Agreement in such a manner as to justify the aggrieved party in holding that the defaulting party's conduct is inconsistent with the defaulting party's intention to carry out the terms and conditions of this



Agreement, then and in such event the aggrieved party shall without prejudice to its legal rights and remedies, be entitled to terminate this Agreement.

- II. On terminating this Agreement, the aggrieved party will be entitled to claim and recover such damages as the aggrieved party may be able to prove that it has sustained.

TERMINATION

This Agreement shall terminate with immediate effect upon the happening of any of the following events:

- (a) if either fails to rectify a breach of this Agreement;
- (b) if either party commits an act of insolvency;

15.3 that the "*Developer*" passes a resolution for voluntary winding up or having an application for winding up brought against it;

15.4 if either party fails to satisfy within ten days any judgment for the payment of any monies of which execution has been stayed.

RESOLUTION OF DISPUTES

- (a) any dispute arising out of this Agreement must in all instances be referred by "*The Parties*" without legal representation to a Mediator.
- (b) The dispute shall be heard by the Mediator at a place and time to be determined by him in consultation with "*The Parties*".
- (c) The Mediator shall be selected by agreement between "*The Parties*".

- (d) If Agreement cannot be reached upon a particular Mediator within three (3) days after the mediation has been demanded, then the President for the time being of the Law Society of the Cape of Good Hope shall nominate the Mediator within seven (7) days after "*The Parties*" have failed to agree.
- (e) The Mediator shall at his sole discretion determine whether the reference to him shall be made in the form of written or verbal representations. Provided that in making this determination he shall consult with "*The Parties*" and may be guided by their common reasonable desire of the form in which the said representations are to be made.
- (f) "*The Parties*" shall have seven (7) days within which to finalize their representation. The Mediator shall within seven (7) days of the receipt of the representations express in writing an opinion on the matter and furnish the "*City*" and the "*Developer*" each with a copy thereof by hand or by registered post.
- (g) The opinion so expressed by the Mediator shall be final and binding upon the "*Developer*" and the "*City*" unless either the "*Developer*" or the "*City*" is unwilling to accept the opinion expressed by the Mediator. In this later event, the aggrieved party must deal with the dispute in terms of the Arbitration clause.
- (h) The cost of the Mediator shall be borne equally by both Parties, and shall be due and payable to the Mediator on presentation of his written account.
- (i) The expressed opinion of the Mediator shall not prejudice the rights of "*The Parties*" in any manner whatsoever in the event of their proceeding to Arbitration.

ARBITRATION

Subject to the provisions of this agreement, any dispute which may arise out of or in regard to:

- (a) Any matters arising out of this Agreement; and
 - (b) The interpretation of this Agreement shall be submitted to and decided by arbitration on notice given by any party to the other.
-
- (a) Arbitration shall be held in Cape Town informally and otherwise in accordance with the terms of the provisions of the Arbitrations Act No 42 of 1965 (as amended from time to time) it being intended that if possible it shall be held and concluded within ten (10) days after it has been demanded.
 - (b) Save as otherwise specifically provided herein, the Arbitrator shall be if the question in dispute is:
 - I. primarily a legal matter - a practicing Senior Advocate of the Cape Bar Society of not less than five (5) years standing; and
 - II. any other matter - an independent and suitably qualified person as may be agreed upon between the Parties to the dispute.
 - (c) If Agreement cannot be reached on whether the question in dispute falls under above and for upon a particular Arbitrator within three (3) days after the arbitration has been demanded, then the President for the time being of the Law Society of the Cape of Good Hope shall :
 - (I) determine whether the question in dispute falls under 13.3 (a) or 13.3 (b) and/or; and

- (II) nominate the Arbitrator within seven (7) days after the Parties have failed to agree
- (d) The Arbitrator shall give his decision within five (5) days after the completion of the arbitration, and shall in arriving at his decision, have regard to these presents. The Arbitrator may determine that the costs of the arbitration are to be paid either by one or other of the disputing Parties.
 - (I) The decision of the Arbitrator shall be final and binding and may be made an order of the Cape Provincial Division of the High Court of South Africa upon the application of any party to the arbitration; and
 - (II) This Clause shall not preclude either party from obtaining interim relief on an urgent basis from a Court of competent jurisdiction pending the decision of the Arbitration.

GENERAL CONDITIONS

- (a) No alteration, cancellation, variation of or addition to this Agreement shall be of any force or effect unless reduced to writing and signed by the "City" and the "Developer" or their duly authorized representatives.
- (b) This Agreement constitutes the entire Agreement between "The Parties" hereto and neither of the parties shall be bound by any undertakings, representations, warranties promises or the like not recorded herein.
- (c) No extension of time or other indulgence granted by either party to the other in respect of either the parties obligations will constitute a waiver of either of the party's right to enforce compliance with the terms of this Agreement. Neither shall it constitute a novation of this Agreement.

- (d) This Agreement shall be binding on and enforceable by the successors-in-title of the "City". Accordingly any reference to the "City" in terms of this Agreement shall be deemed to include any successor-in-title of the "City".

LAW TO APPLY

This Agreement shall in all respects be construed in accordance with the law of the Republic of South Africa.

DOMICILIA ET EXECUTANDI

Each of the parties chooses *domicilium citandi et executandi* for the purposes of the giving of any notice, the serving of any process and for any purposes arising from this Agreement at their respective addresses set forth hereunder:

THE CITY:

Civic Centre
City of Cape Town
12 Hertzog Boulevard
CAPE TOWN
REPUBLIC OF SOUTH AFRICA
Mr. P. Mashoko
Director: Water and Sanitation
Tel: 021 400 4843
Fax: 021 400 1922
Philemon.Mashoko@capetown.gov.za

THE DEVELOPER:

Blue Waves Properties 163 (Pty) Ltd.
First Floor
Spire House



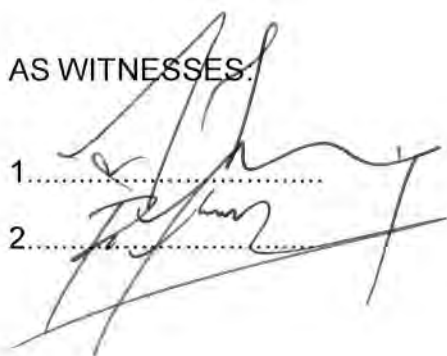
Tannery Park
Rondebosch
CAPE TOWN
REPUBLIC OF SOUTH AFRICA
Director
Tel: 021 553 1702
Fax: 021 553 4764
David@pact.co.za

- (a) Any notice to any party shall be addressed to it at its *domicilium* aforesaid and be sent either by pre-paid registered post or delivered by hand. In the case of any notice:
- (I) Sent by pre-paid registered post, it shall be deemed to have been received, unless the contrary is proved, on the seventh (7) day after posting; and
 - (II) Delivered by hand, it shall be deemed to have been received, unless the contrary is proved, on the date of delivery, provided such date is a business day or otherwise on the next following business day.
 - (III) Any party shall be entitled by notice in writing to the other, to change its *domicilium* to any other address within the Republic of South Africa, provided that the change shall become effective only fourteen (14) days after the service of the notice in question.
 - (IV) Any notice addressed to the "City" shall be required to be addressed to the Director: Water and Sanitation to be deemed to have been effectively delivered or served.

SIGNED ON BEHALF OF THE CITY OF CAPE TOWN:

SIGNED AT CAPE TOWN ON THIS 5th DAY OF OCTOBER 2012

AS WITNESSES:

1. 
2. 



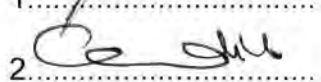
Mr. Philemon Mashoko

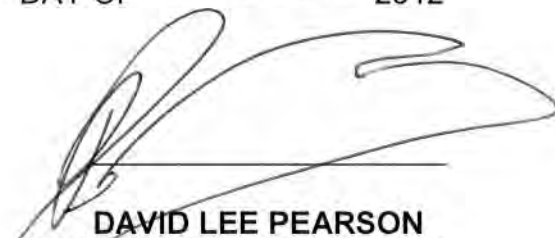
Director: Water and Sanitation

SIGNED ON BEHALF OF THE DEVELOPER:

SIGNED AT CAPE TOWN ON THIS 5th DAY OF OCTOBER 2012

AS WITNESSES:

1. 
2. 



DAVID LEE PEARSON
BLUE WAVES PROPERTIES 163 (PTY) LTD.

DIRECTOR

ANNEXURE A

DEVELOPMENT RIGHTS

- A1 - LETTERS OF APPROVAL BY CITY OF CAPE TOWN SPELUM DATED 28 APRIL 2009
AND 15 MAY 2009
- A2 - LETTER OF APPLICATION FOR APPROVAL OF SERVICES IN PHASE 1 BY AURECON
DATED 17 NOVEMBER 2010
- A3 - LETTER OF APPROVAL OF SERVICES BY CITY OF CAPE TOWN TRANSPORT,
ROADS AND STORMWATER DEPARTMENT DATED 26 JANUARY 2011
- A4 - SUBDIVISIONAL PLAN
- A5 - PLAN SHOWING CONSTRUCTION PHASES

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CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

Room No 318, Floor 3rd
Parow Civic Centre
Voortrekker Road
Parow 7500
Private Bag X4, Parow 7499
Ask for: S Hoffman

Tel: 021 938 8517
Fax: 021 938 8509

E-mail: sharon.hoffman@capetown.gov.za
Webmail: www.capetown.gov.za
Ref: W 18/5/2/1

Filename: G:\TownPlanning\Admin Areas\Goodwood TPTOWNP&BSITownPlanning\Suburbs\Richwood\Richmond Park Development\ERf 213.. Final Notification sh05-09.doc

Room No 318, Floor 3rd
Parow Civic Centre
Voortrekker Road
Parow 7500
Private Bag X4, Parow 7499
Cela: S Hoffman
Umnxeba: 021 938 8517
Ifeksi: 021 938 8509

Kamer Nr 318, Vloer 3de
Parow Burgersentrum
Voortrekkerweg
Parow 7500
Private Bag X4, Parow 7499
Vra vir: S Hoffman
Tel: 021 938 8517
Faks: 021 938 8509

STRATEGY & PLANNING

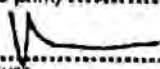
Department: Planning & Building Development Management – Tygerberg District

15 May 2009

REGISTERED MAIL

NuPlan Africa
11A Gladstone Street
DURBANVILLE
7536



CITY OF CAPE TOWN	
PLANNING & BUILDING DEVELOPMENT MANAGEMENT	
Original of this copy collected by hand by	
(please print) R SHELL	
	15/5/2009
Signature	Date

FINAL NOTIFICATION LETTER

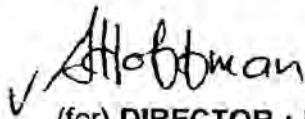
Dear Sir/Madam

PROPOSED APPLICATION FOR THE REZONING OF CAPE FARMS 213, 213/1, 212/8, 210/2, 202/1, 220/9 AND ERF 3, RICHWOOD FROM RURAL PURPOSES TO SUBDIVISIONAL AREA COMPRISING OF SINGLE RESIDENTIAL, GENERAL RESIDENTIAL, COMMERCIAL, PUBLIC OPEN SPACES AND PUBLIC ROADS AND SUBDIVISION.

My previous correspondence dated 28-04-2009 refers.

I wish to advise that the appeal process has now been concluded and that the decision as per Council's previous letter of approval is therefore now considered final. Accordingly, you may now act on the decision, subject to compliance with the conditions detailed in my letter dated **28-04-2009**.

Yours faithfully



(for) **DIRECTOR : PLANNING & BUILDING DEVELOPMENT MANAGEMENT**

Copy to:

✓ GIS Officer
✓ The City Valuer: Fintrust
✓ The Surveyor General
Private Bag X 9028
CAPE TOWN
8000

- Ms M Davies
- Mr J Mcpetrie

A1



CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

Room No 318, Floor 3rd
Parow Civic Centre
Voortrekker Road
Parow 7500
Private Bag X4, Parow 7499
Ask for: S Hoffman

Tel: 021 938 8517
Fax: 021 938 8509

E-mail: sharon.hoffman@capetown.gov.za
Webmail: www:\capetown.gov.za
Ref: W 18/5/2/1

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Room No 318, Floor 3rd
Parow Civic Centre
Voortrekker Road
Parow 7500
Private Bag X4, Parow 7499
Cela: S Hoffman

Umnxeba: 021 938 8517
Ifekst: 021 938 8509

Kamer Nr 318, Vloer 3de
Parow Burgersentrum
Voortrekkerweg
Parow 7500
Private Bag X4, Parow 7499
Vra vir: S Hoffman
Tel: 021 938 8517
Faks: 021 938 8509

STRATEGY & PLANNING

Department: Planning & Building Development Management - Tygerberg District

28 April 2009

REGISTERED MAIL

NuPlan Africa
11A Gladstone Street
DURBANVILLE
7536

Dear Sir / Madam

PROPOSED APPLICATION FOR THE REZONING OF CAPE FARMS 213, 213/1, 212/8, 210/2, 202/1, 220/9 AND ERF 3, RICHWOOD FROM RURAL PURPOSES TO SUBDIVISIONAL AREA COMPRISING OF SINGLE RESIDENTIAL, GENERAL RESIDENTIAL, COMMERCIAL, PUBLIC OPEN SPACES AND PUBLIC ROADS AND SUBDIVISION.

Your application with reference W 18/5/2/1 in the above regard, received on 06-03-2006, refers.

The Spatial Planning, Environment and Land Use Management Committee on 08-04-2009 approved your application as per attached minutes.

Kindly note, you are advised in terms of Section 5 of the Promotion of Administrative Justice Act, No 3 of 2000 that you are entitled to request in writing reasons for the above decision.

In terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, you may appeal to the City Manager against the above Council decision (including any conditions imposed in case of approval) by giving written notice of such appeal, in which case you may upon request be given the opportunity to appear in person before the Appeal authority to state your case. A detailed motivated appeal with reasons therefore (and not only the intention to appeal), clearly stating in terms of which legislation it is made, should be directed to and received by Pumla Stofile, Executive Support, Office of the City Manager, Private Bag X9181, Cape Town, 8000, or if hand delivered, to 5th floor, Podium block, Civic centre, 12 Hertzog Boulevard, Cape Town or if faxed, to 021 418 9009, within **21 days** of the date of registration at the Post office of this notification letter (with such registration day not included in the appeal period), provided where the last day for lodging an appeal falls either on a Sunday or public holiday, it shall be deemed to be the next working day thereafter.

Should you take up this right of appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000, kindly complete the **attached** questionnaire and submit it together with your appeal. Also note, appellants are not permitted to canvass the City Manager or members of Council's Planning and General Appeals Committee before or after the matter is heard. Should no appeal be received within such appeal period, or upon conclusion of this appeal process, you (as well as any objectors, if any) will be advised of a further right of appeal in terms of Section 44 of Land Use Planning Ordinance, No 15 of 1985 in due course.

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(A1)

Kindly note the above Council decision is suspended and may therefore not be acted on until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

✓ *Allobman*

for DIRECTOR : PLANNING & BUILDING DEVELOPMENT MANAGEMENT

[Handwritten signatures and initials]
LUM/12

A1
W 18/5/2/1

**MINUTES OF THE MEETING OF THE SPATIAL PLANNING,
ENVIRONMENT AND LAND USE MANAGEMENT COMMITTEE HELD IN
BOARDROOM A (THE WAR ROOM), 5TH FLOOR, PODIUM BLOCK, CIVIC
CENTRE, CAPE TOWN ON WEDNESDAY 8 APRIL 2009 AT 10:00**

SPEL16/04/09



**APPLICATION FOR CONDITIONAL USE AND
REZONING OF CAPE FARMS 210, 202/1, 210/2, 212/8,
REMAINDER 213, 213/1, 220/9 AND ERF 3, RICHMOND
PARK FROM RURAL ZONE TO SUBDIVISIONAL AREA
AND SUBDIVISION THEREOF TO PERMIT A SINGLE
RESIDENTIAL, GENERAL RESIDENTIAL,
COMMERCIAL DEVELOPMENT WITH OPEN SPACE
AND PUBLIC ROADS
W 18/5/2/1 / CN**

Mr Chad Newman, Department of Planning and Building Development Management, briefed the Committee on the application.

The Chairperson asked if there were any issues that Mr Newman would want to highlight.

Mr Newman said that in the original comments from Public Works and Transport : Provincial Roads Engineers, a specific number of residential units that could be accommodated in the development had been mentioned but, in the Environmental authorization there was an indication of 50 more residential units than had been mentioned by the Provincial Roads Engineer. The applicant had gone back to the Provincial Roads Engineer whose office had indicated that they were happy with the larger number of residential units given that the increase in the number of residential units was seen to be minor. Mr Newman said that his office had not at the time of the meeting received the written advice from the Provincial Roads Engineers, although it had been indicated to his office that such written advice would reach him before the meeting.

Mr Booysen, Department of Planning and Building Development Management, addressed the Committee and pointed out that part of the conditions for various phases of the development was that the developer would build certain roads. He said that one of the roads that would be constructed was the continuation of Blaauwberg Road which was something positive as the City did not have money on the budget for the Blaauwberg Road extension.

Registry

16/4

Please file and
send back

Tina

(A1)

Ms Ogle, the Legal Adviser to the Committee pointed out that she had seen in the background paragraph to the report, folio 885, that there was an amendment to the Urban Structure Plan to allow for industrial development and yet it seemed that there was no further reference to this issue elsewhere in the report. Ms Ogle said that she understood that the aspect of the industrial development had been withdrawn.

In reply to a question by Councillor Salwary about the location of Public Open Space within the development, the Committee was shown a large coloured diagram clearly indicating the location of public open space within the development.

RESOLVED

1. That the application for Rezoning of Cape Farms 210, 202/1, 210/2, 212/8, Remainder 213, 213/1, 220/9 and Erf 3, Richmond Park from Rural to Subdivisional Area to allow for Single Dwelling Residential, Commercial, General Residential (Cluster housing, group housing and flats), Public Open Space/Open Space, Public Utilities and Public Road, **BE APPROVED** in terms of Section 16 of the Land Use Planning Ordinance, 15 of 1985, and subject to the conditions as set out in Annexure "A" to the report.
2. That the application for Subdivision of Cape Farms 210, 202/1, 210/2, 212/8, Remainder 213, 213/1, 220/9 and Erf 3, Richmond Park into Single Dwelling Residential, General Residential (flats, cluster housing and group housing), Commercial, Public Open Space, Open Space, Public Utilities and public road portions, over 14 phases, **BE APPROVED** in terms of Section 25 of the Land Use Planning Ordinance, 15 of 1985, in accordance with Subdivision Plan No 2.473-S1-06 dated 29 October 2008 and subject to the conditions as set out in Annexure "A" to the report.
3. That the application for Conditional Use in the General Residential Zone portions to permit the development of group housing and cluster housing, **BE APPROVED** in terms of Part 2 Section 7 of the Cape Divisional Council Zoning Scheme.
4. That the application for Conditional Use in the Commercial Zone portions to permit warehouses directly supplying retail outlets, provided it does not



A1

occupy more than 50% of the floor area of the building, **BE APPROVED** in terms of Part 2 Section 8 of the Cape Divisional Council Zoning Scheme.

5. That the application for Conditional Use in the Commercial Zone portions to permit administrative commercial and professional offices on ground level **BE APPROVED** in terms of Part 2 Section 8 of the Cape Divisional Council Zoning Scheme.
6. That the application for Conditional Use for Place of Instruction and Place of Worship in Single Dwelling Residential Zone portions no. 159, 270, 160 and 271, **BE APPROVED** in terms of Part 2 Section 5 of the Cape Divisional Council Zoning Scheme.

The above decisions were made for the reasons as set out in the report dated 27 March 2009.

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Cape Town
1 Century City Drive
Waterford Poshnet
Century City
7441

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F: +27 21 525 9500
E: capetown@aurecongroup.com
W: aurecongroup.com



PO Box 494
Cape Town
81000
Dorcas: 021 204

Our Ref: 103433

17 November 2010

District Engineer: District 3
Transport, Roads and Planning
City of Cape Town
Tygerberg District Office
7500 PAROW

ATTENTION: MRS J VAN BLERK

Dear Madam

BLUE WAVES PROPERTIES 163 (PTY) LTD: CIVIL ENGINEERING SERVICES FOR ANNANDALE RIDGE PHASE 1

We refer to your letter dated 21 September 2010 (received by hand on 5 October 2010 at a meeting in Parow attended by you, the writer and Mr A Parker from the City's Catchment, Stormwater and River Management Dept) wherein you request certain amendments to our design drawings. At the meeting, Mr Parker requested that a Stormwater Management Plan (SMP) be provided which takes into account the inter-relationship between our proposed stormwater system and the Kleine Stink River Stormwater Masterplan (which SRK Consulting Engineers had not yet completed at the time, but was made available to us on 4 November 2010).

A further meeting took place at the City's CSRM department on 5 November 2010, attended by SRK, Aurecon and the City's Messrs Parker and Arnold. The requirements for the Phase 1 SMP were agreed after which the document was produced and submitted to Mr Parker by hand on 15 November 2010.

