



PAYMENT CERTIFICATES

MAY 2019

PRESENTATION BY W. DEWULF

Workshop summary



- General remarks
- Payment certificates and payments (WF) - (GCC)
- Maximum retention
- Retention calculation
- Example (WF)
- Amount valued vs. amount certified
- Example (GCC)
- Last payment certificates (WF) - (GCC)
- Exercise BoQ, appointments, statement (WF) - (GCC)

General remarks



- Contract : prime duties of parties
- Document itself : copyright – legal value
- Sequence – previously valued
- Definitions
 - provisional sums
 - contingencies
 - escalation
 - retention, max. retention

Payment certificates and payments (WF)

- Contractor entitled to receive interim monthly payment certificates, a penultimate certificate and a final certificate.
- Certificates must state the amount due.
- Payment certificates must be reasonable estimate of the total value of work executed and assessed up to a date not more than 7 days prior to the date of the certificate LESS the amount to be retained (retention monies) and LESS any amounts previously certified.
- Payment certificate may include the value of material and goods stored on the site provided that they are reasonably, properly and not prematurely brought upon the site and only if they are adequately stored and/or protected against weather and other casualties.

Paym certificates and payments (WF) - cont.

- With each payment certificate the PA must issue to the Contractor a detailed statement as to all amounts included for nominated and/or selected sub-contractors.
- In addition each nominated and/or selected sub-contractor must be advised by the PA of the amount included (standard forms).
- Contractor is entitled to receive payment from Employer within the period stated in the Schedule.
- If Contractor does not receive payment within stated period, the Employer is liable for the payment of interest at 2% per annum greater than the lending rate of the Contractor's bank calculated from the due date for payment.

Paym certificates and payments (WF) - cont..

- The value of materials and goods stored OFF site (aka on extended site) may at the discretion of the PA also be include provided:
 - A) Contractor is the bona fide owner
 - B) The materials are safely and properly stored and insured
 - C) The materials are intended for inclusion in the Works
 - D) Nothing remains to be done to the materials to complete them up to the point of inclusion in the Works
 - E) Must be in accordance with the contract
 - F) Must be stored and clearly marked and identified as being for the Works at the premises where stored
 - G) Proof of actual or constructive delivery to Contractor
 - H) Proof of credit for materials or proof of payment

Payment certificates and payments (GCC)

- The Contractor shall submit to the Project Manager monthly statements of the estimated value of the work executed less the cumulative amount certified previously.
- The Project Manager shall check the Contractor's monthly statement and certify the amount to be paid to the Contractor.
- The value of work executed shall be determined by the Project Manager.
- It shall include the valuation of Variations and Compensation Events.
- Payment term is 30 days.
- Retention withheld is proportion stated in the SCC

Maximum retention

Source : contract (white form) and Practice note 2015-01 (INQS)

Calculation of maximum retention is based on :

- For the **main contractor** (excluding VAT in all instances)

Contract sum

Less: provisional sums allowed for nominated or selected sub-contracts

Including any provisional sums allowed for the main contractor

Less: any escalation applicable

Including any contingencies applicable

- For **nominated or selected sub-contracts** (excluding VAT in all instances)

Sub-contract sum

Less: any escalation applicable

Including any contingencies applicable

Max retention MC is 5% if contract sum > N\$250,000.00

Max retention MC is 10% if contract sum < N\$250,000.00

Max retention SC is 5% ALWAYS – see BIFSA 1986

Retention calculation



(WF) Retention to be withheld

- ▣ 10% of value of works done + materials on site, excl. VAT
up to maximum retention (see previous page).
- ▣ Retention is calculated on all parties (main & subs)
- ▣ Value of works for main contractor includes profit, attendance, escalation

(GCC) Retention to be withheld

- ▣ percentage as per SCC (standard documents : retention is usually
close to 5 % and in no case exceeds 10 %)
- ▣ Retention is calculated on each contract(or) separately

Example (WF)

- Contractor FB Investments cc is appointed using the white form of contract to construct a new house for SS Realtors (Employer) with a contract sum of N\$ 1,892,491.75. The contract includes works for electrical sub-contractor for N\$ 285,800.00 excl. VAT. The main contract includes contingencies for the amount of N\$ 75,000.00, no contingencies for electrical work. What is the maximum retention for both contractors (main and electrical)?

