

Project: Cintsa Jewel

Build delivery route: Owner-managed / self-build

Thank you for using PriceYourBuild to plan the quantities and indicative construction-cost allowances for your project. The figures below reflect the specifications you provided, using estimated supplier/shop price references and labour allowances for your selected region. Use them for self-procurement, direct labour budgeting or comparison with independent supplier and contractor quotes; PriceYourBuild does not sell, order or supply materials or labour.

Base Building Works (Indicative Retail / Supplier Allowances Incl. VAT, Direct Payroll, no VAT)	R 3,077,614.72
Project Allowances (P&G, statutory fees, profit & contingency)	R 831,849.42
Included in Project Allowances & Risk - Preliminaries & selected professional/statutory allowances	R 645,684.46
Included in Project Allowances & Risk - Builder's Profit (0.0% of direct works and preliminaries)	R 0.00
Total VAT charged by builder (0.0% of the full contract value)	R 0.00
Included in Project Allowances & Risk - Contingency (5.0% of Direct Works + Preliminaries and General, excluding Builder's Profit)	R 186,164.96
Living / Finished Building Area (estimator input)	316.0 m ²
Garage Area (reported separately below — see Garage Build Rate)	36.0 m ²
Gross Covered-Area Reference (living area + garage area)	352.0 m ²

COMPARABLE SQUARE METRE RATES

Habitable House-Build Rate (excl. garage and other ancillary site works; incl. apportioned P&G, profit & contingency) Based on 316.0 m ² of living / finished building area and R 3,492,963.97 of house-build scope.	R 11,053.68
Garage Build Rate (garage's own walls, roof and floor; incl. apportioned P&G, profit & contingency) Based on 36.0 m ² of garage area and R 277,379.30 of garage-build scope.	R 7,704.98
Base House-Build Rate methodology: This is not Grand Total ÷ m ² . It excludes R 139,120.87 for carports, boundary or fencing works, paving, site preparation, and external utility or drainage connections (garage is reported on its own line above, not folded into this figure); shared preliminaries, margin and contingency are apportioned to the house-build scope.	
All-in Gross Covered-Area Reference Rate (Grand Total / living area + garage area — a blended average across both; see the two rates above for the house and garage on their own) R 3,909,464.14 / 352.0 m ² gross covered-area reference.	R 11,106.43

Grand Total Estimate **R 3,909,464.14**

Indicative supplier / shop price allowances include VAT where applicable. Direct trade labour is a direct-payroll allowance; no supplier VAT is included.

Cost Distribution

Preliminaries	R 645,684.46
Substructure	R 365,743.81
Superstructure	R 811,983.90
Envelope	R 456,722.56
Services	R 247,480.70
External Works	R 199,559.50
Finishes	R 996,124.25
Contingency	R 186,164.96

Visual Concepts

AI-generated artist's impressions based on the project specification. They are visual concepts only, not architectural drawings or construction documents.



Latest generated Visual Concept - 10 Sep 2026



Saved Visual Concept 2 - 10 Sep 2026



Saved Visual Concept 3 - 10 Sep 2026



Saved Visual Concept 4 - 10 Sep 2026

Itemised Bill of Quantities & Commercial Adjustments

Preliminaries				R 645,684.46
Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
Ground-slab edge shuttering materials	m	85.86	R 61.60	R 5,288.98
Ground-slab edge formwork installation and strike labour	hr	28.62	R 89.60	R 2,564.35
Structural engineer - substructure/founding depth inspection & sign-off (SANS 10400-B)	item	1.00	R 4,500.00	R 4,500.00
Structural engineer - roof truss fabrication & installation sign-off (SANS 10400-L)	item	1.00	R 3,800.00	R 3,800.00
SANS 204 Rational Design / Energy Compliance Report — glazing ratio 30.1% exceeds the Zone 4 Deemed-to-Satisfy threshold of 20% — SANS 204 energy compliance report / rational design assessment (professional fee)	item	1.00	R 7,500.00	R 7,500.00
Site Agent / Foreman — supervision & quality control	month	11.00	R 25,000.00	R 275,000.00
Project Management & Site Administration	month	11.00	R 7,500.00	R 82,500.00
Site Establishment — temporary office, storage & hoarding	item	1.00	R 22,000.00	R 22,000.00
Temporary Water & Electricity Connections	item	1.00	R 5,500.00	R 5,500.00
Site Toilet / Ablution Facilities	month	11.00	R 1,800.00	R 19,800.00
Site Security / Fencing & Night Watch	month	11.00	R 2,200.00	R 24,200.00
Scaffolding Hire (general site-wide access — plastering/painting/roof)	month	11.00	R 2,100.00	R 23,100.00
Small Plant, Tools & Consumables	month	11.00	R 2,000.00	R 22,000.00
Stores / Site Sheds Hire	month	11.00	R 2,000.00	R 22,000.00
Site Cleaning (housekeeping only — see rubble_removal for skip/rubble hire)	month	11.00	R 700.00	R 7,700.00
Rubble Removal (skip hire & tip fees)	month	11.00	R 2,600.00	R 28,600.00
Health & Safety Compliance (OHS file, site officer time)	month	11.00	R 1,100.00	R 12,100.00
Site Vehicle, Fuel & Deliveries	month	11.00	R 3,200.00	R 35,200.00
Contractors All Risk & Public Liability Insurance	%	0.60	R 36,809.68	R 22,085.81
NHBRC Enrolment Fee (Optional for self-build)	%	0.55	R 36,809.68	R 20,245.32
Substructure				R 365,743.81