We note in your letter with thanks that many of the drawings submitted earlier are in order, but also that minor amendments are required to the remainder. We therefore enclose one copy each of the following drawings (amended as per your letter or as agreed at the meeting on 5 October) for your approval:

103433 CIV 03	(B)	Roads & Services – Sheet 1 of 9 (A0)
103433 CIV 04	(B)	Roads & Services – Sheet 2 of 9 (A0)
103433 CIV 25	(B)	Road Signs and Markings Locality Plan - Sheet 1 of 9 (A0)
103433 CIV 39	(A)	Roads – Typical Cross Sections (A0)
103433 CIV 48	(B)	Detention Pond A (A1)

\\aurecon\info\shares\ZACPT\Projects\Projects\103433-Annandale (R Shell)\Correspondence\Additional information for approval NvZ-03L.doc

Aurecon South Africa (Pty) Ltd
Board of Directors
BMM Tlou (Chairperson), DC (Director), M. (Director)
20 (Director), 20 (Secretary), M. (Secretary), M. (Secretary)
P. (Secretary), M. (Secretary), M. (Secretary)

AND R. (Secretary)
Member of CESA and SCA
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Aurecon Group
South Africa

Leading. Vibrant. Global.

These drawings contain the following changes:

Roads

More detail has been added to the Road Signs and Markings drawing including the locations of Street Names on poles.

The widths of the proposed surfaced sidewalks have been adjusted to meet your minimum requirements.

Stormwater

Figure 8, Rev A – Stormwater Master Plan – Please refer to paragraph 2 which confirms that the SMP was delivered to Mr Parker.

103433 CIV 48 (A) – Detention Pond A – It was agreed with Mr Parker that the form and functionality of the pond (with inlet and outlet structures) should comply with the City's Management of Urban Stormwater Impacts Policy – C58/05/09). The enclosed drawing (103433 CIV 48 A) has been updated to meet the policy requirements.

Services

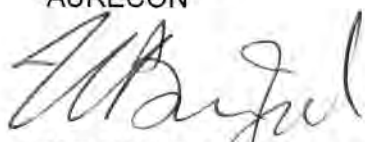
103433 CIV 03 (B) - Roads & Services (Sheet 1 of 9) – This drawing has been revised as agreed with you on 5 October 2010. The stormwater outlet has been moved.

103433 CIV 04 (B) - Roads & Services (Sheet 2 of 9) – Manhole 39 will be located on a 1200mm x 900mm culvert which will allow through-flow of the existing open drain along Tygerberg Road.

Further to the above, we notice that your letter contains no reference to water or sewer. The writer has however recently discussed these services with your Mr Hugo Steynberg, who indicated that our proposed services do appear to be in line with the City's master plan. At a meeting with on 15 November 2010 with Messrs Steynberg and E Albertyn, the writer was asked to revise some of the bulk water pipeline routes. The revised drawing shows the pipelines along the new (agreed) routes.

We trust that the City's requirements have been met and await your approval.

Yours faithfully
AURECON



N B VAN ZYL Pr Tech (Eng)

Copies to: Blue Waves Properties (Mr D L Pearson) david@pact.co.za
 Bellandia (Mr A Bush) andy@bellandia.co.za





CITY OF CAPE TOWN (SUID-KAAPSTAD) / CID-KAAPSTAD

THIS CITY WORKS FOR YOU

Municipal Building
Voortrekker Road
Parow
Private Bag 11, Parow, 7499
Ask for: Mrs J van Berk
Tel: 021 938-8440
Fax: 021 938-8282
E-Mail: jeanine.vanblerk@capetown.gov.za
URL: <http://www.capetown.gov.za>

Municipal Building
Voortrekker Road
Parow
Private Bag 11, Parow, 7499
Cela: Mrs J van Blerk
Umnxeba: 021 938-8440
Ileksi: 021 938-8282

Munisipale Gebou
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Vra vir: Mev J van Blerk
Tel: 021 938-8440
Fax: 021 938-8282

Transport, Roads and Stormwater
District 3 – Bellville/Parow/Goodwood Region

ENQUIRIES/NAVRAE: Jeanine van Blerk
DATE/DATUM: 26 January 2011 (original e-mail dated 8 December 2010)

AURECON
P.O. Box 494
CAPE TOWN
8000

For attention: **Mr. Neil van Zyl**

Fax: **(021) 526 9500**

**BLUE WAVES PROPERTIES 163 (PTY) LTD:
CIVIL ENGINEERING SERVICES FOR ANNANDALE RIDGE, PHASE 1**

Your letter of 17 November 2010 has reference.

An e-mail was sent on the 8th of December 2010 to provide comments and approval for the above-mentioned application.

In order to provide an official copy, with the City Of Cape Town's logo, the original e-mail will follow below, as previously provided to you.

Please contact me should this not suffice.

Kind regards

Jeanine van Blerk

From: Jeanine van Blerk [<mailto:jeanine.vanblerk@capetown.gov.za>]
Sent: 08 December 2010 10:59 AM
To: Neill van Zyl
Cc: Abdulla Parker; Rod Arnold
Subject: Annandale Ridge Ph 1 - Stormwater Management Plan- Revision 1

Hi Neil

I apologize for the comments via e-mail, but our server has been off line for the past week and I have only access to my e-mails.

I had a meeting with Rod Arnold on the 6th of December and the Stormwater Management Plan – Revision 1 was discussed.

This Department, Roads & SW, in conjunction with the CSRM Branch, have in principal no objection to the proposed engineering drawings and development, subject to the conditions as set out below:

1. In general the proposed stormwater management plan is acceptable with respect to compliance with the City's Management of Urban Stormwater Impacts Policy, subject to attention to detail requirements in the comments below;
2. The SMP treatment and attenuation facility is proposed to comprise an Extended Detention Pond as described in the book by Debo & Reese: Municipal Stormwater Management, which is similar to the Georgia Stormwater Management Manual, and as such must comply in all key aspects with the specifications for such a pond given in those references;
3. With respect to Drawing 103433 CIV 48- Rev B:
 - a. In general the plan layout and Section B_B of the extended detention pond is acceptable;
 - b. Maintenance access must be provided to the two sediment forebays. The access shown is not suitable for cleaning sediment from the forebays as it requires the maintenance plant to enter via the permanent pool;
 - c. The proposed 750 dia outlet pipe with berm, and the spillway channel, and their associated servitudes must be approved by the relevant authority; (proof must be submitted)
 - d. Detail with regard to erosion protection (for the berm and overflow structure) is required.
 - e. A maximum 1:4 side slope should be provided if vehicular passage/mowing over the berm is required- it would appear the 3m servitude may be inadequate for this;
 - f. The hydraulic design of the outlet structure and spillway to achieve the various outflow discharges, water levels and freeboard is questioned and further details of these must be provided and approved before construction may proceed;
 - g. Overflows from the sewage pump station must not be able to enter the pond or otherwise into the stormwater system;
 - h. Provision for management of overflow in the event of blockage and/or capacity exceedance must be provided at CP9 (and any other relevant locations) up to the 100y RI;
4. Trapped low points, including in *cul de sacs*, should be avoided, but where this is not possible, overland escape routes must be provided;
5. Erven should be graded to facilitate drainage to the road and floor levels are to be above the 100y flood level;
6. Revision 1 omits clear plans showing the SWMM layout, previously included in Revision 0 (Fig 2.1 is too small to be of any use), and the Table 13-15 referred to in 2.3.2 is not included as Appendix A as stated.



Approval is furthermore subject to the following conditions:

- a) That all services comply with the minimum Standard of Services for the City of Cape Town.
- b) That applications for "Way Leaves" and any services connections for construction works be submitted to the relevant departments, at least 2 weeks prior to the date that it is required. (Please note that permit fees will be applicable)
- c) That "as-built" drawings on paper and in electronic format (AutoCAD, Caddie or DXF) be supplied to this office on completion of the contract, before any approval to transfer of erven can be given.
- d) That this office be notified of the first site meeting, and that an official be present, to ensure that all of the conditions of approval will be met.
- e) That an official be present at the final site hand over.
- f) That where the proposed development is situated within, or near to, a residential area, dust control be implemented during the construction phase. With site-handover the disturbed soil must be stabilized in such a manner that dust pollution is minimized and roads must be kept clean and in good condition.

Note that I have not provided CSRM comment on the Stormwater Treatment Area Maintenance Plan, nor of the two Property Owners' Association Constitutions annexed to the report- these can await Abdulla Parker's return if I am not able to give them attention before that.

Regards



Jeanine van Blerk PrTechni 200330378

District Engineer - District 3: Parow, Goodwood & Bellville

City of Cape Town - Transport, Roads & Major Projects

Tel: +27 (021) 938 8441

Fax: + 27 (021) 938 8446

Email: jeanine.vanblerk@capetown.gov.za



PHASE 1	COND. USES	LAND USE	PTN/UR	N	AREA(ha)	%
Single dwelling residential	-	Single dwelling	1-112	112	3.61	34.22
General residential	Group housing	Group Housing	113-114	2	1.45	13.74
General residential	-	Flats	115-116	2	1.93	18.26
Commercial	Administrative, commercial and professional offices on ground level	General business	117	1	0.89	8.44
Public place	-	Public open space	118	1	0.2	1.9
Commercial	Public utility	Public utility	119	1	0.01	0.1
Roads	-	Public roads	120-121	2	2.45	23.3
SUB-TOTAL			121		10.55	100
PHASE 2	COND. USES	LAND USE	PTN/UR	N	AREA(ha)	%
Single dwelling residential	-	Single dwelling	122-223	102	2.88	15.05
General residential	Group housing	Group Housing	224-229	6	1.53	8.52
General residential	Cluster housing	Cluster housing	230-236	4	2.29	11.89
General residential	-	Flats	237-238	3	3.38	17.85
Commercial	Administrative, commercial and professional offices on ground level	General business	239	1	1.04	5.44
Single dwelling residential	Place of instruction	Creche	239-239	2	0.68	3.55
Single dwelling residential	Place of worship	Church	240-241	2	0.43	2.25
Public place	-	Public open space	242-244	3	3.61	18.67
Commercial	Public utility	Public utility	245	1	0.56	2.92
Roads	-	Public roads	246	1	2.71	14.17
SUB-TOTAL			125		19.13	100
PHASE 3	COND. USES	LAND USE	PTN/UR	N	AREA(ha)	%
Commercial	Administrative, commercial and professional offices on ground level	General business	247	1	0.74	6.35
Commercial	Warehouse directly supplying retail outlets provided it does not occupy more than 50% of the floor area of the building & admin commercial & professional offices on ground floor level & building accessory to use of buildings or land for any of the uses specified in this section.	Warehouse/retail outlet	248	1	5.39	46.23
Private place	-	Public open space	249	1	0.35	3
Roads	-	Public roads	250	1	5.18	44.42
SUB-TOTAL			4		11.66	100
PHASE 4	COND. USES	LAND USE	PTN/UR	N	AREA(ha)	%
Single dwelling residential	-	Single dwelling	251-324	74	2.41	15.5
General residential	Cluster housing	Cluster housing	325-326	2	1.52	10.42
General residential	-	Flats	327-330	4	4.8	30.87
Public place	-	Public open space	331-333	3	4.96	31.9
Roads	-	Public roads	334	1	1.78	11.31
SUB-TOTAL			334		16.59	100
PHASE 5	COND. USES	LAND USE	PTN/UR	N	AREA(ha)	%
Commercial	Warehouse directly supplying retail outlets provided it does not occupy more than 50% of the floor area of the building & admin commercial & professional offices on ground floor level & building accessory to use of buildings or land for any of the uses specified in this section.	Warehouse/retail outlet	335-339	5	8.95	51.32
Roads	-	Public roads	340-341	2	8.12	48.68
SUB-TOTAL			7		16.69	100
PHASE 6	COND. USES	LAND USE	PTN/UR	N	AREA(ha)	%
Commercial	Warehouse directly supplying retail outlets provided it does not occupy more than 50% of the floor area of the building & admin commercial & professional offices on ground floor level & building accessory to use of buildings or land for any of the uses specified in this section.	Warehouse/retail outlet	342-345	4	11.79	77.82
Roads	-	Public roads	346-347	2	3.4	22.38
SUB-TOTAL			6		15.19	100
PHASE 1-6	COND. USES	LAND USE	PTN/UR	N	AREA(ha)	%
Single dwelling residential	-	Single dwelling	1-112	112	3.61	10.03
General residential	Group housing	Group Housing	113-114	2	1.45	3.67
General residential	Cluster housing	Cluster housing	115-116	2	1.93	4.94
General residential	-	Flats	117-118	2	1.93	11.37
Commercial	Administrative, commercial and professional offices on ground level	General business	119	1	0.89	3.1
Commercial	Warehouse directly supplying retail outlets provided it does not occupy more than 50% of the floor area of the building & admin commercial & professional offices on ground floor level & building accessory to use of buildings or land for any of the uses specified in this section.	Warehouse/retail outlet	248	1	25.74	29.21
Single dwelling residential	Place of instruction	Creche	239-239	2	0.68	0.77
Single dwelling residential	Place of worship	Church	240-241	2	0.43	0.48
Commercial	Public utility	Public utility	119	1	0.57	0.64
Public place	-	Public open space	118, 242-244	7	8.77	9.88
Private place	-	Public open space	249	1	0.35	0.39
Roads	-	Public roads	246, 247, 334, 340-341, 346-347	9	39.85	26.64
SUB-TOTAL			121		88.79	100

(THE QUARRY)
REM. 212/2

RESIDENTIAL UNITS	
PHASE 1	
Single residential	112
Group Housing	36
Cluster	0
Flats	268
PHASE 2	
Single residential	102
Group Housing	42
Cluster	111
Flats	442
PHASE 3	
Single residential	74
Group Housing	0
Cluster	80
Flats	637

THE FARM MELLISH No. 205

REM. 205

FARM 202
LIEVEVALEI

FARM 205
MELLISH



REVISIONS	
NO	DESCRIPTION
01	As submitted
02	As submitted

NUPLAN AFRICA
INNOVATIVE PLANNING SOLUTIONS

Edinburgh 10 Bath Street, Wellington, South Africa
Tel: +27 21 873 0563 • Fax: +27 21 873 0564

Project • Project
Farm 210 / 2, Farm 220 / 1,
Farm 212 / 8, Farm 213 / 1
Farm 220 / 9, Farm R / 213
Erf 3

Tekening • Drawing
SUBDIVISIONAL PLAN

DATUM DATE: 18 JULY 2008
SCALE: 1 : 2500
TEK.Nr: 2.473
DWG.No: S1-03

DESIGNED BY: DvdB
CHECKED BY: TS
APPROVED BY: HERSHIEV

ANNEXURE B

MUNICIPAL BULK INFRASTRUCTURE SERVICES

Constructed by the Developer in lieu of Bulk Infrastructure Contribution Levies for the particular services

B1 – DRAWING SHOWING BULK SEWER

B2 – DRAWING SHOWING BULK WATER

B3 – SUMMARY OF COSTS

B4 – BREAKDOWN OF COSTS

B5 – PRICED SCHEDULE OF QUANTITIES

B6 – PROOF THAT THE VALUE OF THE BULK SERVICES CONTAINED IN THE AGREEMENT ARE COMPETITIVE

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DURBANVILLE

ATLAS
PARK

ATLANTIC HILLS

Edge of Powerline Servitude

POTSDAM
INTERCHANGE

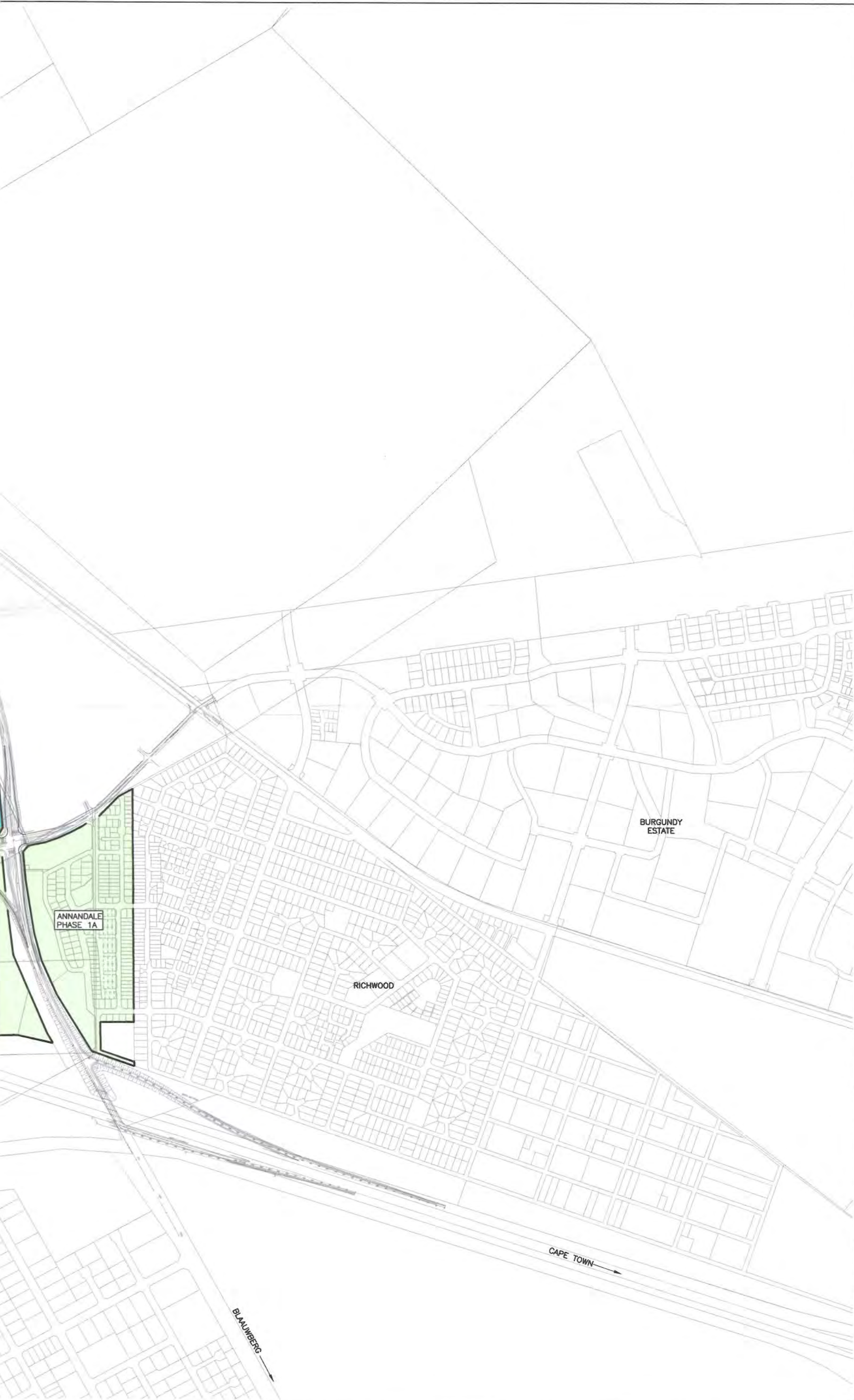
ANNANDALE
PHASE 2

ANNANDALE
PHASE 1B

DUNOON

N7

N7



REV	DATE	DESCRIPTION OF CHANGES	BY
A	AUG 2012	SERVICES AGREEMENT	NvZ

CLIENT:

BLUE WAVES
PROPERTIES 163 (PTY) LTD

aurecon
Cape Town

Aurecon Centre, Century Falls,
Century Boulevard, Century City, 7441
Email: CapeTown@aurecongroup.com

Tel: +27 21 528 9400
Fax: +27 21 528 9500

APPROVAL:

SIGNATURE: _____ NAME: _____ DATE: _____

THE MASTER HELD AT AURECON (CAPE TOWN OFFICE)
BEARS THE ORIGINAL SIGNATURE OF APPROVAL.