Contract sum excl. VAT	N\$	1,645,645.00
Sub-contractor electrical	N\$	285,800.00
Work main contractor (incl. cont)	N\$	1,359,845.00
Contingencies	N\$	75,000.00
Maximum retention main contractor	N\$	67,992.25
Maximum retention electrical subcont	N\$	14,290.00

Example

- The second valuation is for N\$ 832,752.50 (work done and materials on site) and does includes electrical work for N\$ 102,400.00 The first net amount valued is N\$ 352,280.00 (no electrical work done then)
- Please prepare certificate no.2 (copy supplied) on 30 April 2019 (q1)?

Valuation 2 total	N\$	832,752.50
Value electrical work	N\$	102,400.00
Retention on electrical	N\$	10,240.00
Value main contractor	N\$	730,352.50
Retention main contractor	N\$	67,992.25
Total retention	N\$	78,232.25

INSERT WORD: "INTERIM
"PENULTIMATE" OR "FINAL"

INTERIM

Certificate

Series No.

Payment to the Contractor by the Employer

REFERENCE:
CONSULTANT: _____
CLIENT: _____
TO BE PRESENTED BY THE
CONTRACTOR TO THE
EMPLOYER FOR PAYMENT

ARCHITECT'S NAME AND ADDRESS	INSTALLMENT NUMBER	<u>02 (Two)</u>
Name practice	DATE OF ISSUE	<u>30.04.2019</u>
Po Box Town	DATE OF VALUATION	<u>MAX 7 DAYS PRIOR</u>
NAMIBIA	CONTRACT SUM	<u>N\$ 1,892,491.75</u>

I, as duly authorised Architect of the Employer certify that in terms of the Contract dated CONTRACT DATE
 for work described Construction of new house
 in the contract as
 situated at Place, Region
 payment as set out below SS Realtors
 is due by the Employer
 of (Address of Employer) PO Box xxxx, Place, Namibia
 to the Contractor F B Investments cc – VAT No xxxxxxx-01-5
 of (Address of Contractor) PO Box xxxx, Place, Namibia

VALUATION DETAILS	TOTAL AMOUNT VALUED TO DATE (including the value of work by nominated subcontractors as detailed on the direction related to this certificate)	<u>N\$ 832,752.50</u>
	LESS RETENTION WITHHELD TO DATE	<u>N\$ 78,232.75</u>
	NET AMOUNT VALUED	<u>N\$ 754,520.25</u>
	LESS AMOUNT PREVIOUSLY CERTIFIED (including all previous payment out of the retention fund (if any) but not any such payment from that fund related to this certificate)	<u>N\$ 352,282.50</u>
	AMOUNT OF THIS VALUATION	<u>N\$ 402,237.75</u>
	ADD VAT	<u>N\$ 60,335.66</u>
NOTE THAT THIS ITEM IS TO BE USED ONLY WHEN MONEY IS TO BE RELEASED FROM THE RETENTION FUND	LESS RELEASE FROM RETENTION FUND (if any) AND NOT TO BE PAID BY THIS CERTIFICATE	<u>N\$</u>
	AMOUNT OF THIS CERTIFICATE AND PAYMENT NOW DUE TO THE CONTRACTOR FROM EMPLOYER	<u>N\$ 462,573.41</u>

AMOUNT TO BE PAID IN WORDS Four hundred sixty-two thousand five hundred and seventy-three
Namibia dollars forty-one cents

and accordingly this certificate is an acknowledgement of debt by the Employer to the Contractor and a promise by the Employer to pay the amount of this certificate to the Contractor, at the Contractor's address as set out above within 7 days of the date of issue of this certificate (unless otherwise stated in the Contract).

