

GEORGE MUNICIPALITY



TENDER NUMBER: HS008/2022 – FINANCIAL PROPOSAL

TENDER FOR THE APPOINTMENT OF A CONSULTING ENGINEER FOR THE DESIGN AND IMPLEMENTATION OF HUMAN SETTLEMENT PROJECTS, FOR A PERIOD OF THREE YEARS FROM DATE OF APPOINTMENT, IF AND WHEN REQUIRED

ENQUIRIES: Administrative – Samuel Bowkers csbowkers@george.gov.za / 044) 801 9314 Technical – Wendy Hannes wmentor@george.gov.za / (044) 802 2020	ISSUED BY: THE CITY COUNCIL MUNICIPALITY OF GEORGE P O BOX 19 GEORGE, 6530
<p>SUMMARY FOR TENDER OPENING PURPOSES – ENVELOPE 2 (To be kept <u>inside</u> the envelope)</p>	
NAME OF TENDERER: 	
CENTRAL SUPPLIER DATABASE NO.: MAAA	
TOTAL PRICE (INCLUDING VAT)	R
PREFERENCES CLAIMED FOR:	
B-BBEE Status Level of Contributor:	
Preference Points Claimed:	
<p>B-BBEE certificates submitted with the tender document <u>MUST</u> be VALID ORIGINAL B-BBEE CERTIFICATES or VALID CERTIFIED COPIES OF THE B-BBEE CERTIFICATES</p>	
<p>TENDER CLOSES AT 12h00 ON 02 DECEMBER 2022</p>	

For official use.
Signatures of SCM Officials at Tender Opening
1.
2.
DATE:
TIME:

C2. PRICING INSTRUCTIONS

The Pricing Schedules will form part of the second envelope and will only be opened if the tenderer has met all the prequalification conditions. The Pricing Schedules are included in the tender document part of the Contract Annexures section so that they can be transferred directly to the Contract signed with the successful tenderer.

1. Include in the rates, prices, and the tendered total of the prices (if any) all duties, taxes (except Value Added Tax (VAT)), and other levies payable by the successful tenderer, such duties, taxes and levies being those applicable 14 days before the closing time stated in the tender data.
2. Show VAT payable by the Purchaser separately as an addition to the tendered total of the prices.
3. Provide rates and prices that are fixed for the duration of the contract and not subject to adjustment except as provided for in the conditions of the contract identified in the contract data.
4. State the rates and prices in Rand unless instructed otherwise in the tender data. The conditions of the contract identified in the contract data may provide for part payment in other currencies.
5. Service Providers are required to quote on all line items. Failure to do so will deem the Tenderer non-responsive

14. FEE PROPOSAL

For the purposes for the evaluation of proposals two formats are provided below. The one focuses on hourly rates and the second on items. To enable the Municipality to compare different proposals with each other service providers are requested to refer to section 7 (seven) of this document for detailed components associated with each item to be priced. These rates/tariffs will be deemed to cover all the milestones and deliverables.

Hourly rates MUST be inserted against each profession listed in the table below. These rates will apply for activities such as:

- Needs Analysis,
- Project Pipeline Development
- Cost Benefit Analysis and
- Ad Hoc Tasks:

Schedule of Hourly Rates per Profession

Profession	Rate per hour (excl VAT)	% Involvement in a generic Human Settlements project (for evaluation purposes only)
Project Manager		17%
Town Planner		14%
Civil Engineer and transportation/traffic engineer		17%
Electrical Engineer		3%
Urban Designer/Architect		8%
Environmental planning		7%
Geotechnical Specialist		5%
Land surveyors		2%
Quantity Surveyors		1%
Heritage Consultant		1%
Geographical Information Systems (GIS)		1%
Property Valuer		1%
TOTAL RATES (A)	R	

The hourly rate must include all professional fees and disbursements. The rates will be used for evaluation purposes only.

For Project Items

Item	Rate per unit/beneficiary for a typical 200 unit project
Planning (environmental scoping /purchase land/TIA, OSR) & Preliminary Engineering Design	
Land Development Rights	
Environmental Investigations and Authorization	
Geotechnical Investigations – Phase 1	
Submission of Project Application	
Detailed Planning	
Engineering Services – Detailed Design	
Engineering Services – Tender, Evaluation and report	
Engineering Services - Construction Management, including Geotechnical Investigation – Phase 2	
Top Structures — Detailed Design	
Top Structures — Tender, evaluation and report	
Top Structures — Construction Management	
Close off project	
TOTAL AMOUNT (B)	

Note:* Total to be A+B be carried forward to “Form of Offer”

It must be noted by the PSP’s that for IPW’s the professional fees that will be paid by the George Municipality may be lower than the rates submitted. These IPW’s will be for work to be funded through the various programs of the Human Settlement Development Grant (HSDG). In these instances, professional fees are included in the total subsidy amount of the selected programme as well as per project. In these cases, professional fees are set up front.

The agreement on the scope of services and remuneration shall be in writing and must be concluded before such services are rendered (Signed Service Level Agreement).

Travel Expenses and Travel Time

It is envisaged that the successful PSP’s (lead company) forming part of the framework will be based within the George Municipal area and no payments will be made in respect of travel expenses or travel time. Allowance for these costs should be included in the above.