PROJECT TITLE

ANNANDALE RIDGE

DESCRIPTION

BULK SERVICES

DRAWING TITLE

CIVIL ENGINEERING
SERVICES TO PHASE 1A

DATE	SCALE	PAPER SIZE
AUG 2012	NOT TO SCALE	A2
DESIGN BY	DRAWN BY	CHECKED BY
L.DU TOIT	L.DU TOIT	N.v.ZYL

DRAWING NO.	REV NO.
ANNEXURE A5	A

[Handwritten signatures and marks]



DURBANVILLE

X 444 400

ATLAS
PARK

ATLANTIC HILLS

Edge of Powerline Servitude

ANNANDALE
PHASE 2

ANNANDALE
PHASE 1A

ANNANDALE
PHASE 1B

PUMP
STATION 1
(BY WELBELOND)

DUNOON

300mm^ø SEWER
RISING MAIN (BY WELBELOND)

350mm^ø SEWER
GRAVITY MAIN (PHASE 1)

PUMP
STATION 2

300mm^ø SEWER
RISING MAIN

350mm^ø SEWER
GRAVITY MAIN

N7



LEGEND	
—	PROPOSED BULK SEWER (ANNANDALE)
—	PROPOSED INTERNAL SEWER RETICULATION
	PROPOSED SEWER PUMPSTATION
—	EXISTING BULK SEWER
—	ATLANTIC HILLS SEWER

ANNANDALE PHASE 1A BULK SEWER SCHEDULE:

- 350mm ϕ uPVC CLASS 12 = 200 m
- 350mm ϕ uPVC CLASS 34 = 1555 m
- 400mm ϕ uPVC CLASS 34 = 680 m
- SEWER PUMPSTATION NO. 2

REV	DATE	DESCRIPTION OF CHANGES	BY
A	AUG 2012	SERVICES AGREEMENT	NvZ

CLIENT:

**BLUE WAVES
PROPERTIES 163 (PTY) LTD**

aurecon
Cape Town

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Century Boulevard, Century City, 7441
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APPROVAL:

SIGNATURE: _____ NAME: _____ DATE: _____

THE MASTER HELD AT AURECON (CAPE TOWN OFFICE)
BEARS THE ORIGINAL SIGNATURE OF APPROVAL

PROJECT TITLE

ANNANDALE RIDGE

DESCRIPTION

BULK SERVICES

DRAWING TITLE

SEWER

DATE	SCALE	PAPER SIZE
AUG 2012	NOT TO SCALE	A2
DESIGN BY	DRAWN BY	CHECKED BY
L.DU TOIT	L.DU TOIT	N.v.ZYL

ANNEXURE B1

REV NO
A



FUTURE
RESERVOIR
15 000m³
T.M. = 1230.0

FUTURE
CONNECTION TO RESERVOIR

DURBANVILLE

0.000
1525.0

600mm Ø ENDCAP

350mm Ø uPVC CLASS 12
WATERMAIN

200mm Ø

1525.0

1525.0

ATLAS
PARK

350mm Ø uPVC CLASS 12

ATLANTIC HILLS

Edge of Powerline Servitude

POTSDAM
INTERCHANGE

ANNANDALE
PHASE 2

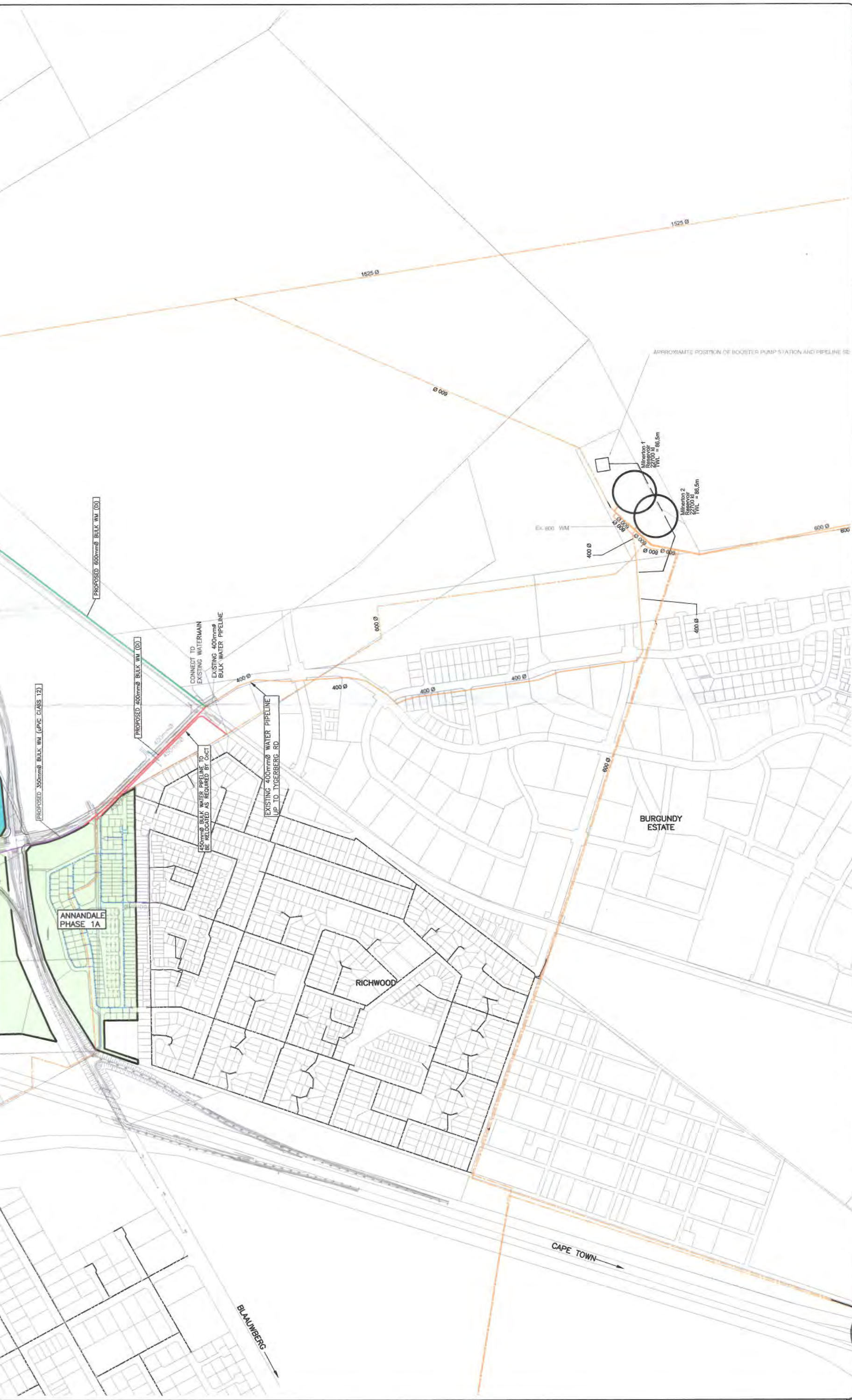
ANNANDALE
PHASE 1B

DUNOON

PROPOSED 350mm Ø BULK WM (uPVC CLASS 12)

DEBANK TO
200 Ø

DEBANK TO
200 Ø



LEGEND

—	PROPOSED BULK WATERMAIN (ANNANDALE PHASE 1A)
—	PROPOSED BULK WATERMAIN (ATLANTIC HILLS)
—	PROPOSED INTERNAL WATER RETICULATION
—	EXISTING BULK WATERMAIN
—	PROPOSED BULK WATERMAIN (ANNANDALE PHASE 1B)
—	PROPOSED BULK WATERMAIN (ANNANDALE PHASE 2)

ANNANDALE PHASE 1A BULK WATERMAIN SCHEDULE:

- 400mm Ø DUCTILE IRON = 395 m
- 450mm Ø uPVC CLASS 12 = 415 m

REV	DATE	DESCRIPTION OF CHANGES	BY
A	AUG 2012	SERVICES AGREEMENT	NvZ

CLIENT:

BLUE WAVES
PROPERTIES 163 (PTY) LTD

aurecon
Cape Town

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Century Boulevard, Century City, 7441 Fax: +27 21 526 9500
Email: CapeTown@aurecongroup.com

APPROVAL:

SIGNATURE: NAME: DATE:

THE MASTER HELD AT AURECON (CAPE TOWN OFFICE)
BEARS THE ORIGINAL SIGNATURE OF APPROVAL.

PROJECT TITLE
ANNANDALE RIDGE

DESCRIPTION
BULK SERVICES

DRAWING TITLE
WATER

DATE AUG 2012	SCALE NOT TO SCALE	PAPER SIZE A2
DESIGN BY L.DU TOIT	DRAWN BY L.DU TOIT	CHECKED BY N.v.ZYL

DRAWING NO.
ANNEXURE B2

REV NO
A

ANNANDALE RIDGE - PHASE 1A**SERVICES AGREEMENT - SUMMARY**

Description	Value
1 <u>SEWER</u>	
1.1 Sewer pumpstation (civil work)	R 3 471 874.56
1.2 Sewer pumpstation (mechanical and electrical work)	R 4 242 196.73
1.3 Sewer main to Pumpstation from phase 2 to the north	R 761 474.31
1.4 Sewer main from pumpstation to existing CoCT manhole at Plattekloof interchange to the south	R 2 776 600.94
SUBTOTAL A	R 11 252 146.54
2 <u>WATER</u>	
2.1 400mm dia. Ductile iron pipe along Carmine Drive	R 1 746 786.89
2.2 Reroute existing 450mm dia. pipe along Carmine Drive	R 1 472 291.81
SUBTOTAL B	R 3 219 078.69
TOTAL	R 14 471 225.23

Notes:

- 1) All values shown are estimates which will be updated at completion of the works.
- 2) Costs shown on this summary include contingencies, professional fees and VAT.



ANNANDALE RIDGE - PHASE 1A

BULK SERVICES AGREEMENT - BREAKDOWN OF COSTS

SEWER

	Amount (excl. VAT)	P&G's 15%	Subtotal A	Contingencies 10%	Subtotal B	Professional Fees for Civ. Engineer (12%)	Subtotal C	Professional Fees for Project Manager (3%)	Subtotal D	VAT 14%	Total
1 Sewer pumpstation (civil work)	-		R 2 400 000.00	R 240 000.00	R 2 640 000.00	R 316 800.00	R 2 956 800.00	R 88 704.00	R 3 045 504.00	R 426 370.56	R 3 471 874.56
2 Sewer pumpstation (mechanical and electrical work)	R 2 550 000.00	R 382 500.00	R 2 932 500.00	R 293 250.00	R 3 225 750.00	R 387 090.00	R 3 612 840.00	R 108 385.20	R 3 721 225.20	R 520 971.53	R 4 242 196.73
3 Sewer main to Pumpstation from phase 2	R 457 725.00	R 68 658.75	R 526 383.75	R 52 638.38	R 579 022.13	R 69 482.66	R 648 504.78	R 19 455.14	R 667 959.92	R 93 514.39	R 761 474.31
4 Sewer main from pumpstation to existing CoCT manhole	R 1 669 025.00	R 250 353.75	R 1 919 378.75	R 191 937.88	R 2 111 316.63	R 253 358.00	R 2 364 674.62	R 70 940.24	R 2 435 614.86	R 340 986.08	R 2 776 600.94
TOTAL	R 4 676 750.00	R 701 512.50	R 7 778 262.50	R 777 826.25	R 8 556 088.75	R 1 026 730.65	R 9 582 819.40	R 287 484.58	R 9 870 303.98	R 1 381 842.56	R 11 252 146.54

WATER

	Amount (excl. VAT)	P&G's 15%	Subtotal A	Contingencies 10%	Subtotal B	Professional Fees for Civ. Engineer (12%)	Subtotal C	Professional Fees for Project Manager (3%)	Subtotal D	VAT 14%	Total
1 400mm dia. Ductile iron pipe along Carmine Drive	R 1 050 000.00	R 157 500.00	R 1 207 500.00	R 120 750.00	R 1 328 250.00	R 159 390.00	R 1 487 640.00	R 44 629.20	R 1 532 269.20	R 214 517.69	R 1 746 786.89
2 Reroute existing 450mm dia. pipe along Carmine Drive	R 885 000.00	R 132 750.00	R 1 017 750.00	R 101 775.00	R 1 119 525.00	R 134 343.00	R 1 253 868.00	R 37 616.04	R 1 291 484.04	R 180 807.77	R 1 472 291.81
	R 1 935 000.00	R 290 250.00	R 2 225 250.00	R 222 525.00	R 2 447 775.00	R 293 733.00	R 2 741 508.00	R 82 245.24	R 2 823 753.24	R 395 325.45	R 3 219 078.69

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
400mm DIAMETER DUCTILE IRON PIPE ALONG CARMINE DRIVE						
SABS 1200 DB		<u>EARTHWORKS (PIPE TRENCHES)</u>				
PSDB 8.3.2		Excavate in all materials for trenches, backfill, compact and dispose of surplus material:				
	0.01	Pipes over 300 mm dia up to 550 mm dia for depths:				
	.01	Over 1,0 m up to 2,0 m	m	395	R 125.00	R 49 375.00
PSDB 8.3.2		Extra over item 142.01 above for:				
	.01	Intermediate excavation	m ³	290	R 30.00	R 8 700.00
	.02	Hard rock excavation	m ³	10	R 300.00	R 3 000.00
	.03	Hand excavation where ordered by the Engineer:				
	.01	Soft material	m ³	5	R 300.00	R 1 500.00
	.02	Intermediate material	m ³	5	R 330.00	R 1 650.00
PSDB 8.3.2		Excavate and dispose of unsuitable material from trench bottom	m ³	50	R 60.00	R 3 000.00
SABS 1200 L 8.2.1		<u>MEDIUM-PRESSURE PIPELINES</u>				
		Supply, lay and bed as for flexible pipes, complete with couplings:				
	.01	K9 Ductile iron pipes according to SANS 1835:2002, with 250µm thick polyethylene wrapping according to ISO 8180				
	.02	400 mm dia	m	395	R 1 555.00	R 614 225.00
8.2.2		Extra over for the supplying, laying, and bedding of mild steel and FBE coated specials complete with couplings:				
	.01	Reducers, plain ended .03 600 mm dia x 400 mm dia	No	2	R 15 000.00	R 30 000.00
	.02	End caps .01 400 mm dia	No	1	R 8 000.00	R 8 000.00
	.03	11¼° bends: .01 400 mm dia	No	1	R 10 875.00	R 10 875.00
	.04	Tees .01 400 mm dia x 400 mm dia	No	1	R 16 000.00	R 16 000.00

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
8.2.2		.05 Unequal Tees .01 400 mm dia x 160 mm dia Extra over for supplying, laying and bedding connections complete with couplings:	No	3	R 13 250.00	R 39 750.00
		.01 Viking Johnson flange adaptor galvanised and FBE (Long Collar) .01 400 mm dia	No	2	R 4 250.00	R 8 500.00
8.2.3		.02 Viking Johnson long collar coupling galvanised and FBE coated .01 400 mm dia	No	2	R 3 150.00	R 6 300.00
8.2.3		Extra over for supplying, fixing and bedding of flanged gate valves: .01 400 mm dia	No	2	R 68 500.00	R 137 000.00
8.2.3		Extra over for supplying, fixing and bedding of air release valves, including vertical distance pieces: .01 Double: .01 50 mm RBX Air Valve .02 100 mm RBX Air Valve	No No		R 13 000.00 R 17 250.00	R - R -
PSL 8.2.11		Anchor/thrust blocks and pedestals complete as per Drawing No 4006 WAT 200 .01 Concrete: .01 Class 10 MPa/19 mm		40	R 0.00	R -
8.2.11		.02 Formwork: .01 Rough .02 Smooth	m ³ m ² m ²		R 120.00 R 150.00	R - R -
		.03 Reinforcement: .01 Mild steel .02 High-tensile steel .03 Welded steel fabric, ref no 345	t t m ²	4 0 0	R 11 000.00 R 11 000.00 R 80.00	R 44 000.00 R - R -
8.2.13		Valve and hydrant chambers etc: 0.01 Double air valve chamber complete as per Drawing No 103433 / 200	No	1	R 0.00	R -

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
PSL 8.2.18		Connection to existing main supply pipe				
		.01 400 mm dia FC	No	1	R 13 750.00	R 13 750.00
SABS 1200 LB		BEDDING (PIPES)				
		BEDDING FOR WATER PIPES				
		0.01 From commercial sources:				
		.01 Selected granular material	m³	85	R 145.00	R 12 325.00
		.02 Selected fill material	m³	290	R 145.00	R 42 050.00
		SUBTOTAL				R 1 050 000.00
REROUTE EXISTING 450mm DIA PIPE ALONG CARMINE DRIVE						
SABS 1200 DB		EARTHWORKS (PIPE TRENCHES)				
PSDB 8.3.2		Excavate in all materials for trenches, backfill, compact and dispose of surplus material:				
		0.01 Pipes over 300 mm dia up to 550 mm dia for depths:				
		.01 Over 1,0 m up to 2,0 m	m	415	R 125.00	R 51 875.00
PSDB 8.3.2		Extra over item 142.01 above for:				
		.01 Intermediate excavation	m³	290	R 30.00	R 8 700.00
		.02 Hard rock excavation	m³	10	R 300.00	R 3 000.00
		.03 Hand excavation where ordered by the Engineer:				
		.01 Soft material	m³	5	R 300.00	R 1 500.00
		.02 Intermediate material	m³	5	R 330.00	R 1 650.00
PSDB 8.3.2		Excavate and dispose of unsuitable material from trench bottom	m³	50	R 60.00	R 3 000.00
SABS 1200 L 8.2.1		MEDIUM-PRESSURE PIPELINES				
		Supply, lay and bed as for flexible pipes, complete with couplings:				
		.01 uPVC class 12 pipes:				
		.01 450 mm dia	m	415	R 1 380.00	R 572 700.00

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
8.2.2		Extra over for the supplying, laying, and bedding of cast iron specials complete with couplings:				
	.01	45° bends: .01 450 mm dia	No	2	R 20 250.00	R 40 500.00
	0.02	Flanged adaptors: .01 450 mm dia	No	2	R 6 500.00	R 13 000.00
8.2.2		Extra over for supplying, laying and bedding connections complete with couplings:				
	.01	Viking Johnson flange adaptor galvanised and FBE (Long Collar)				
	.01	450 mm dia	No	2	R 6 500.00	R 13 000.00
	.02	Viking Johnson long collar coupling galvanised and FBE coated				
	.01	450 mm dia	No	2	R 4 250.00	R 8 500.00
8.2.3		Extra over for supplying, fixing and bedding of flanged butterfly gate valves:				
	0.01	450 mm dia	No	1	R 67 500.00	R 67 500.00
8.2.3		Extra over for supplying, fixing and bedding of air release valves, including vertical distance pieces:				
	.01	Double:				
	.01	50 mm RBX Air Valve	No		R 13 000.00	R -
	.02	100 mm RBX Air Valve	No	1	R 16 625.00	R 16 625.00
PSL 8.2.11		Anchor/thrust blocks and pedestals complete as per Drawing No 4006 WAT 200				
	.01	Concrete:				
	.01	Class 10 MPa/19 mm	m³	10	R 0.00	R -
8.2.11	.02	Formwork:				
	.01	Rough	m²		R 120.00	R -
	.02	Smooth	m²	0	R 150.00	R -
	.03	Reinforcement:				
	.01	Mild steel	t	1	R 11 000.00	R 11 000.00
	.02	High-tensile steel	t	0	R 11 000.00	R -
	.03	Welded steel fabric, ref no 345	m²	0	R 80.00	R -

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
8.2.13		Valve and hydrant chambers etc:				
		0.01 Double air valve chamber complete as per Drawing No 103433 / 200	No	1	R 0.00	R -
PSL 8.2.18		Connection to existing main supply pipe				
		.01 450 mm dia FC	No	2	R 13 750.00	R 27 500.00
SABS 1200 LB		<u>BEDDING (PIPES)</u>				
		<u>BEDDING FOR WATER PIPES</u>				
		0.01 From commercial sources:				
		.01 Selected granular material	m³	220	R 145.00	R 31 900.00
		.02 Selected fill material	m³	90	R 145.00	R 13 050.00
		SUBTOTAL				R 885 000.00
		TOTAL				R 1 935 000.00

