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BA-PHALABORWA

BA-PHALABORWA LOCAL MUNICIPALITY

NEIGHBOURHOOD DEVELOPMENT PARTNERSHIP GRANT

PROJECT BUSINESS PLAN

UPGRADE OF HAWKERS FACILITIES AT MAPHUTA L.MALATJI HOSPITAL

Ba-Phalaborwa Local Municipality

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ANNEXURE C- PHOTOS

PDNA Engineers were appointed by the Ba-Phalaborwa Local Municipality (BPLM) to support the LM to:

- a). Compile an urban renewal strategy
- b). Compile business plans for 7 projects identified by the Ba-Phalaborwa sustainable development strategy (flea market and rest station, MPCC, cultural village, flea market, 2x taxi ranks, hawkers facilities). The projects have already been constructed.

The programme is part of National Treasury's Neighbourhood Development Partnership Grant (NDPG) to eradicate poverty through the upliftment of previously disadvantaged areas. The main aim is to stimulate investment through urban upliftment (renewal).

It is planned that the PDNA urban renewal strategy (URS) will be completed in April 2012. Ideally it is required that the strategy and business case precede the development of the project business plans in order for the strategy to support the projects as a business case. It is however anticipated that information from the URS will be used to augment the project plans.

The project forms part of the initial package of projects that was identified as 'quick win' projects that can stimulate other development, and will have an impact on the ultimate goals of the programme.

The purpose of this project plan is to provide sufficient information to National Treasury on the hawkers facilities at the Maphuta L Malatji hospital to release funds to BPLM for the implementation of the project.

2. Background

2.1 General

The Urban Renewal framework has the aim of integrating the strategies, goals, objectives, land use policies and guidelines of National Government, Government and Ba-Phalaborwa Local Municipality into an urban and rural development framework. This framework will provide a business case and development concepts with projects that can be funded by the neighborhood Development Partnership Grant. This will then act as catalyst for public as well as private investment as well as the formation of Public Private Partnerships in historically disadvantaged areas. The framework involves the integration of town planning, economic analysis, transportation and road planning, urban planning and water services engineering to ensure the future sustainability of investments. The framework further has the aim to ensure the enhancement of quality of life.

The future development and growth of the area will require positive public as well as private interventions in order to create sustainable investment and business confidence within the area.

These interventions require:

- proper planning and direction
- funding capital

d regional level.

This Business Plan for the hawker facility quick win project is part of the abovementioned interventions which will eventually feed into the further detailed planning and implementation phases of the urban renewal plans.

2.2 Hawker facilities and informal traders

2.2.1 General

In the IDP and PLM LED strategy it is stated that currently the trade situation in the Ba-Phalaborwa municipal area is segmented between the formal and the Informal sectors. There are currently 189 registered formal businesses in Phalaborwa town; whereas data on businesses in the two townships and the rural areas is still to be collated. The existent gap between the first and the second economies is evident from the operations of the businesses in both the formal and the informal sectors.

Formal businesses in rural nodes, such as Makhushane, Maseke, Mashishimale, Majeje and Selwane are not well established. The businesses mainly serve as bread distributors with basic products not well stocked to the benefit of their customers.

The Municipality's concern is to close the gap between the first and the second economies by improving the informal economic sector without devaluing the formal sector.

Of the key issues with regards to the local economy that are identified in the IDP are:

1. Increased number of people without an income is entrenching poverty;
2. The need for establishing the contribution of the informal economy to municipal development and overall individual and household ways of life;

Informal Economic Sector

A survey was conducted, by Glen Steyn & Associates, to create a database on the state of traders in the PLM area.

TRADING PLACE	NUMBER OF TRADERS	TRADERS INTERVIEWED
Checkers Car Park	27	26
Phalaborwa Taxi Rank	60	60
Namadgale	143	12
Majeje / Lulekani	68	5
Mashishimale	37	24
Makhushane	28	-
Maseke	20	13
Seloane	24	8
Gravelotte	7	5
Buyelani	3	3
TOTAL	417	156

A total number of 417 informal economic businesses were recorded during the survey. Most of these businesses in Phalaborwa town are concentrated in two public areas, namely, the Taxi Rank and Checkers Car Park.