Service providers should note the following price escalation basis for their proposals.
 Firm price for the first twelve months period
 For the 2nd and 3rd year escalation will be based on increase in the subsidy quantum if any.

GEORGE MUNICIPALITY

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DIRECTORATE: HUMAN SETTLEMENTS,

CONTRACT NUMBER: HS008/2022

TENDER FOR THE APPOINTMENT OF A CONSULTING ENGINEER FOR THE DESIGN AND IMPLEMENTATION OF HUMAN SETTLEMENT PROJECTS, FOR A PERIOD OF THREE YEARS ROM DATE OF APPOINTMENT, IF AND WHEN REQUIRED

THE TENDER OFFER

(AGREEMENT) OFFER

The Purchaser, identified in the Acceptance signature block, has solicited offers to enter into a contract for the procurement of:

.....
The Tenderer, identified in the Offer signature block below, has examined the documents listed in the Tender Specifications and addenda thereto as listed in the Tender returnable documents and schedules, and by submitting this Offer has accepted the Conditions of Tender.

By the representative of the Tenderer, deemed to be duly authorised, signing this apart of this Form of Offer and Acceptance, the Tenderer offers to perform all of the obligations and liabilities of the Service Provider under the Contract including compliance with all its terms and conditions according to their true intent and meaning for an amount to be determined in accordance with the Conditions of Contract identified in the Contract Data.

THE OFFERED TOTAL (INCLUDING VAT) IS:

.....
..... rand (in words); R.....(in figures),

AS PER THE CONTRACT RATES LISTED IN THE FINANCIAL PROPOSAL.

This Offer may be accepted by the Purchaser by signing the Acceptance part of this Form of Offer and Acceptance and returning one copy of this document to the Tenderer before the end of the period of validity stated in the Tender Data, whereupon the Tenderer becomes the party named as the Service Provider in the Conditions of Contract identified in the Contract Data.

Signature(s) _____

Name(s) _____

Capacity _____

(Name and address of organisation)

ACCEPTANCE

By signing this part of this Form of Offer and Acceptance, the Purchaser identified below accepts the Tenderer's Offer. In consideration thereof, the Purchaser shall pay the Service Provider the amount due in accordance with the, Conditions of Contract identified in the Contract Data. Acceptance of the Tenderer's Offer shall form an agreement, between the Purchaser and the Tenderer upon the terms and conditions contained in this Agreement and in the Contract that is the subject of this Agreement.

The terms of the contract are contained in

Part C1 Agreements and Contract Data
Part C2 Pricing Data
Part C3 Scope of Work
Part C4 Form of Offer and Acceptance

and drawings and documents or parts thereof, which may be incorporated by reference into Parts C1 to C4 above.

The Tenderer shall within two weeks after receiving a completed copy of this Agreement, contact the Purchaser's representative (whose details are given in the Contract Data) to arrange the delivery of any bonds, guarantees, proof of insurance and any other documentation to be provided in terms of the, Conditions of Contract identified in the Contract Data. Failure to fulfil any of these obligations in accordance with those terms shall constitute a repudiation of this Agreement.

Notwithstanding anything contained herein, this Agreement comes into effect on the date when the Tenderer receives one fully completed original copy of this document, including the Schedule of Deviations (if any). Unless the Tenderer (now Contractor) within five working days of the date of such receipt notifies the Purchaser in writing of any reason why he cannot accept the contents of this Agreement, this Agreement shall constitute a binding contract between the parties.

Signature: _____

Name _____

Capacity **DIRECTOR: HUMAN SETTLEMENTS, PLANING AND DEVELOPMENT
& PROPERTY MANAGEMENT**

It is expressly agreed that no other matter whether in writing, oral communication or implied during the period between the issue of the Tender documents and the receipt by the Tenderer of a completed signed copy of this Agreement shall have any meaning or effect in the contract between the parties arising from this Agreement.

FOR THE TENDERER:

Signature(s)

Name(s)

Capacity

(Name and address of organisation)

FOR THE PURCHASER:

Signature:

Name

Capacity

**DIRECTOR: HUMAN SETTLEMENTS, PLANING AND DEVELOPMENT
& PROPERTY MANAGEMENT**

PREFERENCE POINTS CLAIM FORM IN TERMS OF THE PREFERENTIAL PROCUREMENT REGULATIONS 2017

This preference form must form part of all bids invited. It contains general information and serves as a claim form for preference points for Broad-Based Black Economic Empowerment (B-BBEE) Status Level of Contribution

NB: BEFORE COMPLETING THIS FORM, BIDDERS MUST STUDY THE GENERAL CONDITIONS, DEFINITIONS AND DIRECTIVES APPLICABLE IN RESPECT OF B-BBEE, AS PRESCRIBED IN THE PREFERENTIAL PROCUREMENT REGULATIONS, 2017.

1. GENERAL CONDITIONS

1.1 The following preference point systems are applicable to all bids:

- the 80/20 system for requirements with a Rand value of up to R50 000 000 (all applicable taxes included); and
- the 90/10 system for requirements with a Rand value above R50 000 000 (all applicable taxes included).

a) The 90/10 preference point system will be applicable to this tender.

1.2 Points for this bid shall be awarded for:

- (a) Price; and
- (b) B-BBEE Status Level of Contributor.