Item Ref	Description	Unit	Total Quantity	Rate	Amount R
1.00 Sewer main to PS2					
1.01	Excavate in all material for trenches, backfill, compact and dispose of surplus material, for pipes 250mm to 550mm in diameter, 2m - 3m in depth	m	485	R 160.00	R 77 600.00
1.02	Supply and lay 355 mm dia class 34 pipes	m	485	R 545.00	R 264 325.00
1.03	355 mm dia Y Junction + 355 mm dia Bend (Specials) Including Installation	No.	4	R 4 200.00	R 16 800.00
1.04	Precast Concrete Manholes with Brickwork to Suit Backdrops : Depth 2.0 m up to 2.5 m	No.	4	R 7 500.00	R 30 000.00
1.05	Precast Concrete Manholes with Brickwork to Suit Backdrops : Depth 2.5 m up to 3.0 m	No.	1	R 8 500.00	R 8 500.00
1.06	Precast Concrete Manholes with Brickwork to Suit Backdrops : Depth 3.0 m up to 3.5 m	No.	4	R 9 500.00	R 38 000.00
	BEDDING (PIPES)				
	Supply only of bedding by importation:				
	From commercial sources:				
1.07	Selected granular material	m³	125	R 125.00	R 15 625.00
1.08	Selected fill material	m³	55	R 125.00	R 6 875.00
				SUBTOTAL	R 457 725.00
2.00 Sewer main from PS2 to Platteklouf connection					
2.01	Excavate in all material for trenches, backfill, compact and dispose of surplus material, for pipes 250mm to 550mm in diameter, up to 2m depth	m	1950	92.00	R 179 400.00
	Precast concrete ring manhole complete as per Drawing No. S1				
	With concrete slab and ductile iron covers and frames				
2.02	Depth 1,0 m up to 1,5 m	No	3	R 5 750.00	R 17 250.00
2.03	Depth 1,5 m up to 2,5 m	No	12	R 6 800.00	R 81 600.00
2.04	Depth 2,5 m up to 3,5 m	No	5	8000.00	R 40 000.00
2.05	Depth 3,5 m up to 4,0 m	No	2	9500.00	R 19 000.00
	Supply and lay:				
2.06	350 mm dia. uPVC class 12 for rising main	m	200	700.00	R 140 000.00
2.07	355 mm dia. uPVC class 34 for gravity main	m	1070	545.00	R 583 150.00
2.08	400 mm dia. uPVC class 34 for gravity main	m	680	650.00	R 442 000.00
2.09	Construct manhole on existing pipe (1.75m deep)	No	1	8500.00	R 8 500.00
2.10	Connect to existing sewer	No	1	2500.00	R 2 500.00
	Supply only of bedding by importation:				
	From commercial sources:				
2.11	Selected granular material	m³	865	R 125.00	R 108 125.00
2.12	Selected fill material	m³	380	R 125.00	R 47 500.00
				SUBTOTAL	R 1 669 025.00
TOTAL					R 2 126 750.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount
ANNANDALE: SEWER PUMPSTATION						
1	SANS 1200 C	Site Clearance				
1.1		Remove topsoil to nominal depth of 100 mm and stockpile	m ³	20	35.00	700.00
2	SANS 1200 D	Excavation				
		Excavate in all materials and use for backfill around structures or stockpile or dispose as ordered on site				
2.1	8.3.3	Restricted excavation:				
2.1.1		To pumpstation	m ³	650	145.00	94 250.00
2.1.2		To strip footings	m ³	10	170.00	1 700.00
3	8.1.3 PSG8-2	Concrete				
		Concrete Grade 15 MPa/20 mm to:				
3.1	8.1.3.1	Blinding:				
3.1.1		75 mm minimum thickness to horizontal surfaces	m ²	120	120.00	14 400.00
3.1.2		Benching	m ³	20	1 425.00	28 500.00
3.2	8.1.3.3	Strength concrete Grade 30 MPa/19 mm to:				
3.2.1		Floor slabs up to 400 mm thick and concrete footings and plinths	m ³	36	1 450.00	52 200.00
3.2.2		Walls up to 300 mm thick	m ³	105	1 480.00	155 400.00
3.2.3		Top slabs and suspended slabs up to 250 mm thick	m ³	40	1 525.00	61 000.00
3.2.4		Columns	m ³	6	1 600.00	9 600.00
3.2.5		Stairs	m ³	4	1 600.00	6 400.00
4	8.1.1 PSG8-4	Formwork				
4.1		Rough:				
	8.2.5	Narrow sections:				
4.1.1		To floor slabs 400 mm wide	m	85	140.00	11 900.00
4.1.2		To raising of wall edges 200 mm up to 500 mm wide	m	85	160.00	13 600.00
	8.2.1	Plane vertical to:				
4.1.3		Rough vertical to external walls below ground	m ²	290	320.00	92 800.00
4.1.4		Columns to receive plaster internal and external	m ²	30	360.00	10 800.00
4.2		Smooth:				
	8.2.5	Narrow sections:				
4.2.1		Vertical widths up to and including 300 mm wide	m	30	140.00	4 200.00
4.2.2		To stairs risers	m	40	200.00	8 000.00
4.2.3		Smooth internal vertical walls to receive epoxy cement sealing mortar:	m ²	450	320.00	144 000.00
Carried forward / ...						709 450.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount
		Brought forward / ...				709 450.00
4.2.4		Smooth internal floor soffit to receive epoxy cement sealing mortar:	m ²	55	450.00	24 750.00
	8.2.2	Plane vertical to:				
4.2.5		Walls	m ²	450	320.00	144 000.00
	8.2.2	Plane horizontal to slab soffit with prop height of:				
		Over and Up to				
4.2.6		0,0 m 1,5 m	m ²	0	450.00	0.00
4.2.7		1,5 m 3,0 m	m ²	7	500.00	3 500.00
4.2.8		3,0 m 6,5 m	m ²	38	600.00	22 800.00
4.2.9	8.2.2	Sloped horizontal to underside of stairs	m ²	8	500.00	4 000.00
5	SANS 1200 G 8.4.4	Unformed surface finishes				
5.1	PSG8-5	Wood-floated finish:				
5.1.1		Walkways and platforms and floor slabs	m ²	120	15.00	1 800.00
5.2		Steel float finish:				
5.2.1		To benching	m ²	22	30.00	660.00
5.2.2		To sump floor slab	m ²	8	30.00	240.00
5.2.3		Narrow horizontal surfaces up to 300 mm thick	m	30	20	600.00
5.2.4		Stairs	m ²	15	80.00	1 200.00
6	8.2.6	Box out				
		Box out holes and forming grooves in walls and slabs not exceeding 300 mm thick:				
		Rectangular box-out holes:				
6.1		In concrete wall:				
6.1.1	8.2.6	300 mm x 800 mm	No	2	1 000.00	2 000.00
6.1.2		500 mm x 500 mm	No	2	900.00	1 800.00
6.1.3		600 mm x 600 mm	No	1	1 200.00	1 200.00
6.2		In brick wall:				
6.2.1		500 mm x 500 mm	No	2	500.00	1 000.00
7	8.1.2.3 PSG8-1	Reinforcement				
7.1		Mild steel bars of diameter up to 10 mm	t	3	11 000.00	33 000.00
7.2	8.3.1	High tensile steel for bars of diameter up to 20 mm	t	24	11 000.00	264 000.00
		Carried forward / ...				1 216 000.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount
	Brought forward / ...					1 216 000.00
8	PSG8-3	Designated joints				
8.1		Wall joints:				
8.1.1		W48 - Waterstop	m	70	300.00	21 000.00
8.1.2		CJ - Constuction Joint	m	70	220.00	15 400.00
8.2		Floor joints:				
8.2.1		CJ - Constuction Joint	m	20	220.00	4 400.00
9	SANS 1200 G PSG8-9	Watertightness tests				
9.1		Wet well	Sum	1	8 000.00	8 000.00
9.2		Dry well	Sum	1	10 000.00	10 000.00
10	1200 H 1200 HC PSH8-1 PSH8-2 PSH8-3 PSHC8-1	Structural Steelwork				
10.1		Hot dip galvanised mild steel 305 x 165 x 46 mm sections	t	0.5	49 000.00	24 500.00
10.2		Extra-over to Item 10.2 for crane stops	Sum	1	1 000.00	1 000.00
10.3		Supply and install a 0.75 ton crane hoist complete	Sum	1	22 000.00	22 000.00
10.4		Bolts, nuts, washers, etc. to complete the frame	Sum	1	-	0.00
11	SANS 1200HA	Metalwork				
11.1	PSHA8-1	Supply and install SS316 stainless steel handrails complete with stanchions and bends	m	23	2 000.00	46 000.00
11.2	PSHA8-2	Extra-over to Item 11.1 for:				
11.2.1		90° bends	No	4	-	
11.2.2		Ends	No	4	-	
11.3	PSHA8-3	Grade 316 stainless steel ladders with safety cage in wet-well-----6 meters/ each allowed	No	3	45 000.00	135 000.00
12		Supply and cast in specials				
12.1		Type 9E CI covers and frames (0.9 x 0.6 m)	No	4	2 750.00	11 000.00
13	SPEC QB	Building materials and workmanship				
13.1	8.2.4	Bricklayer : Brickwork				
13.1.1		Double course 280 mm cavity wall	m²	233	365.00	85 045.00
	Carried forward / ...					1 599 345.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount
	Brought forward / ...					1 599 345.00
13.2	8.2.5	Doors				
13.2.1		Soundproof double door suitable for a 280 mm brick wall for machine room (4700mm high) with opening for crawl beam and waterproofing rubber flap	No (Prov)	1	20 000.00	20 000.00
13.2.2		40 mm FLBB hardwood panel double door with 75 mm moulded weather board with steel frame, size 813 mm x 2 032 mm high suitable for 280 mm brick wall	No	1	4 000.00	4 000.00
13.3	8.2.7	Plasterer, pavior and tiler				
13.4	8.2.7	13 mm plaster finish to exterior brick walls	m²	235	90.00	21 150.00
13.5	8.2.7	Screed to floors (including steel float finish)	m²	60	180.00	10 800.00
13.6	8.2.9	Paintwork				
		Paint exterior walls with an approved undercoat and two layers of approved PVA top coat	m²	235	60.00	14 100.00
13.7		Protective Coatings				
		Apply Sikaguard 720 EpoCem epoxy-cement sealing mortar, strictly in accordance with the manufactures specifications				
13.7.1		2 mm thick to wet well walls and floors	m²	260	315.00	81 900.00
13.7.2		3 mm thick to wet well slab soffit	m²	28	330.00	9 240.00
13.8	8.2.8.1	Rainwater goods				
13.8.1		230 mm x 230 mm gulley complete with CI grating	No	6	750.00	4 500.00
13.8.2		75 mm dia PVC-U drop end with 100° bend	No	6	125.00	750.00
13.8.3		100 mm x 125 mm stop ends	No	6	100.00	600.00
13.8.4		75 mm PVC-U Class 9 downpipe	m	30	40.00	1 200.00
13.5.5	8.2.8.1	75 mm dia PVC-U shoe	No	6	60.00	360.00
13.9	PSQB13-2	Safety notices in different languages as specified:				
13.9.1		"No Admittance to Unauthorized persons"	No	2	300.00	600.00
13.9.2		"Wear Safety Goggles, Face Mask and Gloves when Working with Chemicals"	No	2	350.00	700.00
13.9.3		"SWL 750 kg"	No	2	250.00	500.00
14	SANS 1200 L 8.2.5	Supply, laying, bedding and jointing of fittings and pipe specials within pump station complete with couplings as scheduled. All pipework manufactured from SS304 and painted internally and externally with two pack epoxy, unless otherwise stated				
14.1		350 mm diameter SS 316 Puddle pipe with SS 304 Flanges, 900 mm long, flanged at both ends	No	2	31 000.00	62 000.00
14.2		350 x 350 mm diameter T-piece, flanged	No	1	37 500.00	37 500.00
	Carried forward / ...					1 869 245.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount
		Brought forward / ...				1 869 245.00
14.3		350 mm diameter Pipe, 295 mm long, flanged at one end	No	1	12500	12 500.00
14.4		350 mm diameter Pipe, 1645 mm long, flanged at one end	No	1	22000	22 000.00
15		uPVC adaptor				
15.1		350 mm diameter (Class 12) flange adaptor	No	2	6000	12 000.00
16		Waterproofing				
16.1		4 mm thick "Derbigum SP 4" fully bonded torch on waterproofing system or similar approved to:				
16.1.1		Concrete roof slabs and upstands	m²	90	150	13 500.00
16.2		Two coats bituminous aluminium paint on waterproofing to:				
16.2.1		Concrete roof slabs and upstands	m²	90	65	5 850.00
		SUB TOTAL				1 935 095.00
		P and G's-----fixed				214 905.00
		P and G's-----time				250 000.00
		Total				2 400 000.00

SUMMARY

BILL 1:	PRELIMINARY AND GENERAL	R	35 000.00
BILL 2:	PENSTOCKS	R	130 000.00
BILL 3:	PUMPS, VALVES AND PIPEWORK	R	943 500.00
BILL 4:	FANS, AIR CONDITIONING, DUCTWORK AND ACCESSORIES	R	244 300.00
BILL 5:	(NOT USED)	R	
BILL 6:	LV ELECTRICAL INSTALLATION	R	172 300.00
BILL 7:	DIESEL POWERED GENERATOR SETS AND INSTALLATIONS	R	278 800.00
BILL 8:	LV SWITCH GEAR AND CONTROL GEAR ASSEMBLIES	R	212 000.00
BILL 9:	SCADA AND TELEMETRY	R	103 750.00
BILL 10:	INSTRUMENTATION	R	56 200.00
BILL 11:	SUNDRIES	R	224 150.00
	TOTAL OF PRICED ITEMS	R	2 400 000.00
	Allow 10% contingencies to be expended as directed by the Engineer and to be deducted in whole or in part if not required	R	240 000.00
	NET TOTAL OF TENDER	R	2 640 000.00
	Add 14% for Value Added Tax	R	369 600.00
	GROSS TOTAL OF TENDER (TENDER SUM) Carried to Offer	R	3 009 600.00

Date:

Signed on behalf
of Tenderer:


ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
		BILL NO 1: PRELIMINARY AND GENERAL						
1.1	MP2	Providing Performance Security-Demand Guarantee	Sum	-	-	-		
1.2	MP2	Providing Insurances	Sum	-	-	-		
1.3	MP3	Design of the works and submission of Contractor's Documents	Sum	-	-	-	2 000.00	
1.4	MP2	Establishment/disestablishment on Site	Sum	-	-	-	7 500.00	
1.5	MP2	Establishment/disestablishment on Site for Commissioning	Sum	-	-	-	1 500.00	
1.8	MP13, 8.2.1, 8.2.2, 8.2.3, 8.2.4, 8.2.5, 8.2.6	Compliance with the requirements of the Occupational Health and Safety Act 1993 and Construction Regulations 2003 (refer to spec AUR 1001)		-	-	-	13 000.00	
1.8.1		General Safety Obligations	Sum	-	-	-	1 000.00	
1.8.2		Risk Assessment	Sum	-	-	-	1 000.00	
1.8.3		Health and safety plan	Sum	-	-	-	1 500.00	
1.8.4		Construction Safety Officer and other appointments	Sum	-	-	-	1 000.00	
1.8.5		Training	Sum	-	-	-	1 000.00	
1.8.6		Medical Assessment of employees	Sum	-	-	-	1 500.00	
1.9	MP13	Compliance with the Environmental Management Specification in the Scope of Work	Sum	-	-	-	2 000.00	
1.10	MP13	Liaise with Civil Contractor	Sum	-	-	-	1 000.00	
1.11	MP13	Other General expenses incurred in complying with the requirements of the Scope of Work not included above (Specify):-	Sum	-	-	-		
		TOTAL BILL 1: Carried to Summary				R	35 000.00	

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
		BILL NO 2: PENSTOCKS						
	MP3 MP4 MP5 MP11	Allow for all costs and expenses in connection with the design, manufacture, painting, testing, supply, delivery, offloading and storage of the following materials and equipment:						
2.1		Stainless steel penstock to wet well sump inlets (approximate size is 800 mm wide x 300 mm high), complete with line shaft, supports, headstock and hand wheels	No	2	60 000.00		120 000.00	
2.2		All other items not included above but which are nevertheless necessary to meet the Scope of Work and/or are required for the proper, safe and effective operation of the plant (Specify)						
2.2.1		s/s anchors	Item				2 000.00	
2.2.2			Item					
	MP6	Allow for all costs and expenses in connection with the site installation of the following:						
2.3		Stainless steel penstock to wet well sump inlets (approximate size is 800 mm wide x 300 mm high), complete with line shaft, supports, headstock and hand wheels	No	2	4 000.00		8 000.00	
Carried forward / ...							130 000.00	

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
		Brought forward / ...						130 000.00
2.4		All other items not included above but which are nevertheless necessary to meet the Scope of Work and/or are required for the proper, safe and effective operation of the plant (Specify)						
2.4.1			Item					
2.4.2			Item					
		TOTAL BILL 2:						
		Carried to Summary				R		130 000.00

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
		BILL NO 3: PUMPS, VALVES AND PIPEWORK						
	MP3 MP4 MP5 MP11	Allow for all costs and expenses in connection with the design, manufacture, painting, testing, supply, delivery, offloading and storage of the following materials:						
3.1		Pumpsets--ABS XFP 201G-CB 2 PE 140/6: 14kw 6 pole--400V/50HZ						
3.1.1		Immersible pumpset, complete with baseplate, and 10 m long cable	No	2	115 000.00		230 000.00	
3.1.1 a		Hidrostal F10K option			245 000.00		Rate only	
3.1.2		Drainage pumpset, complete with duckfoot support, and 10 m long cable	No	1	15 000.00		15 000.00	
3.2		Pipework						
		Fabricated steel pipework and flanges, manufactured from 304L stainless steel, unless otherwise stated. Pipework shall be supplied complete with all jointing material and pipe and valve supports, which are not scheduled seperately. Corrosion protected shall be as specified in Specification T/HP. Flanges shall be in accordance with SABS 1123 and the relevant tables as indicated by the fitting PN-rating						
		Drawing No 103433-MEC-01:						
3.2.1		250mmø medium radius bend flanged one end with 400mmø bellmouth (L=240mm) on the other end	No	2	12 000.00		24 000.00	
3.2.2		250mmø puddle pipe, flanged both ends (L=850mm)	No	2	8 000.00		16 000.00	
3.2.3		250mmø plain ended pipe (L=±660mm)	No	2	5 000.00		10 000.00	
3.2.4		250mmø medium radius bend, flanged both ends	No	2	12 000.00		24 000.00	
3.2.5		250mmø plan ended pipe (L=±460mm)	No	2	4 000.00		8 000.00	
3.2.6		250 - 300mmø reducer, flanged both ends	No	2	9 500.00		19 000.00	
Carried forward / ...							346 000.00	

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
		Brought forward / ...					346 000.00	
3.2.7		300mmø pipe, flanged both ends (L=300mm)	No	2	10 000.00		20 000.00	
3.2.8		300mmø medium radius duckfoot bend, both ends flanged	No	2	17 000.00		34 000.00	
3.2.9		300mmø flanged pipe (L=1498m)	No	2	18 250.00		36 500.00	
3.2.10		300mmø medium radius bend, flanged both ends	No	4	17 000.00		68 000.00	
3.2.11		300x300mmø gusseted T-piece, all ends flanged	No	1	26 500.00		26 500.00	
3.2.12		300mmø puddle pipe, flanged both ends (L=1560mm)	No	1	25 000.00		25 000.00	
3.2.13		300mmø pipe, flanged one end (L=±880mm)	No	1	13 500.00		13 500.00	
3.2.14		300-350mmø reducer, flanged (L=255mm)	No	1	17 000.00		17 000.00	
3.2.15		50mmø Medium radius bend, flanged	No	12	950.00		11 400.00	
3.2.16		50mmø ss pipe, flanged (L=1412.5mm)	No	1	1 500.00		1 500.00	
3.2.17		50mmø SS pipe, flanged (L=2928mm)	No	1	2 100.00		2 100.00	
3.2.18		50mmø SS puddle pipe, flanged with center puddle (L=600mm)	No	1	1 700.00		1 700.00	
3.3		Pipe couplings						
		Drawing No 103433-MEC-01:						
3.3.1		250mmø restrained flanged adaptor, PN10	No	4	1 000.00		4 000.00	
3.3.2		300mmø restrained flange adaptor	No	1	1 700.00		1 700.00	
Carried forward / ...							608 900.00	

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
		Brought forward / ...					608 900.00	
3.4		Valves						
		Drawing No 103433-MEC-01:						
3.4.1		250mmø flanged knife gate valve, PN10	No	2	21 000.00		42 000.00	
3.4.2		300mmø flanged check valve, PN10	No	2	38 500.00		77 000.00	
3.4.3		300mmø flanged knife gate valve, PN10	No	3	32 000.00		96 000.00	
3.4.4		50mm flanged check valve (PN 6)	No	1	3 500.00		3 500.00	
3.4.5		50mm flanged RSV gate valve (PN6)	No	1	1 500.00		1 500.00	
3.5	MP6	Allow for all costs and expenses in connection with the site installation of the following:						
3.5.1		Installation of all equipment and material supplied and delivered under Items 4.1.1 to 4.4.5 inclusive	Sum	-	-	-	13 100.00	
Carried forward / ...							842 000.00	

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
		Brought forward / ...					842 000.00	
3.6	MP14	Miscellaneous items						
3.6.1		Provisional sum for minor mechanical work and changes to pipework authorised by the Engineer	Provisional Sum				80 000.00	
3.6.2		Charges and profit on provisional sum for minor changes	%		20%		16 000.00	
3.6.3		Grouting of base plates, suction puddle pipes and pipe supports	Sum	-	-		4 500.00	
3.6.4		Connection of delivery pipework inside flow-meter chamber to existing discharge flange	No	1	1 000.00		1 000.00	
3.6.5		All other items not included above but which are nevertheless necessary to meet the Scope of Work and/or are required for the proper, safe and effective operation of the plant (Specify)						
3.6.5.1			Item					
3.6.5.2			Item					
		TOTAL BILL 3: Carried to Summary				R	943 500.00	

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
4		BILL NO 4: FANS, AIR CONDITIONING, DUCTWORK AND ACCESSORIES						
	MP3 MP4 MP5 MP11	Allow for all costs and expenses in connection with the design, manufacture, painting, testing, supply, delivery, offloading and storage of the following materials:						
4.1		Fans						
4.1.1		FAF1: AMS MFB-500 4 pole, duct-mounted mixed flow fan, 795 L/s @ 300 Pa	No	1	17 000.00		17 000.00	
4.1.2		FAF2: AMS APB-0504, belt-driven fan with sparkproof motor, 900 L/s @ 200 Pa	No	1	23 000.00		23 000.00	
4.2		Ducting						
		Fabricated ducting including all fittings, flanges, unions, braces and brackets shall be manufactured from 0.6mm galvanised mild steel. Ducting shall be supplied complete with all flanges, unions, braces and brackets, which are not scheduled separately.						
		Drawing 103433/MEC/02:						
4.2.1		Ducting, 250x250	m	2	1 250.00		2 500.00	
4.2.2		Ducting, 350X350	m	2	1 450.00		2 900.00	
4.2.3		Ducting, 400X400	m	6	1 050.00		6 300.00	
4.2.4		Ducting, 600x600	m	2	1 450.00		2 900.00	
		Fabricated ducting including all fittings, flanges, unions, braces and brackets are to be of non-ferrous (polypropylene) construction, or stainless steel where the former is not possible. Ducting shall be supplied complete with all flanges, unions, braces and brackets, which are not scheduled separately.						
		Drawing 103433/MEC/02:						
4.2.5		Ducting, 250x250	m	16	1 825.00		29 200.00	
4.2.6		Ducting, 300x300	m	2	2 450.00		4 900.00	
4.2.7		Ducting, 400x400	m	2	2 850.00		5 700.00	
Carried forward / ...							94 400.00	