In the proclaimed township of Namakgale, traders are mostly located on pavements along the main access road. Lulekani has a designated market area for informal traders. There are also many spazas in both Namakgale and Lulekani residential areas. Informal traders are concentrated in strategic positions such as school gates. There is a high incidence of taverns in Namakgale, Lulekani and surrounding settlements. Although these businesses appear to be informal, they are regulated and therefore excluded from the informal economic sector.

The informal traders in Ba-Phalaborwa are not organized and hence not affiliated to any organization. Trust, which is an important element in building social capital, is severely lacking amongst traders. The implication is that it inhibits interaction with the LED Unit of the municipality. Unorganized traders also forgo the benefit of buying stock in bulk, training, access to microfinance, collective representation and other benefits that might be enjoyed by registered co-operatives.

All the traders have indicated that the municipality does not provide them with any development support. There appears to be a confrontational relationship between the traders and the Municipality. It became evident when the traders discovered that the Survey was conducted under the auspices of the Municipality. None of the traders operating in town are presently paying any service fee to the municipality. Although these businesses appear to be informal, this activity is regulated and will therefore not be covered in this report.

Needs identified by informal economy businesses.

- The greatest need identified is the issue of decent trading structures and storage facilities at the places where they are currently trading.
- Most traders in the Checkers Car Park indicated that they need access to micro-finance in order to increase their stock levels and variety.
- Some Spaza owners mentioned the need for advertising materials (boards), to attract/ alert potential buyers
- Electricity connections were requested by some traders.

Recommendations from previous reports

- Facilitate the organization of informal economy traders into representative structures to negotiate on their behalf and to improve communication with the LED unit at the Municipality.
- Compile an appropriate informal economy development support strategy for implementation by the Municipality and in which the requirements of street traders, spazas and taverns are distinguished from each other.

Identified projects



	Structural Development Tasks
Facilitate their organisation to form/ affiliate to a traders association. Facilitate the establishment of an Informal Economy Forum.	1. Demarcate sufficient informal business zones and sites at appropriate places
2. Develop and implement training programmes for informal entrepreneurs on business development and life skills	2. Provide appropriate structures and facilities for informal business zones and sites
3. Develop and implement appropriate access to micro business financing	
4. Assess opportunities for co-operative buying	
5. Mobilize resources for informal economy support programmes	
4. Deal effectively with crime in the context of the informal economy	
5. Provide the requisite positions for informal economy promotion on the organogram and recruit suitable persons for this purpose	
Draft an informal economy promotion policy that integrates the needs of informal entrepreneurs with the imperatives of municipal management	

2.2.2 Facilities at Maphuta I.Malatji hospital

In view of the abovementioned it is recommended that support be given to the informal hawkers specifically at the Malatji hospital, as described in the business plan below in order to:

- Provide additional jobs and relief poverty
- Create a safe neat decent environment for the hawkers and general public at the existing hawkers area.
- Enhance the quality of life and create a sense of being. Upgraded facilities will also attract other opportunities.
- Take the 1st step towards further future assistance to hawkers (i.e. assistance with financing, informal economic development support, organisation of informal trades into representative structures).



3.1 Project vision

The project vision is to create a safe neat decent environment for the hawkers and general public at the existing hawkers area. This will also be a 1st step towards formalisation especially at the hospital where cleanliness and safety is a key priority.

It is expected that more hawkers could be attracted which could mean more jobs.

The project will form a very important building block (sense of being) in the overarching urban renewal strategy.

