MHSCONSULTING

Suite 401, 4th Floor, Strauss Daly Place
41 Richefond Circle, Umhlanga Ridge, 4319
PO Box 985, Westville, 3630

+27 31 266 0223
admin@mhsqs.co.za
www.mhsconsulting.co.za

LILY OF THE VALLEY RELOCATION PROJECT
FOR
LILY OF THE VALLEY CHILDRENS VILLAGE
ESTIMATE NO 2 REV 1

SUMMARY OF COSTS
19-Nov-2025

	PHASE 1	PHASE 2	PHASE 3	TOTAL	
BUILDER'S WORK	26 755 000	17 305 000	-	44 060 000	53,1%
EXTERNAL WORKS & SERVICES	15 685 000	5 252 000	750 000	21 687 000	26,1%
PRELIMINARY & GENERAL	3 820 000	2 030 000	68 000	5 918 000	7,1%
ESCALATION PROVISION	1 002 000	532 000	18 000	1 552 000	1,9%
PROFESSIONAL FEES	3 697 000	1 964 000	65 000	5 726 000	6,9%
MUNICIPAL COSTS	124 000	-	-	124 000	0,1%
CONTINGENCY	2 554 000	1 354 000	45 000	3 953 000	4,8%
TOTAL	R 53 637 000	R 28 437 000	R 946 000	83 020 000	100,0%

All prices exclude VAT

CONSTRUCTION AREA (CA) m2

DESCRIPTION	Phase 1		Phase 2		Phase 3		TOTAL	
Existing Staff House 1	137	m2					137	m2
Existing Staff House 4	62	m2					62	m2
Existing Staff House 5	20	m2					20	m2
Existing Staff House 6	93	m2					93	m2
Existing Staff House 7	77	m2					77	m2
Existing Staff House 8/ Existing Overnight Visitors Accommodation	58	m2					58	m2
Existing Staff Offices	286	m2					286	m2
Existing Workshop/ Store Room	32	m2					32	m2
Existing Double Garage	50	m2					50	m2
New Childrens House 1	169	m2					169	m2
New Childrens House 2	169	m2					169	m2
New Childrens House 3	169	m2					169	m2
New Childrens House 4	169	m2					169	m2
New Childrens House 5	162	m2					162	m2
New Childrens House 6	162	m2					162	m2
New Childrens House 7	162	m2					162	m2
New Childrens House 8	162	m2					162	m2
New "TO" Childrens House	132	m2					132	m2
New Babies Home	109	m2					109	m2
New Volunteer Family House			120	m2			120	m2
New Volunteer House 1			128	m2			128	m2
New Volunteer House 2			128	m2			128	m2
New Staff House 2			88	m2			88	m2
New Staff House 3			88	m2			88	m2
New Garages/ Workshop			147	m2			147	m2
New Multipurpose Hall	443	m2					443	m2
New Homework Centre 2			242	m2			242	m2
New Homework Centre 3			272	m2			272	m2
New Changing Rooms			128	m2			128	m2
New Security Building	34	m3					34	m2
Existing Covered Verandahs to Various Buildings (as mentioned above)	182	m2					182	m2
New Covered Verandahs to Various Buildings (as mentioned above)	299	m2	293	m2			592	m2
TOTALS	3 338	m2	1 634	m2	-	m2	4 972	m2

EXTERNAL WORKS

DESCRIPTION								
Demolition of Existing Dilapidated	138	m2					**138**	**m2**
Pool (8 x 6m)			48	m2			**48**	**m2**
Covered Seating at Pool			128	m2			**128**	**m2**
Netball/ Basketball Court			559	m2			**559**	**m2**
Soccer Field (90 x 45m)			4 050	m2			**4 050**	**m2**
Roads (60mm Paving)	472	m2					**472**	**m2**
Roads (50mm Paving)	797	m2					**797**	**m2**
Roads (150mm Gravel)	1 306	m2					**1 306**	**m2**
Carports	237	m2	102	m2			**339**	**m2**

SITE AREA (m2) **145 727 m2**

BASIS OF ESTIMATE

Architectural	:	TC RPV Architects (Various Drawings)
Structural Engineer	:	Sutherland Engineers (Various Drawings)
Civil Engineer	:	Sutherland Engineers (Various Drawings)
Electrical Engineer	:	Vogt Consulting (Estimate)
Mechanical Engineer	:	Nil
Fire Engineer	:	Nil
Wet Services Engineer	:	Nil
Other	:	Nil

PROGRAMME

Estimate Date	19-Nov-2025	
Project Start Date	30-Nov-2025	
Site Handover	1-May-2026	5 months pre- contract
Completion	30-Apr-2027	12 months contract period

PROVISIONS & ASSUMPTIONS

Escalations
Escalation allowance - as per BER Indices
Contract escalation cash flow factor 0,60
Contract escalation fixed cost factor 0,85
Contingency
Design Development Contingency 2,50%
Contract Contingency 2,50%

MEASUREMENT NOTES & ASSUMPTIONS - Estimate No. 1

We have made the following assumptions with the measurements and specifications

An allowance of 42,000m2 has been made for the bulk earthworks
Assumed the soil/ sewer drainage as per the engineers sketch
An allowance of R 500,000,00 has been made for the stormwater drainage
Assumed the new electric fence height to be 1,8m high
Assumed the new pool fencing height to be 1,8m high
Assumed the netball/ basketball fencing height to be 3,6m high
Assumed the pedestrian fencing to the walkways to be 1m high
Areas for the roads (asphalt, concrete, dirt/ gravel and paving) as per the architects allowances

MEASUREMENT NOTES & ASSUMPTIONS - Estimate No. 2

We have made the following assumptions with the measurements and specifications

Existing buildings - areas have been amended as per the architects revised drawings issued on 22/09/2025
New buildings - areas have been amended as per the architects revised drawings issued on 22/09/2025
Homework Centre 1 (new building) has been omitted as per cost meeting with client on 05/09/2025
All Existing buildings - budget reduced to R 1 000 000,00 as per cost meeting with client on 05/09/2025
Demolition of dilapidated structures has been amended as per the architects revised drawings issued 22/09/2025
Removal of the existing farm fence has been allowed as per the architects revised drawings issued 22/09/2025
All bulk earthworks allowances as per Civil Engineers drawings
All bulk infrastructure services as per Civil Engineers drawings
All Electrical allowances as per Electrical Engineers budgets
All fencing as per architects specification
All roadworks and walkways allowances as per Civil Engineers drawings
An allowance of R 50 000,00 has been included for the pool pump house
Landscaping to the memorial garden has been omitted as per cost meeting with client on 05/09/2025
An allowance has been included for the entrance wall feature wall
An allowance of R 1 000 000.00 has been included for fire services
An allowance of R 70/m2 as been included for smoke detection

