

**DEPARTMENT OF HUMAN SETTLEMENTS**  
**CRU TYPOLOGIES**  
**PRELIMINARY ESTIMATE**  
**EXECUTIVE SUMMARY**



**KWAZULU-NATAL PROVINCE**  
HUMAN SETTLEMENTS  
REPUBLIC OF SOUTH AFRICA

<b>1 35m2 CRU TYPOLOGY - TYPE 1</b>					
		Unit	Quantity	Rate/m2	Amount
1,1	Foundations (Strip footing)	m2	35	R 683,84	R 23 934,30
1,2	Top structure	m2	35	R 3 884,10	R 135 943,50
1,3	Electrical Installation	m2	35	R 614,23	R 21 498,02
1,4	Fixture and fittings (Curtain rails)	m2	35	R 27,34	R 957,00
	<b>Subtotal</b>				<b>R 182 332,82</b>
1,5	Add: Preliminaries	%	0,09		R 16 409,95
	<b>Subtotal</b>				<b>R 198 742,77</b>
1,6	Add: Professional Fees	%	0,1		R 0,00
1,6,1	Feasibility	%	0,04		R 7 949,71
1,6,2	Construction	%	0,05		R 9 937,14
1,6,3	close out	%	0,01		R 1 987,43
1,7	Add: Social Facilitation	No	1,00		R 500,00
1,8	Add: Tenant Administration	No	1,00		R 350,00
	<b>Subtotal</b>				<b>R 219 467,05</b>
1,9	Add: VAT	%	0,15		R 32 920,06
	<b>Total construction Cost Including Vat</b>			<b>R 5 938,84</b>	<b>R 252 387,11</b>

<b>2 35m2 CRU TYPOLOGY - TYPE 2</b>					
		Unit	Quantity	Rate/m2	Amount
2,1	Foundations (Piling)	m2	35	R 2 200,99	R 77 034,65
2,2	Top structure	m2	35	R 3 884,10	R 135 943,50
2,3	Electrical Installation	m2	35	R 614,23	R 21 498,02
2,4	Fixtures and fittings (Curtain rails)	m2	35	R 27,34	R 957,00
	<b>Subtotal</b>				<b>R 235 433,17</b>
2,5	Add: Preliminaries	%	0,09		R 21 188,99
	<b>Subtotal</b>				<b>R 256 622,16</b>
2,6	Add: Professional Fees	%	0,1		R 0,00
2,6,1	Feasibility	%	0,04		R 10 264,89
2,6,2	Construction	%	0,05		R 12 831,11
2,6,3	close out	%	0,01		R 2 566,22
2,7	Add: Social Facilitation	No	1,00		R 500,00
2,8	Add: Tenant Administration	No	1,00		R 350,00
	<b>Subtotal</b>				<b>R 283 134,37</b>
2,9	Add: VAT	%	0,15		R 42 470,16
	<b>Total construction Cost Including Vat</b>			<b>R 7 668,39</b>	<b>R 325 604,53</b>