3.2 Project objectives

The main objectives of the project are to:

- Adhere to the goals set forth in the IDP
- Provide neat stalls with adequate display areas and lockable storage areas
- Provide sanitation facilities and hand washing facilities to hawkers
- Provide a formal covered area for hawkers to socialise during non peak hours
- Enhance the quality of life and create a sense of being - upgraded facilities will also attract other opportunities
- Take the 1st step towards further future assistance to hawkers (i.e. assistance with financing, informal economic development support, organisation of informal trades into representative structures).
- Create a sense of pride and being
- Create safer cleaner environment at the hospital
- Target the disadvantaged and unemployed in the provision of employment opportunities
- Provide backward linkages with the formal sector

Upgraded hawkers facilities consisting of:

- Covered stalls with adequate display and lockable storage areas
- Sanitation facilities
- Storage facilities
- Kitchen facilities
- Socialising facilities
- Provide paved areas for prospective clients

5. Status Quo

5.1 General

The existing hawkers facilities at the hospital require upgrading. The main issues identified are:

- Informal
- Unsafe structures
- Not clean
- Unsafe environment
- Not adequate sanitation
- Not adequate lockable storage
- Not adequate space
- Not conducive to promote safe healthy trading environment
- No socializing facilities

5.2 Demographics

The Maphuta L.Mulatji hospital is situated in Namakgale, although residents from other areas are also served by the hospital only the population figures of Namakgale are supplied in order not to make the figures totally unrealistic.

Area	Township	House Count Total	Persons per stand	Total
B1	Namakgale	10294	4	41176

5.3.1 General

Socio Economic information is important as it assist the planning and design processes. The information below will be used by the planners to ensure that the infrastructure developed is in line with the socio economic landscape of the area served by the hospital.

5.3.2 Gender distribution

Planning Area	Place	Male	Female	Total	% Males	% Females
B2	Namakgale	16518	16825	33343	49.5	50.5

5.3.3 Age distribution

Planning Area	Place name	0-19	20-59	60+	Total
B2	Namakgale	42.4	54.4	3.1	100.0

5.3.4 Household income

PLANNING AREA	PLACE NAME	No income	R1 - R4 800	R4 801 - R 9 600	R9 601 - R 19 200	R19 201 - R 38 400	R38 401 - R 76 800	R76 801 - R153 600	R153 601 - R307 200	R307 201 - R614 400	R614 401 - R1 228 800	R1 228 801 - R2 457 600	R2 457 601 and more	Not applicable (institutions)	Total
B1	Namakgale	22.4	6.1	10.4	15.3	21.9	15.9	6.0	1.3	0.2	0.1	0.2	0.1	0.1	100.0

5.3.5 Formal Employment and Unemployment

Formal employment versus unemployment: Ba-Phalaborwa Municipality

Race	Employed	Unemployed	Not economically active	Unspecified	Institutions	Unemployment Rate
Black	27033	14485	32378	977	1654	34.9
Coloured	130	56	130	0	11	30.1
White	3409	263	1289	136	97	7.2
Total	30572	14804	33797	1113	1762	32.6