MEASUREMENT NOTES & ASSUMPTIONS - Estimate No. 2 Rev 1

We have made the following assumptions with the measurements and specifications

Nutec fibre cement enclosure to the patio and and eaves at the Childrens House 1 has been omitted as per meeting with architect on 04/11/2025
Flush plaster ceilings has changed to isoboard at the Childrens House 1 common area as per meeting with architect on 04/11/2025
Wall tiles PC allowance and area as per elevations for the Childrens House 1 has changed as per the architects drawings issued on 12/11/2025
Screed has been removed at the Childrens House 1 as per the meeting with architect on 04/11/2025
Floor tiles PC allowance for the Childrens House 1 has changed as per the architects drawings issued on 12/11/2025
Tile trim to the skirting and the corner protectors has been removed at the Childrens House 1 as per the meeting with architect on 04/11/2025
Kitchen countertops at the Childrens House 1 has changed to concrete worktop with brickwork supports and open shelving below and above as per the architects drawings issued on 12/11/2025
All sanware has been revised in accordance to the architects specification
Stormwater gulleys have reduced and rainwater downpipes have reduced to 3No. as per meeting with architect on 04/11/2025
Site infrastructure services has changed in accordance to the civil engineers drawings issued on 13/11/2025
Electrical budget has been updated in accordance to the electrical engineers estimate issued on 14/11/2025
Circulation roads and walkways has been updated in accordance to the architects drawings issued on 12/11/2025
Rate per m2 for the 50mm pavers has been amended to suit the 60mm paver as per meeting with architect on 04/11/2025
Netball/ basketball court area has been reduced as per the architects drawings issued on 12/11/2025
Landscaping budget has been reduced to R 500,000.00 as per meeting with architect on 04/11/2025
Statutory and wayfinding signage has been reduced as per meeting with architect on 04/11/2025
Estimate No. 2 Revision 1 has been split into Phase 1, 2 and 3 as per the architects drawings, civil engineers drawings and electrical engineers estimate
Professional fees has been updated as provided by the architect
Municipal water connection has been deemed to be completed by client directly
Electrical connection has been included in the electrical estimate
Contingency has been reduced to 5% as per meeting with architect on 04/11/2025

EXCLUSIONS FROM THE ESTIMATE

On the construction side, the estimate **excludes** allowances for the following

1. UPS's
2. Kitchen and Canteen Equipment
3. Intruder Alarm Systems
4. Public Address Systems
5. BMS Systems
6. All Data Cabling and WIFI
7. All TV & Audio Visual
8. Greening and water recycling
9. All other buildings not listed in construction area above (New Coffee Shop/ Farm Store Including Future Roads and 35No. Parking Bays)
10. Furniture
11. Blinds and Curtains
12. Borehole
13. Lighting to Sporting Facilities
14. Irrigation
15. Underfloor Heating
16. Communications, security and access control
17. Pergola/ Canopy between the houses
18. External furniture (benches, kids play area, etc)

On the development side, the estimate **excludes** allowances for the following

1. All land costs
2. All finance and bond costs
3. All legal and marketing costs for the development
4. VAT
5. Development management costs
6. Municipal contributions for water and electricity

Ref	Description	per/m2	%	Phase 1 Amount	Phase 2 Amount	Phase 3 Amount	TOTAL
1	**BUILDER'S WORK**	**4 972**		**26 755 000**	**17 305 000**	**-**	**44 060 000**
	Builder's Work to Existing Buildings	**997**		**1 000 000**	**-**	**-**	***1 000 000***
1,1	Staff House 1	137	0,19%	137 412			137 412
1,2	Staff House 4	62	0,09%	62 187			62 187
1,3	Staff House 5	20	0,03%	20 060			20 060
1,4	Staff House 6	93	0,13%	93 280			93 280
1,5	Staff House 7	77	0,11%	77 232			77 232
1,6	Staff House 8/ Existing Overnight Visitors Accommodation	58	0,08%	58 175			58 175
1,7	Staff Offices	286	0,40%	286 861			286 861
1,8	Workshop/ Store Room	32	0,04%	32 096			32 096
1,9	Double Garage	50	0,07%	50 150			50 150
1,10	Covered Verandahs to Various Buildings (as mentioned above)	182	0,25%	182 548			182 548
	Builder's Work to New Buildings	**3 975**		**25 755 000**	**17 305 000**	**-**	***43 060 000***
1,11	Childrens House 1	169	2,83%	2 031 000			2 031 000
1,12	Childrens House 2	169	2,83%	2 031 000			2 031 000
1,13	Childrens House 3	169	2,83%	2 031 000			2 031 000
1,14	Childrens House 4	169	2,83%	2 031 000			2 031 000
1,15	Childrens House 5	162	2,72%	1 947 000			1 947 000
1,16	Childrens House 6	162	2,72%	1 947 000			1 947 000
1,17	Childrens House 7	162	2,72%	1 947 000			1 947 000
1,18	Childrens House 8	162	2,72%	1 947 000			1 947 000
1,19	"TO" Childrens House	132	2,21%	1 586 000			1 586 000
1,20	Babies Home	109	1,83%	1 310 000			1 310 000
1,21	Volunteer Family House	120	2,01%		1 442 000		1 442 000
1,22	Volunteer House 1	128	2,15%		1 538 000		1 538 000
1,23	Volunteer House 2	128	2,15%		1 538 000		1 538 000
1,24	Staff House 2	88	1,48%		1 058 000		1 058 000
1,25	Staff House 3	88	1,48%		1 058 000		1 058 000
1,26	Garages/ Workshop	147	2,47%		1 767 000		1 767 000
1,27	Multipurpose Hall	443	7,43%	5 324 000			5 324 000
1,28	Homework Centre 2	242	4,06%		2 908 000		2 908 000
1,29	Homework Centre 3	272	4,56%		3 269 000		3 269 000
1,30	Changing Rooms	128	2,15%		1 538 000		1 538 000
1,31	Security Building	34	0,57%	409 000			409 000
1,32	Covered Verandahs to Various Buildings (as mentioned above)	592	3,35%	1 214 000	1 189 000		2 403 000
2	**EXTERNAL WORKS & SERVICES**	**140 755**		**15 685 000**	**5 252 000**	**750 000**	**21 687 000**
2,1	Alterations and Demolitions	1	0,20%	144 000			144 000
2,2	Bulk Earthworks	12 550	2,38%	899 000	575 000	235 000	1 709 000
2,3	Site Infrastructure Services	1	6,88%	3 156 000	1 654 000	124 000	4 934 000
2,4	Electrical	1	8,21%	4 494 000	1 037 000	355 000	5 886 000
2,5	Fencing	2 595	3,66%	2 623 000			2 623 000
2,6	Circulation Roads and Walkways	4 479	2,53%	1 802 000	8 000		1 810 000
2,7	Carports	339	0,34%	171 000	73 000		244 000
2,8	Pool including Covered Seating at Pool	1	0,64%		458 000		458 000
2,9	Netball/ Basketball Court	559	0,65%		466 000		466 000
2,10	Soccer Field	4 050	1,02%		731 000		731 000
2,11	Landscaping	1	0,70%	500 000			500 000
2,12	Rainwater tanks including bases		0,00%				-
2,13	Statutory and Wayfinding Signage	1	0,14%	100 000			100 000
2,14	Entrance feature wall	1	0,07%	49 000			49 000
2,15	Fire Services	1	1,40%	1 000 000			1 000 000
2,16	Contractors profit and attendance	5%	1,44%	747 000	250 000	36 000	1 033 000

