

APPENDIX 6

HILLBROW HEALTH PRECINCT

FINANCIALS

Prepared by Walker Maré Consulting Quantity Surveyors

HILLBROW HEALTH PRECINCT

07 September 2004

DEVELOPMENT COST ESTIMATE

			<u>Quadrant</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>	<u>Professional fees @</u>	<u>Development Contingency @</u>	<u>TOTALS</u>	
							12.50%	10%		
A SERVICES COSTS										
Civil Engineering										
- Camera investigation into stormwater system	m	Overall		7000	R 12	R 83,790	R 10,474	R 9,426	R 103,690	
- Realignment of pipes	Item	Overall		1	R 4,189,500	R 4,189,500	R 523,688	R 471,319	R 5,184,506	R 5,288,196
B PUBLIC ENVIRONMENT UPGRADE										
1 Esselen Street Upgrade										
	Item	Overall		1	R 5,000,000	R 5,000,000	R 625,000	R 562,500	R 6,187,500	R 6,187,500
1 Hospital Street including Landscaped Corner										
- Rip existing finish and pave with decorative paving	m2	Overall		8055	R 688	R 5,544,055	R 693,007	R 623,706	R 6,860,768	
- Redo public space lighting	No	Overall		25	R 18,673	R 466,830	R 58,354	R 52,518	R 577,702	
- Street furniture (benches, dustbins, signage etc.)	No	Overall		50	R 2,993	R 149,625	R 18,703	R 16,833	R 185,161	
- Landscaping (Tree including tree ring allowance)	No	Overall		25	R 7,781	R 194,513	R 24,314	R 21,883	R 240,709	
- Allowance for statutory road signage	Item	Overall		1	R 36,658	R 36,658	R 4,582	R 4,124	R 45,364	
- Upgrade safety and security by means of cameras	No	Overall		8	R 17,955	R 143,640	R 17,955	R 16,160	R 177,755	
- Allowance for traffic signal upgrades @ Kotze Street intersection	Item	Overall		1	R 598,500	R 598,500	R 74,813	R 67,331	R 740,644	R 8,828,103
2 De Korte Street including Upgraded Landscaped Corner										
- Rip existing finish and pave with decorative paving	m2	Overall		7179	R 688	R 4,941,126	R 617,641	R 555,877	R 6,114,644	
- Redo public space lighting	No	Overall		20	R 18,673	R 373,464	R 46,683	R 42,015	R 462,162	
- Street furniture (benches, dustbins, signage etc.)	No	Overall		40	R 2,993	R 119,700	R 14,963	R 13,466	R 148,129	
- Landscaping (Tree including tree ring allowance)	No	Overall		20	R 7,781	R 155,610	R 19,451	R 17,506	R 192,567	
- Allowance for statutory road signage	Item	Overall		1	R 27,681	R 27,681	R 3,460	R 3,114	R 34,255	
- Upgrade safety and security by means of cameras	No	Overall		7	R 17,955	R 125,685	R 15,711	R 14,140	R 155,535	
- Allowance for traffic signal upgrades @ Joubert Street intersection	Item	Overall		1	R 590,625	R 590,625	R 73,828	R 66,445	R 730,898	R 7,838,190