5.3.6 Sub sector economic growth, 1996 - 2008



	Food, beverages & tobacco	Clothing & leather goods	Wood, paper, publishing & printing	Petroleum products, chemicals, rubber & plastic	Other non- metal mineral products	Metals, metal products, machinery & equipment	Electrical machinery & apparatus	Radio, TV, instruments, watches & clocks	Transport equipment	Furniture and other manufacturing
1997	27.8%	15.6%	22.1%	30.4%	24.5%	63.4%	18.1%	18.5%	29.1%	26.9%
1998	19.5%	22.9%	24.5%	14.2%	16.5%	18.2%	29.6%	24.1%	13.7%	20.2%
1999	6.2%	4.9%	10.8%	23.1%	4.7%	7.5%	17.4%	1.8%	10.9%	11.2%
2000	13.9%	12.4%	13.5%	28.4%	5.5%	18.7%	22.2%	5.8%	14.9%	16.2%
2001	19.0%	15.6%	18.3%	28.5%	12.4%	16.1%	19.9%	13.9%	24.7%	18.5%
2002	12.6%	2.3%	2.4%	8.5%	7.7%	0.9%	5.8%	-4.2%	22.5%	10.3%
2003	-6.9%	4.1%	-2.8%	-2.5%	8.0%	9.4%	-3.3%	17.8%	3.5%	-4.4%
2004	-6.8%	-3.3%	-11.0%	-5.7%	-8.9%	-4.0%	-8.7%	-0.5%	-9.0%	-5.4%
2005	-0.5%	0.7%	-4.3%	-6.6%	-7.0%	-3.3%	-3.4%	2.3%	0.6%	-3.9%
2006	-5.3%	-12.9%	-12.6%	-2.0%	-6.4%	-8.7%	5.0%	-4.2%	1.9%	-6.3%
2007	-8.8%	-9.0%	-12.0%	-4.9%	-8.2%	-4.3%	-2.2%	-2.5%	-3.3%	-8.7%
2008	-9.9%	-6.0%	-10.6%	-9.2%	-8.7%	-7.0%	-6.6%	-9.5%	-5.0%	-10.0%
Ave	3.8%	3.4%	2.1%	7.3%	2.3%	7.7%	6.9%	4.2%	7.4%	4.3%

Source: Demacon, 2010

In order to gain a perspective on informal trading (not only at the hospital) the information from the LEDS on informal traders are as follows:

TRADING PLACE	NUMBER OF TRADERS	TRADERS INTERVIEWED
Checkers Car Park	27	26
Phalaborwa Taxi Rank	60	60
Namakgale	143	12
Majeje/Lulekani	68	5
Mashishimale	37	24
Makhushane	28	-
Maseke	20	13
Seloane	24	8
Gravelotte	7	5
Buyelani	3	3
TOTAL	417	156

All the traders have indicated that the municipality does not provide them with any development support.

6. Demand

As indicated above the demand for upgrading hawker facilities and other support programmes to hawkers was clearly outlined in the IDP and LED strategy. The demand is specifically with regards to issues such as:

1. Upgrading of trading structures and storage facilities at existing trading facilities.
2. Assistance with access to micro-finance in order to increase stock levels and variety.
3. Need for advertising materials (boards) to attract/ alert potential buyers
4. Electricity connections
5. The organization of informal economy traders into representative structures to negotiate on their behalf and to improve communication with the LED unit at the Municipality.
6. An appropriate informal economic development support strategy for implementation by the Municipality and in which the requirements of street traders, spazas and taverns are distinguished from each other.
7. To create more jobs

7. Detailed project description

7.1 Location and site description

The site is located at the Maphuta L Malatji hospital in Namakgale. The proposed location of the trading facilities can be seen in Annexure A in the layout plan. Namakgale can be reached via the R71 turning off to Namakgale.

The selection of the site was based on the following criteria:

- Existing hawkers facilities
- Site availability
- Availability of services
- Accessibility
- Future expansion potential

7.2 Success factors

7.2.1 Important Market and Success Elements

There are a number of critical aspects that plays a vital role in the success of hawkers facilities. These are:

- Location
- Accessibility
- Mobility and transportation networks
- Pedestrian movement networks
- Security of goods
- Safety of hawkers and clients
- Healthy environment
- Layout of stalls
- Associated Infrastructure (sanitation facilities)
- Marketing (presentation of goods)

The abovementioned elements are critical success factors and the lack of even one such element could potentially affect the success of the flea market.

7.2.2 Generic Success Factors

access of the hawkers facilities. If no one is aware of the other success factors that need to be considered in order to facilities:

- ✓ **Linked to other business or service delivery institutions** . the hawkers also serves the needs of clients attracted by other business or institutions. The link with the hospital in this case is therefore crucial.
- ✓ **Marketing and goods display** . the better goods are displayed the more it will attract potential buyers.
- ✓ **Quality Control** . quality control measures must be implemented to ensure that the goods and products sold at the facilities is of good quality.
- ✓ **Managing of facilities** . a manager for the facilities is important to ensure that standards are set and maintained and to ensure a combined voice for the hawkers.

