



MINOR WORKS AGREEMENT: CONTRACT DATA

Project: REPLACE TWO LIFTS AT F BLOCK

Employer: UNIVERSITY OF KWAZULU NATAL

Contractor: VISION ELEVATORS PTY LTD

Contract Date: 18 FEBRUARY 2026

File Code: RFQ - UKZN 30/25

The Joint Building Contracts Committee® - NPC
CONTRACT DATA
Minor Works Agreement
Edition 5.2 - May 2018

JBCC®

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

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Application of JBCC® agreements

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

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

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

Warning!

The JBCC® Minor Works Agreement Edition 5.2 has been coordinated with the JBCC® General Preliminaries and the JBCC® certificate forms and support documents. Forms from previous editions are not compatible with the JBCC® Minor Works Agreement Edition 5.2

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

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

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A PROJECT INFORMATION**A 1.0 Works [1.1]**

Project name	REPLACE TWO LIFTS AT F BLOCK WESTVILLE CAMPUS
Reference number	UKZN 30/25
Works description	STRIP AND REMOVE OLD LIFT EQUIPMENT INSTALL NEW LIFT EQUIPMENT TEST AND COMMISSION THE LIFT. ISSUE COMPLIANT CERTIFICATE.

A 2.0 Site [1.1]

Erf / stand number	
Township / Suburb	WESTVILLE
Site address	UNIVERSITY ROAD WESTVILLE, DURBAN 3629
Local authority	ETHEKWINI MUNICIPALITY

A 3.0 Employer [1.1]

Name	UNIVERSITY OF KWAZULU NATAL		
Legal entity of above	SAME	Contact person	SURESH
Business registration number		Telephone number	031 260 7957
VAT/GST number		Mobile number	082 409 1358
Country		E-mail	SURESH@UKZN.AC.ZA
Postal address		Postal code	
Physical address		Postal code	

A 4.0 Principal agent [1.1; 5.1]

Name	UKZN		
Legal entity of above		Contact person	SURESH
Practice number		Telephone number	031 260 7957
		Mobile number	082 409 1358
Country		E-mail	SURESH@UKZN.AC.ZA
Postal address		Postal code	
Physical address		Postal code	

A 5.0 Agent [1.1; 5.2] Discipline

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

A 6.0 Agent [1.1; 5.2] Discipline

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

A 7.0 Agent [1.1; 5.2] Discipline

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

A 8.0 Agent [1.1; 5.2] Discipline

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

B CONTRACT INFORMATION

B 1.0 Definitions [1.1]

Bills of quantities: System/Method of measurement	
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B 2.0 Law, regulations and notices [2.0]

Law applicable to the works, state country [2.1]	SOUTH AFRICA
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B 3.0 Offer and acceptance [3.0]

Currency applicable to this agreement [3.2]	RANDS
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B 4.0 Documents [4.0]

The original signed agreement is to be held by the principal agent [4.2], if not, indicate by whom	EMPLOYER
Number of copies of construction information issued to the contractor at no cost [4.5]	1

Documents comprising the agreement	Page numbers
The JBCC® Minor Works Agreement, Edition 5.2 May 2018	1 to 19
The JBCC® Minor Works Agreement - Contract Data, Edition 5.2 May 2018	1 to 11
The JBCC® General Preliminaries for use with the JBCC® Minor Works Agreement, Edition 5.2 May 2018	1 to 7

Contract drawings – description	Number	Revision	Date
N/A			

B 5.0 Employer's agents [5.0]

Authority is delegated to the following **agents** to issue **contract instructions** and perform duties for specific aspects of the **works** [5.2]

SURESH SUNKERDUTT

Principal agent's and agents' interest or involvement in the works other than a professional interest [5.3]

N/A

B 6.0 Insurances [8.0]

Insurances by employer		Amount including tax	Deductible amount including tax
Contract works insurance:			
	New works [8.2.1] (contract sum or amount)	N/A	
or	Works with alterations and additions [8.2.1] (reinstatement value of existing structures with or including new works)	N/A	
	Direct contractors [13.0] where applicable, to be included in the contract works insurance	N/A	
	Free issue [10.1.12] where applicable, to be included in the contract works insurance	N/A	
	Escalation, professional fees and reinstatement costs if not included above	N/A	
Total of the above contract works insurance amount			
Supplementary insurance [8.2.2]		N/A	
Public liability insurance [8.2.3]		N/A	
Removal of lateral support insurance [8.2.4]		N/A	
Other insurances [8.2.5]			
Yes/no?	If yes, description 1		
Yes/no?	If yes, description 2		

B 7.0 Obligations of the employer [10.1]

Existing premises will be in use and occupied [10.1.3]		Yes/no?	YES
If yes, description	THIS IS A LIVE ENVIRONMENT & THE CONTRACTOR WILL BE GIVEN ACCESS TO LIFT LOBBY & SHAFTS TO WORK.		
Restriction of working hours [10.1.3]		Yes/no?	YES
If yes, description	07:00 AM TO 17:00 PM		
Natural features and known services to be preserved by the contractor [10.1.4]		Yes/no?	NO
If yes, description			
Restrictions to the site or areas that the contractor may not occupy [10.1.5]		Yes/no?	YES
If yes, description	TO BE DISCUSSED DURING SITE HAND OVER.		
Supply of free issue [10.1.12]		Yes/no?	NO
If yes, description			

B 8.0 Direct contractors [13.0]