Ref	Description	per/m2	%	Phase 1 Amount	Phase 2 Amount	Phase 3 Amount	TOTAL
3	**PRELIMINARY & GENERAL**						
3.1	Fixed, Time & Value	9%	8,26%	3 820 000	2 030 000	68 000	5 918 000
			TOTAL CONSTRUCTION COST AS AT			**November-25**	**71 665 000**
		RATE PER m2	**on**		**4 972**	**m2 =**	**R 14 414**
4	**ESCALATION**	**2,17%**					**1 552 000**
4,1	PRE CONTRACT ESCALATION Inflation as per BER Table 2 From To Time period	0,08% on 71 665 000 30-Nov-2025 1-May-2026 5 months					24 000
4,2	CONTRACT ESCALATION Inflation as per BER Table 1B From To Time period Cash flow factor Fixed cost factor	4,18% 71 689 000 2-May-2026 30-Apr-2027 12 months 0,60 0,85					1 528 000
`							
			TOTAL CONSTRUCTION COST AS AT			**30-Apr-2027**	**R 73 217 000**
							R 14 726
5	**PROFESSIONAL FEES**	**7,82%**					**5 726 000**
	Consultants Full professional team	7,82 %	on		73 217 000	5 725 569	
6	**MUNICIPAL COSTS**						**124 000**
	Sundry Municipal Fees						
	Plan submission	4 972	m2		25,00	124 300	
	Water Connection		item			Not Allowed	
	Electrical Connection	1	item			Incl in Electrical Estimate	
7	**CONTINGENCY**	**5,00%**					**3 953 000**
	Design Development	2,50%			79 067 000	1 976 675	
	Contract contingency	2,50%			79 067 000	1 976 675	
			TOTAL ESTIMATED PROJECT COST AS AT			**30-Apr-2027**	**R 83 020 000**
						Rate per m2	**R 16 698**

All figures exclude VAT

Ref	Description	Quantity	Unit	Rate	Amount	TOTAL
1.11	**CHILDRENS HOUSE 1**	**169**	**m2**	**12 017,75**		**2 031 000,00**
1.11.1	**PILING**	**169**	**m2**	**-**	**-**	**-**
					None Allowed	
1.11.2	**FOUNDATIONS**	**169**	**m2**	**1 179,07**	**199 264**	**199 000**
	Straps, Ground Beams & Footings					
	Strip footing Type 1 0,75 m x 0,25 m x 1,00 m deep 80 kg/m3	95,00	m	1 364,93	129 668,52	
	Strip footing Type 2 0,90 m x 0,25 m x 1,00 m deep 80 kg/m3	8,00	m	1 857,50	14 859,99	
	Foundation Brickwork					
	Foundation brickwork (Cavity brick wall) 0,70 m high	49,00	m2	680,00	33 320,00	
	Foundation brickwork (one brick wall) 0,70 m high	30,10	m2	550,00	16 555,00	
	Sundries					
	Sundry foundation provision	2,50	%	194 404	4 860,09	
1.11.3	**GROUND FLOOR CONSTRUCTION**	**169**	**m2**	**696,61**	**117 727**	**118 000**
	Concrete Floor		per m2	696,61		
	Layer works					
	Scarify and Compact	169,00	m2	20,00	3 380,00	
	G7 0 m thick	-	m3	450,00	-	
	G5 0,15 m thick	25,35	m3	700,00	17 745,00	
	C3 0 m thick	-	m3	850,00	-	
	DPM	169,00	M2	20,00	3 380,00	
	Soil Poison	169,00	m2	10,00	1 690,00	
	Concrete					
	35Mpa Concrete 0,125 m thick	21,13	m3	2 100,00	44 362,50	
	Mesh reinforcing Ref 245	169,00	m2	85,00	14 365,00	
	Finish					
	Powerfloat	169,00	m2	42,00	7 098,00	
	Sundries					
	Saw Cut Joints & Seal	46,00	m	170,00	7 820,00	
	Isolation Joint & Seal	143,00	m	105,00	15 015,00	
	Sundry provision for joints , etc	2,50	%	114 855,50	2 871,39	
1.11.4	**CONCRETE STRUCTURE**	**169**	**m2**	**294,19**	**49 718**	**50 000**
	Beams					
	Isolated beam 0,23 m x 0,4 m 110 kg/m3	41,00	m	936,03	38 377,35	
	Concrete countertop for vanity	2,00	m	1 446,90	2 893,80	
	Concrete countertop at kitchen	5,00	m	1 446,90	7 234,50	
	Sundries					
	Concrete sundries, joints , etc	2,50	%	48 505,65	1 212,64	
1.11.5	**FLAT ROOFS**	**169**	**m2**	**-**	**-**	**-**
					None Allowed	
1.11.6	**ROOF STRUCTURE**	**169**	**m2**	**1 233,44**	**208 452**	**208 000**
	Timber Roof Structure					
	Timber trusses to roof including purlins and underlay	210	m2	850,00	178 313,00	
	Timber beam	6	m	650,00	3 900,00	
	Sundries					
	Sundry for unforseen	10,00	%	182 213,00	18 221,30	
	Builders Mark-up	4,00	%	200 434,30	8 017,37	
1.11.7	**ROOF SHEETING & SIDE CLADDING**	**169**	**m2**	**770,49**	**130 213**	**130 000**
	Roof Sheeting					
	Sheeting - Colorplus - Roof	210	m2	300,00	62 934,00	
	Insulation	169	m2	120,00	20 280,00	
	Flashings, closures, etc	10	%	62 934,00	6 293,40	
	Gutters and Downpipes					
	Gutters	26	m	250,00	6 375,00	
	Downpipes	11	m	200,00	2 100,00	
	Fascias & Closures					
	Architectural fascia & barge boards	88	m	180,00	15 840,00	
	Sundries					
	Sundry for unforseen	10,00	%	113 822,40	11 382,24	
	Builders Mark-up	4,00	%	125 204,64	5 008,19	