The hawkers should pay a levy and / rent / service fee; this could be a minimal fee to ensure that the facilities are maintained in a proper working order and ensure a good business climate for sellers and buyers.

7.3 Project scope

A plan of the proposed project can be seen in Annexure B. The project consists of the following:

No.	Item
1	Male ablutions
2	Female ablutions
3	Store room
4	Scullery
5	Covered patio
6	Braai pit
7	Refurbishment of stalls

7.4 Design criteria

7.4.1 Water Design Criteria

The design standards of the PBLM as well as any other governing authority will be followed in conjunction with the %Guidelines for Human Settlement Planning and Design+as applicable.

Table 3 - Water Supply - Design Standards

Summer Peak Factor (SPF)	1,5
Daily Peak Factor	2,5
Design Peak Flow Rate (DPFR) for domestic flows	GAADD x SPF x DPF
Maximum velocity	1,2 m/s
Minimum residual head under peak flow conditions	25 m
Maximum static head	90 m
Maximum linear flow velocity under conditions of domestic peak flows	1,5m/s
Pipe type	uPVC pressure pipes to SABS 966 part 1
Fire flow at any one hydrant under the condition of domestic peak flows	15 /s
Fire flow	SABS 090 Low Risk Group 1
Minimum pipe diameter	75mm Ø
Minimum pipe class	Class 9
Duration of fire flow	2 hrs
Minimum residual head (fire plus domestic peak flow)	7m
Maximum linear velocity under conditions of fire fighting	2,0m/s
Minimum depth of cover	1.0m

Waterdemand

Type	Unit	Annual average daily water demand AADD (ℓ/d)	Size of facility (m ²)	AADD (ℓ/d)
Shops	100m ²	400	220	220/100 = 2.2 x 400 = 880

The design standards of the S.A. S.A. as well as any other governing authority will be followed in conjunction with the %Guidelines for Human Settlement Planning and Design+. A septic tank will be installed to service the ablution facilities.

Average Annual Daily Flow (AADF)	80% of water supplied
Peak Factor (PF)	3.5
Minimum pipe diameter	110 mm
Minimum flow velocity	0.7m/s (full flow)
Peak design flow	Full bore capacity of pipe
Allowance for extraneous flows	15%
Spacing of the manholes (if required)	80m maximum distance and at all changes in gradient or direction
Septic tank	Guidelines for Human Settlement Planning and Design

7.4.3 Internal Roads and Parking Areas

Not required. Only walkways

7.4.4 Storm Water Drainage (if required)

All storm water infrastructures will be designed in accordance with the following standards:

- Guidelines for Human Settlement Planning and Design (Red Book)
- Guidelines for the Provision of Engineering Services (Blue Book)

Minimum pipe size	450mm Ø
Minimum pipe gradient	1/150 = (0,67%)
Outlet structures	Designed to limit soil erosion

- Phase 1 . upgrading of facilities
- Phase 2 . formalising of relationships . funding support . organising of hawkers into representative structures. Additional stalls

7.6 Institutional arrangements

7.6.1 Funding and implementation

- National Treasury . funding agent
- BPLM . implementing agent

7.6.2 Operation and maintenance

Two options for the O+M of the facility exist:

- BPLM will be responsible to operate and maintain the facility with service level agreements with hawkers representative structures
- The hawkers facilities creates the opportunity for a public private partnership. BPLM can conclude a contract with a private operator who in this case can be a local cooperative of hawkers.