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
General Civil/Earthworks Artisan (per hour)	hr	178.20	R 120.00	R 21,384.00
General Civil/Earthworks Artisan (per hour)	hr	57.75	R 120.00	R 6,930.00
G7 sub-base gravel, compacted fill material	m3	26.56	R 246.40	R 6,544.38
Mechanical plate compaction allowance per m³ of compacted selected fill	m3	23.10	R 39.20	R 905.52
TLB / small excavator hire - site clearance & rough grading	hr	15.80	R 728.00	R 11,502.40
General Civil/Earthworks Artisan (per hour)	hr	18.96	R 120.00	R 2,275.20
Bulk surplus spoil loading, 10m³ tipper cart-away and ordinary legal-disposal allowance	m3	4.94	R 268.80	R 1,327.87

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
TLB / small excavator hire - site clearance & rough grading	hr	9.48	R 728.00	R 6,901.44
Mechanical plate compaction allowance per m³ of compacted selected fill	m3	47.40	R 39.20	R 1,858.08
General Civil/Earthworks Artisan (per hour)	hr	18.96	R 120.00	R 2,275.20
Ready-Mix Concrete 30 MPa – 19mm Aggregate (100% OPC)	m3	17.33	R 2,016.00	R 34,937.28
Skilled Concrete Artisan	hr	41.25	R 89.60	R 3,696.00
High tensile steel reinforcement (Y10/Y12/Y16)	kg	207.90	R 44.80	R 9,313.92
Clay Commons (NFP) (per 1000)	thousand	8.65	R 3,808.00	R 32,939.20
Portland Cement (50kg bag) - 42.5N	bag	21.00	R 143.36	R 3,010.56
Skilled Bricklayer & Mason (per hour)	hr	128.70	R 85.00	R 10,939.50
River Sand (per m3)	m3	5.76	R 425.60	R 2,451.46
Ready-Mix Concrete 30 MPa – 19mm Aggregate (100% OPC)	m3	33.18	R 2,016.00	R 66,890.88
Ref 100 Concrete Reinforcing Mesh (per m2)	m2	363.40	R 35.84	R 13,024.26
Skilled Concrete Artisan	hr	142.20	R 89.60	R 12,741.12
General labour - site clearance, grubbing & vegetation removal	hr	54.51	R 50.00	R 2,725.50
TLB / small excavator hire - site clearance & rough grading	hr	10.90	R 728.00	R 7,935.20
General building assistant / support labourer (per hour)	hr	237.00	R 50.00	R 11,850.00
General building assistant / support labourer (per hour)	hr	316.00	R 50.00	R 15,800.00
250 micron USB Green damp-proof membrane sheeting, incl. laps & seals	m2	371.62	R 35.84	R 13,318.86
General building assistant / support labourer (per hour)	hr	17.70	R 50.00	R 885.00
SANS 10005 soil insecticide pest control chemical treatment	m2	348.39	R 20.16	R 7,023.54
General building assistant / support labourer (per hour)	hr	16.59	R 50.00	R 829.50
Garage — General Civil/Earthworks Artisan (per hour)	hr	60.55	R 120.00	R 7,266.00
Garage — General Civil/Earthworks Artisan (per hour)	hr	20.70	R 120.00	R 2,484.00
Garage — G7 sub-base gravel, compacted fill material	m3	9.52	R 246.40	R 2,345.73
Garage — Mechanical plate compaction allowance per m³ of compacted selected fill	m3	8.28	R 39.20	R 324.58
Garage — Ready-Mix Concrete 30 MPa – 19mm Aggregate (100% OPC)	m3	5.43	R 2,016.00	R 10,946.88
Garage — Skilled Concrete Artisan	hr	12.94	R 89.60	R 1,159.42
Garage — High tensile steel reinforcement (Y10/Y12/Y16)	kg	65.21	R 44.80	R 2,921.41
Garage — Clay Commons (NFP) (per 1000)	thousand	2.71	R 3,808.00	R 10,319.68
Garage — Portland Cement (50kg bag) - 42.5N	bag	7.00	R 143.36	R 1,003.52
Garage — Skilled Bricklayer & Mason (per hour)	hr	40.36	R 85.00	R 3,430.60
Garage — River Sand (per m3)	m3	1.81	R 425.60	R 770.34
Garage — Ready-Mix Concrete 30 MPa – 19mm Aggregate (100% OPC)	m3	3.78	R 2,016.00	R 7,620.48
Garage — Ref 100 Concrete Reinforcing Mesh (per m2)	m2	41.40	R 35.84	R 1,483.78
Garage — Skilled Concrete Artisan	hr	16.20	R 89.60	R 1,451.52
Superstructure				R 811,983.90

