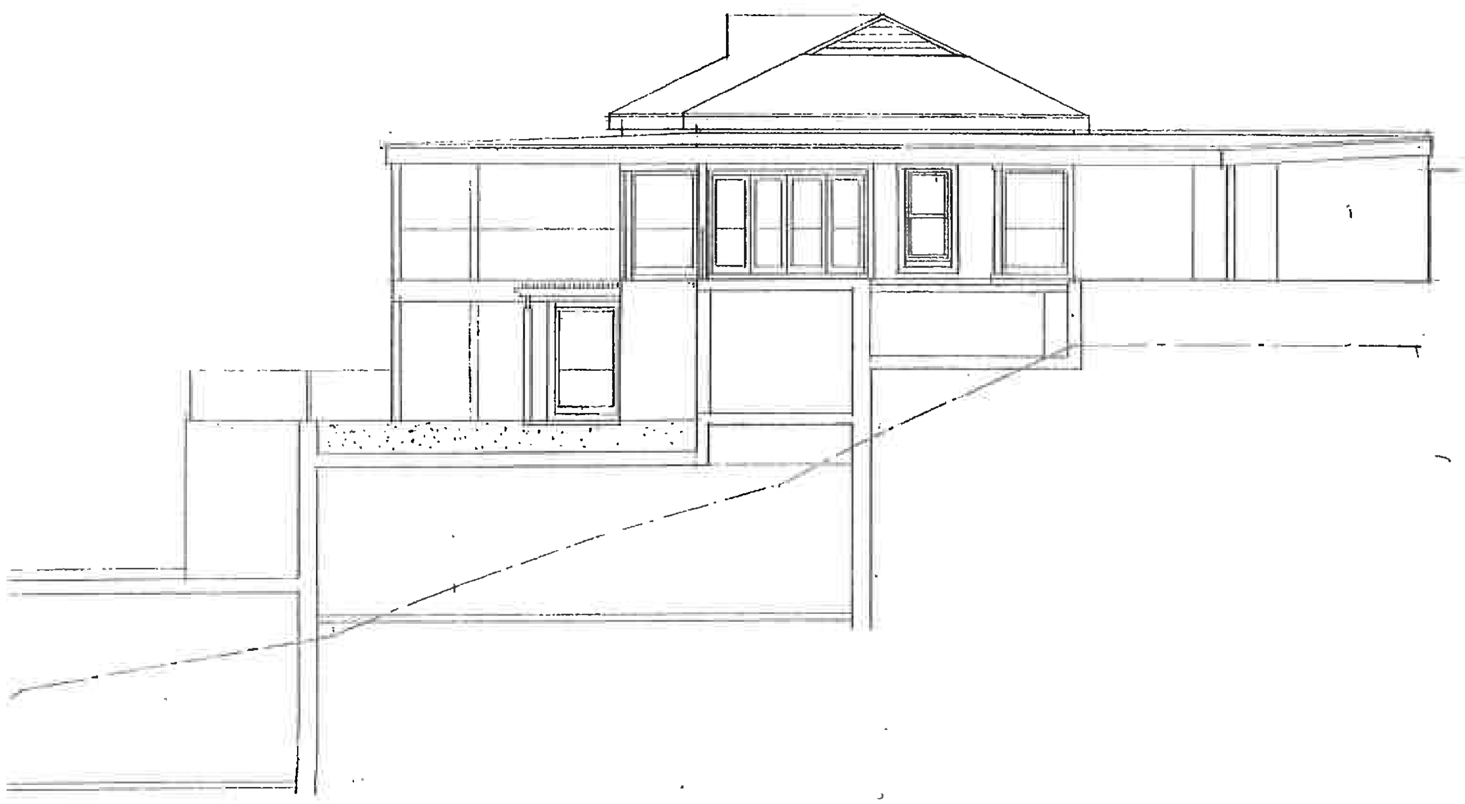
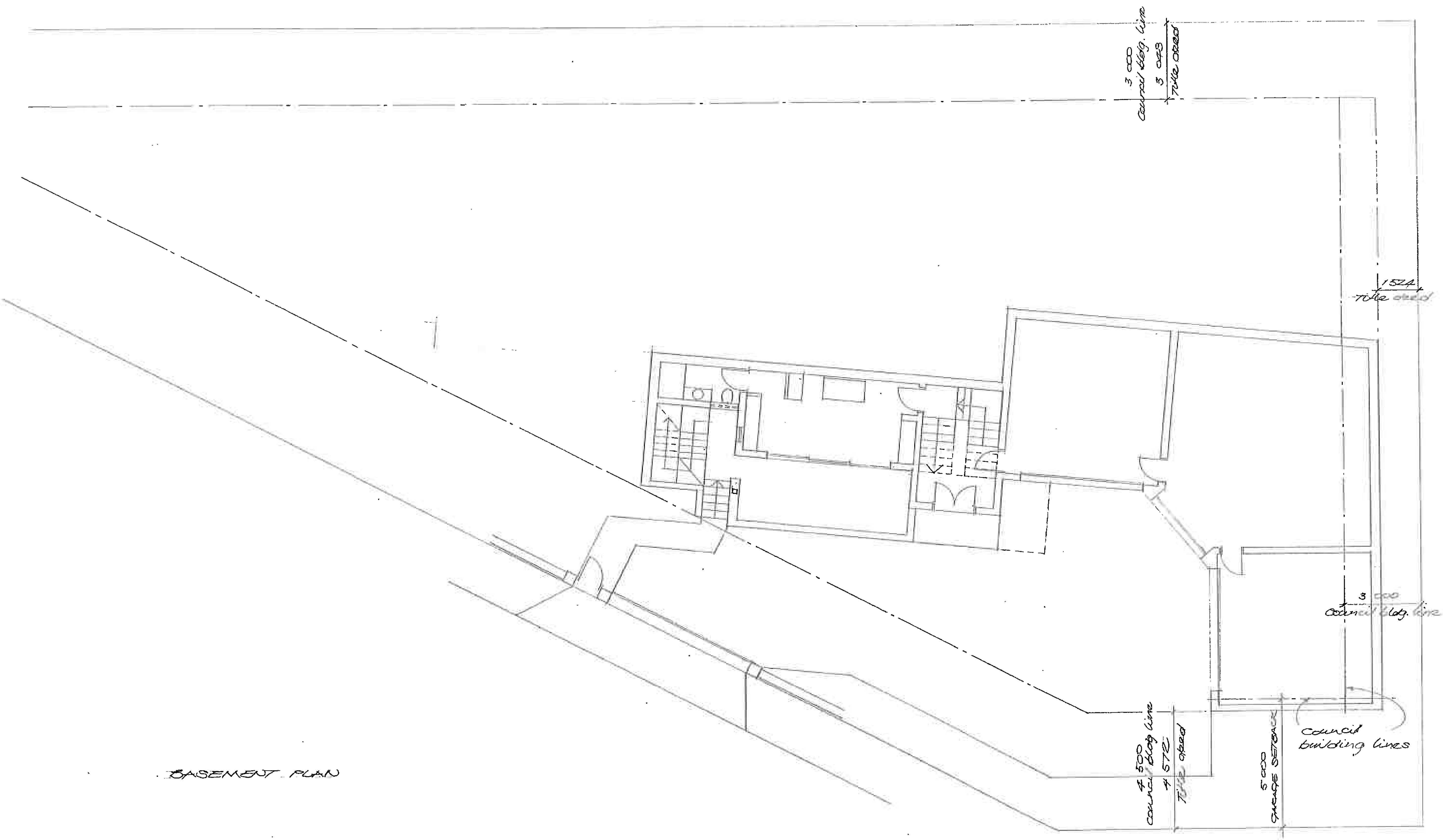
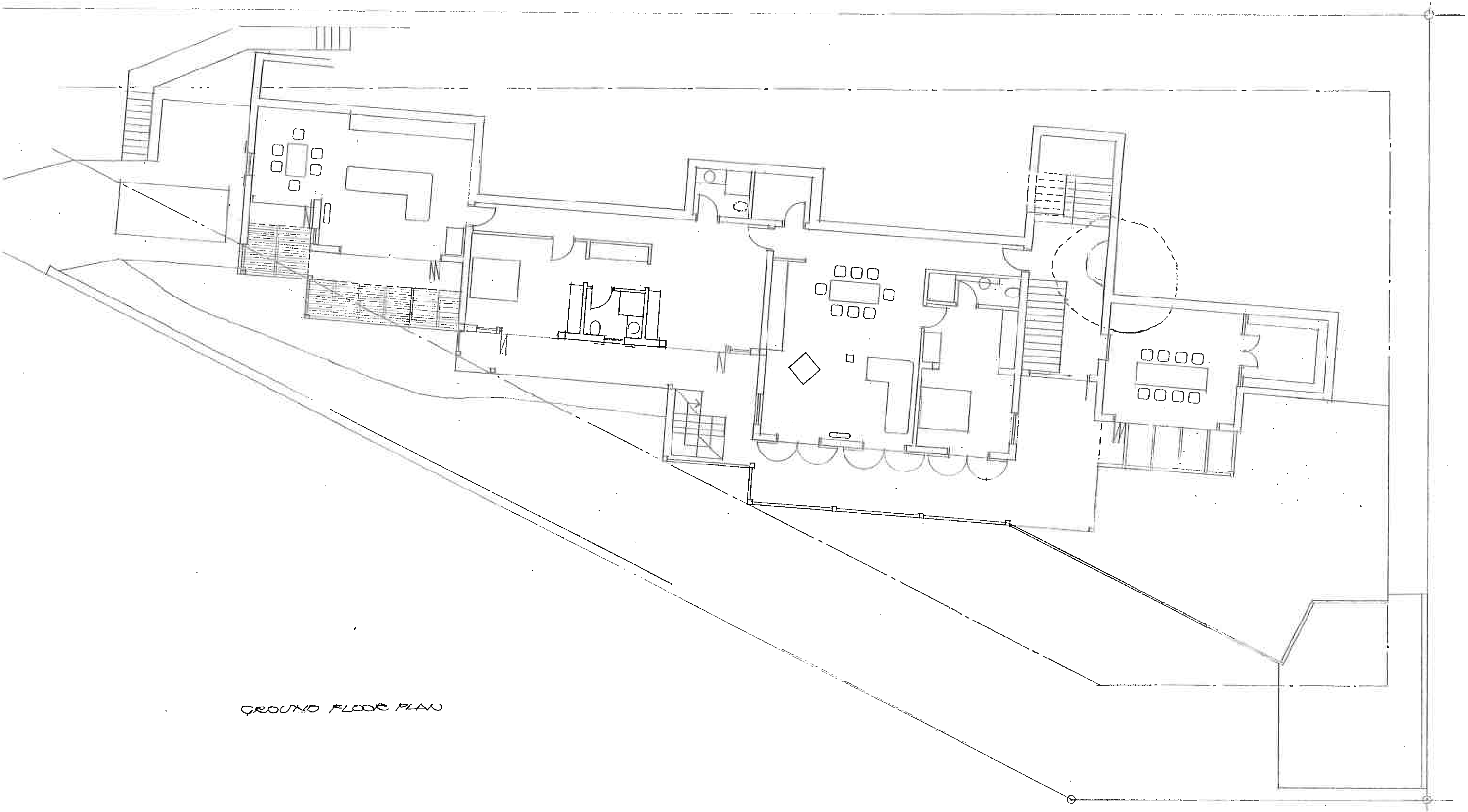
Front Elevation.