SIGNATURE OF ARCHITECT Signature REGISTRATION No. OF ARCHITECT Nr NCAQS

RETENTION FUND DETAILS (for record purposes only)	TOTAL TO DATE	<u>N\$</u>
	LESS PREVIOUS TOTAL	<u>N\$</u>
	PAYMENT INTO/RELEASE FROM RETENTION FUND (which will be certified on a separate document)	<u>N\$</u>

Example – cont.

- The next valuation is for the amount of N\$974,375.00 for main contractor and N\$184,500.00 for Electrical SC
- Please calculate all figures for certificate no. 3 today (q2)

Amount valued	N\$	1,158,875.00
Retention main contractor	N\$	67,992.25
Retention electrical subcont	N\$	14,290.00
Total retention	N\$	82,282.25
Net amount valued	N\$	1,076,592.75
Amount previous certified	N\$	754,520.25
Amount of this valuation	N\$	322,072.50
VAT 15%	N\$	48,310.88
Amount of certificate	N\$	370,383.38

INSERT WORD: "INTERIM
"PENULTIMATE" OR "FINAL"

INTERIM

Certificate

Series No.

Payment to the Contractor by the Employer

REFERENCE:
CONSULTANT: _____
CLIENT: _____
TO BE PRESENTED BY THE
CONTRACTOR TO THE
EMPLOYER FOR PAYMENT

ARCHITECT'S NAME AND ADDRESS	INSTALLMENT NUMBER	03 (Three)
Name practice	DATE OF ISSUE	28.05.2019
Po Box Town	DATE OF VALUATION	MAX 7 DAYS PRIOR
NAMIBIA	CONTRACT SUM	N\$ 1,892,491.75

I, as duly authorised Architect of the Employer certify that in terms of the Contract dated CONTRACT DATE
 for work described Construction of new house
 in the contract as
 situated at Place, Region
 payment as set out below SS Realtors
 is due by the Employer
 of (Address of Employer) PO Box xxxx, Place, Namibia
 to the Contractor F B Investments cc – VAT No xxxxxxx-01-5
 of (Address of Contractor) PO Box xxxx, Place, Namibia

VALUATION DETAILS	TOTAL AMOUNT VALUED TO DATE (including the value of work by nominated subcontractors as detailed on the direction related to this certificate)	N\$ 1,158,875.00
	LESS RETENTION WITHHELD TO DATE	N\$ 82,282.25
	NET AMOUNT VALUED	N\$ 1,076,592.75
	LESS AMOUNT PREVIOUSLY CERTIFIED (including all previous payment out of the retention fund (if any) but not any such payment from that fund related to this certificate)	N\$ 754,520.25
	AMOUNT OF THIS VALUATION	N\$ 322,072.50
	ADD VAT	N\$ 48,310.88
NOTE THAT THIS ITEM IS TO BE USED ONLY WHEN MONEY IS TO BE RELEASED FROM THE RETENTION FUND	LESS RELEASE FROM RETENTION FUND (if any) AND NOT TO BE PAID BY THIS CERTIFICATE	N\$
	AMOUNT OF THIS CERTIFICATE AND PAYMENT NOW DUE TO THE CONTRACTOR FROM EMPLOYER	N\$ 370,383.38

AMOUNT TO BE PAID IN WORDS **Three hundred seventy thousand three hundred eighty-three
Namibia dollars and thirty-eight cents**

and accordingly this certificate is an acknowledgement of debt by the Employer to the Contractor and a promise by the Employer to pay the amount of this certificate to the Contractor, at the Contractor's address as set out above within 7 days of the date of issue of this certificate (unless otherwise stated in the Contract).