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
4.3	MP3 MP4 MP5 MP11	Brought forward / ... Duct fittings Fabricated ducting including all fittings, flanges, unions, braces and brackets shall be manufactured from 0.6mm galvanised mild steel. Ducting shall be supplied complete with all flanges, unions, braces and brackets, which are not scheduled separately.					94 400.00	
4.3.1		Transformation, 250x250 to 350x350	No	1	1 050.00		1 050.00	
4.3.2		Transformation, 350x350 to 400x400	No	1	1 050.00		1 050.00	
4.3.3		Transformation, 400x400 to 500x500	No	1	1 300.00		1 300.00	
4.3.4		Transformation, 500x500 to 600x600	No	1	1 300.00		1 300.00	
4.3.5		Transformation, 400x400 to dia 500	No	1	1 500.00		1 500.00	
4.3.6		Transformation, 600x600 to dia 500	No	1	1 500.00		1 500.00	
4.3.7		Bend 90°, 400x400	No	1	1 000.00		1 000.00	
4.3.8		Bend 90°, 600x600	No	1	1 150.00		1 150.00	
		Fabricated ducting including all fittings, flanges, unions, braces and brackets are to be of non-ferrous (polypropylene) construction, or stainless steel where the former is not possible. Ducting shall be supplied complete with all flanges, unions, braces and brackets, which are not scheduled separately.						
		Drawing 103433/MEC/02:						
4.3.9		Transformation, 300x300 to 400x400	No	1	2 300.00		2 300.00	
4.3.10		Bend 90°, 250x250	No	4	1 500.00		6 000.00	
4.3.11		Bend 90°, 400x400	No	1	2 850.00		2 850.00	
4.3.12		Shoe, 250x250	No	2	2 450.00		4 900.00	
Carried forward / ...							120 300.00	

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
		Brought forward / ...					120 300.00	
4.4	MP3 MP4 MP5 MP11	Auxilliary items						
4.4.1		Europair weather louvre, 600x600	No	1	1 500.00		1 500.00	
4.4.2		Europair weather louvre, 425x425	No	2	1 250.00		2 500.00	
4.4.3		Supply air grilles, Europair DD+OBD, 400x200	No	3	900.00		2 700.00	
4.4.4		Stop-end, 250x250	No	1	1 050.00		1 050.00	
4.4.5		Flexible couplings, dia 500	No	2	3 050.00		6 100.00	
4.4.6		Motorised damper, 400x400 IP55	No	1	3 250.00		3 250.00	
4.4.7		Weather cowl with vermin screen, 600x600	No	1	1 500.00		1 500.00	
		All items listed below are to be of non-ferrous (polypropylene) construction, or stainless steel where the former is not possible.						
4.4.8		Vermin screen to suit 250x250 ducting	No	2	1 050.00		2 100.00	
4.4.9		Vermin screen to suit 300x300 ducting	No	1	1 050.00		1 050.00	
4.4.10		Start / stop unit with overload protection, controlling fan via local isolator	No	2	2 875.00		5 750.00	
4.4.11		Any item deemed to be necessary for the successful completion of the installation but not measured or priced for elsewhere. Detailed description to be provided.						
4.4.11.1		Filter brackets	Item	9 300.00	1.00		9 300.00	
4.4.11.2		AV Mountings & Ducting brackets	Item	17 300.00	1.00		17 300.00	
4.5	MP6	Allow for all costs and expenses in connection with the site installation of the following:						
4.5.1		Installation of all equipment and material supplied and delivered under Items 7.1.1 to 7.4.12 inclusive	Sum	36 400.00	1.00		36 400.00	
Carried forward / ...							210 800.00	

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
		Brought forward / ...					210 800.00	
4.6	MP7 MP8	Allow for all costs and expenses in connection with the testing and commissioning of the following:						
4.6.1		Testing and commissioning of all equipment and material supplied and delivered under Items 7.1.1 to 7.4.12 inclusive	Sum	8 000.00		1.00	8 000.00	
4.7	MP13	Miscellaneous items						
4.7.1		On site liaison with other subcontractors; including electrical contractor to establish power supply positions for ventilation system.	Sum	5 000.00		1.00	5 000.00	
4.7.2		12 Month guarantee	Sum	10 250.00		1.00	10 250.00	
4.7.3		12 Month maintenance	Sum	10 250.00		1.00	10 250.00	
		TOTAL BILL 4:						
		Carried to Summary					R	244 300.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
		BILL NO 6 : LV ELECTRICAL INSTALLATION				
		Allow for all costs and expenses in connection with the following items:				
6.1		Supply and install Photocell				
6.1.1		Supply	No	1	R 170.00	R 170.00
6.1.2		Installation	No	1	R 280.00	R 280.00
						R -
6.2		2X54W Surface mounted Vapour Proof T5 Luminaire c/w lamp				R -
						R -
6.2.1		Supply	No	12	R 900.00	R 10 800.00
						R -
6.2.2		Installation	No	12	R 275.00	R 3 300.00
						R -
6.3		2X24W Wall mounted Bulkhead c/w lamp and mounting equipment				R -
						R -
6.3.1		Supply	No	4	R 1 500.00	R 6 000.00
						R -
6.3.2		Installation	No	4	R 275.00	R 1 100.00
						R -
6.4		2X26W CFL Wall Mounted Floodlight c/w lamp and mounting equipment.				R -
						R -
6.4.1		Supply	No	3	R 700.00	R 2 100.00
						R -
6.4.2		Installation	No	3	R 275.00	R 825.00
						R -
6.5		Weather Proof Rotary Type Isolator Switch				R -
						R -
6.5.1		Supply	No	2	R 425.00	R 850.00
						R -
6.5.2		Installation	No	2	R 200.00	R 400.00
						R -
6.6		32A, 3 Phase, 5 Pin socket c/w accessories				R -
						R -
6.6.1		Supply	No	1	R 700.00	R 700.00
						R -
6.6.2		Installation	No	1	R 400.00	R 400.00
						R -
6.7		32A, 3 Phase, 5 Pin socket mounted on MCC- 01, c/w accessories				R -
						R -
6.7.1		Supply	No	1	R 700.00	R 700.00
						R -
6.7.2		Installation	No	1	R 400.00	R 400.00
						R -
		Carried forward / ...				28 025.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
		Brought forward / ...				28 025.00
6.8		Double normal SSO c/w accessories				
6.8.1		Supply	No	1	R 125.00	R 125.00
6.8.2		Installation	No	1	R 200.00	R 200.00
6.9		Single normal SSO mounted on MCC-01 c/w accessories				
6.9.1		Supply	No	1	R 75.00	R 75.00
6.9.2		Installation	No	1	R 200.00	R 200.00
6.10		Three pole 32A isolators, flush mounted				
6.10.1		Supply	No	2	225.00	R 450.00
6.10.2		Installation	No	2	200.00	R 400.00
6.11		Industrial 1 lever - 1 way Light switch c/w accessories				
6.11.1		Supply	No	2	65.00	R 130.00
6.11.2		Installation	No	2	200.00	R 400.00
6.12		2 pole Isolator				
6.12.1		Supply	No	1	85.00	R 85.00
6.12.2		Installation	No	1	200.00	R 200.00
6.13		3 pole isolator				
6.13.1		Supply	No	1	120.00	R 120.00
6.13.2		Installation	No	1	200.00	R 200.00
6.14		Supply and install of occupation sensor	No	1	0	R -
		Wiring				
6.13		Supply and Install Cu/PVC Insulated 600/1000V multi-stranded twin and earth wire drawn into conduit, wiring duct or trunking. Including Terminations.				R -
6.13.1		2.5mm ²	m	250	8	R 2 000.00
6.13.2		4mm ²	m	250	11	R 2 750.00
		Carried forward / ...				35 360.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
		Brought forward / ...				35 360.00
6.14		Cables				R -
		Cu/PVC Insulated/PVC Bedded/SWA/PVC Sheathed 600/1000V multicore cable with stranded conductors. Cable fixed to cable tray, drawn into sleeves or laid into trenches.				R -
6.14.1		2.5mm ² x 4 core	m	75	R 37.00	R 2 775.00
6.14.2		4mm ² x 4 core	m	77	R 47.00	R 3 619.00
6.14.3		6mm ² x 4 core	m	75	R 58.00	R 4 350.00
6.14.3		25mm ² x 4 core	m	25	R 160.00	R 4 000.00
6.14.4		50mm ² x 4 core	m		R 275.00	Rate Only
6.15		Cable terminations for Cu/PVC Insulated/PVC Bedded/SWA/PVC Sheathed 600/1000V multicore cables, complete, including gland shroud, lugs, number tags, etc and connection.				
6.15.1		2.5mm ² x 4 core	No	8	R 215.00	R 1 720.00
6.15.2		4mm ² x 4 core	No	4	R 215.00	R 860.00
6.15.3		6mm ² x 4 core	No	6	R 215.00	R 1 290.00
6.15.3		25mm ² x 4 core	No	6	R 486.00	R 2 916.00
6.15.4		50mm ² x 4 core	No	1	R 650.00	Rate Only
6.16		Bare Copper Earth cable with stranded conductors.				
6.16.3		4mm ²	m	5	R 8.00	R 40.00
6.16.4		6mm ²	m	25	R 11.00	R 275.00
6.17		Cable terminations for bare copper earth cables, complete, including gland shroud, lugs, number tags, etc and connection.				
6.17.2		4mm ²	No	4	R 100.00	R 400.00
6.17.3		6mm ²	No	4	R 100.00	R 400.00
		Carried forward / ...				58 005.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
		Brought forward / ...				58 005.00
6.18		Cu/PVC Insulated/PVC Bedded/SWA/PVC Sheathed 600/1000V multicore control cables with stranded conductors. Cable fixed to cable tray, drawn into sleeves or laid into trenches. Including Terminations				
6.18.1		1.5mm ² x 4 core	m	75	R 31.00	R 2 325.00 R -
6.19		Extra low voltage instrumentation cable fixed to cable tray, drawn into sleeves or power skirting. Including Terminations				R - R -
6.19.1		1.5mm ² 2-pair	m	125	R 52.00	R 6 500.00 R -
6.19.2		1.5mm ² 19-pair	m	10	R 100.00	R 1 000.00 R -
6.20		Modbus Data cables Including Terminations				R - R -
6.20.1		1.5mm ² x 3 core	m	14	R 30.00	R 420.00
6.21		Additional Cables required due to mechanical design changes during construction	Prov Sum			R 15 000.00
6.22		Contractor's overhead charges, engineering, management and profit on Item 6.22 (State % and extend as an amount)	%	15 000	20%	R 3 000.00
		Cable Trays / Cable Ladders				
		Medium Duty Galvanised Welded Wire Mesh Cable Tray, 50 x 50mm Base Aperture, 25 x 50mm Side Aperture, complete with splices, couplers, clamps, threaded rods, hangers, brackets etc to fix to trusses, walls etc as per drawings and specifications				
6.23		200 x 50mm (W x H), Ø 4mm Wire				
6.23.1		Straight length	m	20	R 175.00	R 3 500.00 R -
6.23.2		90° deg Horizontal elbow	No	1	R 400.00	R 400.00
6.23.3		Tee piece	No	1	R 700.00	Rate Only
6.23.4		4 Way cross over	No	1	R 1 000.00	Rate Only
6.23.5		90° deg Internal riser	No	2	R 475.00	R 950.00
		Carried forward / ...				91 100.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
		Brought forward / ...				91 100.00
6.23.6		90° deg External dropper	No	2	R 475.00	R 950.00
6.24		100 x 50mm (W x H), Ø 4mm Wire				R -
6.24.1		Straight length	m	20	R 160.00	R 3 200.00
6.24.2		90° deg Horizontal elbow	No	1	R 300.00	R 300.00
6.24.3		Tee piece	No	1	R 500.00	Rate Only
6.24.4		4 Way cross over	No	1	R 800.00	Rate Only
6.24.5		90° deg Internal riser	No	2	R 275.00	R 550.00
6.24.6		90° deg External dropper	No	2	R 275.00	R 550.00
		Heavy Hot Dipped Galvanised Cable Ladder, 3mm thick side rails, channel cross rungs at 300mm centres, complete with couplers, clamps, threaded rods, hangers, cantilevers, brackets etc to fix to trusses, walls etc as per drawings and specifications				
6.25		400 x 75mm (W x H)				
6.25.1		Straight length	m	20	R 530.00	R 10 600.00
6.25.2		90° deg Horizontal elbow	No	1	R 700.00	R 700.00
6.25.3		Tee piece	No	1	R 1 050.00	Rate Only
6.25.4		4 Way cross over	No	1	R 1 500.00	Rate Only
6.25.5		90° deg Internal riser	No	1	R 700.00	R 700.00
6.25.6		90° deg External dropper	No	1	R 700.00	R 700.00
6.26		200 x 75mm (W x H)				R -
6.26.1		Straight length	m	10	R 450.00	R 4 500.00
6.26.2		90° deg Horizontal elbow	No	1	R 500.00	R 500.00
6.26.3		Tee piece	No	1	R 850.00	Rate Only
6.26.4		4 Way cross over	No	1	R 1 175.00	Rate Only
6.26.5		90° deg Internal riser	No	1	R 580.00	R 580.00
6.26.6		90° deg External dropper	No	1	R 580.00	Rate Only
		Carried forward / ...				14 930.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
		Brought forward / ...				114 930.00
		Supply and Install of Sleeves				
6.27		UPVC sleeve piping including short lengths and joining, laid in trench or through walls				
6.27.1		50mm Diameter pipe	m	1	R 30.00	Rate only
6.27.2		75mm Diameter pipe	m	1	R 50.00	Rate only
6.27.3		110mm Diameter pipe	m	20	R 60.00	R 1 200.00
6.27.4		160mm Diameter pipe	m	20	R 120.00	R 2 400.00
6.28		Extra on UPVC piping for				
6.28.1		50mm Long radius bend	No	1	R 60.00	Rate only
6.28.2		75mm Long radius bend	No	1	R 80.00	Rate only
6.28.3		110mm Long radius bend	No	10	R 135.00	R 1 350.00
		Supply and install Conduit				
6.29		PVC Conduit surface mounted to brickwork, concrete, steel or ceiling voids or cast into concrete or built/chased into brickwork or concrete. Complete with bends, couplings, glue etc.				
6.29.1		20mm Diameter	m	200	R 28.00	R 5 600.00
6.29.2		25mm Diameter	m	30	R 34.00	R 1 020.00
6.29.3		32mm Diameter	m	30	R 50.00	R 1 500.00
6.30		PVC Round conduit boxes placed in position for casting into concrete or chased into brickwork or concrete				R -
6.30.1		20mm Diameter conduit	each	15	R 70.00	R 1 050.00
6.30.2		25mm Diameter conduit	each	15	R 110.00	R 1 650.00
6.30.3		62mm Round box lid	each	30	R 30.00	R 900.00
		Carried forward / ...				131 600.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
		Brought forward / ...				131 600.00
6.31		Galvanised Steel Conduit surface mounted to brickwork, concrete, steel or ceiling voids or cast into concrete or built/chased into brickwork or concrete. Complete with bends, couplings, glue etc.				
6.31.1		20mm Diameter	m	50	R 53.00	R 2 650.00
6.31.2		25mm Diameter	m	10	R 65.00	R 650.00
6.32		Galvanized Steel round conduit boxes surface mounted to brickwork, concrete, or steel, or placed in position for casting into concrete or chased into brickwork or concrete				
6.32.1		20mm Diameter conduit	each	10	R 105.00	R 1 050.00
6.32.2		25mm Diameter conduit	each	10	R 140.00	R 1 400.00
6.32.3		62mm Round box lid	each	10	R 35.00	R 350.00
6.33		PVC Conduit surface mounted to brickwork, concrete, steel or ceiling voids or cast into concrete or built/chased into brickwork or concrete. Complete with bends, couplings, glue etc.				
6.33.1		20mm Diameter	m	20	R 30.00	R 600.00
6.34		Earthing				
6.34.1		Ensure earthing & bonding of entire electrical system	Sum	1	R 8 500.00	R 8 500.00
6.35		110mm diameter core drill	mm	400	R 2.50	R 1 000.00
6.36		Access Control at works (see technical data sheets)	sum	1	R 24 500	R 24 500.00
6.37		Delivery to site of equipment included under Bill 6	Sum		R 1 200.00	R -
6.38		All other items not included above but which are nevertheless necessary to meet the Scope of Work and/or are required for the proper, safe and effective operation of the plant (Specify):-	Item		R 0.00	R -
		TOTAL: Carried to Summary			R	172 300.00

Bill 7: Diesel Powered Generator Sets and Installation

1

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
		BILL NO 7: DIESEL POWERED GENERATOR SETS AND INSTALLATIONS				
		Allow for all costs and expenses in connection with the following items:				
		Supply and delivery of:				
7.1		60kVA 400V Generator set	No	1	R 230 000.00	R 230 000.00
7.2		Accoustic Louvres for building	No	1	R 33 000.00	R 33 000.00
7.3		Generator Earthing Mat	No	1	R 6 000.00	R 6 000.00
7.4		Fireman Switch	No	1	R 600.00	R 600.00
7.5		Modified Exhaust System	No	1	R -	R -
		Installation, testing and commissioning of:				
7.6		60kVA 400V Generator set	No	1	R 5 000.00	R 5 000.00
7.7		Accoustic Louvres for building	No	1	R 1 750.00	R 1 750.00
7.8		Generator Earthing Mat	No	1	R 1 450.00	R 1 450.00
7.9		Fireman Switch	No	1	R 1 000.00	R 1 000.00
7.10		Modified Exhaust System	No	1	R -	R -
7.11		Delivery to site of equipment included under section 7	Sum		R 1 200.00	R -
7.12		All other items not included above but which are nevertheless necessary to meet the Scope of Work and/or are required for the proper, safe and effective operation of the plant (Specify):-	Item		R 0.00	R -
		TOTAL:			R	278 800.00
		Carried to Summary				

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
8.1		BILL NO 8: LV SWITCH GEAR AND CONTROL GEAR ASSEMBLIES Allow for all costs and expenses in connection with the following items: MCC-01 including generator changeover				
8.1.1		Supply	Sum	1	R 157 500.00	R 157 500.00
8.1.2		Install	Sum	1	R 3 000.00	R 3 000.00
8.1.3		Testing and Commissioning	Sum	1	R 2 000.00	R 2 000.00
8.1.4		Supply and install of 40mm meranti Wooden planks	m ²	10	R 1 925.00	R 19 250.00
		Individual MCC items Please indicate rate only amounts of the following items that are included in the MCC-01 above				
8.2		15kW Soft-starters				
8.2.1		Supply	No	2	R 16 650.00	Rate Only
8.2.2		Install	No	2	R 1 725.00	Rate Only
8.3		Testing and Commissioning	No	1	R 1 300.00	Rate Only
8.4		Dummy Load (Refer to technical datasheet)	Sum			
8.5		Additional Changes to MCC due to change in mechanical design after construction	Prov Sum			R 10 000.00
8.6		Percentage markup for Contractor's and Electrical Sub-contractor's design, overheads, charges and profit (<i>State % and extend as an amount</i>) on Item 8.3	%	R 10 000	20%	R 2 000.00
8.7		Local Control Stations				
8.7.1		Emergency Stop / Start Control Stations	No	3	R 5 300.00	R 15 900.00
8.8		Training				
8.8.1		Training in operation and maintenance of MCCs and Local Control Stations	Hours	3	R 400.00	R 1 200.00
		Carried forward / ...				210 850.00
		Brought forward / ...				210 850.00

2 Bill 8: LV Switch Gear and Control Gear Assemblies

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
8.9		Delivery to site of equipment included under section U	Sum	1	R 1 150.00	R 1 150.00
8.10		All other items not included above but which are nevertheless necessary to meet the Scope of Work and/or are required for the proper, safe and effective operation of the plant (Specify):-	Item			
		TOTAL: Carried to Summary			R	212 000.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
		BILL NO 9: SCADA AND TELEMETRY				
		Allow for all costs and expenses in connection with the following items:				
9.1		SCADA Software				
9.1.1		SCADA Package Tag Count	Sum	1	R -	R -
9.1.2		Mimics Configuration	Sum	1	R 2 000.00	R 2 000.00
9.1.3		Alarms and Events Configuration	Sum	1	R 2 000.00	R 2 000.00
9.1.4		Data logging and trends display configuration	Sum	1	R 2 000.00	R 2 000.00
9.1.5		Reports Configuration	Sum	1	R 2 000.00	R 2 000.00
9.1.6		All other software programming and configuration required	Sum	1	R 2 000.00	R 2 000.00
9.2		Telemetry RTU complete with all accessories and installation material:				
9.2.1		Supply	No	1	R 60 000.00	R 60 000.00
9.2.2		Install	No	1	R 8 000.00	R 8 000.00
9.3		Testing and Commissioning of Complete SCADA system	Sum	1	R 16 500.00	R 16 500.00
9.4		SCADA training as per Standard Specification	hours	4	R -	R -
9.5		All other items not included above but which are nevertheless necessary to meet the Scope of Work and/or are required for the proper, safe and effective operation of the plant (Specify):- Modaus Interface as per spec	Item	1	9 250.00	R 9 250.00
		TOTAL:				
		Carried to Summary			R	103 750.00

