## MINISTER FOR HUMAN SETTLEMENTS DIRECTOR-GENERAL: MS TSHANGANA

NATIONAL COUNCIL OF PROVINCES QUESTION FOR WRITTEN REPLY QUESTION NUMBER: PQ 1367

DATE OF PUBLICATION: 11 MAY 2018

REPLY RECOMMENDED BY: F MATLATSI

CHIEF FINANCIAL OFFICER

NATIONAL COUNCIL OF PROVINCES QUESTION FOR WRITTEN REPLY QUESTION NUMBER: PQ 1367

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1367. Ms KF I3lonyana (EFF) to ask the Minister of Human Settlements What is the average total monetary cost of building an RDP house in each Province?

Reply:

1. The average cost of constructing a fully subsidised house differs in each Province. The details of the average of con9tructing a house as provided by Provinces are as follows:



|  |  |
| --- | --- |
|  |  |
|  |
| 1. Eastern Cape | N/A R 170 000.00 | R 190 000.00 | N/A |
| 2. Free State | N/AR 136 164.00 | N/A | N/A |
| 3. Gauteng | R116 000.00 | N/A | N/A | N/A |
| 4. KwaZulu Natal | R 172 853.00 | N/A | N/A | R 228 914.00 |
| 5. Limpopo | R 92 600.00 | N/A | N/A | N/A |
| 6. Mpumalanga | R 125 000.00 | N/A | N/A | WA |
| 7. Northern Cape | R 123 829.00 | N/A | N/A | N/A |
| 8. North West | R 113 539.38 | N/A | N/A | N/A |
| e. western Cape | R 164 856.00 (Simplex)R 183 856.00 (Duplex) | N/A | N/A | N/A |

1. It must be noted that the construction cost is separate from the cost of land as well as provision of water and sanitation. These costs per uniVhouse can be broken down as follows:
	* Raw Land- R6 000
	* Water and Sanitation- R7 673
2. The National Department provides the Provinces with a sector adopted subsidy quantum guideline which allocates R168 852 per house as follows:
	* Top Structure- R116 867
	* Service cost- R 45 985
	* Raw Land- R 6 000

The main reasons for the variances includes amongst others the following:

* + be housing programme(s) implemented by a Province

k In most cases implementation of Rural Housing Programme cost less than that of Social Housing Programme such as Community Residential Programme.

* + Bulk Provision

k In urban areas, bulk has to be provided before top structure can be constructed and the costs of that bulk are included in the total cost of the construction.

* + Environmental impact

The environmental conditions of coastal areas differs significantly to those of inland Provinces and this pushes the costs of constructing houses for mainly coastal areas with prolonged rainy seasons.

* + Acquisition of building material

In certain Provinces, building material has to be acquired in Metropolitan areas such as Gauteng and the cost of transport has a cost bearing in the acquisition of building material.

* + Labour costs

For rural areas, the cost of labour is less as compared to urban areas  and construction costs end up belng lesser as a result.

A

NATIONAL ASSEMBLY QUESTION FOR WRITTEN REPLY QUESTION NUMBER: PQ 1367

DATE OF PUBLICATION: 11 MAY 2018

F MATLATSI

CHIEF FINANCIAL OFFICER

DATE:

Recommended/

# N CHAINEE

DDG: STRATEGY AND PLANNING DATE: + z g "

Recommended/not r mmended

H

ANA

DIRECTOR-GEN

DATE:

Approved/Not approved

N MFEK

, M

MINISTER FOR HUMAN SETTLEMENTS

DAYE:

Annexure A



COST BREAKDOWN OF7HE STANDARD 40 SQUARE METRE DWELLING TO BE FINANCED FROM THE NATIONAL HOUSING PROGRAMME FOR PERSONS EARNING RO TO R3 500 IMPLEMENTATION DATE: 1APRIL 2018