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
Estimated standard pre-stressed masonry lintel supply — derived from window and external-door allowances	m	81.90	R 470.40	R 38,525.76
Estimated standard lintel setting and masonry making-good labour — derived from window and external-door allowances	hr	19.50	R 85.00	R 1,657.50
Masonry joint reinforcement / Brickforce — 20m roll allowance	roll	94.00	R 280.00	R 26,320.00
Masonry joint reinforcement installation labour	hr	42.30	R 85.00	R 3,595.50
Clay Commons (NFP) (per 1000)	thousand	20.10	R 3,808.00	R 76,540.80
Portland Cement (50kg bag) - 42.5N	bag	67.00	R 143.36	R 9,605.12

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
Skilled Bricklayer & Mason (per hour)	hr	406.08	R 85.00	R 34,516.80
Galvanised cavity wall ties, incl. 50mm cavity gap coursing allowance	m2	177.66	R 50.40	R 8,954.06
Additional bricklaying labour for cavity wall tie placement	m2	169.20	R 22.00	R 3,722.40
River Sand (per m3)	m3	13.62	R 425.60	R 5,796.67
Clay Commons (NFP) (per 1000)	thousand	11.29	R 3,808.00	R 42,992.32
Portland Cement (50kg bag) - 42.5N	bag	39.00	R 143.36	R 5,591.04
Skilled Bricklayer & Mason (per hour)	hr	237.67	R 85.00	R 20,201.95
River Sand (per m3)	m3	7.65	R 425.60	R 3,255.84
38x114 S5 Structural Timber (SABS CCA Treated)	m	2,306.03	R 58.24	R 134,303.19
Roof truss fabrication and installation labour	hr	288.25	R 210.00	R 60,532.50
Interlocking Concrete Roof Tiles (per 1000)	thousand	4.72	R 12,314.40	R 58,123.97
Concrete roof-tile installation labour	hr	122.56	R 210.00	R 25,737.60
Undertile roof membrane, laps and fixing sundries	m2	469.80	R 9.97	R 4,682.97
Undertile membrane installation labour	hr	32.68	R 135.00	R 4,411.80
Concrete roof-tile ridge / hip capping, including normal overlap allowance	m	21.12	R 184.80	R 3,902.98
Concrete ridge-cap installation labour	hr	3.84	R 210.00	R 806.40
Fibre-cement fascia board 12x225mm	m	40.32	R 162.40	R 6,547.97
Fascia-board installation labour	hr	5.76	R 210.00	R 1,209.60
Fibre-cement barge board 12x200mm	m	25.96	R 173.60	R 4,506.66
Barge-board / verge-trim installation labour	hr	3.71	R 210.00	R 779.10
Patio / Outdoor Living Area — Ground-Level Reinforced Concrete Slab, Tensioned Shade Sail Canopy — cover — UV-stabilised HDPE shade sail, steel posts, tension hardware and concrete bases	m2	42.00	R 873.60	R 36,691.20
Patio / Outdoor Living Area — Ground-Level Reinforced Concrete Slab, Tensioned Shade Sail Canopy — cover — Qualified coded welder / structural steel fabricator	hr	14.00	R 160.00	R 2,240.00
Garage — Clay Commons (NFP) (per 1000)	thousand	9.57	R 3,808.00	R 36,442.56
Garage — Portland Cement (50kg bag) - 42.5N	bag	32.00	R 143.36	R 4,587.52
Garage — Skilled Bricklayer & Mason (per hour)	hr	193.32	R 85.00	R 16,432.20
Garage — Galvanised cavity wall ties, incl. 50mm cavity gap coursing allowance	m2	84.58	R 50.40	R 4,262.83
Garage — Additional bricklaying labour for cavity wall tie placement	m2	80.55	R 22.00	R 1,772.10
Garage — River Sand (per m3)	m3	6.48	R 425.60	R 2,757.89
Garage — Masonry joint reinforcement / Brickforce — 20m roll allowance	roll	17.00	R 280.00	R 4,760.00
Garage — Masonry joint reinforcement installation labour	hr	7.65	R 85.00	R 650.25
Garage — Estimated standard pre-stressed masonry lintel supply — derived from window and external-door allowances	m	6.30	R 470.40	R 2,963.52
Garage — Estimated standard lintel setting and masonry making-good labour — derived from window and external-door allowances	hr	1.50	R 85.00	R 127.50
Garage — 38x114 S5 Structural Timber (SABS CCA Treated)	m	300.30	R 58.24	R 17,489.47
Roof truss fabrication and installation labour	hr	37.54	R 210.00	R 7,883.40
Garage — Interlocking Concrete Roof Tiles (per 1000)	thousand	0.69	R 12,314.40	R 8,496.94
Concrete roof-tile installation labour	hr	17.88	R 210.00	R 3,754.80
Garage — Undertile roof membrane, laps and fixing sundries	m2	68.52	R 9.97	R 683.01
Garage — Undertile membrane installation labour	hr	4.77	R 135.00	R 643.95
Garage — Double sectional garage door, supplied and installed	no.	1.00	R 24,640.00	R 24,640.00
Coastal exposure — Roof - 316 stainless fasteners and fixings — 316 stainless-steel roof fasteners, nails and binding-wire upgrade	m2	408.52	R 72.80	R 29,740.26
Garage — Epoxy finish over structural slab	m²	36.00	R 504.00	R 18,144.00
Envelope			R 456,722.56	