Item No	Payment Clause	Short Description	Unit	Quantity	Rate	Amount R c
		BILL NO 10: INSTRUMENTATION				
		Allow for all costs and expenses in connection with the following items:				
10.1		Ultrasonic Level Meters including sensor, transmitter, surge protection and all				
10.1.1		Supply	No	1	R 14 000.00	R 14 000.00
10.1.2		Install	No	1	R 400.00	R 400.00
10.2		Pressure Transmitters including sensor and all mounting materials				
10.2.1		Supply	No	2	R 2 500.00	Rate only
10.2.2		Install	No	2	R 200.00	Rate only
10.3		Electromagnetic Flowmeter including sensor, transmitter and all mounting materials at the following locations				
10.3.1		300mm Pipe				
10.3.2		Supply	No	1	R 32 500.00	R 32 500.00
10.3.3		Install	No	1	R 400.00	R 400.00
10.4		Calorific Flow Switch				
10.4.1		Supply	No	1	R 3 250.00	R 3 250.00
10.4.2		Install	No	1	R 200.00	R 200.00
10.5		Float Switches				
10.5.1		Supply	No	3	R 460.00	R 1 380.00
10.5.2		Install	No	3	R 130.00	R 390.00
10.6		Delivery to site of equipment included under section C14	Sum	1	R 2 080.00	R 2 080.00
10.7		Training in operation and maintenance of instrumentation	hours	1	R 1 600.00	R 1 600.00
10.8		All other items not included above but which are nevertheless necessary to meet the Scope of Work and/or are required for the proper, safe and effective operation of the plant (Specify):-	Item			
		TOTAL: Carried to Summary			R	56 200.00

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
11		BILL NO 11: SUNDRIES						
11.1	MP14	Providing "as-built" drawings on compact disk, configured to AutoCad 2010, or equivalent	Sum	1	R 200.00		200.00	
11.2	MP14	Operating and Control System	Sum	1	R 300.00		300.00	
11.3	MP14	Precautions against flooding of the pump station	Sum	1	R 0.00		0.00	
11.4	MP14	Provision of all test certificates	Sum	1	R 0.00		0.00	
11.5	MP14	Core drilling penetrations for installation of drainage pipework, ultrasonic level sensors, line shafts of valves, etc.	No	15	R 540.00		8 100.00	
11.6	MP14	Providing 2 draft copies of the Installation, Operation and Maintenance Manual prior to commissioning of the Works	Sum	1	R 1 750.00		1 750.00	
11.7	MP14	Providing 2 final copies of the Installation, Operation and Maintenance Manual prior to the taking-over Certificate	Sum	1	R 1 750.00		1 750.00	
11.8	MP14	Operating Instructions and Signage, as specified	Sum	1	R 1 850.00		1 850.00	
11.9	MP8	Checking, starting up, testing and commissioning of the complete works	Sum	1	R 0.00		0.00	
11.10	MP7	Operational acceptance testing	Sum	1	R 1 900.00		1 900.00	
11.1	MP14	Training of City of Cape Town Municipality staff in operation and maintenance of pump station	Sum	1	R 2 600.00		2 600.00	
11.1	MP14	Control system software training (2 engineers)	Sum	1	R 0.00		0.00	
Carried forward / ...							18 450.00	

ITEM	PAYMENT REF	DESCRIPTION	UNIT	QUANTITY	RATE		AMOUNT	
					R	c	R	c
		Brought forward / ...						18 450.00
11.1	MP14	Trial operation period	Sum	1	R 3 250.00		3 250.00	
11.1	MP14	Maintenance of the works during the Defects Notification Period	Sum	1	R 2 700.00		2 700.00	
11.2	MP14	Maintenance Spares	Provisional Sum			-	100 000.00	
11.2		Charges and profit on maintenance spares	%			18%	17 500.00	
11.2	MP14	Allowance for inspections by independent inspectorate	Provisional Sum			-	70 000.00	
11.2		Charges and profit on independent inspectorate	%			18%	12 250.00	
		TOTAL BILL 11: Carried to Summary				R		224 150.00

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Our Ref: 103433

07 September 2012

Director: Water and Sanitation
City of Cape Town
9th Floor
Civic Centre
CAPE TOWN
8001

ATTENTION: MR PHILEMON MASHOKO

Sir

BLUE WAVES PROPERTIES 163 (PTY) LTD: BULK CIVIL ENGINEERING SERVICES FOR ANNANDALE RIDGE PHASE 1A

We refer to our letter dated 3 September 2012 (copy attached for your convenience) in which we provide comparative rates for works listed in the Services Agreement for this project.

We understand that further discussions regarding the Agreement took place yesterday between the City's Messrs Shnaps, Bindeman, Maritz, Albertyn and Steynberg, resulting in a request for additional comparisons, using rates from the City's Durbanville Bulk Sewer and Scottsdale Bulk Services projects.

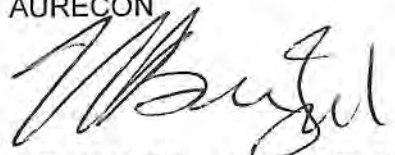
We received the Bills of Quantities for the above projects from Mr Albertyn today and enclose herewith revised schedules which illustrate comparisons of costs using rates (where possible) from the additional two projects.

Attached please find a revised spreadsheet (Appendix A – Rev1) which contains the Civils 2000 tendered rates for the Annandale Ridge bulk services as well as rates for the lowest tenders on the Atlantic Hills Shopping Mall, the Durbanville Bulk Sewer - and the Scottsdale Bulk Services projects. We applied Preliminary and General percentages as per the tender information received.

Please compare the three summary pages of Appendix A - Rev 1 with the summary page contained in the Service Agreement (Appendix B). You will notice that the cost of the bulk services as shown in the Service Agreement is lower than the comparative costs of all three other projects.

We trust that this provides sufficient proof of competitiveness and will allow for the Service Agreement to be signed on behalf of the City of Cape Town.

Yours faithfully
AURECON



N B VAN ZYL Pr Tech (Eng)



APPENDIX A (Rev 1)
RATES COMPARISON

Handwritten initials and a circular stamp. The initials appear to be 'W' and 'M'. The circular stamp contains a stylized 'S' or 'B'.

Item Ref	Description	Unit	Total Quantity	Annandale Ridge Rate	Annandale Ridge Amount R	Atlantic Hills lowest Rate	Atlantic Hills Amount R	D'Ville Sewer Rate	D'Ville Sewer Rate escalated	D'Ville sewer Amount R	Scottsdale Rate	Scottsdale Amount R
1.00 Sewer main to PS2												
1.01	Excavate in all material for trenches, backfill, compact and dispose of surplus material, for pipes 250mm to 550mm in diameter, 2m - 3m in depth	m	485	R 160.00	R 77,600.00	R 545.00	R 64,650.50	R 125.00	R 137.50	R 96,687.50	R 76.00	R 36,860.00
1.02	Supply and lay 355 mm dia class 34 pipes	m	485	R 545.00	R 264,325.00	R 545.00	R 264,325.00	R 245.40	R 273.24	R 132,521.40	R 545.00	R 264,325.00
1.03	355 mm dia Y-Junction + 355 mm dia Bend (Specials) Including Installation	No.	4	R 4,200.00	R 16,800.00	R 4,200.00	R 16,800.00	R 4,200.00	R 4,200.00	R 18,480.00	R 4,200.00	R 16,800.00
1.04	Precast Concrete Manholes with Brickwork to Soil Backdrops : Depth 2.0 m up to 2.5 m	No.	4	R 7,500.00	R 30,000.00	R 7,500.00	R 45,902.50	R 10,655.70	R 11,081.27	R 44,245.03	R 6,700.00	R 26,800.00
1.05	Precast Concrete Manholes with Brickwork to Soil Backdrops : Depth 2.5 m up to 3.0 m	No.	1	R 8,500.00	R 8,500.00	R 8,500.00	R 11,475.69	R 11,301.10	R 12,431.21	R 0.00	R 7,500.00	R 7,500.00
1.06	Precast Concrete Manholes with Brickwork to Soil Backdrops : Depth 3.0 m up to 3.5 m	No.	4	R 9,800.00	R 38,000.00	R 9,800.00	R 53,552.24	R 12,627.40	R 13,890.14	R 55,560.56	R 8,300.00	R 33,200.00
	BEDDING (PIPES)											
	Supply only of bedding by importation:											
	From commercial sources:											
1.07	Selected granular material	m³	125	R 125.00	R 15,625.00	R 125.00	R 13,753.75	R 105.80	R 116.38	R 14,547.50	R 125.00	R 15,625.00
1.08	Selected fill material	m³	55	R 125.00	R 6,875.00	R 125.00	R 5,100.70	R 105.80	R 116.38	R 6,400.90	R 125.00	R 6,875.00
	SUBTOTAL				R 457,725.00	SUBTOTAL	R 475,560.34	SUBTOTAL	SUBTOTAL	R 350,874.15	SUBTOTAL	R 407,885.00
2.00 Sewer main from PS2 to Platelhof connection												
2.01	Excavate in all material for trenches, backfill, compact and dispose of surplus material, for pipes 250mm to 550mm in diameter, up to 2m depth	m	1950	92.00	R 179,400.00	R 92.00	R 129,967.50	97.30	R 107.03	R 208,708.50	92.00	R 179,400.00
	Precast concrete ring manhole complete as per Drawing No. S1											
	With concrete slab and ductile iron covers and frames											
2.02	Depth 1.0 m up to 1.5 m	No.	3	R 5,750.00	R 17,250.00	R 5,750.00	R 28,446.30	R 8,258.10	R 8,861.71	R 26,585.13	R 5,600.00	R 16,800.00
2.03	Plus EO for short pipe & flex coupling	No.	3	R 6,800.00	R 20,400.00	R 6,800.00	R 114,771.36	R 0,900.80	R 9,746.88	R 43,530.30	R 6,000.00	R 72,000.00
2.04	Depth 1.5 m up to 2.5 m	No.	12	8000.00	R 40,000.00	8000.00	R 57,378.15	13191.00	R 14,510.10	R 174,121.20	7500.00	R 37,500.00
2.05	Depth 2.5 m up to 3.5 m	No.	5	9500.00	R 47,500.00	9500.00	R 26,776.12	14747.80	R 14,510.10	R 32,445.16	9200.00	R 18,400.00
2.06	Depth 3.5 m up to 4.0 m	No.	2					13191.00	R 14,510.10	R 29,020.20		R 0.00
2.07	Plus EO for short pipe & flex coupling	No.	2									R 0.00
2.08	Supply and lay.											R 0.00
2.09	350 mm dia. uPVC class 12 for rising main	m	200	700.00	R 140,000.00	700.00	R 140,000.00	700.00	R 770.00	R 154,000.00	585.00	R 117,000.00
2.10	355 mm dia. uPVC class 34 for gravity main	m	1070	545.00	R 583,150.00	545.00	R 583,150.00	545.00	R 599.50	R 641,465.00	545.00	R 583,150.00
2.11	400 mm dia. uPVC class 34 for gravity main	m	680	850.00	R 442,000.00	850.00	R 442,000.00	410.40	R 451.44	R 306,979.20	650.00	R 442,000.00
2.12	Construct manhole on existing pipe (1.75m deep)	No.	1	8500.00	R 8,500.00	8500.00	R 9,599.08	9940.80	R 10,924.88	R 10,924.88	8500.00	R 8,500.00
2.13	Connect to existing sewer	No.	1	2500.00	R 2,500.00	2500.00	R 5,375.00	4233.80	R 4,656.98	R 4,656.98	1500.00	R 1,500.00
	Supply only of bedding by importation:											
	From commercial sources:											
2.14	Selected granular material	m³	865	R 125.00	R 108,125.00	R 125.00	R 95,175.95	R 105.80	R 116.38	R 100,668.70	R 125.00	R 108,125.00
2.15	Selected fill material	m³	380	R 125.00	R 47,500.00	R 125.00	R 35,241.20	R 105.80	R 116.38	R 44,224.40	R 125.00	R 47,500.00
	SUBTOTAL				R 1,669,025.00	SUBTOTAL	R 1,667,880.66	SUBTOTAL	SUBTOTAL	R 2,020,008.74	SUBTOTAL	R 1,631,875.00
	TOTAL				R 2,126,750.00		R 2,143,441.00			R 2,379,882.89		R 2,039,860.00

Item No	Payment Clause	Short Description	Unit	Quantity	Annandale Ridge Rate	Annandale Ridge Amount	Atlantic Hills Lowest Rate	Atlantic Hills Amount	Scottsdene Rate	Scottsdene Amount R	Scottsdene Amount c
ANNANDALE: SEWER PUMPSTATION											
1	SANS 1200 C	Site Clearance									
1.1		Remove topsoil to nominal depth of 100 mm and stockpile	m³	20	35.00	700.00	35.45	709.80	40.00	800.00	
2	SANS 1200 D	Excavation									
		Excavate in all materials and use for backfill around structures or stockpile or dispose as ordered on site									
2.1	8.3.3	Restricted excavation:									
2.1.1		To pumpstation	m³	650	145.00	94,250.00	75.25	48,912.50	140.00	91,000.00	
2.1.2		To strip footings	m³	10	170.00	1,700.00	103.50	1,935.00	170.00	1,700.00	
3	8.1.3 PSG8-2	Concrete									
		Concrete Grade 15 MPa/20 mm to:									
3.1	8.1.3.1	Blinding:									
3.1.1		75 mm minimum thickness to horizontal surfaces	m³	120	120.00	14,400.00	88.70	11,610.00	1,580.00	189,600.00	
3.1.2		Benching	m³	20	1,425.00	28,500.00	1,231.15	25,262.60	1,300.00	26,000.00	
3.2	8.1.3.3	Strength concrete Grade 30 MPa/19 mm to:									
3.2.1		Floor slabs up to 400 mm thick and concrete footings and plinths	m³	36	1,450.00	52,200.00	1,771.50	61,687.80	1,375.00	49,500.00	
3.2.2		Walls up to 300 mm thick	m³	105	1,480.00	155,400.00	1,584.50	166,377.75	1,400.00	147,000.00	
3.2.3		Top slabs and suspended slabs up to 250 mm thick	m³	40	1,525.00	61,000.00	1,531.30	60,415.20	1,440.00	57,600.00	
3.2.4		Columns	m³	6	1,600.00	9,600.00	1,551.50	9,133.20	1,600.00	9,600.00	
3.2.5		Stairs	m³	4	1,600.00	6,400.00	1,551.50	6,088.80	1,600.00	6,400.00	
4	8.1.1 PSG8-4	Formwork									
4.1	8.2.5	Rough:									
		Narrow sections:									
4.1.1		To floor slabs 400 mm wide	m	85	140.00	11,900.00	135.60	11,605.05	140.00	11,900.00	
4.1.2		To raising of wall edges 200 mm up to 500 mm wide	m	85	160.00	13,600.00	170.00	14,529.05	160.00	13,600.00	
4.1.3	8.2.1	Plane vertical to:									
		Rough vertical to external walls below ground	m²	290	320.00	92,800.00	327.80	95,085.20	320.00	92,800.00	

Item No	Payment Clause	Short Description	Unit	Quantity	Annandale Ridge Rate	Annandale Ridge Amount	Atlantic Hills Lowest Rate	Atlantic Hills Amount	Scottsdale Rate	Scottsdale Amount	Scottsdale Amount c
4.1.4		Columns to receive plaster internal and external	m ²	30	360.00	10,800.00	360.00	12,416.40	360.00	10,800.00	0.00
4.2		Smooth:								0.00	0.00
	8.2.5	Narrow sections:								0.00	0.00
4.2.1		Vertical widths up to and including 300 mm wide	m	30	140.00	4,200.00	140.00	4,644.00	140.00	4,200.00	0.00
4.2.2		To stairs risers	m	40	200.00	8,000.00	200.00	7,439.20	200.00	8,000.00	0.00
4.2.3		Smooth internal vertical walls to receive epoxy cement sealing mortar:	m ²	450	320.00	144,000.00	320.00	158,670.00	320.00	144,000.00	0.00
		Carried forward / ...				709,450.00		696,521.35		864,500.00	0.00

Item No	Payment Clause	Short Description	Unit	Quantity	Annandale Ridge Rate	Annandale Ridge Amount	Atlantic Hills Lowest Rate	Atlantic Hills Amount	Scottsdale Rate	Scottsdale Amount	Scottsdale Amount c
	Brought forward / ...					709,450.00		696,521.35		864,500.00	
4.2.4		Smooth internal floor soffit to receive epoxy cement sealing mortar.	m ²	55	450.00	24,750.00	370.00	20,398.40	450.00	24,750.00	
4.2.5	8.2.2	Plane vertical to:								0.00	0.00
		Walls	m ²	450	320.00	144,000.00	310.00	163,993.50	320.00	144,000.00	0.00
4.2.6	8.2.2	Plane horizontal to slab soffit with prop height of:								0.00	0.00
		Over and Up to								0.00	0.00
		0.0 m 1.5 m	m ²	0	450.00	0.00	370.00		450.00	0.00	0.00
4.2.7		1.5 m 3.0 m	m ²	7	500.00	3,500.00	450.00	2,859.50	500.00	3,500.00	0.00
4.2.8		3.0 m 6.5 m	m ²	38	600.00	22,800.00	550.00	17,157.00	600.00	22,800.00	0.00
4.2.9	8.2.2	Sloped horizontal to underside of stairs	m ²	8	500.00	4,000.00	450.00	3,414.24	500.00	4,000.00	0.00
5	SANS 1200 G 8.4.4	Unformed surface finishes								0.00	0.00
5.1	PSG8-5	Wood-floated finish:								0.00	0.00
5.1.1		Walkways and platforms and floor slabs	m ²	120	15.00	1,800.00	31.00	2,580.00	30.00	3,600.00	0.00
5.2		Steel float finish:								0.00	0.00
5.2.1		To benching	m ²	22	30.00	660.00	23.00	520.30	30.00	660.00	0.00
5.2.2		To sump floor slab	m ²	8	30.00	240.00	23.00	189.20	30.00	240.00	0.00
5.2.3		Narrow horizontal surfaces up to 300 mm thick	m	30	20	600.00	3.00	258.00	20	600.00	0.00
5.2.4		Stairs	m ²	15	80.00	1,200.00	33.00	354.75	80.00	1,200.00	0.00
6	8.2.6	Box out								0.00	0.00
		Box out holes and forming grooves in walls and slabs not exceeding 300 mm thick:								0.00	0.00
		Rectangular box-out holes:								0.00	0.00
6.1		In concrete wall:								0.00	0.00
6.1.1	8.2.6	300 mm x 800 mm	No	2	1,000.00	2,000.00	654.50	989.00	1,000.00	2,000.00	0.00
6.1.2		500 mm x 500 mm	No	2	900.00	1,800.00	654.50	989.00	900.00	1,800.00	0.00
6.1.3		600 mm x 600 mm	No	1	1,200.00	1,200.00	182.73	512.78	1,200.00	1,200.00	0.00
6.2		In brick wall:								0.00	0.00
6.2.1		500 mm x 500 mm	No	2	500.00	1,000.00	320.50	619.20	500.00	1,000.00	0.00

Item No	Payment Clause	Short Description	Unit	Quantity	Annandale Ridge Rate	Annandale Ridge Amount	Atlantic Hills Lowest Rate	Atlantic Hills Amount	Scottsdale Rate	Scottsdale Amount
	Brought forward / ...					1,216,000.00		1,205,344.01		1,372,850.00
8	PSG8-3	Designated joints								
8.1		Wall joints:								
8.1.1		W48 - Waterstop	m	70	300.00	21,000.00	115.60	11,513.60	300.00	21,000.00
8.1.2		CJ - Construction Joint	m	70	220.00	15,400.00	115.60	9,105.60	220.00	15,400.00
8.2		Floor joints:								
8.2.1		CJ - Construction Joint	m	20	220.00	4,400.00	115.60	7,912.00	220.00	4,400.00
9	SANS 1200 G PSG8-9	Watertightness tests								
9.1		Wet well	Sum	1	8,000.00	8,000.00	1,854.38	1,854.38	8,000.00	8,000.00
9.2		Dry well	Sum	1	10,000.00	10,000.00	1,854.38	1,854.38	10,000.00	10,000.00
10	1200 H 1200 HC PSH8-1 PSH8-2 PSH8-3 PSHC8-1	Structural Steelwork								
10.1		Hot dip galvanised mild steel 305 x 103 x 46 mm sections	t	0.5	48,000.00	24,500.00	44,577.72	22,252.50	48,000.00	24,500.00
10.2		Extra-over to item 10.2 for crane stops	Sum	1	1,000.00	1,000.00	586.95	586.95	1,000.00	1,000.00
10.3		Supply and install a 0.75 ton crane hoist complete	Sum	1	22,000.00	22,000.00	2,812.20	2,812.20	22,000.00	22,000.00
10.4		Bolts, nuts, washers, etc. to complete the frame	Sum	1	-	0.00	-	-	-	0.00
11	SANS 1200HA PSHA8-1 PSHA8-2	Metalwork								
11.1		Supply and install SS316 stainless steel handrails complete with stanchions and bends	m	23	2,000.00	46,000.00	1,201.30	44,143.90	2,000.00	46,000.00
11.2		Extra-over to item 11.1 for:								
11.2.1		90° bends	No	4	-	-	-	-	-	0.00
11.2.2		Ends	No	4	-	-	-	-	-	0.00
11.3	PSHA8-3	Grade 316 stainless steel ladders with safety cage in wet-well—6 meters/ each allowed	No	3	45,000.00	135,000.00	1,201.30	57,079.29	45,000.00	135,000.00
12		Supply and cast in specials								
12.1		Type 9E CI covers and frames (0.9 x 0.6 m)	No	4	2,750.00	11,000.00	2,651.91	10,659.72	2,750.00	11,000.00