SIGNATURE OF ARCHITECT Signature REGISTRATION No. OF ARCHITECT Nr NCAQS

RETENTION FUND DETAILS (for record purposes only)	TOTAL TO DATE	N\$
	LESS PREVIOUS TOTAL	N\$
	PAYMENT INTO/RELEASE FROM RETENTION FUND (which will be certified on a separate document)	N\$

Amount valued vs. amount certified

- Amount valued to date (after payment certificate no.3) ?

N\$ 1,158,875.00

- Amount certified to date (after payment certificate no.3) ?

Sum of all certificates

Certificate no.1 N\$ 405,124.88

Certificate no.2 N\$ 462,573.41

Certificate no.3 N\$ 370,383.38

Amount certified N\$ 1,238,081.66

Example - GCC

- The same contractor is appointed using the GCC to do the wet works for a new house at a school for the Ministry of Education, Arts and Culture. The electrical contractor is appointed to do the electrical installation.
- First valuation
 - Contractor wet works to claim for work done : N\$ 391,425.00
 - Contractor to claim $391,425.00 - 39,142.50 = 352,282.50$ and add VAT
 - Certificate will be same, only contract sum is different : N\$ 1,563,821.75
 - PM to issue payment certificate 1 for wet works contractor
- Second valuation
 - WW contractor to claim for work done : N\$ 730,352.50
 - Wet works $730,352.50 - 67,992.25 = 662,360.25$ and add VAT subtract previous
 - PM to issue payment certificate 2 for wet works contractor
 - Electrical contractor to claim for work done : N\$ 102,400.00
 - Electrical works $102,400.00 - 10,240.00 = 92,160.00$ and add VAT
 - PM to issue payment certificate 1 for electrical contractor

Last payment certificates – white form

- Practical completion payment certificate
 - release of half of retention (max)
 - most often an interim certificate
 - no longer monthly paym cert (practice) vs NIL paym cert (contract)
- Penultimate payment certificate
 - at final account
 - change contract sum to final amount (definition !!!)
 - if not in time, additional certificate (clause 25.5)
- Final payment certificate
 - completion (as per contract)
 - release of remainder of retention

INSERT WORD: "INTERIM"
"PENULTIMATE" OR "FINAL"

INTERIM

Certificate

Series No.

Payment to the Contractor by the Employer

REFERENCE:
CONSULTANT: _____
CLIENT: _____
TO BE PRESENTED BY THE
CONTRACTOR TO THE
EMPLOYER FOR PAYMENT

ARCHITECT'S NAME AND ADDRESS	INSTALLMENT NUMBER	05 (Five)
Name practice	DATE OF ISSUE	24.07.2018
Po Box Town	DATE OF VALUATION	MAX 7 DAYS PRIOR
NAMIBIA	CONTRACT SUM	N\$ 1,892,491.75

I, as duly authorised Architect of the Employer certify that in terms of the Contract dated CONTRACT DATE
 for work described Construction of new house
 in the contract as
 situated at Place, Region
 payment as set out below SS Realtors
 is due by the Employer
 of (Address of Employer) PO Box xxxx, Place, Namibia
 to the Contractor F B Investments cc – VAT No xxxxxxx-01-5
 of (Address of Contractor) PO Box xxxx, Place, Namibia

VALUATION DETAILS	TOTAL AMOUNT VALUED TO DATE (including the value of work by nominated subcontractors as detailed on the direction related to this certificate)	N\$ 1,572,638.20
	LESS RETENTION WITHHELD TO DATE	N\$ 41,141.13
	NET AMOUNT VALUED	N\$ 1,531,497.08
	LESS AMOUNT PREVIOUSLY CERTIFIED (including all previous payment out of the retention fund (if any) but not any such payment from that fund related to this certificate)	N\$ 1,280,673.40
	AMOUNT OF THIS VALUATION	N\$ 250,823.68
	ADD VAT	N\$ 37,623.55
NOTE THAT THIS ITEM IS TO BE USED ONLY WHEN MONEY IS TO BE RELEASED FROM THE RETENTION FUND	LESS RELEASE FROM RETENTION FUND (if any) AND NOT TO BE PAID BY THIS CERTIFICATE	N\$
	AMOUNT OF THIS CERTIFICATE AND PAYMENT NOW DUE TO THE CONTRACTOR FROM EMPLOYER	N\$ 288,447.23

