



RUBIQUANT
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6 August 2024

Attention: Mr Johan de Lange

BVI Engineers
Block B2
Esison Square
C/o Edison Way & Century Avenue
Century City
7441

Dear Johan

**SWELLENDAM MUNICIPALITY
REPORT ON INSURANCE ESTIMATE REVIEW**

We enclose herewith our review of the reinstatement estimates provided by SLA Quantity Surveyors for the Municipal Headquarter Building and Thusong Community Centre. Furthermore, an additional request came to provide a replacement value for the entire buildings which is also included.

We trust our report meets your approval and should you have any queries or need to discuss an aspect thereof, please feel free to get in touch with us.

Yours sincerely
RUBIQUANT

Johannes Stander PrQS (Reg No 6223)

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REVIEW ON REINSTATMENT ESTIMATES

Introduction

The purpose of this report is to provide comments on our review of SLA Quantity Surveyors reinstatement estimates for the Municipal Headquarter building and the Thusong Community Centre.

Municipal Headquarter Building Reinstatement Estimate Review

Current industry cost trends value office buildings of this nature for a new build between R10 500/m² - R13 000/m². This rate includes the building works but excludes external works, professional services & VAT. It is important to note that these square meter rates are not for replacing damaged buildings but for starting on a greenfield site. SLA reinstatement estimate works out to about R11 800/m² for the reinstatement which seems fair and reasonable. The only cost items that are low in our opinion are the Professional fees that is valued at 6% and the demolition which is valued at 3%. Unless a consultant team has committed to that specific percentage for estimation purposes, we would rather allow 11% of the construction cost. The demolition costs we would have increased to R600 000.

Municipal Headquarter Building Complete Replacement Cost

With no design detail, we will only be able to provide a ballpark estimate which should be used for indicative purposes only. We can provide a more detailed estimate if required but we did not allow for this in our initial quotation.

The below cost is to demolish the building in its entirety including foundations, etc and replace it with a new building of the same nature:

Description	Cost
Demolish existing structure	R 750 000
New Building	R 12 792 000
External works & Services	R 2 100 000
Sub-Total	R 15 642 000
Escalation	R 1 802 000
Sub-Total	R 17 444 000
Professional Fees	R 1 919 000
Sub-Total	R 19 363 000
VAT	R 2 904 000
Total Replacement Cost	R 22 267 000

Thusong Community Centre Reinstatement Estimate Review

There are not current industry cost trends available for buildings of this nature. We also don't have a breakdown of how the building repair estimate of R5 147 969 is calculated. Looking at the BVI's reports and what the work would entail we are of the view that the cost of R5 147 969 is fair and reasonable.

Thusong Community Centre Complete Replacement Cost

With no design detail, we will only be able to provide a ballpark estimate which should be used for indicative purposes only. We can provide a more detailed estimate if required but we did not allow for this in our initial quotation.

The below cost is to demolish the building in its entirety including foundations, etc and replace it with a new building of the same nature:

Description	Cost
Demolish existing structure	R 950 000
New Building	R 17 454 000
External works & Services	R 3 000 000
Sub-Total	R 19 255 000
Escalation	R 2 218 000
Sub-Total	R 21 473 000
Professional Fees	R 2 362 000
Sub-Total	R 23 835 000
VAT	R 3 575 000
Total Replacement Cost	R 27 410 000

Conclusion

Apart from the professional fees and demolition cost at the Headquarters building, we believe the reinstatement estimates for both buildings to be fair and reasonable.

Prepared by: Johannes Stander

Signature: 

Date: 2024-08-06