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
Damp Proof Course Membrane 225mm (30m roll)	roll	5.82	R 235.20	R 1,368.86
Skilled Bricklayer & Mason (per hour)	hr	23.76	R 85.00	R 2,019.60
Specialist plastering and finishing artisan (external, detailing and boundary-wall work)	hr	115.06	R 110.00	R 12,656.60
Plaster Sand	m3	2.23	R 476.67	R 1,062.98
PPC Surecem 32.5N Cement (50kg)	bag	22.00	R 110.88	R 2,439.36
Rainwater first-flush diverter, screened inlet, overflow fittings and ordinary connection sundries	item	1.00	R 1,680.00	R 1,680.00
Licensed Plumbing Contractor (per hour)	hr	2.00	R 350.00	R 700.00
Powder-Coated Aluminium Window Unit (per m2)	m2	95.04	R 1,818.88	R 172,866.36
Specialist Window Installer	hr	76.03	R 140.00	R 10,644.20
50kg plaster/masonry cement (general purpose)	bag	9.00	R 95.20	R 856.80
Specialist plastering and finishing artisan (external, detailing and boundary-wall work)	hr	42.24	R 110.00	R 4,646.40
Premium low-VOC acrylic wall topcoat (two-coat system)	l	12.94	R 123.20	R 1,594.21
Skilled Painter Artisan	hr	19.36	R 75.00	R 1,452.00
Plaster Primer (High Quality)	litre	5.54	R 72.80	R 403.31
50kg plaster/masonry cement (general purpose)	bag	14.00	R 95.20	R 1,332.80
Specialist plastering and finishing artisan (external, detailing and boundary-wall work)	hr	67.97	R 110.00	R 7,476.70
Premium low-VOC acrylic wall topcoat (two-coat system)	l	20.82	R 123.20	R 2,565.02
Skilled Painter Artisan	hr	31.15	R 75.00	R 2,336.25
Plaster Primer (High Quality)	litre	8.92	R 72.80	R 649.38
125mm PVC Ogee eaves gutter system, incl. brackets	m	97.44	R 207.20	R 20,189.57
Seamless Eaves Gutters (125mm) — qualified carpenter installation labour	hr	13.92	R 210.00	R 2,923.20
PVC downpipe 80mm diameter with offset shoe & clips	m	28.35	R 156.80	R 4,445.28
Downpipes with Offset Shoes — qualified carpenter installation labour	hr	3.24	R 210.00	R 680.40
En-suite 1 — estimated shower floor and wall membrane zone — Internal wet-area liquid waterproofing membrane, 15kg tub (two-coat system)	tub	1.00	R 1,848.00	R 1,848.00
En-suite 1 — estimated shower floor and wall membrane zone — Compatible wet-area membrane primer / bonding coat, 5L tub	tub	1.00	R 660.80	R 660.80
En-suite 1 — estimated shower floor and wall membrane zone — Waterproofing specialist (torch-on/membrane applicator)	hr	2.10	R 115.00	R 241.50
En-suite 1 — waterproofing junction, corner, drain and pipe details — Wet-area waterproofing detail set — reinforcing tape, internal corners, drain flange and pipe collars	item	1.00	R 532.00	R 532.00
En-suite 1 — waterproofing junction, corner, drain and pipe details — Waterproofing specialist (torch-on/membrane applicator)	hr	0.60	R 115.00	R 69.00
En-suite 2 — estimated shower floor and wall membrane zone — Internal wet-area liquid waterproofing membrane, 15kg tub (two-coat system)	tub	1.00	R 1,848.00	R 1,848.00
En-suite 2 — estimated shower floor and wall membrane zone — Compatible wet-area membrane primer / bonding coat, 5L tub	tub	1.00	R 660.80	R 660.80
En-suite 2 — estimated shower floor and wall membrane zone — Waterproofing specialist (torch-on/membrane applicator)	hr	2.10	R 115.00	R 241.50
En-suite 2 — waterproofing junction, corner, drain and pipe details — Wet-area waterproofing detail set — reinforcing tape, internal corners, drain flange and pipe collars	item	1.00	R 532.00	R 532.00
En-suite 2 — waterproofing junction, corner, drain and pipe details — Waterproofing specialist (torch-on/membrane applicator)	hr	0.60	R 115.00	R 69.00
En-suite 3 — estimated shower floor and wall membrane zone — Internal wet-area liquid waterproofing membrane, 15kg tub (two-coat system)	tub	1.00	R 1,848.00	R 1,848.00
En-suite 3 — estimated shower floor and wall membrane zone — Compatible wet-area membrane primer / bonding coat, 5L tub	tub	1.00	R 660.80	R 660.80
En-suite 3 — estimated shower floor and wall membrane zone — Waterproofing specialist (torch-on/membrane applicator)	hr	2.10	R 115.00	R 241.50
En-suite 3 — waterproofing junction, corner, drain and pipe details — Wet-area waterproofing detail set — reinforcing tape, internal corners, drain flange and pipe collars	item	1.00	R 532.00	R 532.00