Ref	Description	Quantity	Unit	Rate	Amount	TOTAL
1.11.8	**EXTERNAL & INTERNAL WALLS**	**169,00**	**m2**	**2 608,96**	**440 915**	**441 000**
	One brick wall	132,00	m2	500,00	65 997,50	
	Half brick wall	71,63	m2	320,00	22 920,00	
	280 Cavity wall	197,69	m2	650,00	128 495,25	
	Closing of Cavities	28,65	m	100,00	2 865,00	
	One brick wall to gable ends	26,99	m2	600,00	16 195,20	
	Half brick walls (kitchen counter supports)	4,50	m2	320,00	1 440,00	
	Precast concrete lintols	84,00	m	90,00	7 560,00	
	Facebrick Finish	106,01	m2	500,00	53 002,50	
	<u>Finishes</u>					
	Bagging of external walls	233,48	m2	25,00	5 836,93	
	External finish - one coat plaster	127,47	m2	85,00	10 835,12	
	Internal Finish - one coat plaster	605,13	m2	85,00	51 435,63	
	External - paint	127,47	m2	90,00	11 472,48	
	Internal finish - paint	539,35	m2	90,00	48 541,05	
	External finish - 75 x 225mm gloss tile	1,11	m2	3 200,00	3 564,00	
	<u>Sundries</u>					
	Forming openings and sundry items	2,50	%	430 160,65	10 754,02	
1.11.9	**DOORS & SHOPFRONTS**	**169**	**m2**	**1 333,49**	**225 359**	**225 000**
	<u>Timber</u>					
	External - Single door & Frame	1,00	No	6 500,00	6 500,00	
	Internal - Single door & Frame	6,00	No	5 500,00	33 000,00	
	Internal - Single door & Frame (ablutions)	5,00	No	4 200,00	21 000,00	
	Internal - Single door & Frame (fire/db)	2,00	No	5 500,00	11 000,00	
	Ironmongery Allowance per door	14,00	No	3 000,00	42 000,00	
	Paint to doors & Frames	84,00	m2	100,00	8 400,00	
	<u>Aluminium</u>					
	Shopfronts	8,40	m2	3 200,00	26 880,00	
	Windows	26,40	m2	2 750,00	72 600,00	
	<u>Sundries</u>					
	Builders Mark-up	4,00	%	99 480,00	3 979,20	
1.11.10	**INTERNAL & EXTERNAL FINISHES - CEILINGS**	**169**	**m2**	**512,22**	**86 564**	**87 000**
	Flush plastered ceilings - including paint	89,00	m2	450,00	40 050,00	
	Isoboard - including paint	55,00	m2	375,00	20 625,00	
	Nutec Fibre Cement to patio and eaves - including paint	-	m2	400,00	-	
	<u>Sundries</u>					
	Cornices	188,00	m	120,00	22 560,00	
	<u>Sundries</u>					
	Builders Mark-up	4,00	%	83 235,00	3 329,40	
1.11.11	**INTERNAL & EXTERNAL FINISHES - WALLS**	**169**	**m2**	**221,49**	**37 431**	**37 000**
	<u>Tiling</u>					
	Wall tilling - allow the PC incl delivery of R 170 per m2	65,28	m2	470,00	30 681,60	
	Wall tilling (splashback) - allow the PC incl delivery of R 310 per m2	0,50	m2	610,00	305,00	
	Cutting of tiles for sanware fittings	12,00	No	200,00	2 400,00	
	Aluminium tile trim	9,90	m	90,00	891,00	
	Stainless Steel Corner protector	-	m	540,00	-	
	Provision for narrow widths	5,00	%	34 277,60	1 713,88	
	<u>Sundries</u>					
	Builders Mark-up	4,00	%	35 991,48	1 439,66	
1.11.12	**INTERNAL & EXTERNAL FINISHES - FLOORS**	**169**	**m2**	**602,15**	**101 764**	**102 000**
	<u>Tiling</u>					
	30mm screeds	-	m2	90,00	-	
	Floor tiling - allow the PC of R 275 per m2	144,00	m2	575,00	82 800,00	
	<u>Polished Floors</u>					
	Allowance for polished concrete floors	-	m2	500,00	-	
	<u>Sundries</u>					
	Tiled skirtings (no trims allowed)	150,50	m	100,00	15 050,00	
	<u>Sundries</u>					
	Builders Mark-up	4,00	%	97 850,00	3 914,00	

Ref	Description	Quantity	Unit	Rate	Amount	TOTAL
1.11.13	**FIXTURE & FITTINGS**	**169**	**m2**	**718,18**	**121 373**	**121 000**
	Joinery & Shopfitting					
	Built in cupboards (bedrooms)	4,00	No	13 627,50	54 510,00	
	Built in cupboards (care giver bedrooms)	2,00	No	10 741,00	21 482,00	
	Open shelves below counter (kitchen)	4,20	m	4 189,29	17 595,00	
	Open shelves above counter (kitchen)	4,20	m	1 656,55	6 957,50	
	Built in seating with storage	4,00	m	3 500,00	14 000,00	
	Shower doors	-	No	6 000,00	-	
	Mirrors	1,44	m2	1 500,00	2 160,00	
	Bathroom Fixtures & Fittings					
	Paper towel dispenser		No	4 876,30	-	
	Double toilet roll holder		No	5 651,00	-	
	Liquid Soap Dispenser		No	5 349,00	-	
	Toilet brush holder - PC		No	1 200,00	-	
	Coat hooks - PC		No	150,00	-	
	Waste Bin		No	7 558,00	-	
	Installation	15,00	%	-	-	
	Blinds					
	Roll up window blinds		m2	850,00	-	
	Sundries					
	Allowance for unforseen	-	%	116 704,50	-	
	Builders Mark-up	4,00	%	116 704,50	4 668,18	
1.11.14	**INTERNAL PLUMBING & DRAINAGE**	**169**	**m2**	**1 169,59**	**197 660**	**198 000**
	Wet Services					
	WC	3,00	No.	2 772,00	8 316,00	
	WHB	3,00	No.	2 044,53	6 133,60	
	Shower	2,00	No.	2 069,10	4 138,20	
	Kitchen double bowl sink	1,00	No.	2 886,40	2 886,40	
	Precast concrete washtrough	2,00	No.	2 791,80	5 583,60	
	Sanware Install	11,00	No.	2 000,00	22 000,00	
	Geyser	1,00	No.	20 000,00	20 000,00	
	Internal Soil & Waste Drainage	1,00	item	60 500,00	60 500,00	
	Internal Water Reticulation	1,00	item	60 500,00	60 500,00	
	Sundries					
	Builders Mark-up	4,00	%	190 057,80	7 602,31	
1.11.15	**STORMWATER**	**169**	**m2**	**204,62**	**34 580**	**35 000**
	Gulleys	3,00	No	1 500,00	4 500,00	
	Manholes	1,00	No	15 000,00	15 000,00	
	110mm PVC	25,00	m	450,00	11 250,00	
	Allowance for bends, junctions, etc	1,00	Item	2 500,00	2 500,00	
	Sundries					
	Builders Mark-up	4,00	%	33 250,00	1 330,00	
1.11.16	**FIRE SERVICES - HYDRANTS, FHRs & EXTINGUISHERS**	**169**	**m2**	**-**	**-**	**-**
	Fire Services					
	Fire hydrants, fire hose reels, fire extinguishers & signage	-	m2	100,00	None Allowed	
	Sprinklers	-	Sum	-	None Allowed	
	Sundries					
	Builders work i.c.w services	-	Item	-	None Allowed	
	Builders Mark-up	4,00	%	-	None Allowed	
1.11.17	**ELECTRICAL**	**169**	**m2**	**364,00**	**61 516**	**62 000**
	As per Vogt Consulting Budget					
	Electrical	169,00	m2	350,00	59 150,00	
	Specialist Electrical Services (incl in Vogt Consulting Budget)					
	Earthing and Lightning Protection	1,00	item	-	-	
	Standby Generators	1,00	item	-	-	
	P&G	6,50	%	59 150,00	-	
	Sundries					
	Builders Mark-up	4,00	%	59 150,00	2 366,00	
1.11.18	**SECURITY SERVICES**	**169**	**m2**	**-**	**-**	**-**
	CCTV	1,00	item		None Allowed	
	Security Gates and Burglar Guards	1,00	item		None Allowed	
	Intruder Alarm System	1,00	item		None Allowed	
	Public Address System	1,00	item		None Allowed	