Item No	Payment Clause	Short Description	Unit	Quantity	Annamdale Ridge Rate	Annamdale Ridge Amount	Atlantic Hills Lowest Rate	Atlantic Hills Amount	Scottsdene Rate	Scottsdene Amount R	Scottsdene Amount c
13	SPEC OB	Building materials and workmanship									0.00
13.1	8.2.4	Bricklayer : Brickwork									0.00
13.1.1		Double course 280 mm cavity wall	m²	233	365.00	85,045.00	365.00	120,228.00	365.00		85,045.00
	Carried forward / ...					1,599,345.00		1,495,345.53			1,755,195.00

Item No	Payment Clause	Short Description	Unit	Quantity	Annandale Ridge Rate	Annandale Ridge Amount	Atlantic Hills Lowest Rate	Atlantic Hills Amount	Scottsdale Rate	Scottsdale Amount R
	Brought forward / ...					1,599,345.00		1,495,345.53		1,756,195.00
13.2	8.2.5	Doors								
13.2.1		Soundproof double door suitable for a 280 mm brick wall for machine room (4700mm high) with opening for crawi beam and waterproofing rubber flap	No (Prov)	1	20,000.00	20,000.00	23,744.60		20,000.00	20,000.00
13.2.2		40 mm FLBB hardwood panel double door with 75 mm moulded weather board with steel frame, size 813 mm x 2 032 mm high suitable for 280 mm brick wall	No	1	4,000.00	4,000.00	7,076.73		4,000.00	4,000.00
13.3	8.2.7	Plasterer, pavior and tiler			4,000.00				4,000.00	0.00
13.4	8.2.7	13 mm plaster finish to exterior brick walls	m²	235	90.00	21,150.00	79.41	18,442.80	90.00	21,150.00
13.5	8.2.7	Screed to floors (including steel float finish)	m²	60	180.00	10,800.00	89.55	4,192.80	180.00	10,800.00
13.6	8.2.9	Paintwork								0.00
		Paint exterior walls with an approved undercoat and two layers of approved PVA top coat	m²	235	60.00	14,100.00		16,179.75	60.00	14,100.00
13.7		Protective Coatings								0.00
		Apply Sikaguard 720 EpoCem epoxy-cement sealing mortar, strictly in accordance with the manufactures specifications								0.00
13.7.1		2 mm thick to wet well walls and floors	m²	260	315.00	81,900.00	307.15	101,179.00	315.00	81,900.00
13.7.2		3 mm thick to wet well slab soffit	m²	28	330.00	9,240.00	503.33	16,585.24	330.00	9,240.00
13.8	8.2.8.1	Rainwater goods								0.00
13.8.1		230 mm x 230 mm gully complete with CI grating	No	6	750.00	4,500.00	723.88	4,340.88	750.00	4,500.00
13.8.2		75 mm dia PVC-U drop end with 100° bend	No	6	125.00	750.00	77.40	464.40	125.00	750.00
13.8.3		100 mm x 125 mm stop ends	No	6	100.00	600.00	50.17	180.60	100.00	600.00
13.8.4		75 mm PVC-U Class 9 downpipe	m	30	40.00	1,200.00	49.05	1,483.50	40.00	1,200.00
13.5.5	8.2.8.1	75 mm dia PVC-U shoe	No	6	60.00	360.00	30.49	180.60	60.00	360.00
13.9	PSOB13-2	Safety notices in different languages as specified:								0.00
13.9.1		"No Admittance to Unauthorized persons"	No	2	300.00	600.00	440.75	296.70	300.00	600.00
13.9.2		"Wear Safety Goggles, Face Mask and Gloves when Working with Chemicals"	No	2	350.00	700.00	546.35	296.70	350.00	700.00
13.9.3		"SWL 750 kg"	No	2	250.00	500.00	546.35	296.70	250.00	500.00

Item No	Payment Clause	Short Description	Unit	Quantity	Anmandale Ridge Rate	Anmandale Ridge Amount	Atlantic Hills Lowest Rate	Atlantic Hills Amount	Scottsdene Rate	Scottsdene Amount R	Scottsdene Amount c
14	SANS 1200 L 8.2.5	Supply, laying, bedding and jointing of fittings and pipe specials within pump station complete with couplings as scheduled. All pipework manufactured from SS304 and painted internally and externally with two pack epoxy, unless otherwise stated									0.00
14.1		350 mm diameter SS 316 Puddle pipe with SS 304 Flanges, 900 mm long, flanged at both ends	No	2	31,000.00	62,000.00	52,511.75	45,823.54	31,000.00	62,000.00	0.00
14.2		350 x 350 mm diameter T-piece, flanged	No	1	37,500.00	37,500.00	38,423.59	28,423.59	37,500.00	37,500.00	0.00
		Carried forward / ...				1,869,245.00		1,764,534.66		2,026,095.00	

Item No	Payment Clause	Short Description	Unit	Quantity	Annandale Ridge Rate	Annandale Ridge Amount	Atlantic Hills Lowest Rate	Atlantic Hills Amount	Scottsdale Rate	Scottsdale Amount
	Brought forward / ...					1,869,245.00		1,764,534.66		2,026,095.00
14.3		350 mm diameter Pipe, 295 mm long, flanged at one	No	1	12500	12,500.00	15,811.10		12500	12,500.00
14.4		350 mm diameter Pipe, 1645 mm long, flanged at one end	No	1	22000	22,000.00	18,273.71		22000	22,000.00
15		uPVC adaptor								0.00
15.1		350 mm diameter (Class 12) flange adaptor	No	2	6000	12,000.00	6,571.58		6000	12,000.00
16		Waterproofing								0.00
16.1		4 mm thick "Derbigum SP 4" fully bonded torch on waterproofing system or similar approved to:								0.00
16.1.1		Concrete roof slabs and upstands	m²	90	150	13,500.00	13,500.00		150	13,500.00
16.2		Two coats bituminous aluminium paint on waterproofing to:								0.00
16.2.1		Concrete roof slabs and upstands	m²	90	65	5,850.00	5,850.00		65	5,850.00
		SUB TOTAL				1,835,095.00		1,824,541.05		2,091,945.00
		P and G's—fixed				214,905.00		279,116.90		290,000.00
		P and G's—time				250,000.00		250,000.00		505,000.00

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	Annandale Ridge RATE	Annandale Ridge AMOUNT	Atlantic Hills Lowest RATE	Atlantic Hills AMOUNT	Scottsdene RATE	Scottsdene AMOUNT
400mm DIAMETER DUCTILE IRON PIPE ALONG CARMINE DRIVE										
SABS 1200 DB		<u>EARTHWORKS (PIPE TRENCHES)</u>								
PSDB 8.3.2		Excavate in all materials for trenches, backfill, compact and dispose of surplus material: 0.01 Pipes over 300 mm dia up to 550 mm dia for depths: .01 Over 1,0 m up to 2,0 m	m	395	R 125.00	R 49,375.00	R 74.40	R 29,388.00	R 72.00	R 28,440.00
PSDB 8.3.2		Extra over item 142.01 above for:								
		.01 Intermediate excavation	m³	290	R 30.00	R 8,700.00	R 150.00	R 43,500.00	R 30.00	R 8,700.00
		.02 Hard rock excavation	m³	10	R 300.00	R 3,000.00	R 232.10	R 2,921.00	R 150.00	R 1,500.00
		.03 Hand excavation where ordered by the Engineer:								
		.01 Soft material	m³	5	R 300.00	R 1,500.00	R 180.00	R 900.00	R 300.00	R 1,500.00
		.02 Intermediate material	m³	5	R 330.00	R 1,650.00	R 230.00	R 1,150.00	R 330.00	R 1,650.00
PSDB 8.3.2		Excavate and dispose of unsuitable material from trench bottom	m³	50	R 60.00	R 3,000.00	R 100.00	R 5,000.00	R 50.00	R 2,500.00
SABS 1200 L 8.2.1		<u>MEDIUM-PRESSURE PIPELINES</u> Supply, lay and bed as for flexible pipes, complete with couplings:								
		.01 K9 Ductile iron pipes according to SANS 1835:2002, with 250µm thick polyethylene wrapping according to ISO 8180								
		.02 400 mm dia	m	395	R 1,555.00	R 614,225.00	R 2,400.00	R 948,000.00	R 2,400.00	R 948,000.00

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	Annandale Ridge RATE	Annandale Ridge AMOUNT	Atlantic Hills Lowest RATE	Atlantic Hills AMOUNT	Scottsdene RATE	Scottsdene AMOUNT
8.2.2		Extra over for the supplying, laying, and bedding of mild steel and FBE coated specials complete with couplings:								
		.01 Reducers, plain ended .03 600 mm dia x 400 mm dia	No	2	R 15,000.00	R 30,000.00	R 15,000.00	R 30,000.00	R 15,000.00	R 30,000.00
		.02 End caps .01 400 mm dia	No	1	R 8,000.00	R 8,000.00	R 8,000.00	R 8,000.00	R 8,000.00	R 8,000.00
		.03 11¼° bends: .01 400 mm dia	No	1	R 10,875.00	R 10,875.00	R 10,875.00	R 10,875.00	R 10,875.00	R 10,875.00
		.04 Tees .01 400 mm dia x 400 mm dia	No	1	R 16,000.00	R 16,000.00	R 16,000.00	R 16,000.00	R 16,000.00	R 16,000.00
		.05 Unequal Tees .01 400 mm dia x 160 mm dia	No	3	R 13,250.00	R 39,750.00	R 13,250.00	R 39,750.00	R 13,250.00	R 39,750.00
8.2.2		Extra over for supplying, laying and bedding connections complete with couplings:								
		.01 Viking Johnson flange adaptor galvanised and FBE (Long Collar) .01 400 mm dia	No	2	R 4,250.00	R 8,500.00	R 4,250.00	R 8,500.00	R 4,250.00	R 8,500.00
		.02 Viking Johnson long collar coupling galvanised and FBE coated .01 400 mm dia	No	2	R 3,150.00	R 6,300.00	R 3,150.00	R 6,300.00	R 3,150.00	R 6,300.00
8.2.3		Extra over for supplying, fixing and bedding of flanged gate valves:								
		.01 400 mm dia	No	2	R 68,500.00	R 137,000.00	R 42,000.00	R 84,000.00	R 42,000.00	R 84,000.00
8.2.3		Extra over for supplying, fixing and bedding of air								

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	Annandale Ridge RATE	Annandale Ridge AMOUNT	Atlantic Hills Lowest RATE	Atlantic Hills AMOUNT	Scottsdene RATE	Scottsdene AMOUNT
		release valves, including vertical distance pieces:								
		.01 Double:								
		.01 50 mm RBX Air Valve	No		R 13,000.00	-	R 13,000.00	R	R 16,800.00	R -
		.02 100 mm RBX Air Valve	No		R 17,250.00	-	R 17,250.00	R	R 17,250.00	R -
PSL 8.2.11		Anchor/thrust blocks and pedestals complete as per Drawing No 4006 WAT 200								
		.01 Concrete:								
		.01 Class 10 MPa/19 mm	m³	40	R 0.00	-	R 1,694.38	R	R 800.00	R 32,000.00
8.2.11		.02 Formwork:								
		.01 Rough	m²		R 120.00	-	R 120.00	R	R 0.00	R -
		.02 Smooth	m²	0	R 150.00	-	R 150.00	R	R 0.00	R -
		.03 Reinforcement:								
		.01 Mild steel	t	4	R 11,000.00	44,000.00	R 11,000.00	R	R 11,000.00	R 44,000.00
		.02 High-tensile steel	t	0	R 11,000.00	-	R 11,000.00	R	R 11,000.00	R -
		.03 Welded steel fabric, ref no 345	m²	0	R 80.00	-	R 80.00	R	R 80.00	R -
8.2.13		Valve and hydrant chambers etc:								
		0.01 Double air valve chamber complete as per Drawing No 103433 / 200	No	1	R 0.00	-	R 7,007.04	R	R 0.00	R -
PSL 8.2.18		Connection to existing main supply pipe								
		.01 400 mm dia FC	No	1	R 13,750.00	13,750.00	R 12,292.55	R	R 13,750.00	R 13,750.00
SABS 1200 LB		BEDDING (PIPES)								

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	Annandale Ridge RATE	Annandale Ridge AMOUNT	Atlantic Hills Lowest RATE	Atlantic Hills AMOUNT	Scottsdene RATE	Scottsdene AMOUNT
		<u>BEDDING FOR WATER PIPES</u>								
		0.01 From commercial sources:								
		.01 Selected granular material	m³	85	R 145.00	R 12,325.00	R 86.25	R 7,332.10	R 145.00	R 12,325.00
		.02 Selected fill material	m³	290	R 145.00	R 42,050.00	R 86.25	R 25,015.40	R 145.00	R 42,050.00
		SUBTOTAL				R 1,050,000.00		R 1,397,706.29		R 1,339,840.00
REROUTE EXISTING 450mm DIA PIPE ALONG CARMINE DRIVE										
SABS 1200 DB		<u>EARTHWORKS (PIPE TRENCHES)</u>								
PSDB 8.3.2		Excavate in all materials for trenches, backfill, compact and dispose of surplus material:								
		0.01 Pipes over 300 mm dia up to 550 mm dia for depths:								
		.01 Over 1,0 m up to 2,0 m	m	415	R 125.00	R 51,875.00	R 74.40	R 30,876.00	R 72.00	R 29,880.00
PSDB 8.3.2		Extra over item 142.01 above for:								
		.01 Intermediate excavation	m³	290	R 30.00	R 8,700.00	R 150.00	R 43,500.00	R 30.00	R 8,700.00
		.02 Hard rock excavation	m³	10	R 300.00	R 3,000.00	R 232.10	R 2,921.00	R 150.00	R 1,500.00
		.03 Hand excavation where ordered by the Engineer:								
		.01 Soft material	m³	5	R 300.00	R 1,500.00	R 180.00	R 900.00	R 300.00	R 1,500.00
		.02 Intermediate material	m³	5	R 330.00	R 1,650.00	R 230.00	R 1,150.00	R 330.00	R 1,650.00
PSDB 8.3.2		Excavate and dispose of unsuitable material from trench bottom	m³	50	R 60.00	R 3,000.00	R 100.00	R 5,000.00	R 60.00	R 3,000.00
SABS		<u>MEDIUM-PRESSURE PIPELINES</u>								

[Handwritten signatures and initials]

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	Annandale Ridge RATE	Annandale Ridge AMOUNT	Atlantic Hills Lowest RATE	Atlantic Hills AMOUNT	Scottsdene RATE	Scottsdene AMOUNT
1200 L 8.2.1		Supply, lay and bed as for flexible pipes, complete with couplings: .01 uPVC class 12 pipes: .01 450 mm dia	m	415	R 1,380.00	R 572,700.00	R 730.00	R 302,950.00	R 1,380.00	R 572,700.00
8.2.2		Extra over for the supplying, laying, and bedding of cast iron specials complete with couplings: .01 45° bends: .01 450 mm dia 0.02 Flanged adaptors: .01 450 mm dia	No	2	R 20,250.00	R 40,500.00	R 20,250.00	R 40,500.00	R 20,250.00	R 40,500.00
8.2.2		Extra over for supplying, laying and bedding connections complete with couplings: .01 Viking Johnson flange adaptor galvanised and FBE (Long Collar) .01 450 mm dia .02 Viking Johnson long collar coupling galvanised and FBE coated .01 450 mm dia	No	2	R 6,500.00	R 13,000.00	R 6,500.00	R 13,000.00	R 6,500.00	R 13,000.00
8.2.3		Extra over for supplying, fixing and bedding of flanged butterfly valves: 0.01 450 mm dia	No	2	R 4,250.00	R 8,500.00	R 4,250.00	R 8,500.00	R 4,250.00	R 8,500.00
8.2.3		Extra over for supplying, fixing and bedding of air release valves, including vertical distance pieces: .01 Double:	No	1	R 67,500.00	R 67,500.00	R 67,500.00	R 67,500.00	R 67,500.00	R 67,500.00

PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	Annandale Ridge		Atlantic Hills Lowest RATE		Atlantic Hills AMOUNT	Scottsdene RATE	Scottsdene AMOUNT
					RATE	AMOUNT	RATE	AMOUNT			
PSL 8.2.11		.01 50 mm RBX Air Valve	No		R 13,000.00	-	R 13,000.00	R	-	R 13,000.00	-
		.02 100 mm RBX Air Valve	No	1	R 16,625.00	16,625.00	R 16,625.00	R	16,625.00	R 16,625.00	16,625.00
		Anchor/thrust blocks and pedestals complete as per Drawing No 4006 WAT 200									
		.01 Concrete:									
		.01 Class 10 MPa/19 mm	m³	10	R 0.00	-	R 1,694.38	R	16,943.80	R 0.00	-
		.02 Formwork:									
		.01 Rough	m²		R 120.00	-	R 400.00	R	-	R 120.00	-
		.02 Smooth	m²	0	R 150.00	-	R 150.00	R	-	R 150.00	-
		.03 Reinforcement:									
		.01 Mild steel	t	1	R 11,000.00	11,000.00	R 11,000.00	R	11,000.00	R 11,000.00	11,000.00
8.2.13		.02 High-tensile steel	t	0	R 11,000.00	-	R 11,000.00	R	-	R 11,000.00	-
		.03 Welded steel fabric, ref no 345	m²	0	R 80.00	-	R 80.00	R	-	R 80.00	-
		Valve and hydrant chambers etc:									
		0.01 Double air valve chamber complete as per Drawing No 103433 / 200	No	1	R 0.00	-	R 7,007.04	R	7,007.04	R 11,000.00	11,000.00
PSL 8.2.18		Connection to existing main supply pipe									
SABS 1200 LB		.01 450 mm dia FC	No	2	R 13,750.00	27,500.00	R 12,292.55	R	24,585.10	R 4,000.00	8,000.00
		BEDDING (PIPES)									
		BEDDING FOR WATER PIPES									

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PAYMENT REFERS TO	ITEM NO	DESCRIPTION	UNIT	QUANTITY	Annandale Ridge		Atlantic Hills Lowest RATE		Atlantic Hills AMOUNT	Scottsdene RATE	Scottsdene AMOUNT
					RATE	AMOUNT					
		0.01 From commercial sources:									
		.01 Selected granular material	m³	220	R 145.00	R 31,900.00	R 86.26	R 18,977.20	R 145.00	R 31,900.00	
		.02 Selected fill material	m³	90	R 145.00	R 13,050.00	R 86.26	R 7,763.40	R 145.00	R 13,050.00	
		SUBTOTAL				R 885,000.00		R 632,698.54		R 853,005.00	
	TOTAL					R 1,935,000.00		R 2,030,404.83			R 2,192,845.00

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ANNANDALE RIDGE - PHASE 1A

BULK SERVICES AGREEMENT - SUMMARY

SEWER

- 1 Sewer pumpstation (civil work)
- 2 Sewer pumpstation (mechanical and electrical work)
- 3 Sewer main to Pumpstation from phase 2
- 4 Sewer main from pumpstation to existing CoCT manhole

TOTAL

Amount (excl. VAT)	P&G's 20%	Subtotal A	Contingencies 10%	Subtotal B	Professional Fees for Civ. Engineer (12%)	Subtotal C	Professional Fees for Project Manager (3%)	Subtotal D	VAT 14%	Total
-	-	R 2,353,657.95	R 235,365.80	R 2,589,023.75	R 310,682.85	R 2,899,706.59	R 86,991.20	R 2,986,697.79	R 418,137.69	R 3,404,835.48
R 2,550,000.00	R 739,500.00	R 3,289,500.00	R 328,950.00	R 3,618,450.00	R 434,214.00	R 4,052,664.00	R 121,579.92	R 4,174,243.92	R 584,394.15	R 4,758,638.07
R 475,560.34	R 137,912.50	R 613,472.84	R 61,347.28	R 674,820.12	R 80,978.41	R 755,798.54	R 22,673.96	R 778,472.49	R 108,986.15	R 887,458.64
R 1,667,880.66	R 483,685.39	R 2,151,566.05	R 215,156.61	R 2,366,722.66	R 284,006.72	R 2,650,729.38	R 79,521.88	R 2,730,251.26	R 382,235.18	R 3,112,486.43
R 4,693,441.00	R 1,361,097.89	R 8,408,196.84	R 840,819.68	R 9,249,016.52	R 1,109,881.98	R 10,358,898.51	R 310,766.96	R 10,669,665.46	R 1,493,753.16	R 12,163,418.63

WATER

- 1 400mm dia. Ductile iron pipe along Carmine Drive
- 2 Reroute existing 450mm dia. pipe along Carmine Drive

Amount (excl. VAT)	P&G's 20%	Subtotal A	Contingencies 10%	Subtotal B	Professional Fees for Civ. Engineer (12%)	Subtotal C	Professional Fees for Project Manager (3%)	Subtotal D	VAT 14%	Total
R 1,397,706.29	R 405,334.82	R 1,803,041.11	R 180,304.11	R 1,983,345.23	R 238,001.43	R 2,221,346.65	R 66,640.40	R 2,287,987.05	R 320,318.19	R 2,608,305.24
R 632,698.54	R 183,482.58	R 816,181.12	R 81,618.11	R 897,799.23	R 107,735.91	R 1,005,535.14	R 30,166.05	R 1,035,701.19	R 144,998.17	R 1,180,699.36
R 2,030,404.83	R 588,817.40	R 2,619,222.23	R 261,922.22	R 2,881,144.45	R 345,737.33	R 3,226,881.79	R 96,806.45	R 3,323,688.24	R 465,316.35	R 3,789,004.59

ACKNOWLEDGEMENT OF DEBT (GREENFIELDS)

ANNANDALE FARM PHASE 1A

WHEREAS the Debtor wishes to apply to Council in terms of the Land Use Planning Ordinance no 15 of 1985 for increased development rights on his/her/their land being

.....
..... (erf/erven number(s), street name and area)

AND WHEREAS the Debtor is aware that there are no bulk municipal services or inadequate bulk municipal services to permit the development at this stage;

AND WHEREAS the Debtor is prepared to fund the additional bulk municipal services required in order to permit him/her/them it to develop the land referred to above notwithstanding the fact that such amounts may be in excess of that which the creditor is entitled to impose on the debtor in terms of section 42 of the Land Use Planning Ordinance no 15 of 1985;

AND WHEREAS agreement has been reached between the Debtor and the Creditor on the amount required for the provision of bulk municipal services in the event that the development is approved;

NOW THEREFORE

I/We, the undersigned, (registered owners name as per Deeds Office print out and name of developer if different. Ensure that you have the full description of the company/close corporation and it's registration number)

BLUE WAVES PROPERTIES 163 (PTY) LTD

REG NO 2007/026718/07

POSTNET SUITE 115 PRIVATE BAG X3, BLAAUBERGRANDT 7443

(referred to as "the Debtor") do hereby acknowledge myself/ourselves to be truly and lawfully indebted to and in favour of Municipality of the City of Cape Town (referred to as "the Creditor") in the amount of :

PERIOD : 01 JULY 2012 – 30 JUNE 2013 (DE GRENDEL AREA)

Amount of Units and/or m ²	228	54	134	0	0	
Area	General Residential (flats)	Group Housing	Single Residential	Commercial / m ² GLA	Industrial / m ² GLA	Total
Sewer	R 1 298.33	R 1 670.30	R 1 855.58	R 13.45	R 13.45	R 634 863.16
Water	R 3 924.93	R 5 046.54	R 5 608.06	R 4.45	R 4.45	R 191 887.24
Amount per Unit / m ²	R 5 223.26	R 6 716.84	R 7 463.64	R 17.90	R 17.90	R 2 553 740.40



Total amount payable (in words) **Two million, five hundred and fifty three thousand, seven hundred and forty rand and forty cents**.....