3	<b>45m2 CRU TYPOLOGY - TYPE 1</b>				
		<b>Unit</b>	<b>Quantity</b>	<b>Rate/m2</b>	<b>Amount</b>
3,1	Foundations (Strip footing)	m2	45	R 683,84	R 30 772,67
3,2	Top structure	m2	45	R 3 884,10	R 174 784,50
3,3	Electrical Installation	m2	45	R 575,00	R 25 874,99
3,4	Fixtures and fittings (Curtain rails)	m2	45	R 36,02	R 1 621,00
	<b>Subtotal</b>				<b>R 233 053,16</b>
3,5	Add: Preliminaries	%	0,09		R 20 974,78
	<b>Subtotal</b>				<b>R 254 027,94</b>
3,6	Add: Professional Fees	%	0,1		R 0,00
3,6,1	Feasibility	%	0,04		R 10 161,12
3,6,2	Construction	%	0,05		R 12 701,40
3,6,3	close out	%	0,01		R 2 540,28
3,7	Add: Social Faciliation	No	1,00		R 500,00
3,8	Add: Tenant Administration	No	1,00		R 350,00
	<b>Subtotal</b>				<b>R 280 280,73</b>
3,9	Add: VAT	%	0,15		R 42 042,11
	<b>Total construction Cost Including Vat</b>			<b>R 5 955,80</b>	<b>R 322 322,84</b>
4	<b>45m2 CRU TYPOLOGY - TYPE 2</b>				
		<b>Unit</b>	<b>Quantity</b>	<b>Rate/m2</b>	<b>Amount</b>
4,1	Foundations (Piling)	m2	45	R 2 200,99	R 99 044,55
4,2	Top structure	m2	45	R 3 884,10	R 174 784,50
4,3	Electrical Installation	m2	45	R 575,00	R 25 874,99
4,4	Fixtures and fittings (Curtain rails)	m2	45	R 36,02	R 1 621,00
	<b>Subtotal</b>				<b>R 301 325,04</b>
4,5	Add: Preliminaries	%	0,09		R 27 119,25
	<b>Subtotal</b>				<b>R 328 444,30</b>
4,6	Add: Professional Fees	%	0,1		R 0,00
4,6,1	Feasibility	%	0,04		R 13 137,77
4,6,2	Construction	%	0,05		R 16 422,21
4,6,3	close out	%	0,01		R 3 284,44
4,7	Add: Social Faciliation	No	1,00		R 500,00
4,8	Add: Tenant Administration	No	1,00		R 350,00
	<b>Subtotal</b>				<b>R 362 138,72</b>
4,9	Add: VAT	%	0,15		R 54 320,81
	<b>Total construction Cost Including Vat</b>			<b>R 7 633,57</b>	<b>R 416 459,53</b>
5	<b>9m2 Guard House</b>				
		<b>Unit</b>	<b>Quantity</b>	<b>Rate/m2</b>	<b>Amount</b>
5,1	Foundations (Strip footing)	m2	9	R 1 849,07	R 16 641,60
5,2	Top structure	m2	9	R 4 340,78	R 39 066,98
5,3	Electrical Installation	m2	9	R 788,59	R 7 097,31
5,4	Fixtures and fittings (Curtain rails)	m2	9	R 50,11	R 451,00
	<b>Subtotal</b>				<b>R 63 256,90</b>
5,5	Add: Preliminaries	%	0,09		R 5 693,12
	<b>Subtotal</b>				<b>R 68 950,02</b>
5,6	Add: Professional Fees	%	0,1		
5,6,1	Feasibility	%	0,04		R 2 758,00
5,6,2	Construction	%	0,05		R 3 447,50
5,6,3	close out	%	0,01		R 689,50
	<b>Subtotal</b>				<b>R 75 845,02</b>
5,7	Add: VAT	%	0,15		R 11 376,75
	<b>Total construction Cost Including Vat</b>			<b>R 8 012,54</b>	<b>R 87 221,77</b>

6	<b>9m2 Guard House</b>				
		<b>Unit</b>	<b>Quantity</b>	<b>Rate/m2</b>	<b>Amount</b>
6,1	Foundations (Piling)	m2	9	R 5 701,39	R 51 312,49
6,2	Top structure	m2	9	R 4 340,78	R 39 066,98
6,3	Electrical Installation	m2	9	R 788,59	R 7 097,31
6,4	Fixtures and fittings (Curtain rails)	m2	9	R 50,11	R 451,00
	<b>Subtotal</b>				<b>R 97 927,79</b>
6,5	Add: Preliminaries	%	0,09		R 8 813,50
	<b>Subtotal</b>				<b>R 106 741,29</b>
6,6	Add: Professional Fees	%	0,1		R 0,00
6,6,1	Feasibility	%	0,04		R 4 269,65
6,6,2	Construction	%	0,05		R 5 337,06
6,6,3	close out	%	0,01		R 1 067,41
	<b>Subtotal</b>				<b>R 117 415,42</b>
6,7	Add: VAT	%	0,15		R 17 612,31
	<b>Total construction Cost Including Vat</b>			<b>R 12 404,19</b>	<b>R 135 027,73</b>
7	<b>19m2 Office Block</b>				
		<b>Unit</b>	<b>Quantity</b>	<b>Rate/m2</b>	<b>Amount</b>
7,1	Foundations (Strip footing)	m2	19	R 2 425,80	R 46 090,14
7,2	Top structure	m2	19	R 4 775,09	R 90 726,69
7,3	Electrical Installation	m2	19	R 824,31	R 15 661,93
7,4	Fixtures and fittings (Curtain rails)	m2	19	R 67,16	R 1 276,00
	<b>Subtotal</b>				<b>R 153 754,76</b>
7,5	Add: Preliminaries	%	0,09		R 13 837,93
	<b>Subtotal</b>				<b>R 167 592,69</b>
7,6	Add: Professional Fees	%	0,1		
7,6,1	Feasibility	%	0,04		R 6 703,71
7,6,2	Construction	%	0,05		R 8 379,63
7,6,3	close out	%	0,01		R 1 675,93
	<b>Subtotal</b>				<b>R 184 351,96</b>
7,7	Add: VAT	%	0,15		R 27 652,79
	<b>Total construction Cost Including Vat</b>			<b>R 9 225,29</b>	<b>R 212 004,75</b>
8	<b>19m2 Office Block</b>				
		<b>Unit</b>	<b>Quantity</b>	<b>Rate/m2</b>	<b>Amount</b>
8,1	Foundations (Piling)	m2	19	R 5 125,84	R 97 390,87
8,2	Top structure	m2	19	R 4 775,09	R 90 726,69
8,3	Electrical Installation	m2	19	R 824,31	R 15 661,93
8,4	Fixtures and fittings (Curtain rails)	m2	19	R 67,16	R 1 276,00
	<b>Subtotal</b>				<b>R 205 055,48</b>
8,5	Add: Preliminaries	%	0,09		R 18 454,99
	<b>Subtotal</b>				<b>R 223 510,48</b>
8,6	Add: Professional Fees	%	0,1		R 0,00
8,6,1	Feasibility	%	0,04		R 8 940,42
8,6,2	Construction	%	0,05		R 11 175,52
8,6,3	close out	%	0,01		R 2 235,10
	<b>Subtotal</b>				<b>R 245 861,52</b>
8,7	Add: VAT	%	0,15		R 36 879,23
	<b>Total construction Cost Including Vat</b>			<b>R 12 303,33</b>	<b>R 282 740,75</b>