Ref	Description	Quantity	Unit	Rate	Amount	TOTAL
1.11.19	**COMMUNICATION SERVICES**	**169**	**m2**	**-**	**-**	**-**
	Data Cabling & Services	1,00	Item	-	None Allowed	
	Server and Server Rooms				None Allowed	
	Computers & Wifi				None Allowed	
	Audio & Visual				None Allowed	
	TV Installation				None Allowed	
	Sundries					
	Builders Mark-up	4,00	%	-	None Allowed	
1.11.20	**FIRE & SMOKE CONTROL SERVICES**	**169**	**m2**	**104,00**	**17 576**	**18 000**
	Smoke Detection	169,00	m2	100,00	16 900,00	MHS Allowance
	Smoke control	1,00	m2	-	None Allowed	
	Sundries					
	Builders Mark-up	4,00	%	16 900,00	676,00	
1.11.21	**HVAC & MECHANICAL**	**169**	**m2**	**-**	**-**	**-**
	HVAC		m2	-	None Allowed	
	P & G & Sundries etc.		%	None Allowed	None Allowed	
	Sundries					
	Builders work i.c.w services	1,00	Item	-	None Allowed	
	Builders Mark-up	4,00	%	-	None Allowed	

Ref	Description	Quantity	Unit	Rate	Amount	TOTAL
1.32	**CHILDRENS HOUSE 1 - PATIO**	**17**	**m2**	**4 058,82**		**69 000,00**
1.32.1	**GROUND FLOOR CONSTRUCTION**	**17**	**m2**	**501,74**	**8 530**	**9 000**
	Concrete Floor		per m2	501,74		
	Layer works					
	Scarify and Compact	17,00	m2	20,00	340,00	
	G7 0 m thick	-	m3	450,00	-	
	G5 0,15 m thick	2,55	m3	700,00	1 785,00	
	C3 0 m thick	-	m3	850,00	-	
	DPM	17,00	M2	20,00	340,00	
	Soil Poison	17,00	m2	10,00	170,00	
	Concrete					
	35Mpa Concrete 0,125 m thick	2,13	m3	2 100,00	4 462,50	
	Mesh reinforcing Ref 245	-	m2	85,00	-	
	Finish					
	Powerfloat	17,00	m2	42,00	714,00	
	Sundries					
	Saw Cut Joints & Seal	3,00	m	170,00	510,00	
	Isolation Joint & Seal	-	m	105,00	-	
	Sundry provision for joints , etc	2,50	%	8 321,50	208,04	
1.32.2	**ROOF STRUCTURE**	**17**	**m2**	**1 258,40**	**21 393**	**21 000**
	Timber Roof Strucuture					
	Timber trusses to roof including purlins and underlay	22	m2	850,00	18 700,00	
	Timber beam	-	m	650,00	-	
	Sundries					
	Sundry for unforseen	10,00	%	18 700,00	1 870,00	
	Builders Mark-up	4,00	%	20 570,00	822,80	
1.32.3	**ROOF SHEETING & SIDE CLADDING**	**17**	**m2**	**633,24**	**10 765**	**11 000**
	Roof Sheeting					
	Sheeting - Colorplus - Roof	22	m2	300,00	6 600,00	
	Insulation	-	m2	120,00	-	
	Flashings, closures, etc	10	%	6 600,00	660,00	
	Gutters and Downpipes					
	Gutters	5	m	250,00	1 250,00	
	Downpipes	-	m	200,00	-	
	Fascias & Closures					
	Architectural fascia & barge boards	5	m	180,00	900,00	
	Sundries					
	Sundry for unforseen	10,00	%	9 410,00	941,00	
	Builders Mark-up	4,00	%	10 351,00	414,04	
1.32.4	**INTERNAL & EXTERNAL FINISHES - CEILINGS**	**17**	**m2**	**-**	**-**	**-**
	Flush plastered ceilings - including paint	-	m2	450,00	-	
	Nutec Fibre Cement to patio and eaves - including paint	-	m2	400,00	-	
	Sundries					
	Cornices	-	m	120,00	-	
	Sundries					
	Builders Mark-up	4,00	%	-	-	
1.32.5	**INTERNAL & EXTERNAL FINISHES - FLOORS**	**17**	**m2**	**628,59**	**10 686**	**11 000**
	Tiling					
	30mm screeds	-	m2	90,00	-	
	Floor tiling - allow the PC of R 275 per m2	17,00	m2	575,00	9 775,00	
	Polished Floors					
	Allowance for polished concrete floors	-	m2	500,00	-	
	Sundries					
	Tiled skirtings & trims	5,00	m	100,00	500,00	
	Builders Mark-up	4,00	%	10 275,00	411,00	
1.32.6	**FIXTURE & FITTINGS**	**17**	**m2**	**672,94**	**11 440**	**11 000**
	Joinery & Shopfitting					
	Quartz countertop - 900mm high	2,20	m	5 000,00	11 000,00	
	Sundries					
	Allowance for unforseen	-	%	11 000,00	-	
	Builders Mark-up	4,00	%	11 000,00	440,00	

Ref	Description	Quantity	Unit	Rate	Amount	TOTAL
1.32.7	**ELECTRICAL**	**17**	**m2**	**364,00**	**6 188**	**6 000**
	As per Vogt Consulting Budget					
	Electrical	17,00	m2	350,00	5 950,00	
	Specialist Electrical Services (incl in Vogt Consulting Budget)					
	Earthing and Lightning Protection	1,00	item	-	-	
	Standby Generators	1,00	item	-	-	
	P&G	6,50	%	5 950,00	-	
	Sundries					
	Builders Mark-up	4,00	%	5 950,00	238,00	