R116 867.00

Rounded off

R116 867.46

TDtBt

R 300.00

Beneflary administration

R 1000.00

Transfer cost

R 3 255.81

Oerk of works

R 3 798.62

Project manager

R c08 s13.04

Sub total B

R 9 041.92

P & G

R 99 471.12

Sub total A

R 10 SIS.10

Plumbing and toilet

R 10496.16

Electrical

R :t1 212.43

Finishing and paintwork

R 6 912.13

Doors and Frames

R 8 520.04

Windows

R 7 706.65

Ceiling and insulation

R 9 309.39

RoofSt‹ucture

R 16 367.02

Brickwork

R 11 362,51

Concrete, Fromwork & Reinforcement

R 7 069.69

Earthworks

Cost

**Cost element**

Annexure B

COST BREAKDOWN OF MUNIOPAL ENGINEERING SERVICES - DIRE€T COST IMPLEMENTATION DATE: 1APRIL 2018

|  |
| --- |
| A GRADE SERVICES: DIRECT COST |
| **Zonlng** | **size In** m' | <<front | water | Cost ofsewer cost | Cost of roadscost | Cost of **stomi**wmer | **Cast** o£high mast | Total costper unit |
| Rest | 243 | 9m | R4140.12 | R7210.41 | R23570.60 | R4153.81 | R0.OJ | R39074.94 |
|  | 294 | 10m | R4471.07 | R7795.38 | R26516.53 | R5019.15 | R0.IXV | R43802.M |
|  | 122 | 5n | @l2fB03f@ | R9#869t48 | R11784.77 | R2076W | RO.IXI | R21534.27 |
|  | 236 | 10m | R4471.07 | R7795.38 | R26S16.53 | R4027.33 | RO.OJ | R42810.32 |

Most cost effective stand !s one with astraet from of em u 243m'ata cost ofR39 O74,94 plus Indirect eost

at R6 91O,32totaIIlng to RJ5 985,00



|  |
| --- |
| B GRADE SERVICES: DIRECT ODST |
| zoning | Size(m\*) | street | «we‹ |  | water system | high mast lighting | Total Costper unit |
|  |  |  |  |  |  |  |  |
| Res 1 | 294 | 10m | R5215.19 | R9278.36 | R 11877.53 | R2748.83 | R2387.31 | R31507.22 |
| 243 | 9m | R4849.45 | R9278.36 | R10557.92 | R2274.53 | R2387.31 | R29347.58 |
| 122 | 4.5m | R3389.66 | ] R9278.36 | R5278.43 | R 1137.27 | R2387C1 | R21471.03 |
| 236 | 10m | R5215.19 | ] R9278.36 | R11877.53 | R2206.02 | R2387.31 | R30964.41 |

iviost cost effective street fzont 1s 9m at Z43 m'ata ‹x›st oFR29347,58 plus Indirect cost

R6 91O,32totalllngto R36 MB.00

Annexure C

|  |
| --- |
| SERVICED STAND: COgT BREAKDOWN OF MUNIOPAL ENGINEERING SERVICES: INDIRECT COSTIMPLEMENTATION DATE: 1APRIL 2016 |
|  |
| Indirect cost | oetall description | Cost per unft |
| Safety Inspector | Six month project duration | R 101.18[ |
| Environmental Control officer | Six month project duration | R 101.18 |
| Pre planning studies | EIA, excl. specfallst studies and Wula | R 527.00] |
| Trafic Impactstudy- Capacity analysis at7 intersections | R 103.29 |
| Urban design | R 316.20 |
| Project management | SACPMP Gazetted fee scale with 20f£ discount | R 1586.80 |
| Geotechnical evaluation | GFSH2 Phase 1 | R 110.67 |
| Contour survey | Greenfields pro | W | R 31.62 |
| Land survey and pegging | Greenfields pro | lect | R 316.20 |
| land survey examination fee | Greenfields pro | ect | R 68.51 |
| Town planning | SACPLAN | R 388.08 |
| Civil Engineer | ECSA Gasetted fee scale wolth 203£ discount | R 2 37B.00 |
| Site supervision- civil | Conmcutlon period of 6 months | R 505.92 |
| Socclal facilitation |  | R 333.50 |
| Legal fees | Conveyancing Certificate | R 42.16 |
| Total |  | R 6 910.32 |