9 EXTERNAL WORKS				
	Unit	Quantity	Elemental Rate	Rate Inc. VAT
9,1	m2	1	R 335,79	R 386,15
9,2	m	1	R 885,57	R 1 018,41
9,3	m	1	R 564,96	R 649,70
9,4	m2	1	R 842,20	R 968,53
9,5	m	1	R 1 212,03	R 1 393,83
9,6	m	1	R 1 168,56	R 1 343,85
9,7	m	1	R 603,80	R 694,37
9,8	No	1	R 8 088,34	R 9 301,60
10 ELECTRICAL INSTALLATION				
10,1				
10,2	m2	1	R 706,20	R 812,13
				<b>R 16 568,58</b>
13,3	%	0,09		R 1 491,17
				<b>R 18 059,75</b>
10,3,1				
10,3,2	%	0,07		R 1 264,18
10,3,3	%	0,01		R 180,60
				<b>R 19 504,53</b>
10,3,4	%	0,15		R 2 925,68
				<b>R 22 430,21</b>
11 PLANNING PROFESSIONAL FEES				
	Unit	Quantity	Rate/m2	Amount
11,1	%	0,01		

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<b>1 35m2 CRU TYPOLOGY TYPE 3</b>					
		Unit	Quantity	Rate/m2	Amount
1,1	Foundations (Raft)	m2	35	R 1 442,41	R 50 484,47
1,2	Top structure	m2	35	R 3 884,10	R 135 943,50
1,3	Electrical Installation	m2	35	R 614,23	R 21 498,02
1,4	Fixtures and fittings (Curtain rails)	m2	35	R 27,34	R 957,00
	<b>Subtotal</b>				<b>R 208 883,00</b>
1,5	Add: Preliminaries	%	0,09		R 18 799,47
	<b>Subtotal</b>				<b>R 227 682,46</b>
1,6	Add: Professional Fees	%	0,1		
1,6,1	Feasibility	%	0,04		R 9 107,30
1,6,2	Construction	%	0,05		R 11 384,12
1,6,3	close out	%	0,01		R 2 276,82
1,7	Add: Social Faciliation	No	1,00		R 500,00
1,8	Add: Tenant Administration	No	1,00		R 350,00
	<b>Subtotal</b>				<b>R 251 300,71</b>
1,9	Add: VAT	%	0,15		R 37 695,11
	<b>Total construction Cost Including Vat</b>				<b>R 288 995,82</b>
<b>2 45m2 CRU TYPOLOGY TYPE 3</b>					
		Unit	Quantity	Rate/m2	Amount
2,1	Foundations (Raft)	m2	45	R 1 442,41	R 64 908,61
2,2	Top structure	m2	45	R 3 884,10	R 174 784,50
2,3	Electrical Installation	m2	45	R 575,00	R 25 874,99
2,4	Fixtures and fittings (Curtain rails)	m2	45	R 36,02	R 1 621,00
	<b>Subtotal</b>				<b>R 267 189,10</b>
2,5	Add: Preliminaries	%	0,09		R 24 047,02
	<b>Subtotal</b>				<b>R 291 236,12</b>
2,6	Add: Professional Fees	%	0,1		
2,6,1	Feasibility	%	0,04		R 11 649,44
2,6,2	Construction	%	0,05		R 14 561,81
2,6,3	close out	%	0,01		R 2 912,36
2,7	Add: Social Faciliation	No	1,00		R 500,00
2,8	Add: Tenant Administration	No	1,00		R 350,00
	<b>Subtotal</b>				<b>R 321 209,73</b>
2,9	Add: VAT	%	0,15		R 48 181,46
	<b>Total construction Cost Including Vat</b>				<b>R 369 391,19</b>