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
En-suite 3 — waterproofing junction, corner, drain and pipe details — Waterproofing specialist (torch-on/membrane applicator)	hr	0.60	R 115.00	R 69.00
Garage — Damp Proof Course Membrane 225mm (30m roll)	roll	1.01	R 235.20	R 237.55
Garage — Skilled Bricklayer & Mason (per hour)	hr	4.14	R 85.00	R 351.90
Garage — Specialist plastering and finishing artisan (external, detailing and boundary-wall work)	hr	54.77	R 110.00	R 6,024.70
Garage — Plaster Sand	m3	1.06	R 476.67	R 505.27
Garage — PPC Surecem 32.5N Cement (50kg)	bag	11.00	R 110.88	R 1,219.68
Water Storage System — JoJo 5,000L Municipal Backup with Booster Pump for nonpotable household — JoJo 5000L Water Tank with Integrated Pressure Pump	unit	1.00	R 14,000.00	R 14,000.00
Water Storage System — JoJo 5,000L Municipal Backup with Booster Pump for nonpotable household — Licensed Plumbing Contractor (per hour)	hr	8.00	R 350.00	R 2,800.00
Water Storage System — JoJo 5,000L Municipal Backup with Booster Pump for nonpotable household — General building assistant / support labourer (per hour)	hr	8.00	R 50.00	R 400.00
Water Storage System — JoJo 5,000L Municipal Backup with Booster Pump for nonpotable household — Ready-Mix Concrete 30 MPa – 19mm Aggregate (100% OPC)	m3	0.24	R 2,016.00	R 483.84
Water Storage System — JoJo 5,000L Municipal Backup with Booster Pump for nonpotable household — Ref 100 Concrete Reinforcing Mesh (per m2)	m2	2.36	R 35.84	R 84.58
Water Storage System — JoJo 5,000L Municipal Backup with Booster Pump for nonpotable household — 25mm Class 12 HDPE water supply pipe	m	15.75	R 35.84	R 564.48
Water Storage System — JoJo 5,000L Municipal Backup with Booster Pump for nonpotable household — Non-return valve & bypass manifold kit, brass	item	1.00	R 2,072.00	R 2,072.00
Coastal exposure — Windows - 316 stainless hardware and fixings — 316 stainless-steel window operating hardware and fixing upgrade	m2	95.04	R 280.00	R 26,611.20
SANS 10400-XA Zone 4 — ceiling insulation (target roof/ceiling assembly R3.70) — 135mm Glasswool Ceiling Insulation Blanket (R-value 3.35)	m2	331.80	R 121.52	R 40,320.34
SANS 10400-XA Zone 4 — ceiling insulation (target roof/ceiling assembly R3.70) — Insulation installer - ceiling/cavity blanket & batt laying labour rate	m2	316.00	R 28.00	R 8,848.00
SANS 204 Performance Path — Low-E / solar-control glazing upgrade premium — Low-E / solar-control glazing upgrade premium (SANS 204 performance path)	m2	95.04	R 896.00	R 85,155.84

Services

R 247,480.70

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
2.5mm Twin and Earth flat electrical cable (100m roll)	roll	4.66	R 1,848.00	R 8,611.68
Registered Electrical Contractor (per hour)	hr	22.95	R 400.00	R 9,180.00
Registered Electrical Contractor (per hour)	hr	12.15	R 400.00	R 4,860.00
Standard residential electrical point hardware — socket/switch/light point, box, plate and ordinary fixing sundries	pt	29.00	R 207.20	R 6,008.80
Domestic distribution board, main isolator, circuit protection, surge protection, labels and ordinary installation sundries	item	1.00	R 7,280.00	R 7,280.00
Registered Electrical Contractor (per hour)	hr	6.00	R 400.00	R 2,400.00
Electrical inspection, testing and Certificate of Compliance issue allowance	item	1.00	R 2,200.00	R 2,200.00
15mm SABS Class 0 Copper Plumbing Tube (5.5m length)	length	14.54	R 470.40	R 6,839.62
Licensed Plumbing Contractor (per hour)	hr	24.99	R 350.00	R 8,746.50
22mm Copper Plumbing Pipe (Supply, per linear metre)	m	35.75	R 162.40	R 5,805.80
Licensed Plumbing Contractor (per hour)	hr	9.75	R 350.00	R 3,412.50
40mm PVC Waste Pipe incl. standard fittings allowance (Supply, per linear metre)	m	16.50	R 47.04	R 776.16
Licensed Plumbing Contractor (per hour)	hr	3.75	R 350.00	R 1,312.50
50mm PVC Waste Pipe incl. standard fittings allowance (Supply, per linear metre)	m	11.55	R 61.60	R 711.48
Licensed Plumbing Contractor (per hour)	hr	2.94	R 350.00	R 1,029.00
SABS 110mm underground PVC sewer pipe (6m, 100kPa)	each	3.00	R 335.94	R 1,007.83
Licensed Plumbing Contractor (per hour)	hr	4.20	R 350.00	R 1,470.00