The estimated number of staff to operate and maintain the facility is as follows:

Project start up (phase 1)

Position	No.	Allocation	Function
Manager of facilities	1	Not full time	Allocations, payments, agreements etc
Cleaners	1	Full time	Cleaning
Security	1	Full time	Security
General Artisan	1	As and required	General maintenance work

Estimated Maintenance cost

Serial No	Province	Town	Public Entity	Facility Description	Condition	Comments	Facility - Extent of Improvement (m ²)	Construction cost	Planned Maintenance (per year)	Unplanned maintenance (per year)
6	Limpopo	Phalaborwa	Hawker's Facilities	Hawker's facilities at the existing Maphutha Malatji Hospital	5	All buildings recently constructed	444	R 3 480 M	R 43 500	R261 000

7.7.1 Design team

Discipline	Professional support required	Procurement method
Architectural drawings and details	Architects	Open tender
Structural and civil engineering	Civil engineer	Open tender
Electrical design	Electrical engineer	Open tender
Compile SoQ for tendering	Quantity surveyor	Open tender
Mechanical	Not required	Not required

7.7.2 Construction

An open tender process will be followed for appointment of the contractor, as the project cost will be above R500 000. The CIDB guidelines and regulations will be followed as far as practically possible.

7.8 Availability of services

7.8.1 Water

The proposed flea market is at the L. Malatji hospital in the settlement of Namakgale. The settlement of Namakgale is serviced mainly with house connections. Water is available at the hospital. The water supply can be regarded as reputable with minimum breakages in supply.

Institutional arrangement	Municipality
Water services authority	Mopani District Municipality
Water services provider (bulk)	Northern Lepelle Water Board
Water services provider (retail)	Ba-Phalaborwa LM

The planned facility will be connected to the existing water reticulation system with a metered connection. No on site water storage will be required.

Type	Unit	Annual average daily water demand AADD (ℓ/d)	Size of facility (m ²)	AADD (ℓ/d)
Shops	100m ²	400	220	220/100 = 2.2 x 400 = 880

The estimated water requirements of the planned facility is minimal and will not impact on the current demand requirements of the hospital and settlement.

7.8.2 Sewer

The hospital is serviced with full borne sanitation, sewer is gravitating to the STW. The sewerage generation of the proposed facility is regarded as minimal and will not impact on the STW capacity. The hawkers facilities will be connected to an on site septic tank. The daily sewage outflow is estimated as 80% of the AADD.

7.8.3 Roads

There is no need for additional access roads or additional parking facilities.

7.8.4 Waste disposal

Waste disposal will be done by BPLM as part of the waste disposal service for the hospital in Namakgale which is once per week. The waste will be disposed at the BPLM waste disposal facility. The waste stream from the facilities is not expected to be large. Once the waste stream increase a separate holding facility for waste will be constructed on site.

7.8.5 Electricity supply

The settlement of Namakgale and the hospital is fully electrified and electricity is supplied by the BPLM. The expected demand of the facility is low and will not impact on the overall demand of the settlement. Adequate procedures for connection to the existing electrical reticulation will be followed.

8. Development impact

The following development impacts are envisaged:

1. Create sense of being, pride- attract other opportunities
2. More sales (money) due to neat stalls with adequate display areas and lockable storage areas
3. Increased hygienic conditions at hospital due to new sanitation facilities and hand washing facilities for hawkers
4. Enhance the quality of life of hawkers with a formal covered area to socialise during non peak hours
5. Create safer environment for hawkers and potential buyers
6. Provide more employment opportunities
7. Pave the way for other future support to hawkers



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Item	Programme																			
	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20
Confirm numbers of existing hawkers that will make use of facilities																				
Engage hawkers with regard to needs, facilities required																				
Combine inputs and compile proposed to council																				
BPLM Approve proposal																				
Appoint professional team																				
EIA																				
Architect Plans, structural design																				
Approval by BPLM																				
Tender process																				
Tender evaluation and recommendation																				
Approved by LM																				
Appointment																				
Construction																				
Overall project management																				

The estimated project costs can be seen below.