Ref	Description	Quantity	Unit	Rate/m2	Amount	TOTAL
2	**EXTERNAL WORKS**					
2.1	**ALTERATIONS AND DEMOLITIONS**	**140 755**	**m2**	**1,02**	**143 840**	**144 000**
	Demolition of existing dilapidated structures	138,00	m2	550,00	75 900,00	
	Removal of existing tree (girth exceeding 1m and not exceeding 2m)	1,00	No	5 000,00	5 000,00	
	Removal of existing raintwater tank including elevated stand and reinstall rainwater tank in new position and cart away of elevated stand	1,00	No	2 500,00	2 500,00	
	Removal of existing farm fence	1 511,00	m	40,00	60 440,00	
2.2	**BULK EARTHWORKS**	**140 755**	**m2**	**12,14**	**1 709 199**	**1 709 000**
	Phase 1					**898 437,50**
	Clear Site	8 600,00	m2	12,00	103 200,00	
	Remove Top soil	860,00	m3	120,00	103 200,00	
	Remove top soil and stock pile	129,00	m3	50,00	6 450,00	
	Fill from borrow	-	m3	110,00	-	
	Cut to fill	2 065,00	m3	150,00	309 750,00	
	Cut and cart away	605,00	m3	130,00	78 650,00	
	G7	400,00	m3	450,00	180 000,00	
	Cut to form benching and rework the material	-	m3	75,00	-	
	Hydro seeding existing	-	m2	10,00	-	
	Top soil banks	-	m2	25,00	-	
	Relocation of existing services	-	item	50 000,00	-	
	Creating berms	-	m	100,00	-	
	P&G	15,00	%	781 250,00	117 187,50	
	Phase 2					**575 460,00**
	Clear Site	2 100,00	m2	12,00	25 200,00	
	Remove Top soil	210,00	m3	120,00	25 200,00	
	Remove top soil and stock pile	32,00	m3	50,00	1 600,00	
	Fill from borrow	-	m3	110,00	-	
	Cut to fill	2 725,00	m3	150,00	408 750,00	
	Cut and cart away	305,00	m3	130,00	39 650,00	
	G7	-	m3	450,00	-	
	Cut to form benching and rework the material	-	m3	75,00	-	
	Hydro seeding existing	-	m2	10,00	-	
	Top soil banks	-	m2	25,00	-	
	Relocation of existing services	-	item	50 000,00	-	
	Creating berms	-	m	100,00	-	
	P&G	15,00	%	500 400,00	75 060,00	
	Phase 3					**235 301,50**
	Clear Site	1 850,00	m2	12,00	22 200,00	
	Remove Top soil	185,00	m3	120,00	22 200,00	
	Remove top soil and stock pile	28,00	m3	50,00	1 400,00	
	Fill from borrow	-	m3	110,00	-	
	Cut to fill	875,00	m3	150,00	131 250,00	
	Cut and cart away	212,00	m3	130,00	27 560,00	
	G7	-	m3	450,00	-	
	Cut to form benching and rework the material	-	m3	75,00	-	
	Hydro seeding existing	-	m2	10,00	-	
	Top soil banks	-	m2	25,00	-	
	Relocation of existing services	-	item	50 000,00	-	
	Creating berms	-	m	100,00	-	
	P&G	15,00	%	204 610,00	30 691,50	
2.3	**SITE INFRASTRUCTURE SERVICES**	**140 755**	**m2**	**35,06**	**4 934 447**	**4 934 000**
	PHASE 1					**3 155 931,73**
	Sewer	**685**	**m**	**1 425**	**976 310**	
	110 mm dia PVC pipe 1,00 m deep	-	m	350,00	-	
	160 mm dia PVC pipe 1,00 m deep	342,50	m	450,00	154 125,00	
	160 mm dia Conc pipe 2,00 m deep	342,50	m	550,00	188 375,00	
	Manhole (average depth) 2,00 m deep	20,00	No	15 000,00	300 000,00	
	Manhole (average depth) 3,00 m deep	6,00	No	15 000,00	90 000,00	
	Sewer soakaway +/- 1m wide	53,00	m	1 770,00	93 810,00	
	Septic tank (allowance as per engineer)	1,00	item	150 000,00	150 000,00	

Ref	Description	Quantity	Unit	Rate/m2	Amount	TOTAL
	Storm water	**476**	**m**	**2 089**	**994 365**	
	Subsoil drain	100,00	m	400,00	40 000,00	
	Pipework					
	200mm dia pipe - avg 2,00 m deep	15,00	m	650,00	9 750,00	
	250mm dia pipe - avg 2,00 m deep	350,00	m	850,00	297 500,00	
	300mm dia pipe - avg 2,00 m deep	111,00	m	1 150,00	127 650,00	
	375mm dia pipe - avg 2,00 m deep	-	m	1 230,00	-	
	450mm dia pipe - avg 3,00 m deep	-	m	1 400,00	-	
	525mm dia pipe - avg 3,00 m deep	-	m	1 500,00	-	
	600mm dia pipe - avg 3,00 m deep	-	m	2 000,00	-	
	1350mm dia pipe - avg 3,00 m deep	-	m	4 000,00	-	
	1500mm dia pipe - avg 3,00 m deep	-	m	5 000,00	-	
	Manhole (average depth) 3,00 m deep	25,00	No	11 000,00	275 000,00	
	Heavy Duty - Frames and Grates	25,00	No	4 500,00	112 500,00	
	Light Duty - Frames and Grates	-	No	4 000,00	-	
	Stormwater soakaway +/- 1m wide	43,00	m	2 255,00	96 965,00	
	Stormwater headwall	1,00	No	35 000,00	35 000,00	
	Stormwater headwall and reno-matress etc. - 3No 2 x 1x 0,3	-	No	29 000,00	-	
	10 x 10 x 0,3 Reno matress spill way	-	No	200 000,00	-	
	Stormwater channel				nothing allowed	
	Excavate for stormwater attenuation dam				nothing allowed	
	Trim banks and topsoil				nothing allowed	
	Grassing and Lining to attenuation dam				nothing allowed	
	Water Supply	**513**	**m**	**1 352**	**693 613**	
	63 mm dia HDPE pipe 1,00 m deep	513,00	m	550,00	282 150,00	
	Manholes/inspection chambers	16,00	No	11 000,00	176 000,00	
	Water meter and stop cocks	1,00	item	50 000,00	50 000,00	
	Bulk water pumps (as per quote - JKJ Pump Contractors)	1,00	item	53 928,00	53 928,00	
	Bulk water storage tanks (as per quote - SBS Tanks)	1,00	item	131 535,46	131 535,46	
	Sleeves		**item**		**80 000**	
	Set of 2 150 mm dia PVC pipe 2,00 m deep	1,00	item	80 000,00	80 000,00	
	Manhole (average depth) 2,00 m deep	-	No	8 000,00	Incl Above	
	Sundries				**411 643**	
	Sub Contract Preliminaries	15,00	%	2 744 288,46	411 643,27	
	PHASE 2					**1 653 792,00**
	Sewer	**252**	**m**	**3 304**	**832 710**	
	110 mm dia PVC pipe 1,00 m deep	-	m	350,00	-	
	160 mm dia PVC pipe 1,00 m deep	126,00	m	450,00	56 700,00	
	160 mm dia Conc pipe 2,00 m deep	126,00	m	550,00	69 300,00	
	Manhole (average depth) 2,00 m deep	4,00	No	15 000,00	60 000,00	
	Manhole (average depth) 3,00 m deep	5,00	No	15 000,00	75 000,00	
	Sewer soakaway +/- 1m wide	323,00	m	1 770,00	571 710,00	
	Septic tank (allowance as per engineer)	-	item	150 000,00	-	
	Storm water	**64**	**m**	**6 580**	**421 120**	
	Subsoil drain	-	m	400,00	-	
	Pipework					
	200mm dia pipe - avg 2,00 m deep	-	m	650,00	-	
	250mm dia pipe - avg 2,00 m deep	32,00	m	850,00	27 200,00	
	300mm dia pipe - avg 2,00 m deep	32,00	m	1 150,00	36 800,00	
	375mm dia pipe - avg 2,00 m deep	-	m	1 230,00	-	
	450mm dia pipe - avg 3,00 m deep	-	m	1 400,00	-	
	525mm dia pipe - avg 3,00 m deep	-	m	1 500,00	-	
	600mm dia pipe - avg 3,00 m deep	-	m	2 000,00	-	
	1350mm dia pipe - avg 3,00 m deep	-	m	4 000,00	-	
	1500mm dia pipe - avg 3,00 m deep	-	m	5 000,00	-	
	Manhole (average depth) 3,00 m deep	5,00	No	11 000,00	55 000,00	
	Heavy Duty - Frames and Grates	5,00	No	4 500,00	22 500,00	
	Light Duty - Frames and Grates	-	No	4 000,00	-	
	Stormwater soakaway +/- 1m wide	124,00	m	2 255,00	279 620,00	
	Stormwater headwall and reno-matress etc 4 x 18 x 0,3.	-	No	128 000,00	-	
	Stormwater headwall and reno-matress etc. - 3No 2 x 1x 0,3	-	No	29 000,00	-	
	10 x 10 x 0,3 Reno matress spill way	-	No	200 000,00	-	
	Stormwater channel				nothing allowed	
	Excavate for stormwater attenuation dam				nothing allowed	
	Trim banks and topsoil				nothing allowed	
	Grassing and Lining to attenuation dam				nothing allowed	