3	<b>9m2 Guard House</b>				
		<b>Unit</b>	<b>Quantity</b>	<b>Rate/m2</b>	<b>Amount</b>
3,1	Foundations (Raft)	m2	9	R 3 775,23	R 33 977,05
3,2	Top structure	m2	9	R 4 340,78	R 39 066,98
3,3	Electrical Installation	m2	9	R 788,59	R 7 097,31
3,4	Fixtures and fittings (Curtain rails)	m2	9	R 50,11	R 451,00
	<b>Subtotal</b>				<b>R 80 592,34</b>
3,5	Add: Preliminaries	%	0,09		R 7 253,31
	<b>Subtotal</b>				<b>R 87 845,65</b>
3,6	Add: Professional Fees	%	0,1		
3,6,1	Feasibility	%	0,04		R 3 513,83
3,6,2	Construction	%	0,05		R 4 392,28
3,6,3	close out	%	0,01		R 878,46
	<b>Subtotal</b>				<b>R 96 630,22</b>
3,7	Add: VAT	%	0,15		R 14 494,53
	<b>Total construction Cost Including Vat</b>				<b>R 111 124,75</b>
4	<b>19m2 Office Block</b>				
		<b>Unit</b>	<b>Quantity</b>	<b>Rate/m2</b>	<b>Amount</b>
4,1	Foundations (Raft)	m2	19	R 3 775,82	R 71 740,50
4,2	Top structure	m2	19	R 4 775,09	R 90 726,69
4,3	Electrical Installation	m2	19	R 824,31	R 15 661,93
4,4	Fixtures and fittings (Curtain rails)	m2	19	R 67,16	R 1 276,00
	<b>Subtotal</b>				<b>R 179 405,12</b>
4,5	Add: Preliminaries	%	0,09		R 16 146,46
	<b>Subtotal</b>				<b>R 195 551,58</b>
4,6	Add: Professional Fees	%	0,1		
4,6,1	Feasibility	%	0,04		R 7 822,06
4,6,2	Construction	%	0,05		R 9 777,58
4,6,3	close out	%	0,01		R 1 955,52
	<b>Subtotal</b>				<b>R 215 106,74</b>
4,7	Add: VAT	%	0,15		R 32 266,01
	<b>Total construction Cost Including Vat</b>			<b>R 10 764,31</b>	<b>R 247 372,75</b>



**DEPARTMENT OF HUMAN SETTLEMENTS CRU STANDARDS & COSTING**

**CURTAIN RAILS COST BREAKDOWN**

	Units	Quantity	Rate	Amount
<b>35 m<sup>2</sup> units</b>				
1650mm long white aluminium double king curtain rails	No	2	R302,50	R605,00
650mm long aluminium double king curtain rail	No	2	R176,00	R352,00
<b>Total excl VAT</b>				<b>R957,00</b>
<b>45 m<sup>2</sup> units</b>				
1650mm long white aluminium double king curtain rails	No	4	302,5	R1 210,00
650mm long aluminium double king curtain rail	No	1	176	R176,00
990mm long aluminium double king curtain rail	No	1	235	R235,00
<b>Total excl VAT</b>				<b>R1 621,00</b>
<b>19 m<sup>2</sup> Office block</b>				
1350mm long white aluminium double king curtain rails	No	4	275	R1 100,00
650mm long aluminium double king curtain rail	No	1	176	R176,00
<b>Total excl VAT</b>				<b>R1 276,00</b>
<b>9 m<sup>2</sup> Guard House</b>				
1350mm long white aluminium double king curtain rails	No	1	275	R275,00
650mm long aluminium double king curtain rail	No	1	176	R176,00
<b>Total excl VAT</b>				<b>R451,00</b>