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
16mm² single-phase underground armoured mains supply cable (per linear metre)	m	15.75	R 235.20	R 3,704.40
50mm uPVC telephone/comms duct conduit (per linear metre)	m	15.75	R 50.40	R 793.80
Civil excavation and pipe laying utility contractor team hours	hr	4.50	R 550.00	R 2,475.00
Soft bedding sand for buried cable protection	m3	1.32	R 313.60	R 413.95
Heavy-duty PVC yellow electrical warning tape	m	15.75	R 13.44	R 211.68
General Civil/Earthworks Artisan (per hour)	hr	2.25	R 120.00	R 270.00
Bare copper earth wire, copper-clad earthing spike & inspection pit kit	item	1.00	R 1,400.00	R 1,400.00
Registered Electrical Contractor (per hour)	hr	2.00	R 400.00	R 800.00
Solar PV + Battery System Installation — Medium (Balanced residential footprint) for hybrid self use — Medium Solar Kit (Balanced inverter & battery footprint)	item	1.00	R 123,200.00	R 123,200.00
Solar PV + Battery System Installation — Medium (Balanced residential footprint) for hybrid self use — Registered Electrical Contractor (per hour)	hr	30.00	R 400.00	R 12,000.00
Security System — Wireless Alarm System — Wireless alarm system - control panel, keypad, 6x door/window sensors, siren	item	1.00	R 9,520.00	R 9,520.00
Security System — Wireless Alarm System — Registered Electrical Contractor (per hour)	hr	6.00	R 400.00	R 2,400.00
Water Heating — ITS 3.6kW Heat Pump System (SANS Compliant) — ITS 3.6kW Residential Heat Pump Unit	unit	1.00	R 16,240.00	R 16,240.00
Water Heating — ITS 3.6kW Heat Pump System (SANS Compliant) — Licensed Plumbing Contractor (per hour)	hr	6.00	R 350.00	R 2,100.00
Water Heating — ITS 3.6kW Heat Pump System (SANS Compliant) — General building assistant / support labourer (per hour)	hr	6.00	R 50.00	R 300.00
External Works			R 199,559.50	

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
G5 graded crushed sub-base material (supply only)	m3	10.35	R 217.28	R 2,248.85
Mechanical plate compaction allowance per m³ of compacted selected fill	m3	9.00	R 39.20	R 352.80
Sub-base prep & paving bricklayer installer rate	hr	12.00	R 120.00	R 1,440.00
SABS 110mm underground PVC sewer pipe (6m, 100kPa)	each	4.00	R 335.94	R 1,343.78
Civil excavation and pipe laying utility contractor team hours	hr	6.56	R 550.00	R 3,608.00
PVC inspection / rodding-eye chamber assembly, complete with cover	each	3.00	R 1,064.00	R 3,192.00
Civil excavation and pipe laying utility contractor team hours	hr	5.00	R 550.00	R 2,750.00
110mm PVC Yard Gully Trap, complete with grating	each	6.00	R 649.60	R 3,897.60
Civil excavation and pipe laying utility contractor team hours	hr	3.75	R 550.00	R 2,062.50
General Civil/Earthworks Artisan (per hour)	hr	30.38	R 120.00	R 3,645.60
River Sand (per m3)	m3	0.88	R 425.60	R 374.53
General Civil/Earthworks Artisan (per hour)	hr	0.84	R 120.00	R 100.80
110mm perforated subsoil drain pipe, geotextile-wrapped	m	90.64	R 106.40	R 9,644.10
Bidim A4 geotextile filter fabric blanket	m2	110.88	R 31.36	R 3,477.20
General Civil/Earthworks Artisan (per hour)	hr	44.00	R 120.00	R 5,280.00
Precast concrete slotted trench drain channel 150mm, incl. grate	m	6.12	R 347.20	R 2,124.86
Civil excavation and pipe laying utility contractor team hours	hr	2.10	R 550.00	R 1,155.00
110mm solid heavy-duty uPVC stormwater pipe	m	15.75	R 95.20	R 1,499.40
General Civil/Earthworks Artisan (per hour)	hr	6.75	R 120.00	R 810.00
Hardscaping / Paving Surface — Interlocking Concrete Block Pavers — 60mm interlocking concrete pavers (per m2)	m2	66.10	R 173.60	R 11,474.96
Hardscaping / Paving Surface — Interlocking Concrete Block Pavers — River Sand (per m3)	m3	3.45	R 425.60	R 1,468.32
Hardscaping / Paving Surface — Interlocking Concrete Block Pavers — Skilled Bricklayer & Mason (per hour)	hr	51.00	R 85.00	R 4,335.00

