

**COST BREAKDOWN OF THE STANDARD 40 SQUARE METRE DWELLING TO BE FINANCED FROM
THE NATIONAL HOUSING PROGRAMME FOR PERSONS EARNING R0 TO R3 500
IMPLEMENTATION DATE: 1 APRIL 2018**

Cost element	Cost
Earthworks	R 7 069.69
Concrete, Formwork & Reinforcement	R 11 362.51
Brickwork	R 16 367.02
Roof Structure	R 9 309.39
Ceiling and insulation	R 7 706.65
Windows	R 8 520.04
Doors and Frames	R 6 912.13
Finishing and paintwork	R 11 212.43
Electrical	R 10 496.16
Plumbing and toilet	R 10 513.10
Sub total A	R 99 471.12
P & G	R 9 041.92
Sub total B	R 108 513.04
Project manager	R 3 798.62
Overhead of works	R 3 255.81
Transfer cost	R 1 000.00
Beneficiary administration	R 300.00
Totals	R 116 867.46
Rounded off	R 116 867.00

**COST BREAKDOWN OF MUNIOPAL ENGINEERING SERVICES - DIRECT COST
IMPLEMENTATION DATE: 1APRIL 2018**

Annexure B

A GRADE SERVICES: DIRECT COST

Zoning	size In m'	<< front	water	Cost of sewer cost	Cost of roads cost	Cost of storm wmer	Cast of high mast	Total cost per unit
Rest	243	9m	R4140.12	R7210.41	R23570.60	R4153.81	R0.0J	R39074.94
	294	10m	R4471.07	R7795.38	R26516.53	R5019.15	R0.IXV	R43802.M
	122	5n	@I2fB03f@	R9#869t48	R11784.77	R2076W	R0.IXI	R21534.27
	236	10m	R4471.07	R7795.38	R26S16.53	R4027.33	R0.0J	R42810.32

Most cost effective stand is one with astract from of em u 243m'ata cost ofR39 074,94 plus Indirect cost at R6 910,32totalllng to RJ5 985,00

B GRADE SERVICES: DIRECT ODST

zoning	Size(m*)	street Front	Cost of water	Cost of <<we< system	Cost of roads	Cost of storm water system	Cost of high mast lighting	Total Cost per unit
Res 1	294	10m	R5215.19	R9278.36	R 11877.53	R2748.83	R2387.31	R31507.22
	243	9m	R4849.45	R9278.36	R10557.92	R2274.53	R2387.31	R29347.58
	122	4.5m	R3389.66]	R9278.36	R5278.43	R 1137.27	R2387C1	R21471.03
	236	10m	R5215.19]	R9278.36	R11877.53	R2206.02	R2387.31	R30964.41

ivios t cost effective street fzont 1s 9m at Z43 m'ata cost ofR29347,58 plus Indirect cost R6 910,32totalllngto R36 MB.00

Annexure C

SERVICED STAND: COgT BREAKDOWN OF MUNIOPAL ENGINEERING SERVICES: INDIRECT COST IMPLEMENTATION DATE: 1APRIL 2016		
Indirect cost	oetail description	Cost per unft
Safety Inspector	Six month project duration	R 101.18
Environmental Control officer	Six month project duration	R 101.18
Pre planning studies	EIA, excl. specfallst studies and Wula	R 527.00
	Trafic Impactstudy- Capacity analysis at7 intersections	R 103.29
	Urban design	R 316.20
Project management	SACPMP Gazetted fee scale with 20f£ discount	R 1586.80
Geotechnical evaluation	GFSH2 Phase 1	R 110.67
Contour survey	Greenfields prdW	R 31.62
Land survey and pegging	Greenfields pro ect	R 316.20
land survey examination fee	Greenfields pro ect	R 68.51
Town planning	SACPLAN	R 388.08
Civil Engineer	ECSA Gasetted fee scale wolth 203£ discount	R 2 37B.00
Site supervision- civil	Conmcutlon period of 6 months	R 505.92
Socclal facilitation		R 333.50
Legal fees	Conveyancing Certificate	R 42.16
Total		R 6 910.32

DETAILED COSY BREAKDOWN OF 45 SQUARE NIETRE HOUSES FOR DISABLED PERSONS DEPENDANT ON WHEELCHAIR USER BASED ON SANS 1000 XA AND HIGHER SPECIFICATION IMPLEMENTATION DATE: 1 APRIL 2018	
Cost element	Cost
Foundations	R 11 708.51
Ground floor construction	R 1 064.18
External envelope	R 26 553.41
Roof	R 8 614.73
Ceilings and insulation above ceilings	R 8 614.59
Internal divisions	R 14 713.48
Floor finishes	R 9 286.06
Internal wall finishes	R 21 990.30
Plaster of internal walls	R 1 915.70
Windows: Special Low E clear and opaque glass	R 4 778.60
Electrical installation	R 11 150.85
Internal plumbing	R 12 758.71
Site clearance	R 3 161.26
P&Gs	R 12 774.10
Sub Total A	R 161 154.49
Project management	R 5 639.95
Clerk of works	R 4 834.70
Sub Total C	R 171 629.
Transfer fees	R 1 000.00
Beneficiary administration	R 300.00
Total	R 172 929.14
Total Rounded Off	R 172 929.00