AMOUNT TO BE PAID IN WORDS **Two hundred and eighty-eight thousand four hundred and forty-seven Namibia dollars and twenty-three cents**

and accordingly this certificate is an acknowledgement of debt by the Employer to the Contractor and a promise by the Employer to pay the amount of this certificate to the Contractor, at the Contractor's address as set out above within 7 days of the date of issue of this certificate (unless otherwise stated in the Contract).

SIGNATURE OF ARCHITECT Signature REGISTRATION No. OF ARCHITECT Nr NCAQS

RETENTION FUND DETAILS (for record purposes only)	TOTAL TO DATE	N\$
	LESS PREVIOUS TOTAL	N\$
	PAYMENT INTO/RELEASE FROM RETENTION FUND (which will be certified on a separate document)	N\$

INSERT WORD: "INTERIM
"PENULTIMATE" OR "FINAL"

PENULTIMATE

Certificate

Series No.

Payment to the Contractor by the Employer

REFERENCE:
CONSULTANT: _____
CLIENT: _____
TO BE PRESENTED BY THE
CONTRACTOR TO THE
EMPLOYER FOR PAYMENT

ARCHITECT'S NAME AND ADDRESS	INSTALLMENT NUMBER	<u>06 (Six)</u>
Name practice	DATE OF ISSUE	<u>20.08.2019</u>
Po Box Town	DATE OF VALUATION	<u>MAX 7 DAYS PRIOR</u>
NAMIBIA	CONTRACT SUM	<u>N\$ 2,046,394.75</u>

I, as duly authorised Architect of the Employer certify that in terms of the Contract dated CONTRACT DATE
 for work described Construction of new house
 in the contract as
 situated at Place, Region
 payment as set out below SS Realtors
 is due by the Employer
 of (Address of Employer) PO Box xxxx, Place, Namibia
 to the Contractor F B Investments cc – VAT No xxxxxxx-01-5
 of (Address of Contractor) PO Box xxxx, Place, Namibia

VALUATION DETAILS	TOTAL AMOUNT VALUED TO DATE (including the value of work by nominated subcontractors as detailed on the direction related to this certificate)	<u>N\$ 1,779,473.70</u>
	LESS RETENTION WITHHELD TO DATE	<u>N\$ 41,141.13</u>
	NET AMOUNT VALUED	<u>N\$ 1,738,332.57</u>
	LESS AMOUNT PREVIOUSLY CERTIFIED (including all previous payment out of the retention fund (if any) but not any such payment from that fund related to this certificate)	<u>N\$ 1,531,497.08</u>
	AMOUNT OF THIS VALUATION	<u>N\$ 206,835.50</u>
	ADD VAT	<u>N\$ 31,025.32</u>
NOTE THAT THIS ITEM IS TO BE USED ONLY WHEN MONEY IS TO BE RELEASED FROM THE RETENTION FUND	LESS RELEASE FROM RETENTION FUND (if any) AND NOT TO BE PAID BY THIS CERTIFICATE	<u>N\$</u>
	AMOUNT OF THIS CERTIFICATE AND PAYMENT NOW DUE TO THE CONTRACTOR FROM EMPLOYER	<u>N\$ 237,860.82</u>

AMOUNT TO BE PAID IN WORDS Two hundred thirty-seven thousand eight hundred and sixty Namibia dollars and eighty-two cents

and accordingly this certificate is an acknowledgement of debt by the Employer to the Contractor and a promise by the Employer to pay the amount of this certificate to the Contractor, at the Contractor's address as set out above within 7 days of the date of issue of this certificate (unless otherwise stated in the Contract).