Annexure D



|  |  |
| --- | --- |
| DETAILED COSY BREAKDOWN OF 45 SQUARE NIETRE HOUSES FOR DISABLED PERSDNSON WHEELCxxiR uszD BASED ON SANS 1os00 XA AND HIGHER SPECIFICATION IMPLEMENTATION DATE: 1APRIL 2018 | DEPENDANT |
|  |
| Cost element | Cost |
| Foundations | R 11 708.51 |
| Ground floor constrcution | R M 064.18 |
| External envelope | R 26 553.41 |
| ftoof | R 8 614.73 ) |
| Ceilings and insulation above ceili>8 | R 8 6B4.59) |
| Internal divisions | R 14 713.48 |
| Floor finishes | R 9 286.06( |
| internal wall finishes | R 21 990.30} |
| Plaster of internal walls | R 1915.70 1 |
| Windows: Special Low E clear and opaque glass | R 4 778.60[ |
| Electrical intsallation | R 11 150.851 |
| lnternaljzlumbing | R 12 758.71) |
| Site clearance | R 3 161.261 |
| P&Gs |  R 12 774.10) |
| Sub Total A | R 161 154.49] |
| Project management | R S 639.9S) |
| Clerk of works  | R 4834.70) |
| Sub TotalC | R 171 629. |
| Transfer fees | R 1000.00) |
| Beneficiary administration | R 300.00 |
| Total R 172 92S.14) |
| Total Rounded *Ott* R 172 929.00) |

Annexure E

|  |
| --- |
| DETAILED COST BREAKDOWN FOR MILIYARY VETERANS 50 SQUARE METRE HOUSE IMPLEMENTATION DATE: 1APRI1 2018 |
| CO5t ~~Cleft+Drtc»~~ | Cost |
| Earthworks | R 7 782.06 |
| Concrete, Fromwork & Relnforcement | R 12 923.00 |
| Brickwork | R 22 956.16 |
| Roof Structure | R 19 031.56 |
| Ceiling | R 7 788.29 |
| Above ceiling insulatiDFl | R 1657.59 |
| Windows standard | R 3 711.18 |
| Windows special low e clear and opaque glass | R 4 206.Y2 |
| DODrs and Frames | R 6 677.86 |
| Finishing and paintwork | R 19 448.14 |
|  | Electrical | R 11 852.93 |
|  | Floor and wall tiling | R 12 769.34 |
|  | Plumbing and tollet plus rain water disposal | R 18 138.74 |
|  | 2 plate hob | R 414.40 |
|  | /Jo\nery | R 3 729.57 |
|  | Carport | R 13 023.90 |
|  | Fencing (32,5m) | R 3 655.57 |
|  | Sub total A | R 169 767.03 |
|  | P & G | R 15 431.56 |
|  | Sub totel B | R 185 198.S8 |
|  | Clerk of works | R 5 807.54 |
|  | Project manager | R 6 707.66 |
|  | Transfer cost |   |
|  | Beneflary administration | l R 300.00 |
|  | Total | R 199 013.78 |
|  | Total rounded off R 199 014.00 |

EMERGENCY ASSI6yANCE PROGRANIME: Grant amounts applicable aa ›rom 1 April 201B

TEMPORARY ASSISTANCE

1. Beale Municipal Englneedng 6ervfeea In reapest ef temporary aaalatance on a ahared baela (ma. VAT)



ITEtg

a] Inalcect CoeB:

Benegelafy Admlfdstratton 6cfaty lns0actor(DoL) Envlenmental Control Olficar

Pre-OlannlnB studies

Geo-technical InvestQallon(lfamllcabe)

Contour Survay Q]

Land sunreyka and 8ke megN (gl

Land aurvay(Surva r Genaml) axamlna8on fee l4J

(tI]T0wnshh eetabllshment

Civil En0ln0ar: 6arvlces deslgn 6 Site 6ug•lvlsIon:

Lagal FeeE (If applicable)(ramal ageemeNs) [b] Madletlou 6 Conflict Rasdutlon l6]

6ab•YoB1: Indirect Coets gsr atand ay Dlraat co6t:

Weter faflculation on shafad basis

Sanaatlon on shered baals Roads (Main acce6s] Stom Watar

Sub•TotaJ: DJract Cost

TOTAL sTAND CO6T{portion af an ordinary stsna anacaa octween b un\aj}

R 31640 R 01.2t R 73.03 R 48e.35 R 97.42

R 27.40

R 18.24 R BI.58 R ZB.32 R 5064

R 72.bb R 5248 R 14B.36 R 64.05

R 6.46

R 51.95

R 1 660.16

1 310A8

1 ZZ4.84 B68.4g 541.82

3 846A2

1. Construcson Coat dt temporary shelter(Inc. VAT).

IRoofshastlro I covarlra [Side Cladding / Wall Claddlng IColumn8 snd anchor boIB

]Coiumn footlnos: Concfeta basaa for structure wst8

I **Rallatfi**

[Purlins

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lDoor

]Wlndow

I R B 898.89”

L R 11 382.52

} R b 736.b3

I R1620.76

I RS124.76

I R4O56A1

I R2717.44

I R3327.01

I R974.14

I R2500.65

) R2424.05

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[Thofmal lnwovomant undar fool I R2922.53

ICub-Total:

ETOTAL 8HEL7ER GOBT

/GRAND TU j AL PER GRANT

ReBalr of aervf«ea to Mattanal Nums ana Standards: B Gtaae Lav8I: Up to a auiaeline amount of Ragalr of aervfaes to Matlonel Norma and 8tandarda: A Grade Level: Ue to a Ouldellne amount af

[Rapalr of axiatlng formal ecuctuce accwdlng to National Noms and $tandarda 'S0sgm) w Ie an amovnt ef:

despair of exteacg tomal atructuce aceorz0ng to NsBonal Norma •nd Btandarda (40agmJ

 Replacent ef aameeea heuaa wnh n•w etrumura: t» j

(1] If the Munlafpallty cannot manega the project

[Z] Only lf•lte ie to be •••ad ror temporary settlement with e permanent housing solution, or for scoping atudy.

(3j Only Kstta la to be ueed for temporary aettlemem wlth a s pemarant houelng

solution, or whare the tepegraphy neoeaaltate for eervicas glantdng purpoaea.

[4j Sfte pegging enty lot •tia toba used fer temporary aattlemant wkh a permanent

solution or pamanent temporary area

[7j When appltcabla.

Rb0 78B.SO

] R#4441.00

R 6e s48.a0

R 3B M7.BO R65 8SS,00” R 41 030.66

R 89 947.97

R 11B 587.04

Annexure G

|  |  |
| --- | --- |
| Informal sexlemant upgredlng programmeseffect from 1Aprfl 2018 | Grent amounts avalllble with |
| Phsse 1 |
| Survey, registration, | particteation, facilitation, | dispute | resolution | etc | } | 3'X» of project cost |
| Geotechnical investigation | } | R 120.22 |
| Land acquisition | } | R 3 423.03 |
| Pre-Planning ] | R 1031.49) |
| Interim engineering services | R 3 879.45 |
|  |  |
|  |  |
| Detailed town planning | R 540.93) |
| land surveying and pegging | R 400.70 |
| Contour survey | R 80.15 |
| Land survey examination fee | R 124.22) |
| Civil engineer’s fee | R 1209.47[ |
| Site supervision fees  | R 304.50] |
| Permanent engineering services provision: B Grade Level: Guideline Amount | R 35 836.00] |
| Pro | ect management  |  |
|  |  |
| Relocation grants | “ ] |
| Transportations and loading costs for people and household effects | R 513 |
| Soclal service support Including support for the registration of social | R 387.95] |
| benefits, school registration and other welfare support |  |
| Relocation food support to households | R 638.98$ |
| Maximum cost per household | R 1 540.38] |
|  |  |
|  |  |