1.3 Depending on the value of the bid, the maximum points for this bid will be allocated as follows:

	POINTS
PRICE	80
B-BBEE STATUS LEVEL OF CONTRIBUTOR	20
Total points for Price and B-BBEE must not exceed	100

1.4 Failure on the part of a bidder to submit proof of B-BBEE Status level of contributor together with the bid, will be interpreted to mean that preference points for B-BBEE status level of contribution are not claimed.

1.5 The purchaser reserves the right to require of a bidder, either before a bid is adjudicated or at any time subsequently, to substantiate any claim in regard to preferences, in any manner required by the purchaser.

2. DEFINITIONS

- (a) **“B-BBEE”** means broad-based black economic empowerment as defined in section 1 of the Broad-Based Black Economic Empowerment Act;
- (b) **“B-BBEE status level of contributor”** means the B-BBEE status of an entity in terms of a code of good practice on black economic empowerment, issued in terms of section 9(1) of the Broad-Based Black Economic Empowerment Act;
- (c) **“bid”** means a written offer in a prescribed or stipulated form in response to an invitation by an organ of state for the provision of goods or services, through price quotations, advertised competitive bidding processes or proposals;
- (d) **“Broad-Based Black Economic Empowerment Act”** means the Broad-Based Black Economic Empowerment Act, 2003 (Act No. 53 of 2003);
- (e) **“EME”** means an Exempted Micro Enterprise in terms of a code of good practice on black economic empowerment issued in terms of section 9 (1) of the Broad-Based Black Economic

Empowerment Act;

- (f) **“functionality”** means the ability of a tenderer to provide goods or services in accordance with specifications as set out in the tender documents.
- (g) **“prices”** includes all applicable taxes less all unconditional discounts;
- (h) **“proof of B-BBEE status level of contributor”** means:
 - 1) B-BBEE Status level certificate issued by an authorized body or person;
 - 2) A sworn affidavit as prescribed by the B-BBEE Codes of Good Practice;
 - 3) Any other requirement prescribed in terms of the B-BBEE Act;
- (i) **“QSE”** means a qualifying small business enterprise in terms of a code of good practice on black economic empowerment issued in terms of section 9 (1) of the Broad-Based Black Economic Empowerment Act;
- (j) **“rand value”** means the total estimated value of a contract in Rand, calculated at the time of bid invitation, and includes all applicable taxes;

3. POINTS AWARDED FOR PRICE

3.1 THE 80/20 OR 90/10 PREFERENCE POINT SYSTEMS

A maximum of 80 or 90 points is allocated for price on the following basis:

$$P_s = 80 \left(1 - \frac{P_t - P_{\min}}{P_{\min}} \right) \quad \text{or} \quad P_s = 90 \left(1 - \frac{P_t - P_{\min}}{P_{\min}} \right)$$

Where

P_s = Points scored for price of bid under consideration

P_t = Price of bid under consideration

P_{\min} = Price of lowest acceptable bid

4. POINTS AWARDED FOR B-BBEE STATUS LEVEL OF CONTRIBUTOR

- 4.1 In terms of Regulation 6 (2) and 7 (2) of the Preferential Procurement Regulations, preference points must be awarded to a bidder for attaining the B-BBEE status level of contribution in accordance with the table below:

B-BBEE Status Level of Contributor	Number of points (90/10 system)	Number of points (80/20 system)
1	10	20
2	9	18
3	6	14
4	5	12
5	4	8
6	3	6
7	2	4
8	1	2
Non-compliant contributor	0	0

5. BID DECLARATION

- 5.1 Bidders who claim points in respect of B-BBEE Status Level of Contribution must complete the following:

6. B-BBEE STATUS LEVEL OF CONTRIBUTOR CLAIMED IN TERMS OF PARAGRAPHS 1.4

AND 4.1

6.1 B-BBEE Status Level of Contributor: . = (maximum of 10 or 20 points).

(Points claimed in respect of paragraph 7.1 must be in accordance with the table reflected in paragraph 4.1 and must be substantiated by relevant proof of B-BBEE status level of contributor.

7. SUB-CONTRACTING

7.1 Will any portion of the contract be sub-contracted?

(Tick applicable box)

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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7.1.1 If yes, indicate:

- i) What percentage of the contract will be subcontracted.....%
- ii) The name of the sub-contractor.....
- iii) The B-BBEE status level of the sub-contractor.....
- iv) Whether the sub-contractor is an EME or QSE

(Tick applicable box)

YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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v) Specify, by ticking the appropriate box, if subcontracting with an enterprise in terms of Preferential Procurement Regulations,2017:

Designated Group: An EME or QSE which is at last 51% owned by:	EME √	QSE √
Black people		
Black people who are youth		
Black people who are women		
Black people with disabilities		
Black people living in rural or underdeveloped areas or townships		
Cooperative owned by black people		
Black people who are military veterans		
OR		
Any EME		
Any QSE		

8. DECLARATION WITH REGARD TO COMPANY/FIRM

8.1 Name of company/firm:.....

8.2 VAT registration number:.....

8.3 Company registration number:.....

8.4 TYPE OF COMPANY/ FIRM

- .. Partnership/Joint Venture / Consortium
- .. One person business/sole propriety
- .. Close corporation
- .. Company
- .. (Pty) Limited

[TICK APPLICABLE BOX]

8.5 DESCRIBE PRINCIPAL BUSINESS ACTIVITIES

.....