DETAILED COST BREAKDOWN FOR MILIYARY VETERANS 50 SQUARE METRE HOUSE IMPLEMENTATION DATE: 1APRI1 2018	
COSt Cleft+Drte»	Cost
Earthworks	R 7 782.06
Concrete, Fromwork & Reinforcement	R 12 923.00
Brickwork	R 22 956.16
Roof Structure	R 19 031.56
Ceiling	R 7 788.29
Above ceiling insulatiDFI	R 1 657.59
Windows standard	R 3 711.18
Windows special low e clear and opaque glass	R 4 206.Y2
DODrs and Frames	R 6 677.86
Finishing and paintwork	R 19 448.14
Electrical	R 11 852.93
Floor and wall tiling	R 12 769.34
Plumbing and tollet plus rain water disposal	R 18 138.74
2 plate hob	R 414.40
/Joinery	R 3 729.57
Carport	R 13 023.90
Fencing (32,5m)	R 3 655.57
Sub total A	R 169 767.03
P & G	R 15 431.56
Sub total B	R 185 198.S8
Clerk of works	R 5 807.54
Project manager	R 6 707.66
Transfer cost	R 1 000.00
Beneflary administration	R 300.00
Total	R 199 013.78
Total rounded off	R 199014.00

EMERGENCY ASSISTANCE PROGRAMME: Grant amounts applicable as from 1 April 2018

TEMPORARY ASSISTANCE	ITEM	AMOUNT
1. Beale Municipal Engineering Services in respect of temporary assistance on a shared basis (ma. VAT)	a) Inalcect CoeB:	
	Benegelay Admldstratton	R 31640
	6cfaty InsOactor(DoL)	R 01.2t
	Envlenmental Control Oficar	R 73.03
	Pre-OfanninB studies	R 48e.35
	Project Management [1]	R97.42
	Geo-technical InvestQallon(lfamllcabe)	R 27.40
	Contour Survey Q]	R 18.24
	Land sunreyka and 8ke megN (gl	R Bl.58
	Land aurvay(Surva r Genaml) axamlna8on fee l4J	R ZB.32
	Town Planning – (i) Layout	R 5064
	(tl)T0wnshh eetabllshment	R 72.bb
	Environmental Impact Assessment	R 5248
	Civil En0ln0ar: 6arvices deslgn 6 Site 6ugv\vlslon:	R 14B.36
	Social facilitation	R64.05
	Lagal FeeE (lf applicable)(ramalageemeNs) [b]	R 6.46
	Madletlou 6 Conflict Rasdution l6]	R 51.95
	6ab•YoB1: Indirect Coets gsr atand	R 1660.16
	ay Dlraat co6t:	
	Weter fafculatlon on shafad basis	1 310A8
	Sanaatlon on shered baals	1 ZZ4.84
	Roads (Main acce6s]	B68.4g
	Stom Watar	541.82
	Sub•TotaJ: DJract Cost	3 846A2
	TOTAL STAND CO6T (portion af an ordinary stsna anacaa octween bun\aj)	5 505.80

2. Construccon Coat dt temporary shelter(Inc. VAT).	IRoofshastlro l covarlra	R B898.89
	ISide Cladding /Wall Cladding	R 11382.52
	IColumn8 snd anchor bolB	Rb736.b3
	ICoiumn footlnos: Concfteta basaa for structure wst8	R1620.76
	IRallatfi	RS124.76
	IPurlins	R4056A1
	IDOOE & WlElDOW gOBt0 8flldfTBfl186	R2717.44
	ISl4a tag6 toswPorl side cBddkig	R3327.01
	IFl8Shin@s	R974.14
	IDoor	R2500.65
	IWindow	R2424.05
	Flooring: Concrete	R811B.13
	IThofmal lnwovomant undar fool	R2922.53
	ICub-Total:	Rb0 78B.SO
	ETOTAL 8HEL7ER GOBT	R#4441.00
GRAND TOTAL PER GRANT	R 6es48.a0	

ReBair of aerfv«ea to Mattanal Nums ana Standards: B Gtaae Lav8t: Up to a aulaeline amount of	R3B1M7.BO
Ragalr of aerfv«es to Matlonel Norma and 8tanda: A Grade Level: Ue to a Ouldellne amount af	R658SS.00
IRapar of axiatlng formal ecuctuce accwding to National Noms and 'Standarda 'S0sgm) w le an amovnt ef:	R 41030.66
despar of exteacg tomal atructuce aceorZong to NsBonai Norma and Btanda (40agmJ	R 89947.97
Replacnt of aameeeea houaa wnhn wotrumura: t» j	R 11B 587.04.