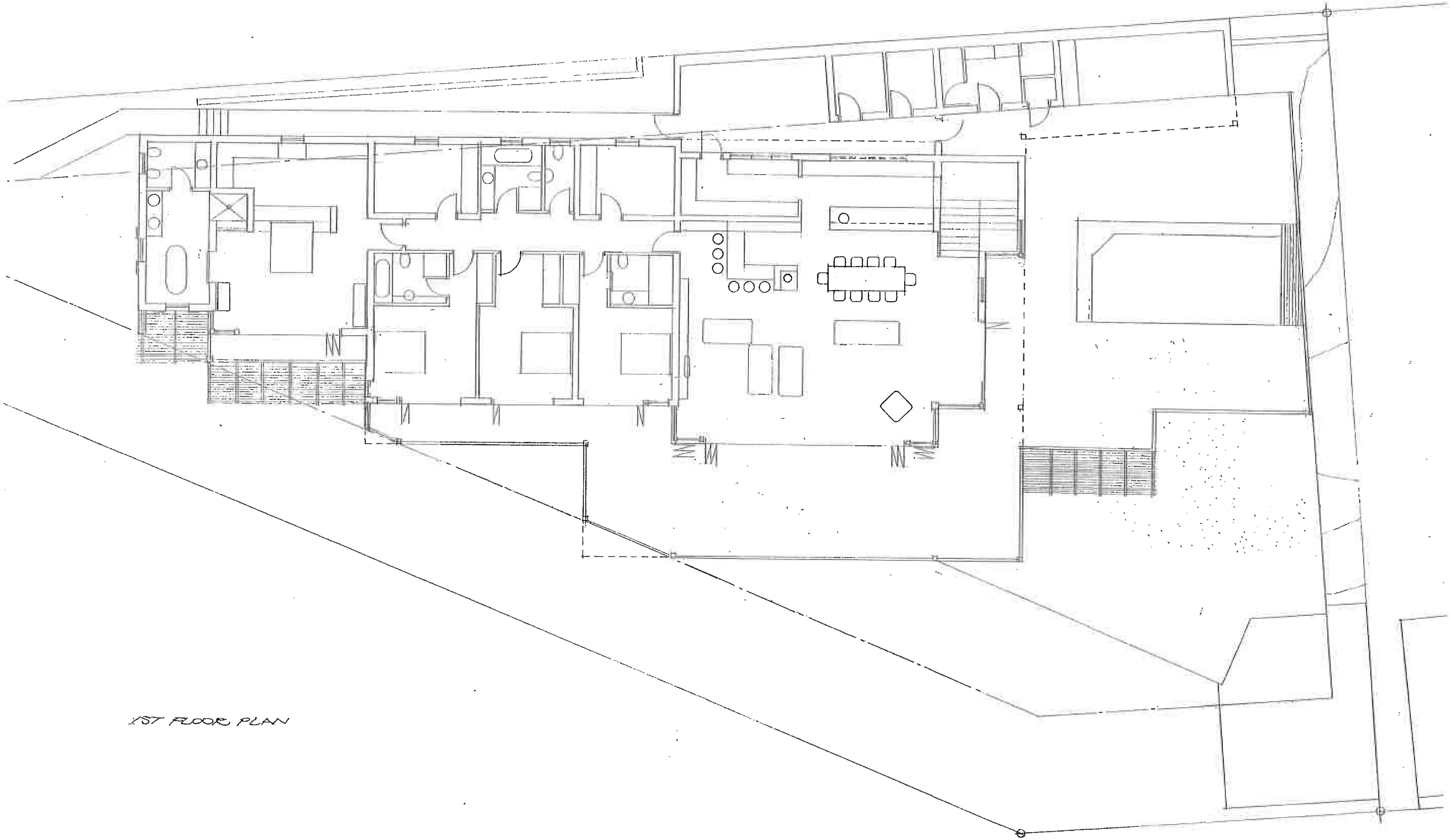
Lowest Floor.