Ref	Description	Quantity	Unit	Rate/m2	Amount	TOTAL
	Water Supply	**255**	**m**	**723**	**184 250**	
	63 mm dia HDPE pipe 1,00 m deep	255,00	m	550,00	140 250,00	
	Manholes/inspection chambers	4,00	No	11 000,00	44 000,00	
	Water meter and stop cocks	-	item	50 000,00	-	
	Bulk water pumps (as per quote - JKJ Pump Contractors)	-	item	53 928,00	-	
	Bulk water storage tanks (as per quote - SBS Tanks)	-	item	131 535,46	-	
	Sleeves		**item**		**-**	
	Set of 2 150 mm dia PVC pipe 2,00 m deep	-	item	80 000,00	-	
	Manhole (average depth) 2,00 m deep	-	No	8 000,00	Incl Above	
	Sundries				**215 712**	
	Sub Contract Preliminaries	15,00	%	1 438 080,00	215 712,00	
	PHASE 3					**124 723,25**
	Sewer	**-**	**m**	**-**	**-**	
	110 mm dia PVC pipe 1,00 m deep	-	m	350,00	-	
	160 mm dia PVC pipe 1,00 m deep	-	m	450,00	-	
	160 mm dia Conc pipe 2,00 m deep	-	m	550,00	-	
	Manhole (average depth) 2,00 m deep	-	No	15 000,00	-	
	Manhole (average depth) 3,00 m deep	-	No	15 000,00	-	
	Sewer soakaway +/- 1m wide	-	m	1 770,00	-	
	Septic tank (allowance as per engineer)	-	item	150 000,00	-	
	Storm water	**94**	**m**	**1 154**	**108 455**	
	Subsoil drain	-	m	400,00	-	
	Pipework					
	200mm dia pipe - avg 2,00 m deep	94,00	m	650,00	61 100,00	
	250mm dia pipe - avg 2,00 m deep	-	m	850,00	-	
	300mm dia pipe - avg 2,00 m deep	-	m	1 150,00	-	
	375mm dia pipe - avg 2,00 m deep	-	m	1 230,00	-	
	450mm dia pipe - avg 3,00 m deep	-	m	1 400,00	-	
	525mm dia pipe - avg 3,00 m deep	-	m	1 500,00	-	
	600mm dia pipe - avg 3,00 m deep	-	m	2 000,00	-	
	1350mm dia pipe - avg 3,00 m deep	-	m	4 000,00	-	
	1500mm dia pipe - avg 3,00 m deep	-	m	5 000,00	-	
	Manhole (average depth) 3,00 m deep	-	No	11 000,00	-	
	Heavy Duty - Frames and Grates	-	No	4 500,00	-	
	Light Duty - Frames and Grates	-	No	4 000,00	-	
	Stormwater soakaway +/- 1m wide	21,00	m	2 255,00	47 355,00	
	Stormwater headwall and reno-matress etc 4 x 18 x 0,3.	-	No	128 000,00	-	
	Stormwater headwall and reno-matress etc. - 3No 2 x 1x 0,3	-	No	29 000,00	-	
	10 x 10 x 0,3 Reno matress spill way	-	No	200 000,00	-	
	Stormwater channel				nothing allowed	
	Excavate for stormwater attenuation dam				nothing allowed	
	Trim banks and topsoil				nothing allowed	
	Grassing and Lining to attenuation dam				nothing allowed	
	Water Supply	**-**	**m**	**-**	**-**	
	63 mm dia HDPE pipe 1,00 m deep	-	m	550,00	-	
	Manholes/inspection chambers	-	No	11 000,00	-	
	Water meter and stop cocks	-	item	50 000,00	-	
	Bulk water pumps (as per quote - JKJ Pump Contractors)	-	item	53 928,00	-	
	Bulk water storage tanks (as per quote - SBS Tanks)	-	item	131 535,46	-	
	Sleeves		**item**		**-**	
	Set of 2 150 mm dia PVC pipe 2,00 m deep	-	item	80 000,00	-	
	Manhole (average depth) 2,00 m deep	-	No	8 000,00	Incl Above	
	Sundries				**16 268**	
	Sub Contract Preliminaries	15,00	%	108 455,00	16 268,25	