SIGNATURE OF ARCHITECT Signature REGISTRATION No. OF ARCHITECT Nr NCAQS

RETENTION FUND DETAILS (for record purposes only)	TOTAL TO DATE	<u>N\$</u>
	LESS PREVIOUS TOTAL	<u>N\$</u>
	PAYMENT INTO/RELEASE FROM RETENTION FUND (which will be certified on a separate document)	<u>N\$</u>

INSERT WORD: "INTERIM
"PENULTIMATE" OR "FINAL"

FINAL

Certificate

Series No.

Payment to the Contractor by the Employer

REFERENCE:
CONSULTANT: _____
CLIENT: _____
TO BE PRESENTED BY THE
CONTRACTOR TO THE
EMPLOYER FOR PAYMENT

ARCHITECT'S NAME AND ADDRESS	INSTALLMENT NUMBER	07 (Six)
Name practice	DATE OF ISSUE	17.12.2019
Po Box Town	DATE OF VALUATION	MAX 7 DAYS PRIOR
NAMIBIA	CONTRACT SUM	N\$ 2,046,394.75

I, as duly authorised Architect of the Employer certify that in terms of the Contract dated CONTRACT DATE
 for work described Construction of new house
 in the contract as
 situated at Place, Region
 payment as set out below SS Realtors
 is due by the Employer
 of (Address of Employer) PO Box xxxx, Place, Namibia
 to the Contractor F B Investments cc – VAT No xxxxxxx-01-5
 of (Address of Contractor) PO Box xxxx, Place, Namibia

VALUATION DETAILS	TOTAL AMOUNT VALUED TO DATE (including the value of work by nominated subcontractors as detailed on the direction related to this certificate)	N\$ 1,779,473.70
	LESS RETENTION WITHHELD TO DATE	N\$ 0.00
	NET AMOUNT VALUED	N\$ 1,779,473.70
	LESS AMOUNT PREVIOUSLY CERTIFIED (including all previous payment out of the retention fund (if any) but not any such payment from that fund related to this certificate)	N\$ 1,738,332.57
	AMOUNT OF THIS VALUATION	N\$ 41,141.13
	ADD VAT	N\$ 6,171.17
NOTE THAT THIS ITEM IS TO BE USED ONLY WHEN MONEY IS TO BE RELEASED FROM THE RETENTION FUND	LESS RELEASE FROM RETENTION FUND (if any) AND NOT TO BE PAID BY THIS CERTIFICATE	N\$
	AMOUNT OF THIS CERTIFICATE AND PAYMENT NOW DUE TO THE CONTRACTOR FROM EMPLOYER	N\$ 47,312.29

AMOUNT TO BE PAID IN WORDS **Forty-seven thousand three hundred and twelve Namibia dollars and twenty-nine cents**

and accordingly this certificate is an acknowledgement of debt by the Employer to the Contractor and a promise by the Employer to pay the amount of this certificate to the Contractor, at the Contractor's address as set out above within 7 days of the date of issue of this certificate (unless otherwise stated in the Contract).

SIGNATURE OF ARCHITECT Signature REGISTRATION No. OF ARCHITECT Nr NCAQS

RETENTION FUND DETAILS (for record purposes only)	TOTAL TO DATE	N\$
	LESS PREVIOUS TOTAL	N\$
	PAYMENT INTO/RELEASE FROM RETENTION FUND (which will be certified on a separate document)	N\$

Last payment certificates - GCC

- Completion
 - Contractor to claim for payment
 - release of half of retention
 - no further payment certificates until end of Defects Liability Period
- NO penultimate payment certificate
- Final payment certificate
 - Contractor to claim before the end of Defects Liability Period
 - Project Manager to issue Defects Liability Certificate
 - release of remainder of retention
 - PM to certify payment within 56 days if correct and complete
 - if not PM to issue schedule of corrections or additions
 - as built drawings and maintenance manuals to be provided

