

BUILDING COST RATES

This section provides a list of approximate inclusive building cost rates for various building types in South Africa.

It is emphasized that these rates are of indicative nature only and should be used circumspectly, as they are dependent upon a number of assumptions.

See "Inclusive rate estimates" herein.

The area of the building expressed in m² is equivalent to the "construction area" where appropriate, as defined in the "Method for Measuring Floor Areas in Buildings, First Edition" (effective from 1 August 2005), published by the South African Property Owners Association (SAPOA).

REGIONAL VARIATIONS

Construction costs normally vary between the different provinces of South Africa. Costs in parts of the Western Cape and KwaZulu-Natal, specifically upper class residential, for example, are generally significantly higher than Gauteng due to the demand for this accommodation.

Rates have therefore been based on data received from the Gauteng province, where possible. Be mindful, however, that cost differences between provinces at a given point in time are not constant and may vary over time due to differences in supply and demand or other factors. Specific costs for any region can be given upon request by any Davis Langdon office in that region.

BUILDING RATES

Rates include the cost of appropriate building services, e.g. air-conditioning, electrical, etc., but exclude costs of site infrastructure development, parking, any future escalation, loss of interest, professional fees and Value Added Tax (VAT).

Offices Rate per m² (excl. VAT)

Low-rise office park development with standard specification

R 5,500 - R 6,700

Low-rise prestigious office park development

R 7,100 - R 10,600

High-rise tower block with standard specification

R 7,800 - R 10,600

High-rise prestigious tower block

R10,600 - R 13,250

Note: Office rates exclude parking and include appropriate tenant allowances incorporating carpets, wallpaper, louvre drapes, partitions, lighting, air-conditioning and electrical reticulation.

Parking Rate per m² (excl. VAT)

Parking on grade, including integral landscaping

R 375 - R 480

Structured parking

R 2,950 - R 3,800

Parking in semi-basement

R 2,950 - R 4,000

Parking in basement

R 3,200 - R 4,800

Retail

Local convenience centres (Not exceeding 5,000m²)

R 5,300 - R 6,900

Neighbourhood centres (5,000–12,000m²)

R 5,300 - R 7,400

Community centres (12,000–25,000m²)

R 5,800 - R 8,000

Minor regional centres (25,000–50,000m²)

R 6,400 - R 8,500

Regional centres (50,000–100,000m²)

R 7,400 - R 9,000

Super regional centres (Exceeding 100,000m²)

R 7,400 - R 10,000

Note: Super regional centres and regional centres are generally inward trading with internal malls, whereas convenient, neighbourhood and community centres are generally outward trading with no internal malls. Retail rates include the cost of tenant requirements and specifications of national chain stores. Retail costs vary considerably depending on the tenant mix and sizing of the various stores.

Industrial Rate per m² (excl. VAT)

Industrial warehouse, including office and change facilities within structure area (architect/engineer-designed):

- Steel frame, steel cladding and roof sheeting

R 2,650 - R 4,000

- Steel frame, brickwork to ceiling, steel cladding above and roof sheeting

R 3,200 - R 4,450

- Administration offices, ablution and change room block

R 5,100 - R 6,400

- Cold storage facilities

R 9,400 - R 13,500

Residential Rate per no (excl. VAT)

Site services to low-cost housing stand (250 - 350m²)

R23,500 - R 36,000

Rate per m² (excl. VAT)

RDP housing R 1,300 - R 1,500

Low-cost housing R 2,100 - R 3,400

Simple low-rise apartment block R 5,000 - R 7,000

Duplex townhouse - Economic R 5,000 - R 7,100

Prestige apartment block R 9,500 - R 14,800

Private dwelling houses:

- Economic R 3,600

- Standard R 4,900

- Middle class R 5,800

- Luxury R 8,300

- Exclusive R 12,300

- Exceptional ('super luxury') R19,000 - R 38,000

Outbuildings R 2,100 - R 3,600

Rate per no (excl. VAT)

Carport (shaded) - single R 3,100

- **double** R 5,900

Carport (covered) - single R 4,800

- **double** R 8,800

Rate per no (excl. VAT)

Swimming pool

- Not exceeding 50 kl R 64,000

- Exceeding 50 kl and not

exceeding 100 kl R64,000 - R 106,000

Tennis court

- Standard R 228,000

- Floodlit R 297,000

Hotels

Budget R 525,000 - R 820,000/key

Mid-scale R 1,100,000 - R 1,450,000/key

Luxury R 1,865,000 - R 2,565,000/key

Note: Hotel rates exclude allowances for furniture, fittings and equipment (FF&E).

Studios Rate per m² (excl. VAT)

Studios - dancing, art exhibitions, etc

R 9,400 - R 13,500

Conference centres

Conference centre to international standards

R 17,000 - R 22,000

Retirement centres

Dwelling houses

- Middle class R 5,600

- Luxury R 7,850

Apartment block

- Middle class R 5,800

- Luxury R 9,000

Community centre

- Middle class R 7,500

- Luxury R 11,100

Frail care R 9,000

Schools Rate per m² (excl. VAT)

Primary school R 4,800 - R 6,000

Secondary school R 5,100 - R 6,700

Stadiums Rate per no (excl. VAT)

Stadium to PSL standards R 23,000 - R 36,000/seat

Stadium to FIFA standards R 53,000 - R 71,000/seat

Stadium pitch to FIFA

standards R15,000,000 - R18,000,000

Prisons

1,000 Inmate prison R 400,000 - R 425,000/inmate

500 Inmate prison R 425,000 - R 475,000/inmate

High/maximum security

prison R 635,000 - R 850,000/inmate

BUILDING SERVICES

The following rates are for building services (mechanical and electrical) applicable to typical building types in the categories indicated. Rates are dependent on various factors related to the design of the building and the requirements of the system.

In particular, the design, and therefore the cost of airconditioning, can vary appreciably depending on the orientation, shading, extent and type of glazing, external wall and roof construction, etc.

Electrical installation Rate per m² (excl. VAT)

generators to office buildings R 250 - R 340

Residential R 370 - R 570

Shopping centres R 560 - R 700

Hotels R 720 - R 890

Hospitals R 850 - R 1,100

Electronic installation

Offices

- Standard installation R 370 - R 470

- Sophisticated installation R 480 - R 600

Residential R 200 - R 260

Shopping centres R 450 - R 600

Hotels R 400 - R 500

Hospitals R 400 - R 520

Note: Electronic installation includes access control, CCTV, public address, fire detection, data installation, Wireless Fidelity (WiFi), Community Antenna Television (CATV), Private Automatic Branch Exchange (PABX) and Building Management Systems (BMS).

Fire protection installation Rate per m² (excl. VAT)

(offices)

Sprinkler system, including

hydrants and hose reels

(excluding void sprinklers) R 150 - R 240

Air-conditioning installation

Ventilation to parking/service areas

R 160 - R 310

Offices

- Console units R 480 - R 630

- Console/split units R 550 - R 700

- Package units R 770 - R 950

- Central plant R 1,000 - R 1,450

- Variable refrigerant flow (VRF) R 1,000 - R 1,600

Residential — split units R 720 - R 1,250

Shopping centres

- Split units R 660 - R 780

- Package units R 715 - R 1,250

- Evaporative cooling R 330 - R 800

Hotels — public areas R 1,000 - R 1,700

Hospitals — split units to wards R 1,430 - R 1,650

Rate per no (excl. VAT)

Hotels

- Console units R 13,250 - R 18,500/key

- Split units R 27,500 - R 37,500/key

- Central plant R 42,500 - R 70,000/key