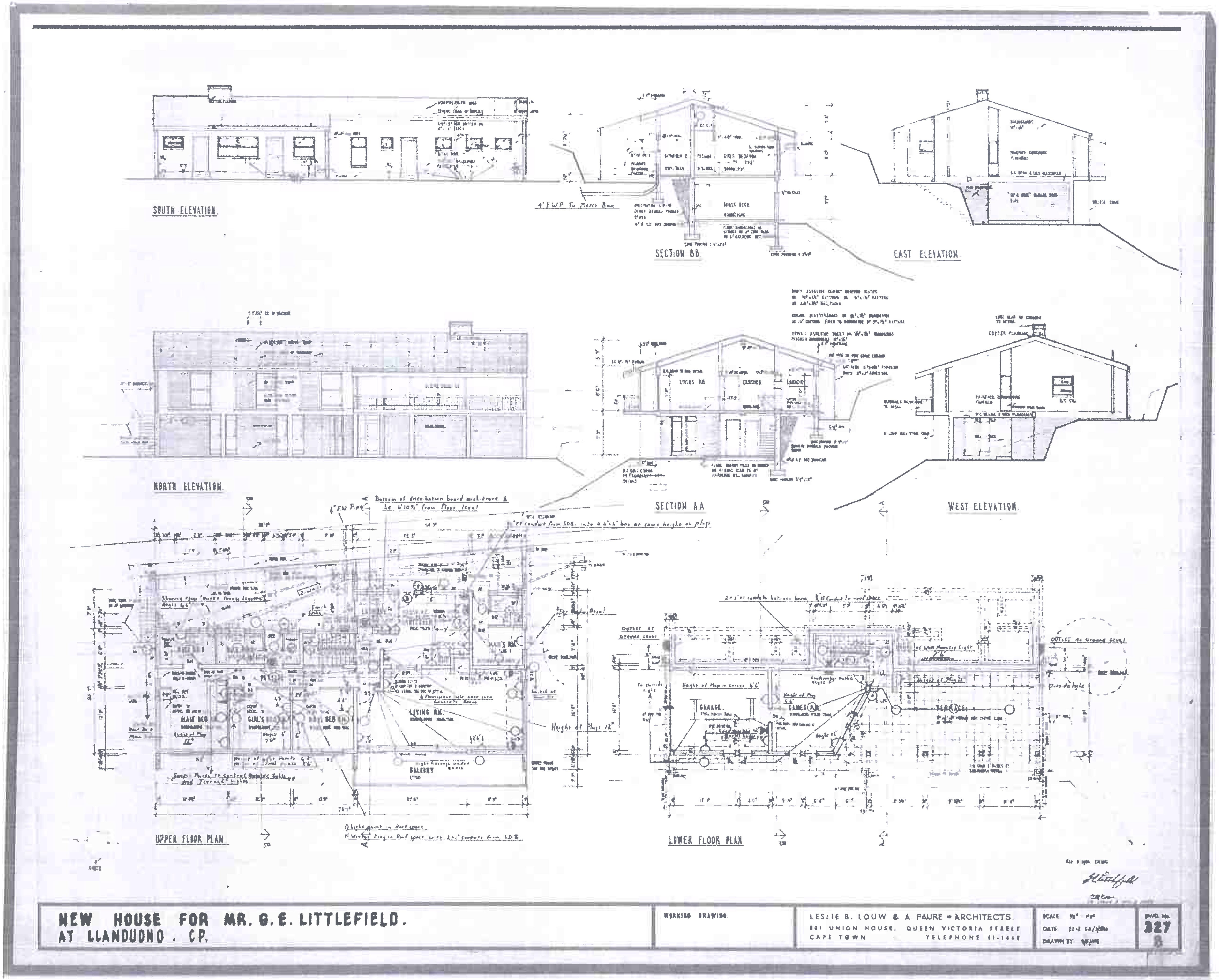
Middle Floor



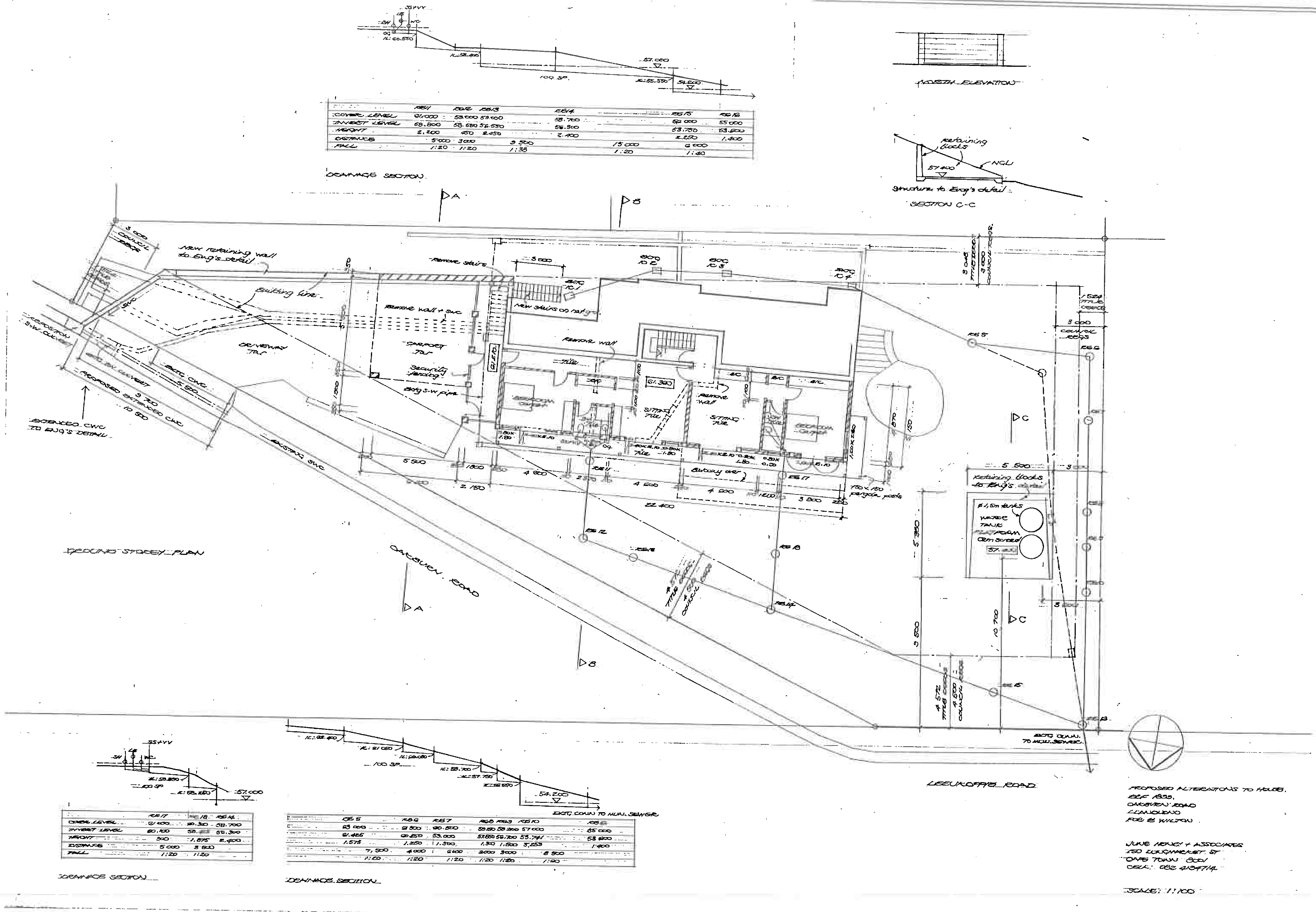
Top Floor



original plan.



# Phase One Lower Floor and Driveway




| | RE11 | RE12 | RE13 | | RE14 | | RE15 | RE16 |
|---|---|---|---|---|---|---|---|---|
| COVER LEVEL | 61.000 | 59.000 | 59.000 | | 58.700 | | 56.000 | 55.000 |
| INVERT LEVEL | 58.800 | 58.550 | 56.550 | | 56.300 | | 53.750 | 53.600 |
| HEIGHT | 2.200 | 450 | 2.450 | | 2.400 | | 2.250 | 1.400 |
| DISTANCE | | 5 000 | 3 000 | 3 500 | | 15 000 | 6 000 | |
| FALL | | 1:20 | 1:20 | 1:38 | | 1:20 | 1:40 | |

DRAINAGE SECTION

| | RE17 | RE18 | RE14 |
|---|---|---|---|
| COVER LEVEL | 61.400 | 60.300 | 58.700 |
| INVERT LEVEL | 60.100 | 58.[illegible] | 56.300 |
| HEIGHT | 300 | 1.875 | 2.400 |
| DISTANCE | | 5 000 | 3 600 |
| FALL | | 1:20 | 1:20 |

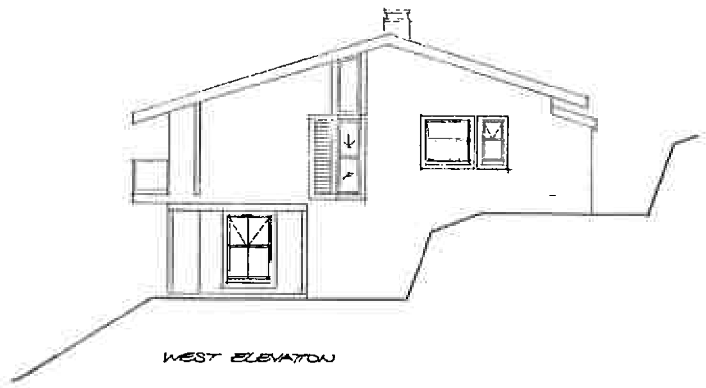
DRAINAGE SECTION

| | RE5 | | RE6 | RE7 | RE8 | RE9 | RE10 | | RE[illegible] |
|---|---|---|---|---|---|---|---|---|---|
| | 63.000 | | 61.500 | 60.500 | 59.150 | 58.200 | 57.000 | | 55.000 |
| | 61.425 | | 60.250 | 59.000 | 57.850 | 56.700 | 55.741 | | 53.600 |
| | 1.575 | | 1.250 | 1.500 | 1.300 | 1.500 | 3.259 | | 1.400 |
| | | 7.500 | 4 000 | 6 400 | 2000 | 3000 | | 8 500 | |
| | | 1:20 | 1:20 | 1:20 | 1:20 | 1:20 | | 1:90 | |