(hereinafter referred to as "the Capital") being the capital amount owing for the provision of bulk municipal services as agreed with the Municipality on (date)

Payment of the capital amount owing will be made :

- * Prior to the transfer of individual erven/units.
- * Prior to the approval of building plans.
- * Prior to utilization of the proposed rights.
- * Prior to the approval of the proposed (and use application).

The total amount payable will be escalated annually on the first of July with the Construction Price Adjustment Factor (CPAF). The CPAF will be calculated using the Price Adjustment formula for Civil Engineering using the indices as published by STATSSA. The amount payable will be the amount as calculated at the time of transfer of units or utilization of the proposed right.

1. I/We undertake to pay the capital amount free of bank charges and without deduction or set off, to the Creditor at Parow Municipal Offices, Voortrekker Road, Parow (or such other address as the Creditor may from time to time appoint in writing) on or before transfer of each erf arising out of the subdivision ("the due date").
2. In the event that I/We fail to comply with paragraph 1 above, I/we agree that a certificate reflecting the amount for my indebtedness due to the Creditor, signed by the City Manager or Director of Income of the creditor or its attorney that purports to certify the amount due hereunder, which may include the capital, interest, attorney and client charges and/or collection commission, and the fact that same is due and payable will be accepted as sufficient proof for the purposes of the Creditor obtaining judgement against me.

Furthermore, I accept the onus of disproving the amount so stated in the certificate as not being the amount owing.

3. I/We hereby renounce the benefits of the legal exceptions divisions, "non numeratae pecuniae", "non causa debiti", "error calculi", revision of account, no value received and all other exceptions that could be pleaded to the validity or enforceability of this acknowledgement, the full meaning and effect of which have all been explained to me and I acknowledge that I am acquainted therewith.

4. Each of the parties chooses domicilium citandi et executandi for the purposes of the giving of any notice, the serving of any process and for any other purposes arising from this Agreement at their respective addresses set forth hereunder –

the CREDITOR : Director : Income

City of Cape Town : Parow

Private Bag X4

PAROW

7499

the DEBTOR :

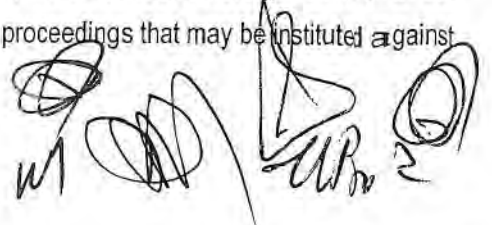
BLUE WAVES PROPERTIES 163 (PTY) LTD

REG NO 2007/026718/07

POSTNET SUITE 115 PRIVATE BAG X3

BLAAUBERGRANDT 7443

5. I/We agree to be liable for and pay the Creditor or its attorneys on demand, all tracing fees, legal costs on attorney/client scale and collection commission payable by the Creditor in respect of any action or proceedings that may be instituted against me in terms of or arising out of this Acknowledgement of Debt.
6. I/We further agree that failure on my part to pay in full all amounts to the Creditor on, or before, the due date shall render me liable to pay the Creditor interest at a rate of 2% (two per centum) higher than the rate charged by the Standard Bank of South Africa Limited to the Creditor, from time to time, in respect of overdraft facilities.
7. No alteration, cancellation, variation of or addition hereto shall be of any force or effect unless reduced to writing and signed by the Parties or their duly authorized representative.
8. This document contains the entire Agreement between the parties with respect to the Debtor's indebtedness to the Creditor in relation to money to be paid for the construction of the infrastructure for municipal services required in order to permit the development of the land. If applicable, a further Services Agreement may be entered into whereby the Debtor will provide infrastructure in lieu of a financial contribution.
9. No extension of time or other indulgence granted by the Creditor to me in respect of my obligations will constitute a waiver of the Creditor's right to enforce compliance of the terms hereof nor will it constitute a novation of this Acknowledgement.
10. This Acknowledgement will be binding on my Estate executors, administrators, heirs and successors-in-title.
11. In terms of section 45 of the Magistrate's Court Act of 1944, as amended, I hereby consent to the jurisdiction of the Magistrate's Court in respect of any action or proceedings that may be instituted against me in terms of or arising out of this acknowledgement of debt.

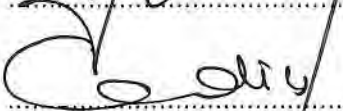


Notwithstanding the foregoing, the Creditor shall be entitled, in its discretion, to institute any action or proceedings against me in terms of or arising out of this Acknowledgement of Debt in any High Court of competent jurisdiction.

12. I/We acknowledge that the signature of this acknowledgment does not entitle me/us to approval of a development application.
13. I/We acknowledge that no representation or any form of duress whatsoever has induced me to sign this Acknowledgement of Debt and that I have done so of my/our own free will and volition.

SIGNATURE

AS WITNESSES:

1. 
2. 

CITY OF CAPE TOWN / CREDITOR:

SIGNED AT CAPE TOWN ON THIS 5th DAY OF
OCTOBER 2012.

SIGNATURE

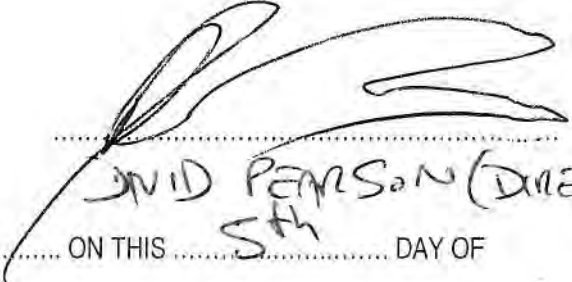

P. M. Mashopa.
Director: WAS

AS WITNESSES:

1. 
2. 

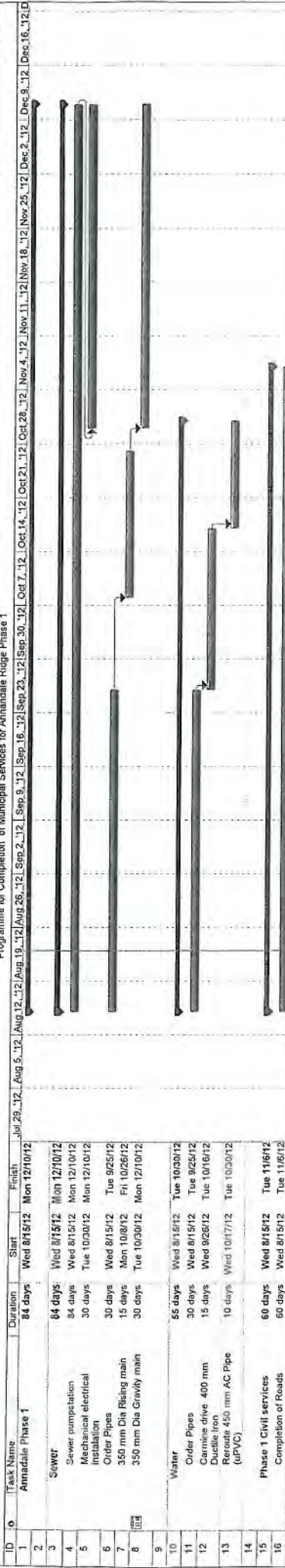
DEVELOPER / DEBTOR:

SIGNED AT CAPE TOWN ON THIS 5th DAY OF
OCTOBER 2012.


DAVID PEARSON (DIRECTOR)



Programme for Completion of Municipal Services for Annandale Ridge Phase 1



Task

Split

Milestone

Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

Progress

Deadline

Project: Annandale Municipal services

Date: Thu 8/23/12

Page 1

ANNANDALE RIDGE - PHASE 1A

BULK SERVICES AGREEMENT - SUMMARY

SEWER

- 1 Sewer pumpstation (civil work)
- 2 Sewer pumpstation (mechanical and electrical work)
- 3 Sewer main to Pumpstation from phase 2
- 4 Sewer main from pumpstation to existing CoCT manhole

TOTAL

Amount (excl. VAT)	P&G's 22%	Subtotal A	Contingencies 10%	Subtotal B	Professional Fees for Civ. Engineer (12%)	Subtotal C	Professional Fees for Project Manager (3%)	Subtotal D	VAT 14%	Total
-	-	R 2,400,000.00	R 240,000.00	R 2,640,000.00	R 316,800.00	R 2,956,800.00	R 88,704.00	R 3,045,504.00	R 426,370.56	R 3,471,874.56
R 2,550,000.00	R 561,000.00	R 3,111,000.00	R 311,100.00	R 3,422,100.00	R 410,652.00	R 3,832,752.00	R 114,982.56	R 3,947,734.56	R 552,682.84	R 4,500,417.40
R 350,874.15	R 77,192.31	R 428,066.46	R 42,806.65	R 470,873.11	R 56,504.77	R 527,377.88	R 15,821.34	R 543,199.22	R 76,047.89	R 619,247.11
R 2,029,008.74	R 446,381.92	R 2,475,390.66	R 247,539.07	R 2,722,929.73	R 326,751.57	R 3,049,681.30	R 91,490.44	R 3,141,171.74	R 439,764.04	R 3,580,935.78
R 4,929,882.89	R 1,084,574.24	R 8,414,457.13	R 841,445.71	R 9,255,902.84	R 1,110,708.34	R 10,366,611.18	R 310,998.34	R 10,677,609.51	R 1,494,865.33	R 12,172,474.85

WATER

- 1 400mm dia. Ductile iron pipe along Carmine Drive
- 2 Reroute existing 450mm dia. pipe along Carmine Drive

Amount (excl. VAT)	P&G's 22%	Subtotal A	Contingencies 10%	Subtotal B	Professional Fees for Civ. Engineer (12%)	Subtotal C	Professional Fees for Project Manager (3%)	Subtotal D	VAT 14%	Total
R 1,397,706.29	R 307,495.38	R 1,705,201.67	R 170,520.17	R 1,875,721.84	R 225,086.62	R 2,100,808.46	R 63,024.25	R 2,163,832.72	R 302,936.58	R 2,466,769.30
R 632,698.54	R 139,193.68	R 771,892.22	R 77,189.22	R 849,081.44	R 101,889.77	R 950,971.21	R 28,529.14	R 979,500.35	R 137,130.05	R 1,116,630.40
R 2,030,404.83	R 446,689.06	R 2,477,093.89	R 247,709.39	R 2,724,803.28	R 326,976.39	R 3,051,779.68	R 91,553.39	R 3,143,333.07	R 440,066.63	R 3,583,399.70

ANNANDALE RIDGE - PHASE 1A

THIS SCHEDULE CONTAINS RATES FROM THE LOWEST TENDER FOR THE SCOTTSDENE BULK SEWER AND WATER (information supplied by E. ABBERTYN)

BULK SERVICES AGREEMENT - SUMMARY

SEWER

	Amount (excl. VAT)	P&G's 38%	Subtotal A	Contingencies 10%	Subtotal B	Professional Fees for Civ. Engineer (12%)	Subtotal C	Professional Fees for Project Manager (3%)	Subtotal D	VAT 14%	Total
1	-	-	R 2,886,945.00	R 288,694.50	R 3,175,639.50	R 381,076.74	R 3,556,716.24	R 106,701.49	R 3,663,417.73	R 512,878.48	R 4,176,296.21
2	R 2,550,000.00	R 969,000.00	R 3,519,000.00	R 351,900.00	R 3,870,900.00	R 464,508.00	R 4,335,408.00	R 130,062.24	R 4,465,470.24	R 625,165.83	R 5,090,636.07
3	R 407,985.00	R 155,034.30	R 563,019.30	R 56,301.93	R 619,321.23	R 74,318.55	R 693,639.78	R 20,809.19	R 714,448.97	R 100,022.86	R 814,471.83
4	R 1,631,875.00	R 620,112.50	R 2,251,987.50	R 225,198.75	R 2,477,186.25	R 297,262.35	R 2,774,448.60	R 83,233.46	R 2,857,682.06	R 400,075.49	R 3,257,757.55
TOTAL	R 4,589,860.00	R 1,744,146.80	R 9,220,951.80	R 922,095.18	R 10,143,046.98	R 1,217,165.64	R 11,360,212.62	R 340,806.38	R 11,701,019.00	R 1,638,142.66	R 13,339,161.66

WATER

	Amount (excl. VAT)	P&G's 38%	Subtotal A	Contingencies 10%	Subtotal B	Professional Fees for Civ. Engineer (12%)	Subtotal C	Professional Fees for Project Manager (3%)	Subtotal D	VAT 14%	Total
1	R 1,339,840.00	R 509,139.20	R 1,848,979.20	R 184,897.92	R 2,033,877.12	R 244,065.25	R 2,277,942.37	R 68,338.27	R 2,346,280.65	R 328,479.29	R 2,674,759.94
2	R 853,005.00	R 324,141.90	R 1,177,146.90	R 117,714.69	R 1,294,861.59	R 155,383.39	R 1,450,244.98	R 43,507.35	R 1,493,752.33	R 209,125.33	R 1,702,877.66
	R 2,192,845.00	R 833,281.10	R 3,026,126.10	R 302,612.61	R 3,328,738.71	R 399,448.65	R 3,728,187.36	R 111,845.62	R 3,840,032.98	R 537,604.62	R 4,377,637.59

- 400mm dia. Ductile Iron pipe along Carmine Drive
- Reroute existing 450mm dia. pipe along Carmine Drive

11C
M
[Signature]

ANNEXURE C

PROGRAMME OF COMPLETION OF THE MUNICIPAL SERVICES

C1 – CONTRACTOR'S CONSTRUCTION PROGRAMME

C2 – CLARIFICATION FOR HANDOVER OF SERVICES TO LOCAL AUTHORITY

Programme for Completion of Municipal Services for Annandale Ridge Phase 1

ID	Task Name	Duration	Start	Finish
1	Annandale Phase 1	84 days	Wed 8/15/12	Mon 12/10/12
2				
3	Sewer	84 days	Wed 8/15/12	Mon 12/10/12
4	Sewer pumpstation	84 days	Wed 8/15/12	Mon 12/10/12
5	Mechanical electrical installation	30 days	Tue 10/30/12	Mon 12/10/12
6	Order Pipes	30 days	Wed 8/15/12	Tue 9/25/12
7	350 mm Dia Rising main	15 days	Mon 10/8/12	Fri 10/26/12
8	350 mm Dia Gravity main	30 days	Tue 10/30/12	Mon 12/10/12
9				
10	Water	55 days	Wed 8/15/12	Tue 10/30/12
11	Order Pipes	30 days	Wed 8/15/12	Tue 9/25/12
12	Carmine drive 400 mm Ductile Iron	15 days	Wed 9/26/12	Tue 10/16/12
13	Rerout \$15 mm Pvc Pipe	10 days	Wed 10/17/12	Tue 10/30/12
14				
15	Phase 1 Civil services	60 days	Wed 8/15/12	Tue 11/6/12
16	Completion of Roads	60 days	Wed 8/15/12	Tue 11/6/12

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Task	Split milestone	Summary	Project Summary	External Tasks	External Milestone	Inactive Task	Inactive Milestone	Inactive Summary	Manual Task	Duration-only	Manual Summary Rollup	Manual Summary	Start-only	Finish-only	Progress	Deadline

Project: Annandale Municipal services
Date: Wed 8/15/12

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Cape Town
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Waterford Premier
Century City
7841

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W aurecongroup.com


aurecon

CLARIFICATION OF HANDOVER OF SERVICES TO LOCAL AUTHORITY

Further to the Contractor's attached programme, handover of the services to the City of Cape Town will take place after inspection and approval by the Engineer and local authority representative and issue of a Practical Completion Certificate.

The works will be subject to a 12 month defects liability period in terms of the General Conditions of Contract for Construction Works (1st Edition 2004).

Ownership of these Bulk Municipal Services will be transferred to the City at no cost upon completion and before the Developer may take up any of the rights approved for Phase 1A.

"D"

EXTRACT FROM MINUTES

OF A MEETING OF THE EXECUTIVE MAYOR AND MEMBERS OF THE MAYORAL COMMITTEE OF THE CITY OF CAPE TOWN HELD IN THE COUNCIL CHAMBER, 6TH FLOOR, PODIUM BLOCK, CIVIC CENTRE, CAPE TOWN ON TUESDAY, 02 OCTOBER 2012 AT 11:00

MC 17/10/12 SERVICES AGREEMENT FOR ANNANDALE RIDGE DEVELOPMENT

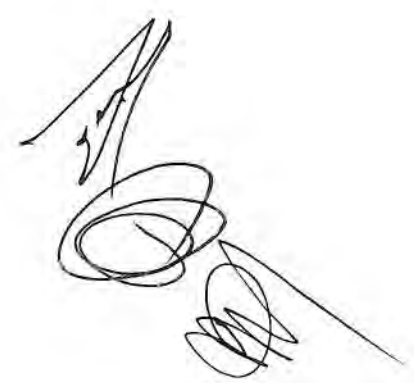
A report entitled "*SERVICES AGREEMENT FOR ANNANDALE RIDGE DEVELOPMENT*" was tabled at the meeting, a copy of which is attached to the official Mayco minutes as **Addendum "A"**.

RESOLVED that:

- (a) authority be granted to the Director: Water and Sanitation to enter into a Service Level Agreement with Shell's Annandale Farm (Pty) Ltd/Blue Waves Properties 163 (Pty) Ltd for the construction of bulk infrastructure to provide municipal services to the Annandale Ridge development
- (b) authority be granted to take over assets created by Shell's Annandale Farm (Pty) Ltd/Blue Waves Properties 163 (Pty) Ltd through the Service Level Agreement and incorporate them in the asset register
- (c) approval be granted to include future operating and maintenance costs for the assets to be taken over in all subsequent Water and Sanitation budgets commencing 2013/2014.

RECOMMENDED that the resolution of the Executive Mayor together with Members of Mayco insofar as it relates to (a) - (b) above, be condoned by Council.

ACTION: N MEISSENHEIMER; P MARITZ; P MASHOKO

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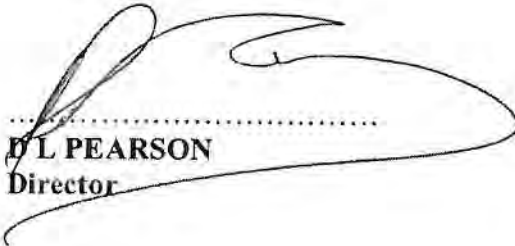
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BLUE WAVES PROPERTIES 163 (PTY) LIMITED ("COMPANY")

(REGISTRATION NO 2007/026718/07)

RESOLUTION OF THE DIRECTORS PASSED ON 2 OCTOBER 2012

RESOLVED THAT:

That David Lee Pearson in his capacity as Director of the Company is hereby authorised to sign the Service Agreement with the Municipality of Cape Town in respect of Annandale Ridge – Phase 1 (Erf 36555 Milnerton) and any other documentation necessary to give effect thereto.


.....
D L PEARSON
Director


.....
J E ALLIE
Director