

EXPLANATORY NOTE ON THE JBCC2000 EDITIONS 4.1 (2005) & 5.0 (2007)

This brief note, issued by the Executive Director of the ASAQS to explain the fundamental and material differences between the two editions in order to promote the use of the current edition 5.0 rather than staying in the comfort zone of the past.

JBCC PBA 4.1 Edition (March 2005)

When this principal building agreement (4.1 edition) was in use, then the documents that needed to be incorporated in any tender document were based on the following set of documents :

- JBCC PBA 4.1 edition (March 2005)
- JBCC Preliminaries (May 2005)
- ASAQS Model Trade Preambles (September 2008)
- ASAQS Model Bills of Quantities (dated 2005) (includes all trades).

The above set of documents were in place up to the time that the JBCC PBA 5.0 Edition was introduced in 2007.

JBCC PBA 5.0 Edition (July 2007)

When this principal building agreement (5.0 edition) came into use, then the documents that needed to be incorporated in any tender document were based on the following set of documents:

Documents prepared by the JBCC :

- PBA (Principal Building Agreement) Edition 5.0 (dated July 2007)
 - Contract Data Employer – Contractor EC (dated July 2007)
 - Contract Data Contractor - Employer CE (dated July 2007)

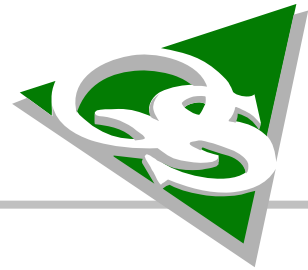
Supporting Documentation prepared by the ASAQS :

- ASAQS Preliminaries Document (dated November 2007)
- ASAQS Model Trade Preambles (September 2008)
- ASAQS Bill No 1 of the Model Bills of Quantities (dated April 2009)
- ASAQS Model Bills of Quantities (dated 2005) (balance of all trades).

In this package, please note the following:

- The JBCC Preliminaries document was withdrawn
- The ASAQS Preliminaries document was introduced (to take up all the remaining clauses that are still necessary, but not contained in the JBCC documentation)
- The ASAQS Bill No. 1 (Preliminaries) of the Model Bills of Quantities was updated to line up with the other base documents and cross-references
- The two “Contract Data” documents are basically schedules where the Employer and Contractor details are filled in. They are absolutely necessary and form part of the contract. Without them the contract would be incomplete.





Please further note the following:

- The above documents are **NOT INTERCHANGEABLE** between the two editions. This is clearly not possible because the clause references have in some instances been changed and simply do not talk to each other
- To end some possible misperceptions, the intention of JBCC was never to incorporate all the preliminaries clauses into the PBA documents. It was always clear that a separate ASAQS Preliminaries document would be necessary, as was the case when the JBCC Preliminaries was introduced many years ago. The ASAQS Preliminaries document (in existence since November 2007) would always have been necessary, and that is why the ASAQS brought it in around the time when the PBA 5.0 edition was introduced. Anything less than that would have made the documentation incomplete.

To assist further with this, we refer to the [first article of the newsletter](#) that the ASAQS issued to all its members way back on 10 November 2007, which has relevance and is available in the archived e-newsletters on the ASAQS website (www.asaqs.co.za).

Report prepared by :

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