3 De Korte Extension from Hospital Street through to Klein Street										
- Allowance for the demolition of existing buildings	Item	Overall		1	R 987,525	R 987,525	R 123,441	R 111,097	R 1,222,062	
- Allowance for sewer, water and electrical upgrades	Item	Overall		1	R 119,700	R 119,700	R 14,963	R 13,466	R 148,129	
- Rip existing finish and pave with decorative paving	m2	Overall		5145	R 688	R 3,541,175	R 442,647	R 398,382	R 4,382,204	
- Redo public space lighting	No	Overall		13	R 18,673	R 242,752	R 30,344	R 27,310	R 300,405	
- Street furniture (benches, dustbins, signage etc.)	No	Overall		27	R 2,993	R 80,798	R 10,100	R 9,090	R 99,987	
- Landscaping (Tree including tree ring allowance)	No	Overall		13	R 7,781	R 101,147	R 12,643	R 11,379	R 125,169	
- Allowance for statutory road signage	Item	Overall		1	R 29,925	R 29,925	R 3,741	R 3,367	R 37,032	
- Upgrade safety and security by means of cameras	No	Overall		4	R 17,955	R 71,820	R 8,978	R 8,080	R 88,877	R 6,403,865
4 Smit Street (Including 2 major pedestrian crossings)										
- Rip existing finish and pave with decorative paving	m2	Overall		2642	R 688	R 1,818,423	R 227,303	R 204,573	R 2,250,298	
- Redo public space lighting	No	Overall		8	R 18,673	R 149,386	R 18,673	R 16,806	R 184,865	
- Street furniture (benches, dustbins, signage etc.)	No	Overall		32	R 2,993	R 95,760	R 11,970	R 10,773	R 118,503	
- Landscaping (Tree including tree ring allowance)	No	Overall		16	R 7,781	R 124,488	R 15,561	R 14,005	R 154,054	
- Allowance for statutory road signage	Item	Overall		1	R 35,760	R 35,760	R 4,470	R 4,023	R 44,253	
- Upgrade safety and security by means of cameras	No	Overall		3	R 17,955	R 53,865	R 6,733	R 6,060	R 66,658	
- Allowance for traffic signal upgrades @ Hospital & Klein Streets	Item	Overall		2	R 590,625	R 1,181,250	R 147,656	R 132,891	R 1,461,797	R 4,280,428
5 Klein Street (Quadrant 1)										
- Rip existing finish and pave with decorative paving	m2	1		1062.6	R 688	R 731,361	R 91,420	R 82,278	R 905,059	
- Redo public space lighting	No	1		9.9	R 18,673	R 184,865	R 23,108	R 20,797	R 228,770	
- Street furniture (benches, dustbins, signage etc.)	No	1		19.8	R 2,993	R 59,252	R 7,406	R 6,666	R 73,324	
- Landscaping (Tree including tree ring allowance)	No	1		9.9	R 7,781	R 77,027	R 9,628	R 8,666	R 95,321	
- Allowance for statutory road signage	Item	1		0.33	R 42,643	R 14,072	R 1,759	R 1,583	R 17,414	
- Upgrade safety and security by means of cameras	No	1		3	R 17,955	R 53,865	R 6,733	R 6,060	R 66,658	R 1,386,546