(1) If the Munlafpally cannot manega the project

(2) Only lf •lte ie to be •••adror temporary settlement with epermanent housingsolution, orforscopingatudy.

(3) Only Kstta la to be used for temporary aettlemem with a s pamarant houelng solution, or whare the tepegraphy neoeaalate for eervicas glantdng purpoaea.

(4) Sfte pegging enty lot •tia toba used fer temporary aattlemant wkh a permanent solution or pamanent temporary area

[7] When appltcabla.

Informal settlement upgrading programmes Grant amounts available with effect from 1 April 2018	
Phase 1	
Survey, registration, participation, facilitation, dispute resolution etc	3% of project cost
Geotechnical investigation	R 120.22
Land acquisition	R 3 423.03
Pre-Planning	R 1 031.49
Interim engineering services	R 3 879.45
Detailed town planning	R 540.93
land surveying and pegging	R 400.70
Contour survey	R 80.15
Land survey examination fee	R 124.22
Civil engineer's fee	R 1 209.47
Site supervision fees	R 304.50
Permanent engineering services provision: B Grade Level: Guideline Amount	R 35 836.00
Project management	
Relocation grants	
Transportation and loading costs for people and household effects	R 513
Social service support Including support for the registration of social benefits, school registration and other welfare support	R 387.95
Relocation food support to households	R 638.98
Maximum cost per household	R 1 540.38

National Housing Programme: Social and Economic Amenities Grant amounting with effect from 1 April 2018	
Type of facility	Cost per facility (Incl VAT)
Medical care facility	R 355 132.49
Ablution facility if required	R 331 457.00
Subtotal:	R 686 589.49
1436 project planning and project management	R 96 122.55
Subtotal:	R 781 710.04
Community hall (520m²) Inclusive of day care centre and ablution facility	R 1 410 665.19
Community park or playground	R 737 263.37
Ablution facility if required	R 331 457.00
Subtotal:	R 2 479 385.55
14% project planning and project management	R 347 113.98
Subtotal:	R 2 826 499.53
Taxi rank	R 839 805.28
Ablution facility if required	R 331 457.00
Subtotal:	R 1 171 262.27
1438 project planning and project management	R 163 976.72
Subtotal:	R 1 335 238.99
Sports facilities	
Grassed field (110mx65m)	R 1 206 489.96
Combi Court (30mx15m)	R 221 957.81
Ablution facility if required	R 331 457.00
Subtotal:	R 1 759 904.77
14f6 project planning and project management	R 246 386.67
Subtotal:	R 2 006 291.44
Small business facilities	R 761 458.00
Ablution facility if required	R 331 457.00
Subtotal:	R 1 092 915.00
14f6 project planning and project management	R 153 008.11
Subtotal:	R 1 245 923.11
Subtotal excl. planning and project management fees	R 7 190 057.15
Total project planning and project management fees	R 1 006 608.10
Grand Total	R 8 196 665.15

Summary of housing subsidy quantum and Grant levels Izo National Housing Programmes. 2017/2018
 Applicable from 3 April 2018

Annexure I

Project Name	Land cost	Site Services (Top Structure)	Total subsidy/ Grant (Variance)
IndMd0étilJogsl@Substille!	R 6 000.00	R 45 985.00	R 116 867.00
tROP: A Grade Servces	R 6 000.00	R 45 985.00	R 116 867.00
[RDP: B Grade Serives	R 6 000.00	R 45 985.00	R 116 867.00
(CoftSDIfdatfon Subsidy	R 0.00	R 0.00	R 116 867.00
Institutional Housing Subsidy	R 0.00	R 0.00	R 116 867.00
E 'HI'	R 6 000.00	R 45 985.00	R 116 867.00
Rural Housing Subsidies	R 0.00	R 36 258.00	R 116 857.00
Farm Residents Housing Subsidies	R 0.00	R 29348.00	R 116 667.00
Disabled Wheelchair House	R 6000.00	R 45985.00	R 172929.00
Military vets I-house	R 6000.00	R 45985.00	R 199014.00
Phase one	R 6000.00	R 9863.00	R 0.00
Phase Two		R 46950.00	R 0.00
Total plus indirect cost		R 52227.00	R 58 227.00
Emergency Housing Assistance:			
Temporary services	R 6000.00	R 5056.00	
Temporary shelter			R 57790.00
Repair to existing services B Grade		R 36 256.00	R 36 258.00
Repair to existing services A Grade		R 45 931.00	R 45 931.00
Repair to existing houses 30 sqm			R 41 931.00
Repair to existing houses 40 sqm			R 89 948.00
Replacement of houses			R 115 568.00

Current SANS 10400 house, no

R 215 568.00 transfer and ben. admin.