Annexure H

N T M

|  |  |
| --- | --- |
| ational Housing Programme: Social and EAonemfc Amennltles Grantamounu wlth effect from 1April 2018 |  |
| ype of facility Cost per facility(Incl VAT} |  |
| edical care facility | R 355 132.49 |  |
| Ablution facility If required | R 331 457.00 |  |
| Subtotal: | R 686 589.4B |  |
|  |  |  |
| 1436 project planning and project management | R 96 122.55 |  |
| Subtotal: | R 781 71R02 |  |
|  |  |  |
| Community hall (S20m\*) Inclusive of day care centre and ablution facility | R 1 410 665.19 |  |
| Community park or playground | R 737 263.37 |  |
| Ablutlon facll“ny If required | R 331 457.00 |  |
| Subtotal: |  |  |
|  |  |  |
| 14% project planning and project management | R 347 113.98 |  |
| Subtotal: | R 2 826 499.53 |  |
|  |  |  |
| Taxi rank | R 839 805.28 |  |
| Ablutlon facility if required | R 331 457.00 |  |
| Subtotal: |  |  |
|  |  |  |
| 1438 project planning and project management | R 163 976.72 |  |
| Subtotal: | R 1335 Z38.99 |  |
|  |  |  |
| Sports facilities |  |  |
| *Grassed* field (110mx65m) | R 1206 489.96 |  |
| Combi Court [30mx15m) | R 221 957.81 |  |
| Ablutlon facility if required | R 331 457.00 |  |
| Subtotal: | R t759 904.77 |  |
|  |  |  |
| 14f6 project planning and project management | R 246 386.6? |  |
| Subtotal: | R 2006 291A4 |  |
|  |  |  |
| Small buslness facilities | R 761 458.06 |  |
| Ablutloh facility If requlre0 | R 331 457.0 |  |
| Subtotal:  | R 1092 915.0 |  |
|  |  |  |
| 14f6 project planning and project management | R 153 008.11 |
| Subtotal: | R 1Z45 923.1Y |
|  |  |
| Subtotal excl. planning and project management fees |  |
|  |  |
| Total project pinning and project management fees | R L 006 608XI0 |
| Grand Total | R 8 196 665.15 |
|  |  |

0

£

Summary ofhousingsubsldy quantum and Grant levels Izo National Housing Programmes. 2017/2018

Applicable from 3 April 2O18

Annexure I

}\_\*»•›oP'»siamme: i•aiwiw Isuaeilneam«u{uwImvmam«um j j

land cost Perslte Services (Top Stzcuture )TotaI subsidy/ Grant (Variance [lndMd0étiIJogsl@›SubsItIIe! z'— fiR‘6\*DXiXXI — -R'45"985!tXJ( 'R116'gB7 ' ° " M2g8 852.00 None

*tR0P:* A Grade Servfces R 6 00t 00 R 4S 98s.QJ/ R116 867.00( R168 852.00 None

[RDP: B Grade Serives R 6 000.00 R 36 258.00[

R116 867.00|

R 159 125.00 /None

(CoftSDlfdatfon Subsidy R 0.00 R 0.00 R116 867.00( R116 867.00 No land and transfer fees Institutional Housing Subsidy R 0.00 RO.00 R116 867.00 R116 867.00 No land and services cost E 'HI' R 6 000.00 R 45 985.00 R116 867.00 R 16B 852.00 None

No land, B grade senses and

Rural Housing Subsidies

Farm Residents Housing Subsidies Disabled Wheelchair House Military vets I-louse

R 0.00 R 36 258.00 R116 857.00

RO.00 R29348.00 R116667.00 R6000.00 R4S985.00 R172929.00 R6000.00 R45985.00 R199014.IXP

R 153 125.00 no transfer fees

No land, B grade derives and R 146 215.00 no transfer, fees no planning R 224 914.00 Special top mucture

R 250 999.00 Special top structure plus

Phase one Phase Two

Total plus indirect cost

Emergency Housing Assistance: Temporary services

Temporary shelter

Repair to existing services B Grade Repair to existing serfces A Grade Repair to exlstln houses 3o sqm Repair to existing houses 40 sqm

Replacement of houses

R6000.00) R9863.00

( R469S0.00

| R52227.00

R 6 000.00) R S 056.00

) R 36 256.00

R 45 931.00

R 0.OJ R 0.tXI

R 57 790.00

R 115 568.IXI

R S8 227.00 Only services and land cost

R 68 846.00 Land,Temp serv and Shelter

R 36 258.00 Just derives repair

R 45 931.00 Just serives repair

R 41931.00 Previous 30 sqm house

R 89 946.00 Previous 40 sqm house

Current SANS 10400 house, no

R zis sss.oo transefer and ben. admin.