CLASSIFICATION

- .. Manufacturer
- .. Supplier
- .. Professional service provider
- .. Other service providers, e.g. transporter, etc.

[TICK APPLICABLE BOX]

8.6 MUNICIPAL INFORMATION

Municipality where business is situated:

Registered Account Number:

Stand Number:.....

8.7 Total number of years the company/firm has been in business:.....

8.8 I/we, the undersigned, who is / are duly authorised to do so on behalf of the company/firm, certify that the points claimed, based on the B-BBE status level of contributor indicated in paragraphs 1.4 and 6.1 of the foregoing certificate, qualifies the company/ firm for the preference(s) shown and I / we acknowledge that:

- i) The information furnished is true and correct;
- ii) The preference points claimed are in accordance with the General Conditions as indicated in paragraph 1 of this form;
- iii) In the event of a contract being awarded as a result of points claimed as shown in paragraphs 1.4 and 6.1, the contractor may be required to furnish documentary proof to the satisfaction of the purchaser that the claims are correct;
- iv) If the B-BBEE status level of contributor has been claimed or obtained on a fraudulent basis or any of the conditions of contract have not been fulfilled, the purchaser may, in addition to any other remedy it may have –
 - (a) disqualify the person from the bidding process;
 - (b) recover costs, losses or damages it has incurred or suffered as a result of that person’s conduct;
 - (c) cancel the contract and claim any damages which it has suffered as a result of having to make less favourable arrangements due to such cancellation;
 - (d) recommend that the bidder or contractor, its shareholders and directors, or only the shareholders and directors who acted on a fraudulent basis, be restricted by the National Treasury from obtaining business from any organ of state for a period not exceeding 10 years, after the *audi alteram partem* (hear the other side) rule has been applied; and
 - (e) forward the matter for criminal prosecution.

<p>WITNESSES</p> <p>1.</p> <p>2.</p>
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<p>.....</p> <p>SIGNATURE(S) OF BIDDERS(S)</p>
<p>DATE:</p> <p>ADDRESS</p> <p>.....</p> <p>.....</p>

SWORN AFFIDAVIT – BBEE EXEMPTED MICRO ENTERPRISE

SWORN AFFIDAVIT – B-BBEE EXEMPTED MICRO ENTERPRISE

I, the undersigned,

Full name & Surname	
Identity number	

Hereby declare under oath as follows:

1. The contents of this statement are to the best of my knowledge a true reflection of the facts.
2. I am a member / director / owner of the following enterprise and am duly authorised to act on its behalf:

Enterprise Name	
Trading Name	
Registration Number	
Enterprise Address	

3. I hereby declare under oath that:
 - The enterprise is _____ % black owned;
 - The enterprise is _____ % black woman owned;
 - Based on the management accounts and other information available on the _____ financial year, the income did not exceed R10,000,000.00 (ten million rands);
 - Please confirm on the table below the B-BBEE level contributor, **by ticking the applicable box.**

100% black owned	Level One (135% B-BBEE procurement recognition)	
More than 51% black owned	Level Two (125% B-BBEE procurement recognition)	
Less than 51% black owned	Level Four (100% B-BBEE procurement recognition)	

4. The entity is an empowering supplier in terms of **the dti** Codes of Good Practice.
5. I know and understand the contents of this affidavit and I have no objection to take the prescribed oath and consider the oath binding on my conscience and on the owners of the enterprise which I represent in this matter.
6. The sworn affidavit will be valid for a period of 12 months from the date signed by commissioner.

Deponent Signature: _____

Date: _____

Commissioner of Oaths
Signature & stamp

Annexure A

COST BREAKDOWN OF THE STANDARD 40 SQUARE METRE DWELLING TO BE FINANCED FROM 1 APRIL 2022	
Cost element	Cost
Earthworks	R 8 547
Concrete, Formwork & Reinforcement	R 13 737
Brickwork	R 19 788
Roof Structure	R 11 255
Ceiling and insulation	R 9 317
Windows	R 10 301
Doors and Frames	R 8 357
Finishing and paintwork	R 13 556
Electrical	R 12 690
Plumbing and toilet	R 12 713
Subtotal A	R 120 261
P & G	R 10 932
Subtotal B	R 131 193
Project manager	R 4 593
Clerk of works	R 3 936
Transfer cost	R 1 209
Beneficiary administration	R 363
Total	R 141 294
Total rounded off	R 141 294

Annexure B

COST BREAKDOWN OF MUNICIPAL ENGINEERING SERVICES - DIRECT COST IMPLEMENTATION DATE 1 APRIL 2022								
A GRADE SERVICES: DIRECT COST								
Zoning	Size in m²	Street front	Cost of water	cost of sewer	cost of road	Cost of storm water	high mass lighting	Total cost per unit
Res1	243	9 m	R 5 005	R 8 717	R 28 497	R 5 022	R 0,00	R47 241
	294	10m	R 5 406	R 9 425	R 32 058	R 6 068	R 0,00	R52 957
	122	5m	R 3 390	R 5 887	R 14 248	R 2 510	R 0,00	R26 035
	236	10m	R 5 406	R 9 425	R 32 058	R 4 869	R 0,00	R51 758