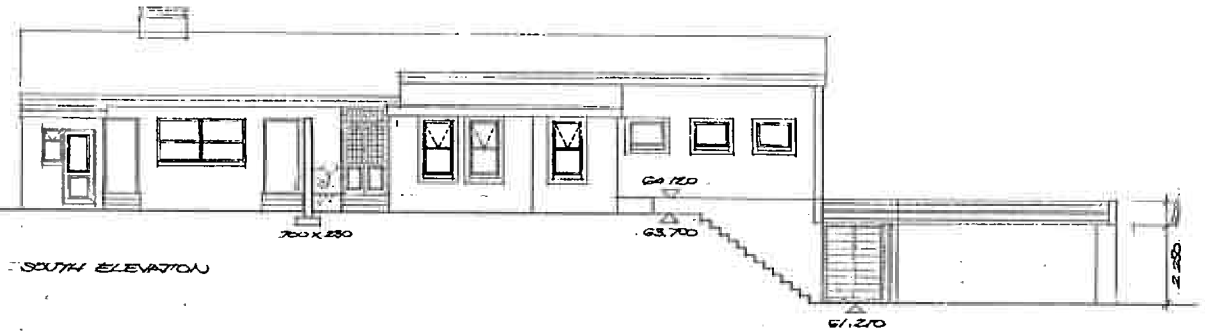
DRAINAGE SECTION

# Phase One Upper Floor + Elevations

NORTH ELEVATION

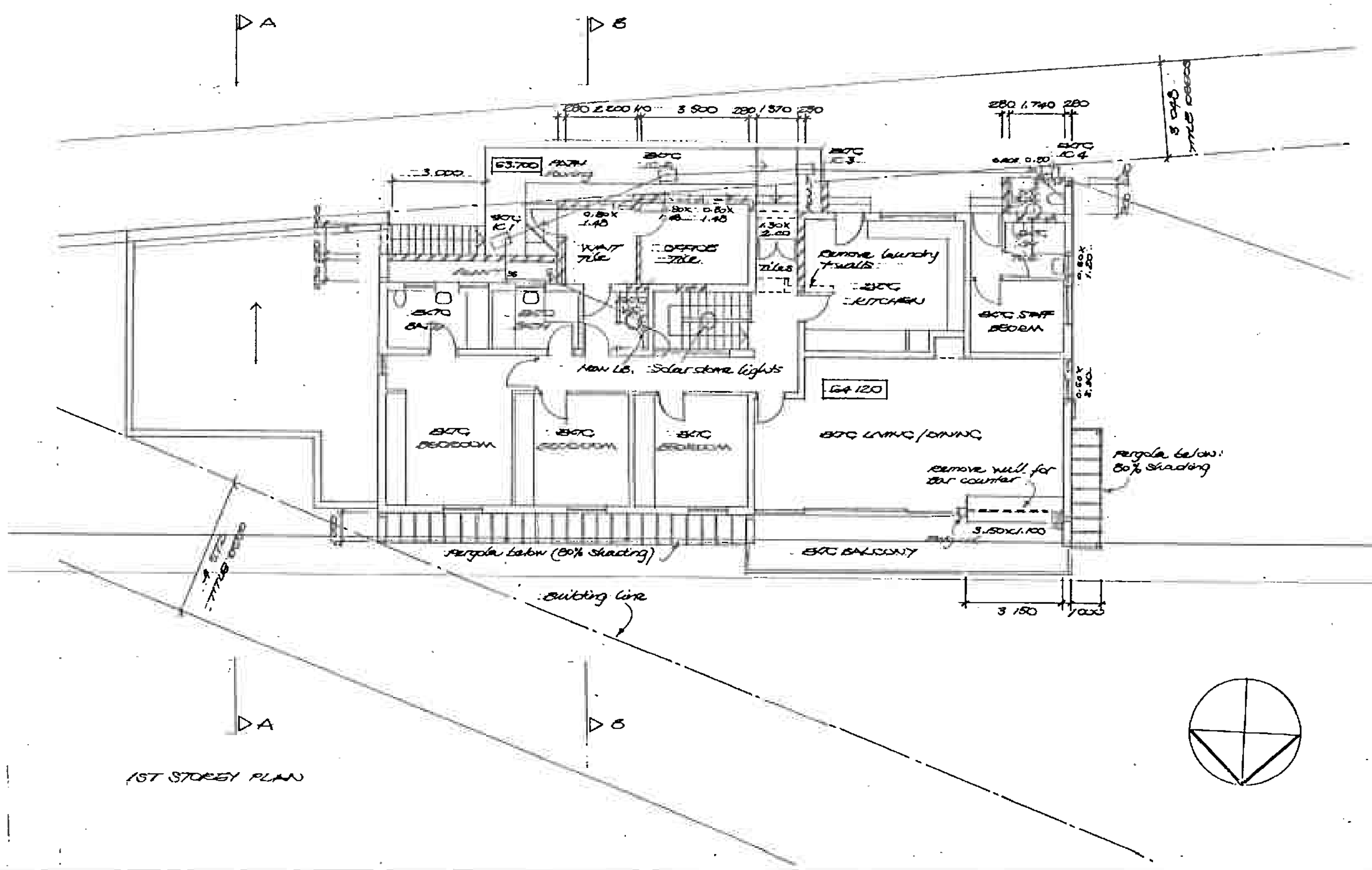


WEST ELEVATION

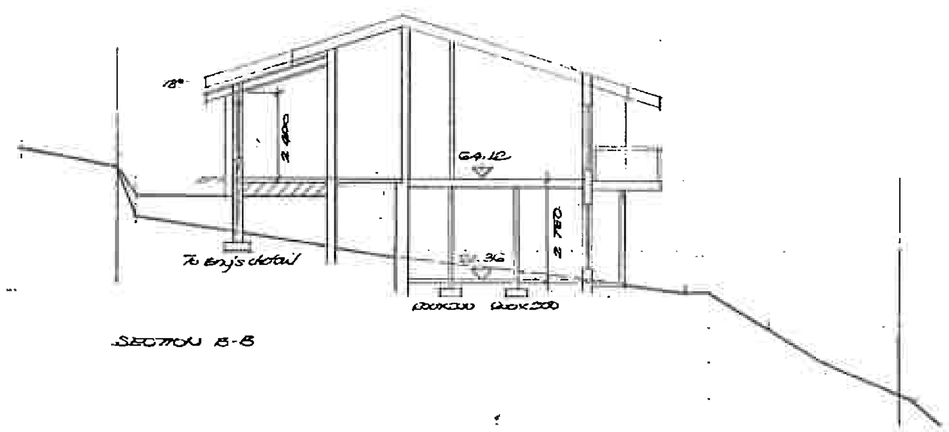



SOUTH ELEVATION

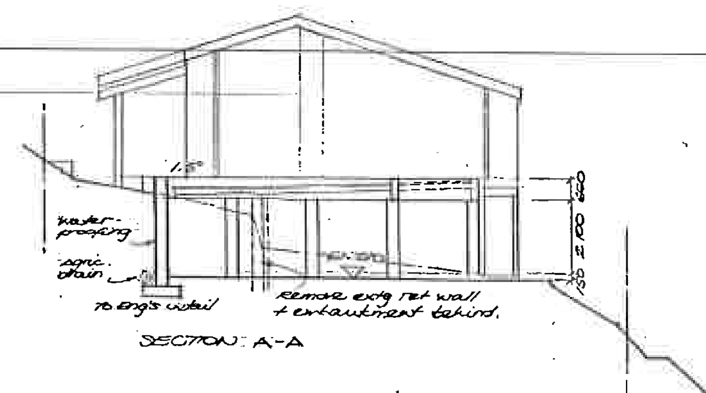

EAST ELEVATION




1ST STOREY PLAN




SECTION B-B




SECTION: A-A

NOTES:
ROOF: (ADDITIONS)
DIAMONDEK AZ 200 CLEAN COLOURBOND
"ROOF" SHEETING, ON 76X50 PURLINS
AT 1,200 C/C MAX, ON RAFTERS TO
ENG'S SPEC'S
PITCH: AS INDICATED ON SECTIONS / TO
MATCH PITCH OF EXTG HOUSE.
RAFTERS TIED DOWN TO 114 X 38
WALLPLATE WITH GALV. HOOP IRON TIES
TAKEN 600 MM INTO BRICKWORK / RAFTERS
SECURED TO RC BEAM TO ENG'S DETAIL.
EAVES:
LONGSPAN ALUMIN GUTTERS + DOWNPIPES.
FASCIAS TO MATCH EXISTING.
CEILINGS: (INTERNAL)
SKIMMED RHINOBOARD ON BATTENS TO U/S
RAFTERS, TO MANUF'S SPEC'S.
INSULATION ABOVE CEILING TO ENERGY-
EFFICIENCY SPEC'S.
WALLS:
PLASTERED / BAGGED + PAINTED.
PC LINTOLS BUILT IN OVER OPENINGS UP TO
3m MAX SPAN, TO MANUFACTURER'S SPEC'S.
ALL OTHER BEAMS TO ENG'S DETAIL.
WEEPHOLES EVERY 3RD BRICK ABOVE DPC'S
+ OVER LINTOLS.
CAVITIES BELOW DPC FILLED WITH CONCRETE.
WINDOWS:
ANODISED ALUMINIUM.
GLAZING TO COMPLY WITH PART N OF
SANS 10400.
10% MIN GLASS AREA TO FLOOR AREA,
5% OPENABLE.
ALL GLASS UP TO 500 MM ABOVE FFL, OR
GREATER THAN 1 M2 TO BE SAFETY
GLAZED, IN ACCORDANCE WITH BLDG REG'S
FLOORS:
FLOOR FINISHES AS SPEC ON PLAN, ON
25 mm MIN SCREED, ON 100 CONC SLAB,
ON 250 MICRON PLASTIC SHEET / OR ON
DRAINED SUBSTRUCTURE, ON WELL
COMPACTED FILL.
DPC TO BE 150 mm ABOVE FINISHED GRD LEVEL
FOUNDATIONS:
STRIP CONCRETE FOOTINGS UNDER
280 + 230 WALLS: 700X230
110 WALLS: 600X200
OTHER TO ENG'S DETAIL.
STAIRS:
TREADS: 250 mm MIN.
RISERS: 200 mm MAX.
2,100 VERTICAL CLEAR HEAD HEIGHT
BALUSTRADES:
1m HT ABOVE FFL / TREAD NOSING
100 mm MAX OPENINGS
EXTRACT TO INTERNAL WC:
25 L/S AS >10 AIR CHANGES.
FAN TO BE DECOR 200 "SILENT" DUTY
25 L/S @ 28 pa. FAN TO HAVE DEDICATED
SWITCH. MAX NOISE AT BOUNDARY: 45 dBA.
DOOR UNDERCUT BY 20 mm.
EXTRACT THRO' ROOF.
PERGOLA:
150 X 150 MIN POSTS
230 X 70 MIN FRAME BEAM
150 X 38 PERGOLA BEAMS + 80% SLATTED
SHADING OVER
GENERAL:
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL STRUCTURAL WORK TO ENG'S DETAIL.

PROPOSED ALTERATIONS TO HOUSE
ERF 1599