		<u>Quadrant</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>	<u>Professional fees @</u>	<u>Development Contingency @</u>	<u>TOTALS</u>	
						<u>12.50%</u>	<u>10%</u>		
6	<u>Klein Street (Quadrant 2)</u>								
	- Rip existing finish and pave with decorative paving	m2	2	2157.4	R 688	R 1,484,884	R 185,611	R 167,050	R 1,837,545
	- Redo public space lighting	No	2	20.1	R 18,673	R 375,331	R 46,916	R 42,225	R 464,473
	- Street furniture (benches, dustbins, signage etc.)	No	2	40.2	R 2,993	R 120,299	R 15,037	R 13,534	R 148,869
	- Landscaping (Tree including tree ring allowance)	No	2	20.1	R 7,781	R 156,388	R 19,549	R 17,594	R 193,530
	- Allowance for statutory road signage	Item	2	0.67	R 42,643	R 28,571	R 3,571	R 3,214	R 35,356
	- Upgrade safety and security by means of cameras	No	2	7	R 17,955	R 125,685	R 15,711	R 14,140	R 155,535
									R 2,835,308
7	<u>Parking area and internal roads</u>								
	- Rip existing finish and pave with decorative paving	m2	2	7750	R 419	R 3,246,863	R 405,858	R 365,272	R 4,017,992
	- Redo public space lighting	No	2	15	R 18,673	R 280,098	R 35,012	R 31,511	R 346,621
	- Street furniture (benches, dustbins, signage etc.)	No	2	15	R 2,993	R 44,888	R 5,611	R 5,050	R 55,548
	- Landscaping (Tree including tree ring allowance)	No	2	15	R 7,781	R 116,708	R 14,588	R 13,130	R 144,426
	- Allowance for statutory road signage	Item	2	1	R 16,908	R 16,908	R 2,113	R 1,902	R 20,923
	- Upgrade safety and security by means of cameras	No	2	2	R 17,955	R 35,910	R 4,489	R 4,040	R 44,439
									R 4,629,949
8	<u>Landscaping upgrades</u>								
	<u>In front of Old Hillbrow Hospital</u>								
	- Refurbish landscaped area	m2	2	1300	R 180	R 233,415	R 29,177	R 26,259	R 288,851
	<u>Corner of Klein & Hospital Street</u>								
	- Rip existing finish and pave with decorative paving	m2	2	2500	R 688	R 1,720,688	R 215,086	R 193,577	R 2,129,351
	- Landscaping allowance	m2	2	2500	R 180	R 448,875	R 56,109	R 50,498	R 555,483
	<u>Corner of De Korte & Hospital Street</u>								
	- Upgrade landscaping on the corner of De Korte and Hospital Streets	m2	4	1800	R 118	R 212,625	R 26,578	R 23,920	R 263,123
									R 3,236,808
9	<u>Sutherland Street Upgrade (Internal to Quadrant 3)</u>								
	- Rip existing finish and pave with decorative paving	m2	3	1512	R 688	R 1,040,672	R 130,084	R 117,076	R 1,287,831
	- Redo public space lighting	No	3	7	R 18,673	R 130,712	R 16,339	R 14,705	R 161,757
	- Street furniture (benches, dustbins, signage etc.)	No	3	14	R 2,993	R 41,895	R 5,237	R 4,713	R 51,845
	- Landscaping (Tree including tree ring allowance)	No	3	7	R 7,781	R 54,464	R 6,808	R 6,127	R 67,399
	- Allowance for statutory road signage	Item	3	1	R 16,908	R 16,908	R 2,113	R 1,902	R 20,923
	- Upgrade safety and security by means of cameras	No	3	2	R 17,955	R 35,910	R 4,489	R 4,040	R 44,439
									R 1,634,193
10	<u>Juta Street Upgrade</u>								
	- Rip existing finish and pave with decorative paving	m2	3	1600	R 688	R 1,101,240	R 137,655	R 123,890	R 1,362,785
	- Redo public space lighting	No	3	7	R 18,673	R 130,712	R 16,339	R 14,705	R 161,757
	- Street furniture (benches, dustbins, signage etc.)	No	3	13	R 2,993	R 38,903	R 4,863	R 4,377	R 48,142
	- Landscaping (Tree including tree ring allowance)	No	3	7	R 7,781	R 54,464	R 6,808	R 6,127	R 67,399
	- Allowance for statutory road signage	Item	3	1	R 12,718	R 12,718	R 1,590	R 1,431	R 15,739
	- Upgrade safety and security by means of cameras	No	3	2	R 17,955	R 35,910	R 4,489	R 4,040	R 44,439
									R 1,700,259
C	<u>INTERNAL PEDESTRIAN LINKS</u>								
1	<u>From CHC to Hospital Street</u>								
	- Rip existing finish and pave with decorative paving	m2	2	770	R 688	R 529,972	R 66,246	R 59,622	R 655,840
	- Redo public space lighting	No	2	7	R 18,673	R 130,712	R 16,339	R 14,705	R 161,757
	- Street furniture (benches, dustbins, signage etc.)	No	2	15	R 2,993	R 44,888	R 5,611	R 5,050	R 55,548
	- Landscaping (Tree including tree ring allowance)	No	2	7	R 7,781	R 54,464	R 6,808	R 6,127	R 67,399
									R 940,543
2	<u>From CHC to old Hillbrow Hospital (North South)</u>								
	- Rip existing finish and pave with decorative paving	m2	2	1800	R 688	R 1,238,895	R 154,862	R 139,376	R 1,533,133
	- Redo public space lighting	No	2	30	R 18,673	R 560,196	R 70,025	R 63,022	R 693,243
	- Street furniture (benches, dustbins, signage etc.)	No	2	60	R 2,993	R 179,550	R 22,444	R 20,199	R 222,193
	- Landscaping (Tree including tree ring allowance)	No	2	30	R 7,781	R 233,415	R 29,177	R 26,259	R 288,851
									R 2,737,419