Most cost effective stand is one with a street front of 9m at 243m² at a cost of R47 241 plus indirect cost of R8353 totalling to R55 594

Total Rounded off is R55 594

B GRADE SERVICES: DIRECT COST								
Zoning	Size (m²)	Street Front	Cost of water	cost of sewer	cost of road	Cost of storm water	high mass lighting	Total cost per unit
Res 1	294	10m	R 6 305	R 11 218	R 14 360	R 3 323	R 2 886	R38 092
	243	9m	R 5 863	R 11 218	R 12 765	R 2 750	R 2 886	R35 482
	122	4.5m	R 4 098	R 11 218	R 6 382	R 1 375	R 2 886	R25 959
	236	10m	R 6 305	R 11 218	R 14 360	R 2 667	R 2 886	R37 436

Most cost effective street front is 9m at 243 m² at a cost of R35 482 plus indirect cost of R8353 totalling to R43 835

Total Rounded off is R43 835,00

Annexure C

SERVICED STAND: COST BREAKDOWN OF MUNICIPAL ENGINEERING SERVICES: INDIRECT COST		
IMPLEMENTATION DATE: 1 APRIL 2022		
Indirect cost	Detail description	cost per unit
Safety Inspector	Six-month project duration	R122
Environmental Control officer	Six-month project duration	R122
Pre planning studies	EIA, excl. specialist studies and WULA	R637
	Traffic Impact study- Capacity analysis at 7 intersections	R125
	Urban design	R382
Project management	SACPMP Gazetted fee scale with 20% discount	R1 918
Geotechnical evaluation	GFSH2 Phase 1	R134
Contour survey	Greenfields project	R38
Land survey and pegging	Greenfields project	R382
land survey examination fee	Greenfields project	R83
Town planning	Town planning cost	R469
Civil Engineer	ECSA Gazetted fee scale worth 20% discount	R2 875
Site supervision- civil	The construction period of 6 months	R612
Social facilitation		R403
Legal fees	Conveyancing Certificate	R51
Total		R8 353

Annexure D**DETAILED COST BREAKDOWN OF 45 SQUARE METRE HOUSES FOR
DISABLED PERSONS DEPENDANT WITH EFFECT FROM 1 APRIL 2022**

Cost element	Cost
Foundations	R14 156
Ground floor construction	R15 795
External envelope	R32 103
Roof	R10 415
Ceilings and insulation above the ceiling	R10 500
Internal divisions	R17 789
Floor finishes	R11 227
Internal wall finishes	R26 586
Plaster of internal walls	R2 316
Windows: Special Low E clear and opaque glass	R5 777
Electrical installation	R13 481
Internal plumbing	R15 425
Site clearance	R3 822
P&Gs	R15 444
Sub Total A	R194 836
Project management	R6 819
Clerk of works	R5 845
Sub Total B	R207 500
Transfer fees	R1 209
Beneficiary administration	R363
Total	R209 072
Total rounded off	R209 072

Annexure E

DETAILED COST BREAKDOWN FOR MILITARY VETERANS 50 SQUARE METRE HOUSE	
Cost elements	Cost
Earthworks	R9 409
Concrete, Formwork & Reinforcement	R15 624
Brickwork	R27 754
Roof Structure	R23 009
Ceiling	R9 416
Above ceiling insulation	R2 004
Windows standard	R4 487
Windows special low e clear and opaque glass	R5 086
Doors and Frames	R8 074
Finishing and paintwork	R23 513
Electrical	R14 330
Floor and wall tiling	R15 438
Plumbing and toilet plus rainwater disposal	R21 930
2 plate hob	R501
Joinery	R4 509
Carport	R15 746
Fencing (32,5m)	R4 420
Subtotal A	R205 250
P & G	R18 657
Subtotal B	R223 907
Clerk of works	R7 021
Project manager	R8 108
Transfer cost	R1 209
Beneficiary administration	R363
Total	R 240 608
Total Rounded Off	R240 608

Annexure F

EMERGENCY ASSISTANCE PROGRAMME: Grant amounts applicable as from 1 April 2022		
TEMPORARY ASSISTANCE	ITEM	Amount
	a) Indirect Costs:	
	Beneficiary Administration	R382
	Safety inspector (DoL)	R110
	Environmental Control Officer	R88
	Pre-planning studies	R590
	Project Management [1]	R118
	Geotechnical Investigation (if applicable)	R33
	Contour Survey [2]	R22
	Land surveying and site pegging [3]	R110
	Land survey (Surveyor-General examination fee [4])	R34
	Town Planning –	
	(i) Layout	R61
	(ii) Township establishment	R88
	Environmental Impact Assessment	R39
	Civil Engineer: Services design & Site supervision:	R181
	Social facilitation	R79
	Legal Fees (if applicable) (rental agreements) [5]	R8
	Mediation & Conflict Resolution [6]	R63
	Sub-Total: Indirect Costs per stand	R2 006
	b) Direct Cost:	
	Water reticulation on a shared basis	R1 584
	Sanitation on a shared basis	R1 481
	Roads (Main access)	R1 171
	Storm Water	R413
	Sub-Total: Direct Cost	R 4 649
	TOTAL STAND COST a (portion of an ordinary stand shared between 5 units) (rounded off)	R6 655
EMERGENCY ASSISTANCE PROGRAMME: Grant amounts		
TEMPORARY ASSISTANCE	ITEM	Cost
	Covering	R8 341
	Side Cladding / Wall Cladding	R13 737
	Columns and anchor bolts	R8 145
	Column footings: Concrete bases for structure posts	R1 960
	Rafters	R3 778
	Purlins	R4 904
	Door & Window posts and frames	R3 285