OAKBURN ROAD
LLANDUDNO
FOR B WILTON


JUNG HENEY + ASSOCIATES
150 LONGMARKET ST
CAPE TOWN 8001
CELL: 082 4194714

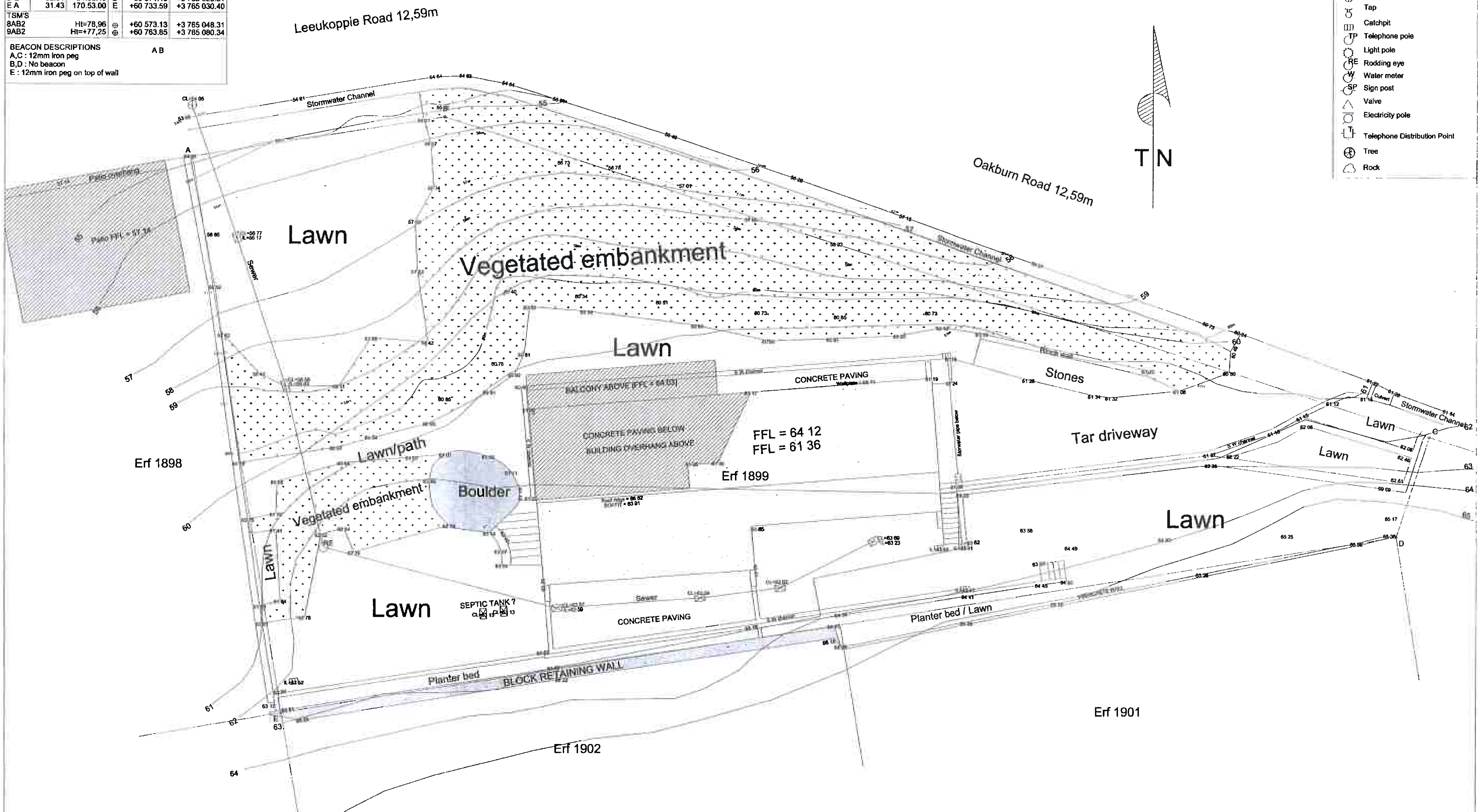

SCALE: 1:100

Site Contour Map.

| SIDES metres | | ANGLES OF DIRECTION | | CO-ORDINATES Y System: WG 19° | X |
|---|---|---|---|---|---|
| | | Constants | | 0.00 | 0.00 |
| | 14.20 | 261.00.00 | A | +60 738.57 | +3 764 999.36 |
| B C | 57.78 | 288.02.10 | B | +60 724.55 | +3 764 997.14 |
| C D | 5.87 | 18.14.50 | C | +60 669.61 | +3 765 015.03 |
| D E | 62.91 | 81.02.40 | D | +60 671.45 | +3 765 020.61 |
| E A | 31.43 | 170.53.00 | E | +60 733.59 | +3 765 030.40 |
| TSM'S | | | | | |
| 8AB2 | | Ht=78,96 | ⊕ | +60 573.13 | +3 765 048.31 |
| 9AB2 | | Ht=+77,25 | ⊕ | +60 763.85 | +3 765 080.34 |

BEACON DESCRIPTIONS
A,C : 12mm iron peg
B,D : No beacon
E : 12mm iron peg on top of wall

A B




CONTOURS

5. Layers GCONTOUR and MCONTOUR represent EXISTING GROUND
   No contours possible above the embankment due to the built form
6. Contours adopted from Divisional Council Topo Plan 6064B (Layer 6064B)
   and no NOT depict existing ground levels (To be used for height restrictions)


TREVOR STANDER Land Surveyors

Beacon & boundary relocations, subdivisions,
Contour/topographical plans, height
determination, Sectional Title practictioner

Cell 083 261 8516

E-mail : trevorstander@gmail.com

PLATO Professional Reg. No. PLS 0905


NOTES

1. All dimensions in meters
2. Datum Mean Sea Level
3. All data determined to accuracy level = +- 0.06m
4. Fig A - E = Erf 1899
5. All information shown is unchecked.
   Any data used for design or setting out purposes must first be verified
6. Setting out to be done only from benchmark supplied by this firm
   Boundary beacons must be verified on commencement of construction
7. Origin of spotshots on layer POINTS1, not the CAD origin
   of the text on layer ELEVATION

9. Boundaries do not reflect any possible prescriptive claims
10. Only visible services are shown
11. Title deed to be examined for additional servitudes
12. Note that cadastral boundaries differ slightly from original
    boundary data as per the Surveyor Generals diagram
13. Floors are assumed to be level when quoting FFL
14. Staircases not to detail - Tree diameter to scale at waist height