Exercise

- Contractor is appointed to construct a school at Ncuncuni in Kavango West region for the contract sum of N\$10,063,592.50 on white form. The summary of BoQ:

□ Main contractor	General building work	6,325,950.00
Provisional sums	Electrical installation	760,000.00
	profit	38,000.00
	attendance	25,000.00
	HVAC installation	140,000.00
	profit	7,000.00
	attendance	5,000.00
	Solar geyser installation	120,000.00
	to be done by main contractor	
	Borehole installation	300,000.00
	profit	15,000.00
	attendance	5,000.00
escalation		560,000.00
contingencies		450,000.00

Exercise : BoQ – max retention main contr

<u>Main contractor</u>		<u>max retention MC</u>
General building work	6,325,950.00	6,325,950.00
Provisional sums		
Electrical installation	760,000.00	
Profit	38,000.00	38,000.00
Attendance	25,000.00	25,000.00
HVAC installation	140,000.00	
Profit	7,000.00	7,000.00
Attendance	5,000.00	5,000.00
Solar geyser installation	120,000.00	120,000.00
To be done by main contractor		
Borehole installation	300,000.00	
Profit	15,000.00	15,000.00
Attendance	5,000.00	5,000.00
Escalation	560,000.00	
Contingencies	450,000.00	450,000.00
Net amount	8,750,950.00	6,990,950.00
15% VAT	1,312,642.50	
Contract sum	10,063,592.50	
Max retention		5% on above
		349,547.50

Exercise - cont

- During the project, the specialists are awarded as below :
 - The electrical installation (el eng) for N\$835,000.00 excl. VAT.
 - The HVAC installation (mech eng) for N\$184,000.00 incl. VAT.
 - The solar geysers (mech eng) will be installed by the main contractor for N\$148,200.00 excl VAT
 - The borehole installation (mech eng) for N\$276,000.00 incl. VAT.
- The statement of the last valuation gives you the information from QS.
- You are required to complete the statement (every x on sheet) and asked to prepare the corresponding payment certificate

Exercise : BoQ – max retention specialists

Appointments		<u>max retention</u>
Electrical installation	835,000.00	
max retention	5% of above	41,750.00
HVAC installation	160,000.00	
max retention	5% of above	8,000.00
Solar geyser installation	148,200.00	
max retention	already calculated	main contr
Borehole installation	240,000.00	
max retention	5% of above	12,000.00

**STATEMENT OF PAYMENT CERTIFICATE VALUATION
AND
AMOUNTS INCLUDED FOR NOMINATED/SELECTED SUB-CONTRACTORS**

Work Described As:	School	Page No.	2	Valuation No.	8
	Ncuncuni, Kavango West region	QS Reference	proj nr	Valuation Date	14 March 2016

Description of Work	Contract Amount Amount (Excluding 15% VAT)	Maximum Retention Amount	1 Gross Value This Certificate	2 Contract Price Adjustment	10% Max 2.5% or --	RETENTION	4 Net Valued (1+2-3)	5 Previously Certified	6 Sub-Total Before VAT (4-5)	7 Value Added Tax (6*15%)	8 This Valuation (6+7)
						3 Amount					
	N\$	N\$	N\$	N\$		N\$	N\$	N\$	N\$	N\$	N\$
Principal Contractor											
Contractor (main)											
Work done to date			4,368,200.00								
Material on site			384,628.00								
Total for Principal Contractor	6,990,950.00	349,547.50	4,752,828.00	320,000.00	max	349,547.50	4,723,280.50	3,020,546.41	1,702,734.10	255,410.12	1,958,144.22
Sub-Contractor											
Electrical SC											
Work done and materials on site	835,000.00	41,750.00	465,500.00	0.00	max	41,750.00	423,750.00	302,772.65	120,977.35	18,146.60	139,123.95
A/C SC											
Work done and materials on site	160,000.00	8,000.00	134,750.00	0.00	max	8,000.00	126,750.00	84,652.20	42,097.80	6,314.67	48,412.47
Solar geyser											
Work done and materials on site	148,200.00	included	98,000.00	0.00	incl	0.00	98,000.00	0.00	98,000.00	14,700.00	112,700.00
Borehole SC											
Work done and materials on site	240,000.00	12,000.00	160,000.00	0.00	max	12,000.00	148,000.00	72,000.00	76,000.00	11,400.00	87,400.00
Grand Totals			5,611,078.00	320,000.00		411,297.50	5,519,780.50	3,479,971.25	2,039,809.25	305,971.39	2,345,780.64