		<u>Quadrant</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>	<u>Professional fees @</u>	<u>Development Contingency @</u>	<u>TOTALS</u>
						<u>12.50%</u>	<u>10%</u>	
3 From Smit to Juta to De Korte								
- Rip existing finish and pave with decorative paving	m2	3	570	R 688	R 392,317	R 49,040	R 44,136	R 485,492
- Redo public space lighting	No	3	13	R 18,673	R 242,752	R 30,344	R 27,310	R 300,405
- Street furniture (benches, dustbins, signage etc.)	No	3	25	R 2,993	R 74,813	R 9,352	R 8,416	R 92,580
- Landscaping (Tree including tree ring allowance)	No	3	13	R 7,781	R 101,147	R 12,643	R 11,379	R 125,169
								R 1,003,646
4 Extension of Sutherland to De Korte (South to North)								
- Rip existing finish and pave with decorative paving	m2	3	232	R 688	R 159,680	R 19,960	R 17,964	R 197,604
- Redo public space lighting	No	3	4	R 18,673	R 74,693	R 9,337	R 8,403	R 92,432
- Street furniture (benches, dustbins, signage etc.)	No	3	8	R 2,993	R 23,940	R 2,993	R 2,693	R 29,626
- Landscaping (Tree including tree ring allowance)	No	3	4	R 7,781	R 31,122	R 3,890	R 3,501	R 38,513
								R 358,175
5 Paved access route to new buildings								
- Rip existing finish and pave with decorative paving	m2	3	560	R 688	R 385,434	R 48,179	R 43,361	R 476,975
- Redo public space lighting	No	3	5	R 18,673	R 93,366	R 11,671	R 10,504	R 115,540
- Street furniture (benches, dustbins, signage etc.)	No	3	11	R 2,993	R 32,918	R 4,115	R 3,703	R 40,735
- Landscaping (Tree including tree ring allowance)	No	3	5	R 7,781	R 38,903	R 4,863	R 4,377	R 48,142
								R 681,392
6 From De Korte to Kotze through Quadrant 4 (South to North)								
- Rip existing finish and pave with decorative paving	m2	4	790	R 688	R 543,737	R 67,967	R 61,170	R 672,875
- Redo public space lighting	No	4	16	R 18,673	R 298,771	R 37,346	R 33,612	R 369,729
- Street furniture (benches, dustbins, signage etc.)	No	4	32	R 2,993	R 95,760	R 11,970	R 10,773	R 118,503
- Landscaping (Tree including tree ring allowance)	No	4	16	R 7,781	R 124,488	R 15,561	R 14,005	R 154,054
								R 1,315,161
D BUILDING UPGRADES								
- Allowance for sewer, water and electrical upgrades	Item	1	1	R 119,700	R 119,700	R 14,963	R 13,466	R 148,129
- Upgrade Hugh Solomon Building	m2	1	3949	R 3,890	R 15,362,597	R 1,920,325	R 1,728,292	R 19,011,214
- Upgrade existing buildings for NGO's	m2	1	13486	R 3,292	R 44,392,541	R 5,549,068	R 4,994,161	R 54,935,769
- Upgrade existing buildings for residential units	m2	1	5780	R 1,796	R 10,377,990	R 1,297,249	R 1,167,524	R 12,842,763
- New building for NGO	m2	1	2340	R 3,292	R 7,702,695	R 962,837	R 866,553	R 9,532,085
- Refurbish old Hillbrow Hospital	Item	2	1	R 48,484,848	R 48,484,848	R 6,060,606	R 5,454,545	R 60,000,000
- Refurbish buildings next Hillbrow Hospital (X shaped buildings)	m2	2	5000	R 3,292	R 16,458,750	R 2,057,344	R 1,851,609	R 20,367,703
- One level basement parking including park on grade - Hospital Str	m2	2	2500	R 2,214	R 5,536,125	R 692,016	R 622,814	R 6,850,955
- Refurbish of existing building along Hospital Street	m2	2	1800	R 3,292	R 5,925,150	R 740,644	R 666,579	R 7,332,373
- Restoration of historical building	m2	2	850	R 3,890	R 3,306,713	R 413,339	R 372,005	R 4,092,057
- Market Stalls to Hospital & Smit Street on Landscaped Corner	m2	2	360	R 1,496	R 538,650	R 67,331	R 60,598	R 666,579
- New Social Housing	m2	3	14000	R 2,394	R 33,516,000	R 4,189,500	R 3,770,550	R 41,476,050
- SMME, Home manufacturing etc.	m2	3	7000	R 3,292	R 23,042,250	R 2,880,281	R 2,592,253	R 28,514,784
								R 265,770,461
TOTAL DEVELOPMENT COST								R 327,056,145

Required rental to achieve 12% return R 48.52 /m2
 Required rental to achieve 12% return R 40.74 /m2
 Required rental to achieve 12% return R 22.22 /m2
 Required rental to achieve 12% return R 40.74 /m2
 Required rental to achieve 12% return R 40.74 /m2
 Required rental to achieve 12% return R 822.11 /bay
 Required rental to achieve 12% return R 40.74 /m2
 Required rental to achieve 12% return R 48.14 /m2
 Required rental to achieve 12% return R 18.52 /stall
 Required rental to achieve 12% return R 29.63 /m2
 Required rental to achieve 12% return R 40.74 /m2

Note: All the above figures are based on current rates and do NOT include for escalation or Value Added Tax