DRAWING REF T1325-3

Revision

DATE 15/11/2015

SCALE 1/100



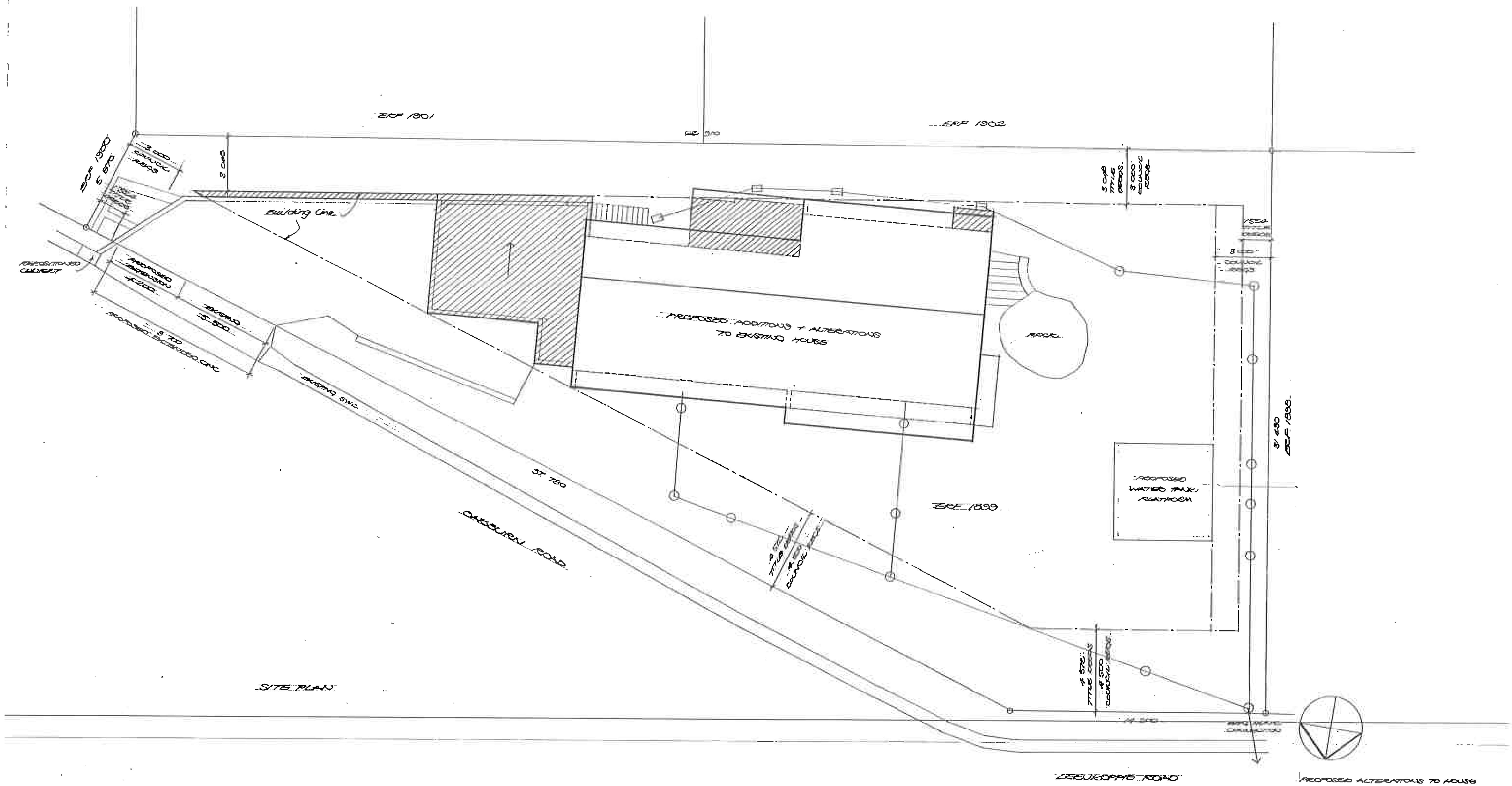
Topographical Plan

Erf 1899 HOUT BAY

9 Oakburn Rd

Llandudno

# Site Phase One Footprint




SITE PLAN

PROPOSED ALTERATIONS TO HOUSE
ERF 1899
OAKBURN ROAD
LLANDUDNO
FOR S. WILSON

LUNG HENEY + ASSOCIATES
150 LONGMARKET ST
CAPE TOWN 8001
CELL 082 4134714

SCALE 1:100

House Wilton Budget Cost

**Summary Oakburn Road Llandudno** REV A 04-Apr-18
**Mr & Mrs Wilton**

**Project Price Submission - by Finman 215 cc *ta* Redstone Construction**
**CK2011/105002/23 - VAT 4840264206 - NHBRC 3000158502**

**Quote includes all labour and material on elements as listed below**

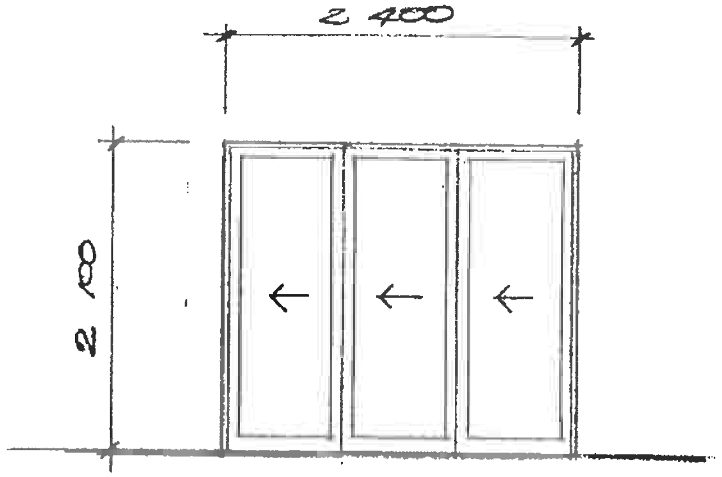
| Llandudno | Measure | Unit Cost | Value (Rands) |
|---|---|---|---|
| | | | |
| EARTHWORKS INCL RUBBLE REMOVAL TO DUMP SITE | 1 | R 35 000.00 | R 35 000.00 |
| CONCRETE - INCL REBAR AND DRAINAGE | 1 | R 158 500.00 | R 158 500.00 |
| DEMOLISH WORK | 1 | R 32 000.00 | R 32 000.00 |
| MASONARY - PLASTERING - SCREEDS | 1 | R 212 000.00 | R 212 000.00 |
| WINDOWS AND DOORS | 1 | R 94 000.00 | R 94 000.00 |
| CEILINGS & SKIMMING | 1 | R 45 000.00 | R 45 000.00 |
| DOWNSTAIRS ELECTRICAL LIGHT AND POWER POINTS | 25 | R 650.00 | R 16 250.00 |
| ELECTRICAL - PC SUM DISTRIBUTION BOARD MOVE AND UPGRADE - 1ST FLOOR KITCHEN | 1 | R 95 000.00 | R 95 000.00 |
| PLUMBING | 1 | R 40 000.00 | R 40 000.00 |
| FLOORING @ R385m2 - LAB R135m2 MATERIAL R250m2 | 115 | R 385.00 | R 44 275.00 |
| BICS PC SUM - SUBJECT TO FINISHING | 1 | R 75 000.00 | R 75 000.00 |
| EQUIPMENT HIRE AND SITE ESTABLISHMENT | 1 | R 35 000.00 | R 35 000.00 |
| P & G's Fixed Monthly Costs | 3.5 | R 43 200.00 | R 151 200.00 |
| Profit & Attendance on PC Sums - 7.5% To Be Added On Confirmation | | | |
| **Project Value Phase 1 - New Accomodation & Downstairs (Excl Vat)** | | | **R 1 033 225.00** |
| | | | |
| **Phase 2 - Upstairs (Excl Vat)** | **1** | **R 315 000.00** | **R 315 000.00** |
| | | | |
| **Phase 3 - Driveway Incl Culvert subject to CCC approval - Budget (Excl Vat)** | **1** | **R 350 000.00** | **R 350 000.00** |