2. Construction Cost of Temporary shelter (Inc. VAT).	Side rails to support side cladding	R4 022
	Flashings	R1 178
	Door	R3 031
	Window	R2 931
	Flooring: Concrete	R9 815
	Thermal improvement under roof	R3 533
	Sub-Total:	R68 660
	Rounded Off	R68 660
	GRAND TOTAL PER GRANT	R 75 315
Repair of services to National Norms and Standards: B Grade Level: Up to a guideline amount of	R43 835	
Repair of services to National Norms and Standards: A Grade Level: Up to a guideline amount of	R 55 594	
Replacement of damaged house with a new structure: (40sqm) 2014 SANS 10400 XA spec up to a maximum amount including *	R 140 085	

[Notes]

[1] If the Municipality cannot manage the project.

[2] Only if the site is to be used for temporary settlement with a permanent housing solution or for scoping study

[3] Only if the site is to be used for temporary settlement with a permanent housing solution, or where the topography necessitates for services planning purposes.

[4] Site pegging only for the site to be used for temporary settlement with a permanent solution or permanent temporary area

[5] As in 4 above.

[6] When applicable.

[7] When applicable.

* Repairs to a 30m2 house includes enlargement to 40m2

Annexure G	
Informal settlement upgrading programme: Grant amounts available with effect from	
1 April 2021	
Phase 1	
	3% of project cost
Survey, registration, participation, facilitation, dispute resolution etc	
Geotechnical investigation	R145
Land acquisition	R4 138
Pre-Planning	R1 247
Interim engineering services	R4 649
Phases 2 and 3	
Detailed town planning	R654
land surveying and pegging	R484
Contour survey	R97
Land survey examination fee	R150
Civil engineer's fee	R1 462
Site supervision fees	R368
Permanent engineering services provision: B Grade Level: Guideline Amount	R43 835
Project management	8% of total cost
Relocation grants	
Transportations and loading costs for people and household effects	R621
Social service support including support for the registration of social benefits, school registration and other welfare support	R469
Relocation food support to households	R773
Maximum cost per household	59 092

Annexure H

Summary of housing subsidy quantum and Grant levels iro National Housing Programmes: 2022/23 Applicable from 1 April 2022					
Subsidy Programme:	Indicative Land Cost	Guideline Amount	Top Structure	Total	Variance
EPHP	R 6 000	R55 594	R 141 294	R 202 888	None
Individual Subsidy Programme	R 6 000	R55 594	R 141 294	R 202 888	None
IRDP: A Grade Services	R 6 000	R55 594	R 141 294	R 202 888	None
IRDP: B Grade Services	R 6 000	R 43 835	R 141 294	R 191 129	None
Consolidation Subsidies	R 0,00	R 43 835	R 140 085	R 183 920	No land and transfer fees. B grade services, if land is already serviced – no service fee
Rural Housing Subsidies	R 0,00	R43 835	R 140 085	R 183 920	No land and transfer fees. B grade services
Farm Residents Housing Subsidies	R 6000	R 43 835	R 141 294	R 191 129	If rental – the institutional subsidies will apply
Disabled Wheelchair House	R 6 000,00	R55 594	R 209 072	R 270 666	Special top structure
Military vets House	R 6 000,00	R 55 594	R 240 608	R 302 202	Special top structure plus
Institutional Subsidies	R 0,00	R 0,00	R 141 294	R 141 294	No land and services cost
UISP:					
Phase one	R 4 138	R 6 041	R 0,00	R 10 179	
Phase Two and three		R 48 913	R 0,00	R 48 913	Phase 2 & 3 and relocation cost
Total plus indirect cost		R 54 954	R 0,00	R59 092	

Emergency Housing Assistance:					
Temporary services	R 6 000,00	R6 655	R 0,00	R 12 655	Land * Temporary services
Temporary shelter		R 0,00	R 68 660	R 68 660	Temporary Shelter
Repair to existing services B Grade		R43 835	R 0,00	R43 835	Just services repair Grade B
Repair to existing services A Grade		R55 594	R 0,00	R 55 594	Just services repair Grade A
Replacement of houses		R 0,00	R140 085	R140 085	Current sans 10400 house, no transfer cost.