Ref	Description	Quantity	Unit	Rate/m2	Amount	TOTAL
2.4	**ELECTRICAL**	**140 755**	**m2**	**41,82**	**5 886 338**	**5 886 000**
	As per Vogt Consulting Budget					
	Electrical (Upgrades and reticulation) - as below	1,00	item	5 886 337,50	5 886 337,50	
	Phase 1			4 494 060,95		
	Phase 2			1 037 224,57		
	Phase 3			355 051,98		
2.5	**FENCING**	**140 755**	**m2**	**18,63**	**2 622 514**	**2 623 000**
	Clear Site	1 816,50	m2	12,00	21 798,00	
	Remove Top soil	272,48	m3	120,00	32 697,00	
	1,8m high ridge mesh fence with 600mm electric fence above including gates	1 644,00	m	990,00	1 627 560,00	
	1,8m high ridge mesh fence	421,00	m	840,00	353 640,00	
	1,2m high fence including gates (pool)	56,00	m	590,00	33 040,00	
	0,8m high fence (pole and rope)	474,00	m	430,00	203 820,00	
	Boom control (excludes gate motor)	1,00	No	15 000,00	15 000,00	
	P&G	15,00	%	2 233 060,00	334 959,00	
2.6	**CIRCULATION ROADS & WALKWAYS**	**140 755**	**m2**	**12,86**	**1 810 082**	**1 810 000**
	60mm pavers	**472,00**	**m2**	**855,73**	**403 904,00**	
	Layer works					
	Clear Site	472,00	m2	12,00	5 664,00	
	Remove Top soil	70,80	m3	120,00	8 496,00	
	Scarify and Compact	472,00	m2	20,00	9 440,00	
	G7 0 m thick	-	m3	450,00	-	
	G5 0,15 m thick	70,80	m3	700,00	49 560,00	
	C4 0,15 m thick	70,80	m3	680,00	48 144,00	
	Weed killer	472,00	m2	5,00	2 360,00	
	Pavers					
	60mm G-block pavers	472,00	m2	375,00	177 000,00	
	Kerbs					
	Figure 10 kerbing	333,00	m	280,00	93 240,00	
	Road Markings & Signs					
	Provision for road markings and street signs	1,00	Item	10 000,00	10 000,00	
	50mm pavers	**797,00**	**m2**	**776,42**	**618 807,50**	
	Layer works					
	Clear Site	797,00	m2	12,00	9 564,00	
	Remove Top soil	119,55	m3	120,00	14 346,00	
	Scarify and Compact	797,00	m2	20,00	15 940,00	
	G7 0 m thick	-	m3	450,00	-	
	G5 0,125 m thick	99,63	m3	700,00	69 737,50	
	C4 0 m thick	-	m3	680,00	-	
	Weed killer	797,00	m2	5,00	3 985,00	
	Pavers					
	50mm pavers	797,00	m2	375,00	298 875,00	
	Kerbs					
	Figure 10 kerbing	737,00	m	280,00	206 360,00	
	Road Markings & Signs					
	Provision for road markings and street signs	-	Item	10 000,00	-	
	150mm Gravel	**1 306,00**	**m2**	**500,00**	**653 000,00**	
	Layer works					
	Clear Site	1 306,00	m2	12,00	15 672,00	
	Remove Top soil	195,90	m3	120,00	23 508,00	
	Scarify and Compact	1 306,00	m2	20,00	26 120,00	
	G7 0 m thick	-	m3	450,00	-	
	G5 0,2 m thick	261,20	m3	700,00	182 840,00	
	C4 0 m thick	-	m3	680,00	-	
	A2 bidum	1 306,00	m3	50,00	65 300,00	
	Weed killer	1 306,00	m2	5,00	6 530,00	
	Gravel					
	150mm gravel	1 306,00	m2	255,00	333 030,00	
	Kerbs					
	Kerbing	-	m	320,00	-	
	Road Markings & Signs					
	Provision for road markings and street signs	-	Item	10 000,00	-	

Ref	Description	Quantity	Unit	Rate/m2	Amount	TOTAL
	Perimeter security path	**1 200,00**	**m2**	**30,00**	**36 000,00**	
	Clear Site	1 200,00	m2	12,00	14 400,00	
	Remove Top soil	180,00	m3	120,00	21 600,00	
	Designated grass driveway	**1 647,00**	**m2**	**30,00**	**49 410,00**	
	Clear Site	1 647,00	m2	12,00	19 764,00	
	Remove Top soil	247,05	m3	120,00	29 646,00	
	New dirt road	**1 355,00**	**m2**	**30,00**	**40 650,00**	
	Clear Site	1 355,00	m2	12,00	16 260,00	
	Remove Top soil	203,25	m3	120,00	24 390,00	
	PHASE 2 - New dirt road	**277,00**	**m2**	**30,00**	**8 310,00**	
	Clear Site	277,00	m2	12,00	3 324,00	
	Remove Top soil	41,55	m3	120,00	4 986,00	
2.7	**CARPORTS**	**140 755**	**m2**	**1,73**	**244 080**	**244 000**
	Carports	339,00	m2	720,00	244 080,00	
2.8	**POOL INCLUDING COVERED SEATING AT POOL**	**140 755**	**m2**	**3,25**	**458 000**	**458 000**
	Pool (8 x 6m)	48,00	m2	4 500,00	216 000,00	
	Pool pump house	1,00	Item	50 000,00	50 000,00	MHS Allowance
	Covered seating at pool	128,00	m2	1 500,00	192 000,00	
2.9	**NETBALL/ BASKETBALL COURT**	**140 755**	**m2**	**3,31**	**465 803**	**466 000**
	Court	**559,00**	**m2**	**833,28**	**465 802,50**	
	Court	559,00	m2	600,00	335 400,00	
	Scarify and Compact	559,00	m2	20,00	11 180,00	
	G7 0,15 m thick	83,85	m3	450,00	37 732,50	
	G5 0,15 m thick	83,85	m3	700,00	58 695,00	
	C4 0 m thick	-	m3	680,00	-	
	Weed killer	559,00	m2	5,00	2 795,00	
	Road Markings & Signs					
	Provision for road markings and street signs	1,00	Item	20 000,00	20 000,00	
2.10	**SOCCER FIELD**	**140 755**	**m2**	**5,20**	**731 450**	**731 000**
	Soccer field	**4 050,00**	**m2**	**180,60**	**731 450,00**	
	Cut to fill	607,50	m3	150,00	91 125,00	
	Fill from borrow	607,50	m3	110,00	66 825,00	
	Scarify and Compact	4 050,00	m2	20,00	81 000,00	
	G7 0,15 m thick	-	m3	450,00	-	
	G5 0,15 m thick	-	m3	600,00	-	
	C4 0 m thick	-	m3	800,00	-	
	Weed killer	4 050,00	m2	5,00	20 250,00	
	Planting	4 050,00	m2	80,00	324 000,00	
	Top soil banks	4 050,00	m2	25,00	101 250,00	
	Creating berms	270,00	m	100,00	27 000,00	
	Markings					
	Provision for markings	1,00	Item	20 000,00	20 000,00	
2.11	**LANDSCAPING**	**140 755**	**m2**	**3,55**	**500 000**	**500 000**
	Memorial garden	-	m2	500,00	-	
	Landscaping (between houses)	1,00	Item	500 000,00	500 000,00	
2.12	**RAINWATER TANKS INCLUDING BASES**	**140 755**	**m2**	**-**	**-**	**-**
	Rainwater tanks including bases	-	No	15 000,00	-	
2.13	**STATUTORY AND WAYFINDING SIGNAGE**	**140 755**	**m2**	**0,71**	**100 000**	**100 000**
	Statutory and wayfinding signage	1,00	Item	100 000,00	100 000,00	

Ref	Description	Quantity	Unit	Rate/m2	Amount	TOTAL
2.14	**ENTRANCE FEATURE WALL**	**140 755**	**m2**	**0,35**	**48 750**	**49 000**
	Straps, Ground Beams & Footings					
	Strip footing Type 1 0,75 m x 0,25 m x 1,00 m deep 80 kg/m3	5,00	m2	1 364,93	6 824,66	
	Foundation brickwork					
	Foundation brickwork (one brick wall) 0,70 m high	3,50	m2	550,00	1 925,00	
	External walls					
	One brick wall	20,00	m2	500,00	10 000,00	
	Face brick finish	40,00	m2	500,00	20 000,00	
	Signage					
	Signage	1,00	Item	10 000,00	10 000,00	
2.15	**FIRE SERVICES - HYDRANTS, FHR'S & EXTINGUISHERS**	**40**	**m2**	**25 000,00**	**1 000 000**	**1 000 000**
	Fire Services	1,00	Item	1 000 000,00	1 000 000,00	MHS Allowance