Extent of work [10.1.13]	N/A
Extent of work [10.1.13]	
Extent of work [10.1.13]	
Extent of work [10.1.13]	
Extent of work [10.1.13]	

B 9.0 Possession of site [10.1.6] practical completion [15.0; 17.0] and penalties [18.0]

Practical completion for the works as a whole	Intended date of possession of the site [10.1.6]	Period for inspection by the principal agent [15.3]	Date for practical completion [15.1.1]	Penalty [18.1]
	Date	working days	Date	Penalty amount per calendar day (excl. TAX)
	01-10-2026	60	15-01-2027	

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

INSTALLATION OF NEW LIFTS X 2
 COMMISSIONING OF NEW LIFTS X 2

B 10.0 Payment [19.0]

Date of month for issue of regular payment certificates [19.2]	
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B 11.0 Dispute resolution [22.0]

Adjudication [22.5.1] Name of nominating body	
Applicable rules for adjudication [22.5.2]	
Arbitration [22.6.4] Name of nominating body	
Applicable rules for arbitration [22.6.5]	

B 12.0 JBCC® General Preliminaries – selections

Provisional bills of quantities [P2.2]		Yes/no?	YES	
Availability of construction information [P2.3]		Yes/no?		
Previous work - dimensional accuracy - details [P3.1]				
Previous work - defects - details [P3.2]			N/A	
Inspection of adjoining properties - details [P3.3]			N/A	
Handover of site in stages - specific requirements [P4.1]			N/A	
Enclosure of the works - specific requirements [P4.2]			CORDONE OFF THE LIFT LOBBY	
Geotechnical and other investigations - specific requirements [P4.3]			N/A	
Existing premises occupied - details [P4.5]			BUILDING IS OCCUPIED BY STUDENTS & STAFF	
Services - known - specific requirements [P4.6]			SM	
Water [P8.1]	By contractor	Yes/no?	YES	INSTALL METRE
	By employer	Yes/no?		
	By employer – metered	Yes/no?		
Electricity [P8.2]	By contractor	Yes/no?		INSTALL METRES
	By employer	Yes/no?		
	By employer – metered	Yes/no?		
Ablution and welfare facilities [P8.3]	By contractor	Yes/no?		PROVIDE ABLUTIONS
	By employer	Yes/no?		
Communication facilities - specific requirements [P8.4]			N/A	
Protection of the works - specific requirements [P11.1]			CORDON OFF LIFT LOBBY AND LIFT SHAFT WITH NET 1.8 m HIGH ON STEEL POST.	

Protection / isolation of existing works and works occupied in sections - specific requirements [P11.2]	THE EXISTING DB IN THE LIFT SHAFT.
Disturbance - specific requirements [P11.5]	NO NOISE DURING UNIVERSITY OPERATION HOURS. MINIMAL NOISE AT ALL TIMES.
Environmental disturbance - specific requirements [P11.6]	N/A

B 13.0 Changes made to JBCC® documentation

Reference may be made to other documents forming part of this agreement

C TENDER CLOSING

Tender closing date	21 July 2025	Time	12400
Tender submission address			
Tender may be submitted by e-mail	yes/no ?	YES	E-mail

D TENDERER'S SELECTIONS

D 1.0 Securities [9.0]

Guarantee for construction: Select Option A or B

Option A	Guarantee for construction (variable) by contractor [9.1.1]
Option B	Payment reduction [9.1.2]
Guarantee for payment by employer [9.2]	Amount
Advance payment, subject to a guarantee for advance payment [9.4]	Amount R 1 068 375,18

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

Year 1 contractor's annual holiday period	start date	16-12-2026	end date	04-01-2027
Year 2 contractor's annual holiday period	start date	N/A	end date	
Year 3 contractor's annual holiday period	start date	N/A	end date	

D 3.0 Payment of preliminaries [19.0]

Contractor's selection

Select Option A or B N/A

Where the contractor does not select an option, Option A shall apply

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

Lump sum contract

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

D 4.0 Adjustment of preliminaries [20.6.3]

Contractor's selection

Select Option A or B N/A

Where the contractor does not select an option, Option A shall apply

Provision of particulars

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

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

Adjustment methods

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

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

Failure to provide particulars within the period stated

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

Lump sum contract

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

E FORM OF TENDER

E 1.0 Tenderer's details

Name	VISION ELEVATORS PTY LTD		
Legal entity of above		Contact person	RYAN
Business registration number		Telephone number	087 550 0534
VAT/GST number		Mobile number	083 789 4646
Country		E-mail	RYAN@VISIONELEVATOR.CO.ZA
Postal address		Postal code	
Physical address	10 FIANGIO PLACE WESTMEAD PINETOWN		Postal code 3608

E 2.0 Acceptance of tender conditions



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

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

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

E 3.0 Tender amount compilation

	Amount	R 1 763 958,64
Tenderer's work excluding tax		R 1 499 364,84
Tax	15 %	R 230 081,56
Total tender amount including tax		R 1 763 958,64
Total tender amount including tax, in words		ONE MILLION SEVEN HUNDRED AND SIXTY-THREE THOUSAND NINE HUNDRED & FIFTY-EIGHT RAND & SIXTY FOUR CENTS

Signature		Place	westmea		
Tenderer who by signature hereto warrants authority					
Name	Ryan	Capacity	Sales	Date	08/06/20
Signature		Place	Westmea		
Witness					
Name	RW			Date	08/06/20