Annexure I

DETAILED COST BREAKDOWN OF HIGHER DENSITY HOUSING TYPOLOGIES:	
Double storey semi-detached unit Type 2(a)	
Item	Amount
Primary elements	R 243 385
External works and services	R 3 402
Preliminaries	R 22 433
Total A	R 269 220
Escalation	R 31 503
Total B	R 300 723
Project management	R 10 584
Clerk of works	R 9 073
Total C	R 320 380
Transfer cost	R 1 209
Beneficiary administration	R 363
Total cost	R 321 952
Price per unit	R 160 976

Annexure J

DETAILED COST BREAKDOWN OF HIGHER DENSITY HOUSING TYPOLOGIES IMPLEMENTATION DATE: 1 APRIL 2022	
Double storey semi detached unit Type 2(b)	
Item	Cost
Primary elements	R 247 162
External works and services	R 3 402
Preliminaries	R 22 777
Total A	R 273 341
Escalation	R 31 985
Total B	R 305 326
Project management	R 10 747
Clerk of works	R 9 212
Total C	R 325 285
Transfer cost	R 1 209
Beneficiary administration	R 363
Total cost	R 326 857
Price per unit	R 163 428

Annexure K

DETAILED COST BREAKDOWN OF HIGHER DENSITY HOUSING TYPOLOGIES:	
IMPLEMENTATION DATE: 1 APRIL 2022	
Double storey semi detached unit Type 2(c)	
Item	Amount
Primary elements	R 253 496
External works and services	R 3 402
Preliminaries	R 23 353
Total A	R 280 251
Escalation	R 32 793
Total B	R 313 044
Project management	R 11 019
Clerk of works	R 9 445
Total C	R 333 508
Transfer cost	R 1 209
Beneficiary administration	R 363
Total cost	R 335 080
Price per unit	R 167 540

Annexure L

DETAILED COST BREAKDOWN OF HIGHER DENSITY HOUSING TYPOLOGIES: IMPLEMENTATION DATE: 1 APRIL 2022	
Three storey walk-up Type 3(a) 12 units per block	
Item	Amount
Primary elements	R1 626 519
External works and services	R214 592
Preliminaries	R167 357
Total A	R2 008 468
Escalation	R235 020
Total B	R2 243 488
Project management	R78 966
Clerk of works	R67 685
Total C	R2 390 139
Transfer cost	R14 508
administration	R4 352
Total cost	R2 408 999
Price per unit	R200 750

Annexure M

DETAILED COST BREAKDOWN OF HIGHER DENSITY HOUSING TYPOLOGIES: IMPLEMENTATION DATE: 1 APRIL 2022	
Three storey walk-up Type 3(b) 12 units per block	
Item	Cost
Primary elements	R1 634 434
External works and services	R214 592
Preliminaries	R167 357
Total A	R2 016 383
Escalation	R236 030
Total B	R2 252 413
Project management	R79 305
Clerk of works	R67 977
Total C	R2 399 695
Transfer cost	R14 508
Beneficiary administration	R4 352
Total cost	R2 418 556
Price per unit	R201 546

Annexure N

DETAILED COST BREAKDOWN OF HIGHER DENSITY HOUSING TYPOLOGIES: IMPLEMENTATION DATE: 1 APRIL 2022	
Three storey walk-up Type 3(c) 6 units per block	
Item	Amount
Primary elements	R787 646
External works and services	R214 592
Preliminaries	R91 104
Total A	R1 093 342
Escalation	R125 518
Total B	R1 218 860
Project management	R39 164
Clerk of works	R36 846
Total C	R1 294 870
Transfer cost	R7 254
Beneficiary administration	R4 352
Total cost	R1 306 477
Price per unit	R217 746

Annexure O

Higher density typologies	Maximum Revised 2022	Maximum revised 2022
Double storey semi detached unit Type 2(a)	R 160 976	R321 951
Double storey semi detached unit Type 2(b)	R 163 428	R326 856
Double storey semi detached unit Type 2(c)	R 167 540	R335 079
Three storey walk-up Type 3(a) 12 units per block	R 200 750	R2 408 999
Three storey walk-up Type 3(b) 12 units per block	R 201 546	R2 418 556
Three storey walk-up Type 3(c) 6 units per block	R 217 746	R1 306 477

Annexure P

National Housing Programme: Social and Economic Amenities Grant with effect from 1 April 2022	
Type of facility	Cost per facility
Medical care facility	R429 355
Ablution facility if required	R400 732
Subtotal:	R830 087
14% project planning and project management	R116 212
Subtotal:	R946 299
Community hall (520m ²) inclusive of day care centre and ablution facility	R1 705 494
Community park or playground	R891 351
Ablution facility if required	R400 732
Subtotal:	R2 997 577
14% project planning and project management	R419 661
Subtotal:	R3 417 238
Taxi rank	R1 015 325
Ablution facility if required	R400 732
Subtotal:	R1 416 057
14% project planning and project management	R198 248
Subtotal:	R1 614 305
Sports facilities	
Grassed field (110mx65m)	R1 458 646
Combi Court (30mx15m)	R268 347
Ablution facility if required	R400 732
Subtotal:	R2 127 725
14% project planning and project management	R297 881
Subtotal:	R2 425 606
Small business facilities	R920 603
Ablution facility if required	R400 732
Subtotal:	R1 321 335
14% project planning and project management	R184 987
Subtotal:	R1 506 322

Subtotal excl. planning and project management fees	R8 692 781
Total project planning and project management fees	R1 216 989
Grand Total	R9 909 770