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
Patio / Outdoor Living Area — Ground-Level Reinforced Concrete Slab, Tensioned Shade Sail Canopy — surface / base — Ground-level reinforced concrete patio slab, compacted base, mesh and edge detail allowance	m2	42.00	R 1,232.00	R 51,744.00
Patio / Outdoor Living Area — Ground-Level Reinforced Concrete Slab, Tensioned Shade Sail Canopy — surface / base — Skilled Concrete Artisan	hr	20.00	R 89.60	R 1,792.00
On-site sanitation - septic tank and soakaway system — 5,000L precast septic tank with access covers	item	1.00	R 44,800.00	R 44,800.00
On-site sanitation - septic tank and soakaway system — 110mm perforated subsoil drain pipe, geotextile-wrapped	m	42.00	R 106.40	R 4,468.80
On-site sanitation - septic tank and soakaway system — G7 sub-base gravel, compacted fill material	m3	11.00	R 246.40	R 2,710.40
On-site sanitation - septic tank and soakaway system — Civil excavation and pipe laying utility contractor team hours	hr	36.00	R 550.00	R 19,800.00
On-site sanitation - septic tank and soakaway system — Licensed Plumbing Contractor (per hour)	hr	8.00	R 350.00	R 2,800.00
Kitchen Grease Interceptor Trap (SANS 10400-P) — 250L poly unit — 250L Poly Grease Interceptor Trap, domestic main-kitchen-scale unit	each	1.00	R 3,584.00	R 3,584.00
Kitchen Grease Interceptor Trap (SANS 10400-P) — 250L poly unit — Licensed Plumbing Contractor (per hour)	hr	4.50	R 350.00	R 1,575.00

Finishes

R 996,124.25

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
Solid Meranti Timber External Door Leaf	unit	4.00	R 5,040.00	R 20,160.00
External Solid Timber Doors — qualified carpenter installation labour	hr	8.00	R 210.00	R 1,680.00
External door completion pack — frame, hinges, lockset, handles and striker plate	set	4.00	R 840.00	R 3,360.00
Plaster Sand	m3	6.27	R 476.67	R 2,988.73
PPC Surecem 32.5N Cement (50kg)	bag	60.00	R 110.88	R 6,652.80
Standard plasterer artisan (interior wall finish)	hr	228.16	R 105.00	R 23,956.80
813x2032mm solid Meranti timber panel interior door	unit	10.00	R 2,688.00	R 26,880.00
813x2032mm Meranti timber door frame and architrave set	set	10.00	R 840.00	R 8,400.00
Solid Timber Panel Dense Internal Door and Frame Set Assembly — qualified carpenter installation labour	hr	22.00	R 210.00	R 4,620.00
Internal door ironmongery pack — 3 hinges, lockset, handles and striker plate	set	10.00	R 448.00	R 4,480.00
SPC rigid-core click vinyl planks (supply only) — SPC click-vinyl pack (2.40m²); 129 full packs supplied	m2	309.60	R 470.40	R 145,635.84
IXPE acoustic foam underlay for SPC click vinyl	m2	295.05	R 42.56	R 12,557.33
Latex self-levelling floor screed, 20kg bag	bag	67.00	R 291.20	R 19,510.40
Floor bonding / moisture-compatible primer	l	44.26	R 128.80	R 5,700.69
Skilled floor layer / tiler artisan labour rate	hr	182.65	R 120.00	R 21,918.00
Licensed Plumbing Contractor (per hour)	hr	12.00	R 350.00	R 4,200.00
Licensed Plumbing Contractor (per hour)	hr	2.00	R 350.00	R 700.00
Vaulted ceiling double-batten structural frame materials	m2	331.80	R 95.20	R 31,587.36
Vaulted ceiling double-batten-frame installation labour	hr	126.40	R 210.00	R 26,544.00
Premium low-VOC acrylic wall topcoat (two-coat system)	l	255.88	R 123.20	R 31,524.42
Skilled Painter Artisan	hr	278.51	R 75.00	R 20,888.25
Plaster Primer (High Quality)	litre	91.39	R 72.80	R 6,653.19
MDF skirting board 14x70mm moulded profile, primed	m	207.67	R 72.80	R 15,118.38
Plaster Primer (High Quality)	litre	4.23	R 72.80	R 307.94
MDF Skirting Boards (Primed) — qualified carpenter installation labour	hr	28.84	R 210.00	R 6,056.40
75mm gypsum cove cornice — estimated layout allowance — 75mm gypsum cove cornice	m	251.72	R 29.86	R 7,516.16
75mm gypsum cove cornice — estimated layout allowance — Gypsum cornice adhesive and joint-filling compound	kg	120.14	R 8.96	R 1,076.45
75mm gypsum cove cornice — estimated layout allowance — Ceiling finisher — gypsum cove cornice installation	hr	27.46	R 210.00	R 5,766.60

