

## FIXED CONSTRUCTION GUARANTEE – JBCC 2000 PRINCIPAL BUILDING AGREEMENT (Edition 4.1 of March 2005)

Regional Manager  
KZN Department of Public Works  
Private Bag X\_\_\_\_\_

Sir,

### FIXED CONSTRUCTION GUARANTEE FOR THE EXECUTION OF CONTRACT IN TERMS OF JBCC 2000 PRINCIPAL BUILDING AGREEMENT (4.1 EDITION OF MARCH 2005)

1. With reference to the contract between \_\_\_\_\_  
\_\_\_\_\_ (hereinafter referred to as the “**contractor**”) and the KwaZulu-Natal Provincial Administration, in its Department of Public Works, (hereinafter referred to as the “**employer**”), Contract/Tender No: \_\_\_\_\_, for the \_\_\_\_\_ (insert name of institution and description of service) (hereinafter referred to as the “**contract**”) in the amount of R..... (hereinafter referred to as the **contract sum**),  
I/We, \_\_\_\_\_  
In my/our capacity as \_\_\_\_\_ and hereby  
representing \_\_\_\_\_ (hereinafter referred to as the “**guarantor**”) advise that the **guarantor** holds at the employer’s disposal the sum of R R..... being 5% of the **contract sum** (excluding VAT), for the due fulfilment of the contract.
2. The **guarantor** hereby renounces the benefits of the exceptions *non numerate pecunia; non causa debiti; excussionis et divisionis*; and *de duobus vel pluribus reis dependi* which could be pleaded against the enforcement of this guarantee, with the meaning and effect whereof I/we declare myself/ourselves to be conversant, and undertake to pay the **employer** the amount guaranteed on receipt of a written demand from the **employer** to do so, and which demand the **employer** may make if the **employer** has a right of recovery against the **contractor** in terms of 33.0 of the contract.
3. Subject to the above, but without in any way detracting for the **employer’s** rights to adopt any of the procedures provided for in the contract, the said demand can be made by the **employer** at any stage prior to the expiry of this guarantee.
4. The amounts paid by the **guarantor** in terms of this guarantee may be retained by the **employer** on condition that upon the issue of the last final **payment certificate**, the **employer** shall account to the **guarantor** showing how this amount has been expended and refund any balance due to the **guarantor**.
5. The **employer** shall have the absolute right to arrange his affairs with the **contractor** in any manner which the **employer** deems fit and the **guarantor** shall not have the right to claim his release on account of any conduct alleged to be prejudicial to the **guarantor**. Without derogating from the foregoing, any compromise, extension of the construction period, indulgence, release or variation of the **contractor’s** obligation shall not affect the validity of this guarantee.
6. The **guarantor** reserves the right to withdraw from this guarantee at any time by depositing the guaranteed amount with the **employer**, whereupon the **guarantor’s** liability ceases.

7. This undertaking is neither negotiable nor transferable, and

- (a) must be surrendered to the **guarantor** at the time when the **employer** accounts to the **guarantor** in terms of clause 4 above, or
- (b) shall lapse on the date of the last **certificate of practical completion**; and
- (c) shall not be interpreted as extending the **guarantor's** liability to anything more than the payment of the amount guaranteed.

SIGNED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_ 200\_\_

**AS WITNESSES**

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_

\_\_\_\_\_  
 By and on behalf of

\_\_\_\_\_  
 (insert the name and physical address of the guarantor)

NAME: \_\_\_\_\_

CAPACITY: \_\_\_\_\_

(duly authorised thereto by resolution attached marked  
 Annexure A)

DATE: \_\_\_\_\_

- A. No alterations and/or additions of the wording of this form will be accepted.
- B. The physical address of the guarantor must be clearly indicated and will be regarded as the guarantor's *domicilium citandi et executandi*, for all purposes arising from this guarantee.
- C. This GUARANTEE must be returned to: \_\_\_\_\_