Item	Estimated cost
Project costs	R 3 480 000
Professional fees @ 17.56%	R 611 088
Total	R 4 091 088

Estimate qualifications are as follows:

1. The elemental system of construction was used as base to do the estimates.
2. Estimates are based on the attached preliminary drawings for each project
3. The estimates are indicative of current replacement costs and should only be used to determine budgets for the development of each project.
4. No allowances were made for land cost and land formalization procedures.
5. Allowance for professional fees is as per the current norms and standards.
6. It was assumed that %normal+founding conditions are applicable for all buildings.
7. No allowance was made for special foundations and blasting of rock, etc.
8. All external works (pathways, road works, fencing, etc.) were measured as per the layout drawings.



COST - HAWKER'S FACILITIES (MAPHUTHA L. MALATJI HOSPITAL)

Code	Description	Cost R	Quantity	Unit	Cost per Unit	Main Building	Hawker's stands	Cost %
1	PRIMARY ELEMENTS	1 727 985.48				11 518	1 729	
						891 531	634 604	
	Foundations	159 664.68	253	m	630.00	97	157	5.40%
	Ground Floor Construction	115 544.00	444	m ²	260.00	77	367	3.90%
	External Envelope (incl. doors, windows, finishes, etc)	228 268.80	159	m ²	1 440.00	159		7.71%
	Structural Steel / Metalwork	201 850.00	367	m ²	550.00	-	367	6.82%
	Roofs	313 789.00	448	m ²	700.00	81	367	10.60%
	Internal Divisions	32 275.20	79	m ²	410.00	79		1.09%
	Floor finishes	66 660.00	444	m ²	150.00	77	367	2.25%
	Internal wall finishes (incl. doors, etc)	268 566.00	316	m ²	850.00	316		9.08%
	Ceilings & Soffits	11 377.80	81	m ²	140.00	81		0.38%
	Fittings	19 350.00	77	m ²	250.00	77		0.65%
	Electrical Installation	155 540.00	444	m ²	350.00	77	367	5.26%
	Mechanical Installation	57 600.00	64	m ²	900.00	64		1.95%
	Internal Plumbing	97 500.00	15	No	6 500.00	15		3.29%
2	SPECIAL INSTALLATIONS / EXTERNAL WORKS	808 325.00						27.32%
	Earthworks	60 750.00	6 075	m ²	10.00			2.05%
	Soil drainage	45 000.00	150	m	300.00			1.52%
	Water supplies	12 325.00	85	m	145.00			0.42%
	Boundary, Screen and Retaining walls, Fencing	270 000.00	360	m	750.00			9.12%
	Paving, walkways, etc	153 000.00	850	m ²	180.00			5.17%
	Roadworks, minor earthworks	-		m ²	300.00			
	Ancillary Buildings	10 000.00	1	no	10 000.00			0.34%
	Landscaping, irrigation, etc	-		m ²	65.00			0.00%
	Fire Services	7 250.00	5	no	1 450.00			0.25%
	External Electrical	250 000.00	5	no	50 000.00			8.45%
4	PRELIMINARIES AND GENERAL	281 812.28						9.52%
5	CONSTRUCTION COST SUB-TOTAL	2 818 122.76						95.24%
6	CONTINGENCY ALLOWANCES	140 906.14						
	PRICE AND DETAIL DEVELOPMENT (say 2.5%)	70 453.07						2.38%
	BUILDING CONTRACT CONTINGENCIES (say 2.5%)	70 453.07						2.38%
7	ESTIMATE OF CURRENT CONSTRUCTION COST (EXCLUDING VAT) NOV. 2011	2 959 028.89						100.00%
8	ESCALATION	95 087.24						
	PRE-TENDER ESCALATION (5 Mnths)	35 526.84						1.20%
	CONTRACT ESCALATION (11 Mnths)	59 560.40						2.01%
9	VALUE ADDED TAX @ 14%	427 576.26						14.45%
10	ESTIMATE OF ESCALATED CONSTRUCTION COST AT CONTRACT COMPLETION DATE INCL. VALUE ADDED TAX	R 3 481 692.39 say R 3 480 000.00	444.40	m²				117.66%




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