**Qualified Exclusions:**

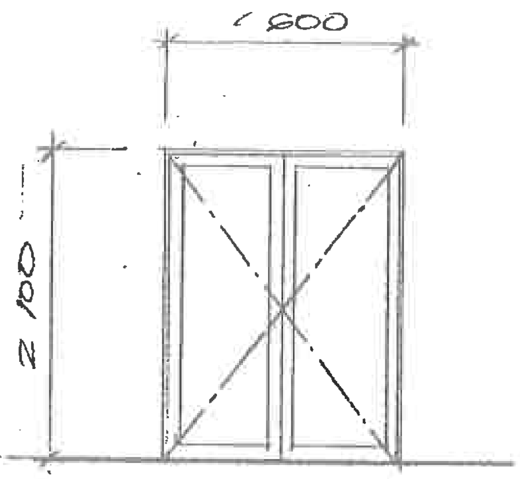
**1] Water and electricity - client to supply**
**2] All profesional and local authority fees**
**3] NHBRC Registration Fees**

DOOR + WINDOW SCHEDULE:

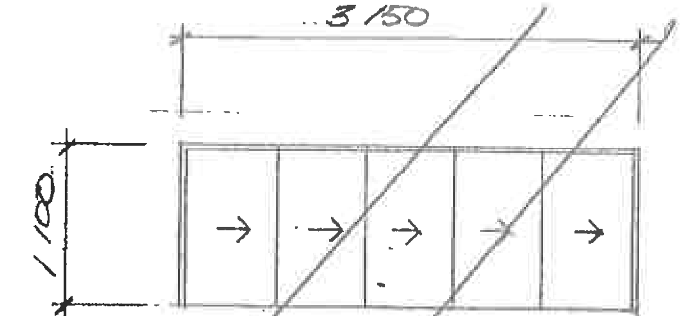
HOUSE WILTON




FOLDING / SLIDING DOOR
SIZE: 2,40 X 2,10
FRAME: ANOD. ALUMIN.
NO. REQD: 3

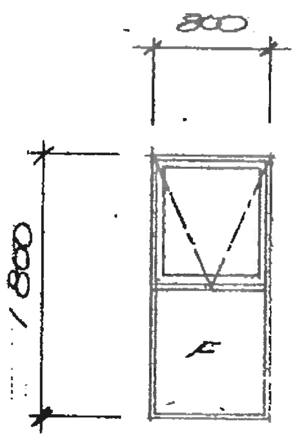



OPEN OUT DOORS
SIZE: 1,60 X 2,10
FRAME: ANOD. ALUMIN
NO. REQD: 1

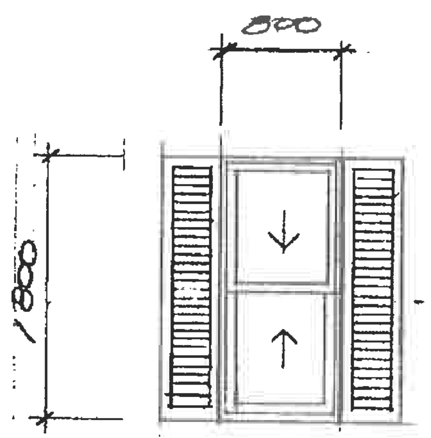



~~FOLDING / SLIDING DOORS~~
~~SIZE: 3.15 X 1,10~~
~~FRAMELESS GLASS~~
~~NO. REQD: 1~~

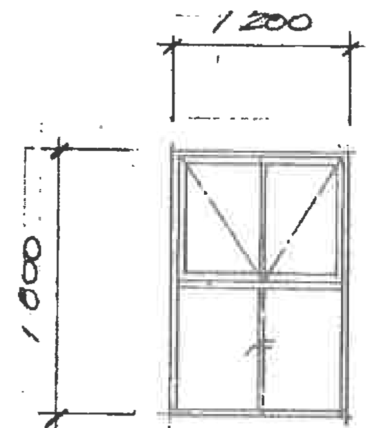
OMIT FOR INITIAL STAGE



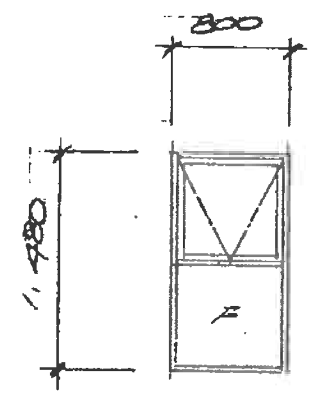

THOO WINDOW
SIZE: 0,80 X 1.80
FRAME: ANOD. ALUMIN
NO. REQD: 3



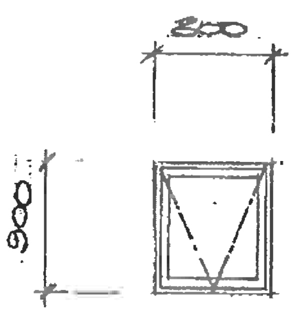

SASH WINDOW
SIZE: 0,80 X 1,80
FRAME: ANOD ALUMIN
SHUTTERS: ANOD ALUMIN
NO REQD: 1



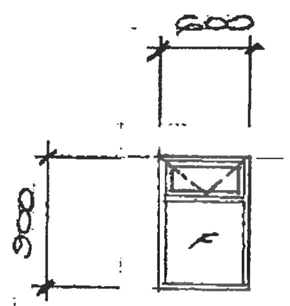

THOO WINDOW
SIZE: 1,20 X 1.80
FRAME: ANOD ALUMIN.
NO REQD: 1



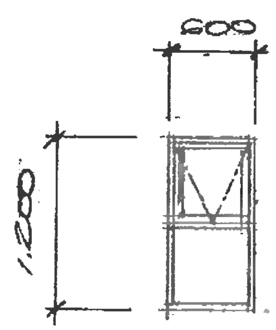

THOO WINDOW
SIZE: 0,80 X 1.48
FRAME: ANOD. ALUMIN.
NO. REQD: 3




THOO WINDOW
SIZE: 0.80 X 0.90
FRAME: ANOD. ALUMIN
NO. REQD: 1




THOO WINDOW
SIZE: 0.60 X 0.90
FRAME: ANOD. ALUMIN
NO. REQD: 1




THOO WINDOW
SIZE: 0.60 X 1.20
FRAME: ANOD. ALUMIN.
NO. REQD: 1

PROPOSED ADDITIONS TO HOUSE
ERF
OAKBURN ROAD
LLANDUDNO
FOR E WILTON

JONE HENEY + ASSOCIATES
150 LONGMARKET ST
CAPE TOWN 8001
CELL 082 4194714

SCALE 1:50

Wilton Lesser Scope Budgets Rev1

**House Wilton**

| | Builders Works | | UNIT | No | RATE | VALUE | | % |
|---|---|---|---|---|---|---|---|---|
| Site establishment | establishment & clearing site: labour crew : clear site for construction, move & store pavers, | Site Establishment | item | 1 | 2 730.00 | 2 730.00 | | |
| | Temporary services: electricity & water: sep sub-DB on own earth leakage, sep' from house | | item | 1 | 3 250.00 | 3 250.00 | | |
| | Water Tank for Construction: deliverd, collected after and with water 5000 litres | | item | 1 | excluded - will use the Client's tanks and water | | | |
| | Site toilet | | months | 2.5 | 1 235.00 | 3 087.50 | | |
| | ready-fence to secure the site | | item | 1 | 2 500.00 | 2 500.00 | | |
| | Container hire / store (will store under-cover) | | item | 1 | 6 952.00 | excluded | 11 567.50 | 0.8% |
| General Demolition | Demolish & remove existing walls | Demolition Ground Floor | m2 | 61.6 | 88.64 | 5 460.00 | | |
| | Remove the existing ~~screed off~~ the surface beds | | m2 | 57.5 | 94.96 | 5 460.00 | | |
| | Secure the stairwell to the house | | item | 1 | 4 745.00 | 4 745.00 | | |
| | Rubble in this demolition | | m3 | 48.46 | 325.00 | 15 749.50 | | |
| | Rubble (over the duration of the project) : 3 loads | | m3 | 18 | 325.00 | 5 850.00 | 37 264.50 | 2.7% |
| Foundations | Foundations, dug to 750 wide x 750 deep | 280 cavity walls : Ground fl | m | 22 | 188.07 | 4 137.47 | | |
| | concrete in foundations 750 x 300mm | | m3 | 4.95 | 2 371.52 | 11 739.00 | | |
| | steel in these footings 50kg / m3 | | kg | 247.5 | 21.92 | 5 424.90 | 21 301.37 | 1.5% |
| Surface bed | 100mm Compacted Drainage layer under Surface beds: for drainage | drainage | m2 | 107.14 | 142.48 | 15 265.38 | 15 265.38 | 1.1% |
| | compact and clean fill to underside of the surface bed | ground flr, (no s/bed to carport) | m3 | 21.428 | 455.00 | 9 749.74 | | |
| | concrete in surface bed | | m3 | 10.714 | 2 074.81 | 22 229.48 | | |
| | allow to thicken out under single skin brick walls | | m | 26.64 | 130.00 | 3 463.20 | | |
| | ref 100 in the s/bed + DPM | | m2 | 107.14 | 45.50 | 4 874.87 | 40 317.29 | 2.9% |
| Superstructure Ground Storey | 280 Cavity walls (3m average off foundations) | Brickwork Ground Floor : measured off fndts | m2 | 94 | 572.00 | 53 768.00 | | |
| | dry-walls | | m2 | 47.6 | 520.00 | now brick | | |
| | extras-over for marine ply in shower | | item | 1 | 5 395.00 | not needed | | |
| | 110 single skin brick walls | | m2 | 69.264 | 286.00 | 19 809.50 | 73 577.50 | 5.3% |
| Superstructure First Storey | Foundations, dug to 750 wide x 750 deep | New Foundations : 1st floor | m | 6.5 | 188.07 | 1 222.43 | | |
| | concrete in foundations 750 x 300mm | | m3 | 1.4625 | 2 363.33 | 3 456.38 | | |
| | steel in these footings 50kg / m3 | | kg | 73.125 | 21.92 | 1 602.81 | 6 281.62 | 0.5% |
| | compact and clean fill to underside of the surface bed | Surface Beds : ground flr | m3 | 1.25 | 455.00 | 568.75 | | |
| | concrete in surface bed | | m3 | 0.25 | 2 340.00 | 585.00 | | |
| | ref 100 in the s/bed + DPM | | m2 | 2.5 | 45.50 | 113.75 | 1 267.50 | 0.1% |
| | Create the new front door entrance | Alterations to first floor areas | | | | | | |
| | alterations to the kitchen | | item | 1 | 25 000.00 | 25 000.00 | | |
| | new window in SQ and close up window at new wc | | | | | | | |
| | make good in these areas | | | | | | 25 000.00 | 1.8% |
| | 280 Cavity walls (meassured to 3m tall off foundations) | first fl building work | m2 | 15 | 572.00 | 8 580.00 | | |
| | Roofs over extensions to the house | | m2 | 3 | 1 495.00 | 4 485.00 | 13 065.00 | 0.9% |