Signed: _____ Date: 14 / 03 / 2016

Plus Previous Accumulated VAT

Accumulated VAT to this Valuation

QS

INSERT WORD: "INTERIM
"PENULTIMATE" OR "FINAL"

INTERIM

Certificate

Series No.

Payment to the Contractor by the Employer

REFERENCE:
CONSULTANT: _____
CLIENT: _____
TO BE PRESENTED BY THE
CONTRACTOR TO THE
EMPLOYER FOR PAYMENT

ARCHITECT'S NAME AND ADDRESS	INSTALLMENT NUMBER	08 (Eight)
Name practice	DATE OF ISSUE	30.03.2018
Po Box Town	DATE OF VALUATION	24.03.2018
NAMIBIA	CONTRACT SUM	N\$ 10,063,592.00

I, as duly authorised Architect of the Employer certify that in terms of the Contract dated CONTRACT DATE
 for work described Construction of new school
 in the contract as Ncuncuni, Kavango west region
 situated at Ministry of Works & Transport (not TIPEEG)
 payment as set out below Pr bag 13341, Windhoek Namibia
 is due by the Employer (contractor name) – VAT number
 of (Address of Employer) PO Box xxxx, place, Namibia
 to the Contractor
 of (Address of Contractor)

VALUATION DETAILS	TOTAL AMOUNT VALUED TO DATE (including the value of work by nominated subcontractors as detailed on the direction related to this certificate)	N\$ 5,931,078.00
	LESS RETENTION WITHHELD TO DATE	N\$ 411,297.50
	NET AMOUNT VALUED	N\$ 5,519,780.50
	LESS AMOUNT PREVIOUSLY CERTIFIED (including all previous payment out of the retention fund (if any) but not any such payment from that fund related to this certificate)	N\$ 3,479,971.25
	AMOUNT OF THIS VALUATION	N\$ 2,039,809.25
	ADD VAT	N\$ 305,971,39
NOTE THAT THIS ITEM IS TO BE USED ONLY WHEN MONEY IS TO BE RELEASED FROM THE RETENTION FUND	LESS RELEASE FROM RETENTION FUND (if any) AND NOT TO BE PAID BY THIS CERTIFICATE	N\$
	AMOUNT OF THIS CERTIFICATE AND PAYMENT NOW DUE TO THE CONTRACTOR FROM EMPLOYER	N\$ 2,345,780.64

AMOUNT TO BE PAID IN WORDS **Two million three hundred forty-five thousand seven hundred and eighty Namibia dollars and sixty-four cents**

and accordingly this certificate is an acknowledgement of debt by the Employer to the Contractor and a promise by the Employer to pay the amount of this certificate to the Contractor, at the Contractor's address as set out above within 7 days of the date of issue of this certificate (unless otherwise stated in the Contract).

SIGNATURE OF ARCHITECT Signature REGISTRATION No. OF ARCHITECT Nr NCAQS

RETENTION FUND DETAILS (for record purposes only)	TOTAL TO DATE	N\$
	LESS PREVIOUS TOTAL	N\$
	PAYMENT INTO/RELEASE FROM RETENTION FUND (which will be certified on a separate document)	N\$