

PRELIMINARY ESTIMATE

**RENOVATIONS TO EXISTING HOUSE
652 Musgrave Road
FOR
Dexaphase**

05 May 2023

Prepared by:



**QUANTITY SURVEYORS
DURBAN**

**THIS DOCUMENTATION IS CONFIDENTIAL AND FOR THE INFORMATION ONLY OF THOSE
TO WHOM IT HAS BEEN CIRCULATED.**

PROJECT	RENOVATIONS TO EXISTING HOUSE	DATE	5-May-23
AT	652 MUSGRAVE ROAD	Reference No.	652-Musgrave
		Scheme	0

ESTIMATED IMPROVEMENT COST - INDICATIVE

Gross Construction Area	
Ground Floor	568
First Floor	405
	973

	Area	Rate/m ²	Construction Cost R
BUILDING WORKS			
Renovation of existing house	973	9,697.69	9,435,855
Repairs and Upgrade to boundary walls, entrance gates, etc			232,800
External works, general upgrade and repairs etc, to drainage, water supply etc			628,463
		Sub-Total	10,297,118
SPECIALIST SERVICES			
Electrical Installation	973	950.00	924,350
Air-conditioning	810	1,850.00	1,498,500
Mechanical ventilation to internal bathroom			25,000
Principal contractors profit and attendance on Specialist Services	5%	2,447,850	122,393
			12,867,360
PRELIMINARIES			
Preliminary and General Allowances		12%	1,544,083
		Sub-Total	14,411,443
CONTINGENCIES			
Allowance for Contingencies		5.0%	720,572
ESTIMATED CURRENT CONSTRUCTION COST AS AT		05-May-23	R 15,552 /m2
			15,132,016
PROVISION FOR ESCALATIONS			
Prior to construction start	3 months	0.60% /month	272,000
During Construction	12 months	0.60% /month	566,000
ESTIMATED CONSTRUCTION COST AT COMPLETION (Excl Professional Fees & VAT)		R 16,413 /m2	15,970,016
PROFESSIONAL FEES			
Architect		1,597,002	3,268,717
Quantity Surveyor		638,801	
Structural Engineer		399,250	
Electrical Engineer		239,550	
Other Fees:			
Health & Safety Officer		120,000	
Land Surveyor		30,000	
Heritage Architect		100,000	
Disbursements Allowance	1.0%	144,114	
ESTIMATED CONSTRUCTION COST (Excl VAT)		R 19,773 /m2	19,238,733
VAT		15%	2,885,810
ESTIMATED IMPROVEMENT COST AT COMPLETION (Incl VAT)		R 22,738 /m2	22,124,543

Note: Due to the nature of information available at this stage, this analysis should be treated as indicative only.