Annexure Q

FLISP WITH EFFECT FROM 1 APRIL 2022				
Upper limit-				R130 504,70
Lower Limit-				R 30 001,08
Step	Increment Band			Quantum
Number	Lower		Higher	
1	R	3 501,00	R 3 700,99	R130 505
2	R	3 701,00	R 3 900,99	R129 388
3	R	3 901,00	R 4 100,99	R128 272
4	R	4 101,00	R 4 300,99	R127 155
5	R	4 301,00	R 4 500,99	R126 038
6	R	4 501,00	R 4 700,99	R124 921
7	R	4 701,00	R 4 900,99	R123 805
8	R	4 901,00	R 5 100,99	R122 688
9	R	5 101,00	R 5 300,99	R121 571
10	R	5 301,00	R 5 500,99	R120 454
11	R	5 501,00	R 5 700,99	R119 338
12	R	5 701,00	R 5 900,99	R118 221
13	R	5 901,00	R 6 100,99	R117 105
14	R	6 101,00	R 6 300,99	R115 988
15	R	6 301,00	R 6 500,99	R114 871
16	R	6 501,00	R 6 700,99	R113 754
17	R	6 701,00	R 6 900,99	R112 637
18	R	6 901,00	R 7 100,99	R111 521
19	R	7 101,00	R 7 300,99	R110 404
20	R	7 301,00	R 7 500,99	R109 287
21	R	7 501,00	R 7 700,99	R108 170
22	R	7 701,00	R 7 900,99	R107 054
23	R	7 901,00	R 8 100,99	R105 937
24	R	8 101,00	R 8 300,99	R104 820
25	R	8 301,00	R 8 500,99	R103 703
26	R	8 501,00	R 8 700,99	R102 587
27	R	8 701,00	R 8 900,99	R101 470
28	R	8 901,00	R 9 100,99	R100 353
29	R	9 101,00	R 9 300,99	R99 237
30	R	9 301,00	R 9 500,99	R98 120
31	R	9 501,00	R 9 700,99	R97 003
32	R	9 701,00	R 9 900,99	R95 886
33	R	9 901,00	R 10 100,99	R94 771

34	R	10 101,00	R	10 300,99	R93 654
35	R	10 301,00	R	10 500,99	R92 537
36	R	10 501,00	R	10 700,99	R91 420
37	R	10 701,00	R	10 900,99	R90 304
38	R	10 901,00	R	11 100,99	R89 187
39	R	11 101,00	R	11 300,99	R88 070
40	R	11 301,00	R	11 500,99	R86 954
41	R	11 501,00	R	11 700,99	R85 837
42	R	11 701,00	R	11 900,99	R84 720
43	R	11 901,00	R	12 100,99	R83 603
44	R	12 101,00	R	12 300,99	R82 487
45	R	12 301,00	R	12 500,99	R81 370
46	R	12 501,00	R	12 700,99	R80 253
47	R	12 701,00	R	12 900,99	R79 136
48	R	12 901,00	R	13 100,99	R78 020
49	R	13 101,00	R	13 300,99	R76 903
50	R	13 301,00	R	13 500,99	R75 786
51	R	13 501,00	R	13 700,99	R74 670
52	R	13 701,00	R	13 900,99	R73 553
53	R	13 901,00	R	14 100,99	R72 436
54	R	14 101,00	R	14 300,99	R71 319
55	R	14 301,00	R	14 500,99	R70 203
56	R	14 501,00	R	14 700,99	R69 086
57	R	14 701,00	R	14 900,99	R67 969
58	R	14 901,00	R	15 000,99	R66 852
59	R	15 001,00	R	15 200,99	R65 736
60	R	15 201,00	R	15 400,99	R64 619
61	R	15 401,00	R	15 600,99	R63 502
62	R	15 601,00	R	15 800,99	R62 385
63	R	15 801,00	R	16 000,99	R61 269
64	R	16 001,00	R	16 200,99	R60 152
65	R	16 201,00	R	16 400,99	R59 035
66	R	16 401,00	R	16 600,99	R57 919
67	R	16 601,00	R	16 800,99	R56 802
68	R	16 801,00	R	17 000,99	R55 685
69	R	17 001,00	R	17 200,99	R54 568
70	R	17 201,00	R	17 400,99	R53 452
71	R	17 401,00	R	17 600,99	R52 335
72	R	17 601,00	R	18 000,99	R51 219
73	R	18 001,00	R	18 200,99	R50 102
74	R	18 201,00	R	18 400,99	R48 986
75	R	18 401,00	R	18 600,99	R47 869
76	R	18 601,00	R	19 000,99	R46 752

77	R	19 001,00	R	19 200,99	R45 636
78	R	19 201,00	R	19 400,99	R44 519
79	R	19 401,00	R	19 600,99	R43 402
80	R	19 601,00	R	19 800,99	R42 285
81	R	19 801,00	R	20 000,99	R41 168
82	R	20 001,00	R	20 200,99	R40 052
83	R	20 201,00	R	20 400,99	R38 935
84	R	20 401,00	R	20 600,99	R37 818
85	R	20 601,00	R	20 800,99	R36 702
86	R	20 801,00	R	21 000,99	R35 585
87	R	21 001,00	R	21 200,99	R34 468
88	R	21 201,00	R	21 400,99	R33 351
89	R	21 401,00	R	21 600,99	R32 235
90	R	21 601,00	R	21 800,99	R31 118
91	R	21 801,00	R	22 000,99	R30 001