| W... pla... | plaster to brickwork and concrete | pla | m2 | 453.128 | 130.00 | 58 906.64 | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| et Trades: ster & skim | screeds | ster & skim | m2 | 109.64 | 150.00 | 16 446.00 | | |
| | Allow to make good to other affected areas of the buiulding as we buil;d-in new with old | | item | 1 | 4 290.00 | 4 290.00 | | |
| | skimming to walls | | m2 | 247.528 | 130.00 | 32 178.64 | 111 821.28 | 8.1% |
| spall | Sika repair to the spalling concrete beam | spall | item | 1 | 1 885.00 | no charge | 0.00 | 0.0% |
| ceilings | plaster patch and skim to the ceilings on ground floor | ceilings | m2 | 107.14 | 162.50 | 17 410.25 | | |
| | flat skimmed ceilings to the first floor & with insulation over | | m2 | 5 | 520.00 | 2 600.00 | | |
| | cornice | | m | 11 | 130.00 | 1 430.00 | | |
| | skirtings 45mm high meranti | | m | 40 | 143.00 | 5 720.00 | 27 160.25 | 2.0% |
| Builder's works | building in : 1st fix plumbing and electrical services | | item | 1 | 4 290.00 | 4 290.00 | | |
| | shower bases (walk-in bases cast into s/bed) | | item | 2 | 2 145.00 | 4 290.00 | | |
| | cills / building-in windows and doors | | item | 1 | 6 435.00 | 6 435.00 | | |
| | entrance stoep | | item | 1 | 4 550.00 | 4 550.00 | | |
| | general building-in finer detailing and trim / polish | | item | 1 | 4 290.00 | 4 290.00 | 23 855.00 | 1.7% |
| water tanks | foundations to new surface bed 5 x 4.5m | | item | 1 | 10 530.00 | 10 530.00 | | |
| | walls built and plastered | | m2 | 54 | 845.00 | 45 630.00 | | |
| | roof over | | m2 | 20 | 1 495.00 | 29 900.00 | 86 060.00 | 6.2% |
| H&S | Health & Saftey (initial month only) | | months | 1 | 4 550.00 | 4 550.00 | 4 550.00 | 0.3% |
| P&G | P&G Monthly | | months | 2.5 | 60 000.00 | 150 000.00 | 150 000.00 | 10.9% |
| | | | | | | Sub Total | 648 354.19 | 46.9% |
| | **Provisional Amounts for Specialist Sub-Contractors & Suppliers** | | | | | | | |
| doors / windows | New aluminium Frames supplied and fitted (doors) | | budget | 1.0 | 88 500.00 | 88 500.00 | | |
| | New Front Door | | budget | 1.0 | 10 000.00 | 10 000.00 | | |
| | New aluminium Frames supplied and fitted (windows) | | budget | 1.0 | 17 500.00 | 17 500.00 | | |
| | new internal timber doors & frame supplied 2.1m high | | budget | 6.0 | 2 000.00 | 12 000.00 | | |
| | hanging doors | | item | 6.0 | 750.00 | 4 500.00 | | |
| | new ironmongery supplied. | | budget | 6.0 | 750.00 | 4 500.00 | | |
| | Shower glazing | | budget | 1.0 | 10 000.00 | 10 000.00 | 147 000.00 | 10.6% |
| Tiles and Floors | Internal Floor finishes budget : tiles to new areas | | budget | 112.1 | 500.00 | 56 070.00 | | |
| | Tiles supplied and installed : wall tiles : incl 10% cut & Waste | | budget | 15.0 | 500.00 | 7 500.00 | | |
| | shower bases laid | | budget | 2.0 | 1 000.00 | 2 000.00 | | |
| | Trims supplied | | budget | 1.0 | 2 500.00 | 2 500.00 | 68 070.00 | 4.9% |
| Joinery | Joinery: vanities and stone tops + BIC's + other joinery | | budget | 1.0 | 50 000.00 | 50 000.00 | 50 000.00 | 3.6% |
| Plumbing | Plumbing installation new points | | point | 9.0 | 4 000.00 | 36 000.00 | | |
| | Black water drainage | | budget | 1.0 | 25 000.00 | 25 000.00 | | |
| | Mains water feeds / ring main for balanced pressure | | budget | 1.0 | 7 500.00 | 7 500.00 | | |
| | stand pipes | | budget | 0.0 | 2 500.00 | excluded | | |
| | gulleys | | budget | 2.0 | 2 500.00 | 5 000.00 | | |
| | solar geyser from ITS Solar | | budget | 1.0 | 20 000.00 | 20 000.00 | 93 500.00 | 6.8% |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Electrical Installation (crabtree plugs and swithches) | quote | 1.0 | 35 000.00 | 35 000.00 | 35 000.00 | 2.5% |
| other | Intercom | budget | 1.0 | 5 000.00 | 5 000.00 | | |
| | Alarm (Budget reduced) | budget | 1.0 | 5 000.00 | 5 000.00 | | |
| | audio visual / TV / data | budget | 1.0 | 5 000.00 | 5 000.00 | | |
| | aluminium gutters and downpipes | budget | 1.0 | 1 500.00 | 1 500.00 | | |
| waterproofing | waterproofing aluminium windows & doors | budget | 1.0 | 5 000.00 | 5 000.00 | 21 500.00 | 1.6% |
| | waterproof showers | budget | 2.0 | 3 500.00 | 7 000.00 | | |
| | negative waterproofing to the ex' ret' wall & slab | m2 | 58.2 | 350.00 | 20 370.00 | 27 370.00 | 2.0% |
| paint | Painting Budget | budget | 1.0 | 20 000.00 | 20 000.00 | 58 870.00 | 4.3% |
| Prime cost | plugs and Switches (allowed for in electrical installation) | budget | | 0.00 | elsewhere | | |
| | Light fittings | budget | 1.0 | 10 000.00 | 10 000.00 | | |
| | Sanitary ware and bathroom fittings | budget | 1.0 | 35 000.00 | 35 000.00 | 45 000.00 | 3.3% |
| CAR | Concractor's all risk insurance policy | budget | 1.0 | 5 000.00 | 5 000.00 | 5 000.00 | 0.4% |
| P&A | Profit and Attendance | % | 8.00% | 512 440.00 | 40 995.20 | 40 995.20 | 3.0% |
| | | | | | **Total Provisional Allowances** | **553 435.20** | 40.0% |
| | | | | | **Total Project Cost** | **1 201 789.39** | 87.0% |
| | | | | | **VAT: 15%** | **180 268.41** | |
| | | | | | **TOTAL** | **1 382 057.80** | 100.0% |

| | m2 | cost per m2 |
|---|---|---|
| 115m2 ground floor + 5m2 upstairs | 120.36 | 11 482.70 |