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
Porcelain floor tiles (supply only) — 600 x 600mm - 4 tiles/box (1.44m2); 27 full boxes supplied	m2	38.88	R 246.40	R 9,580.03
Skilled floor layer / tiler artisan labour rate	hr	35.00	R 120.00	R 4,200.00
Premium porcelain and large-format tile adhesive - 20kg (For tiles 500x500mm and up)	bag	13.00	R 148.83	R 1,934.73
Water-repellent wall & floor tile grout (5kg)	bag	5.00	R 123.09	R 615.44
Bedroom Wardrobes — White Melamine, Standard Hinged Doors, Standard Height (about 2.1m) (18.00 lin m measured) — 16mm white melamine built-in wardrobe carcass and doors (per lin m)	lin m	18.00	R 4,032.00	R 72,576.00
Bedroom Wardrobes — White Melamine, Standard Hinged Doors, Standard Height (about 2.1m) (18.00 lin m measured) — Built-in wardrobe installation labour allowance (per linear metre)	lin m	18.00	R 450.00	R 8,100.00
Laundry, Linen & Utility Storage — White Melamine, Sliding Doors, Standard Height (about 2.1m) (4.00 lin m measured) — 16mm white melamine built-in wardrobe carcass and doors (per lin m)	lin m	4.60	R 4,032.00	R 18,547.20
Laundry, Linen & Utility Storage — White Melamine, Sliding Doors, Standard Height (about 2.1m) (4.00 lin m measured) — Built-in wardrobe installation labour allowance (per linear metre)	lin m	4.60	R 450.00	R 2,070.00
9.5mm Gypsum plasterboard ceiling board (1.2m width)	m2	331.80	R 72.80	R 24,155.04
Concealed galvanized ceiling grid, hangers, perimeter channel and fixings	m2	331.80	R 106.40	R 35,303.52
Ceiling joint tape, jointing compound, skim coat and screw-fixing sundries	m2	331.80	R 56.00	R 18,580.80
Ceiling installer — concealed-grid board fixing, jointing and preparation labour	hr	252.80	R 165.00	R 41,712.00
Premium Acrylic Interior/Exterior Paint	litre	82.95	R 95.20	R 7,896.84
Skilled Painter Artisan	hr	63.20	R 75.00	R 4,740.00
Standard grade fixture packages — En-suite 1, En-suite 2, En-suite 3 (3 packages)	item	3.00	R 10,640.00	R 31,920.00
En-suite 1 — splash-height wall tiling — Standard glazed ceramic wall tiles	m2	1.65	R 201.60	R 332.64
En-suite 1 — splash-height wall tiling — Skilled wall and floor tiler trade hours	hr	2.50	R 120.00	R 300.00
En-suite 1 — splash-height wall tiling — Premium porcelain and large-format tile adhesive - 20kg (For tiles 500x500mm and up)	bag	1.00	R 148.83	R 148.83
En-suite 1 — splash-height wall tiling — Water-repellent wall & floor tile grout (5kg)	bag	1.00	R 123.09	R 123.09
En-suite 2 — splash-height wall tiling — Standard glazed ceramic wall tiles	m2	1.65	R 201.60	R 332.64
En-suite 2 — splash-height wall tiling — Skilled wall and floor tiler trade hours	hr	2.50	R 120.00	R 300.00
En-suite 2 — splash-height wall tiling — Premium porcelain and large-format tile adhesive - 20kg (For tiles 500x500mm and up)	bag	1.00	R 148.83	R 148.83
En-suite 2 — splash-height wall tiling — Water-repellent wall & floor tile grout (5kg)	bag	1.00	R 123.09	R 123.09
En-suite 3 — splash-height wall tiling — Standard glazed ceramic wall tiles	m2	1.48	R 201.60	R 298.37
En-suite 3 — splash-height wall tiling — Skilled wall and floor tiler trade hours	hr	2.25	R 120.00	R 270.00
En-suite 3 — splash-height wall tiling — Premium porcelain and large-format tile adhesive - 20kg (For tiles 500x500mm and up)	bag	1.00	R 148.83	R 148.83
En-suite 3 — splash-height wall tiling — Water-repellent wall & floor tile grout (5kg)	bag	1.00	R 123.09	R 123.09
Guest WC — WC and hand-basin plumbing rough-in — WC suite, hand basin, mixer, waste and trap - toilet-only sanitary pack	item	1.00	R 3,640.00	R 3,640.00
Guest WC — WC and hand-basin plumbing rough-in — Licensed Plumbing Contractor (per hour)	hr	1.50	R 350.00	R 525.00
Main Kitchen Cupboard and Carcass Framework — qualified carpenter installation labour	hr	25.00	R 210.00	R 5,250.00
Kitchen 1 (Main) — cabinet carcass framework (10 lin m) — Standard melamine kitchen cabinet carcass and hardware pack	m	10.50	R 3,696.00	R 38,808.00
Kitchen 1 (Main) — standard_stone countertop run (10 lin m) — Standard engineered quartz kitchen countertop slab (per linear metre)	m	10.50	R 3,136.00	R 32,928.00
Engineered Stone Countertop Installation — qualified carpenter installation labour	hr	10.00	R 210.00	R 2,100.00
Kitchen 1 — splash height splashback / wall tiling — Standard glazed ceramic wall tiles	m2	3.30	R 201.60	R 665.28
Kitchen 1 — splash height splashback / wall tiling — Skilled wall and floor tiler trade hours	hr	5.00	R 120.00	R 600.00
Kitchen 1 — splash height splashback / wall tiling — Premium porcelain and large-format tile adhesive - 20kg (For tiles 500x500mm and up)	bag	2.00	R 148.83	R 297.65
Kitchen 1 — splash height splashback / wall tiling — Water-repellent wall & floor tile grout (5kg)	bag	1.00	R 123.09	R 123.09
Non-standard external opening — 3m aluminium sliding door (2) — 3m aluminium sliding door with glazing, frame, rollers and ordinary installation accessories	each	2.00	R 25,760.00	R 51,520.00
Non-standard external opening — 3m aluminium sliding door (2) — Specialist Window Installer	hr	10.00	R 140.00	R 1,400.00

Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
Non-standard external opening — 4m aluminium stacking door (1) — 4m aluminium stacking door with glazing, tracks, rollers and ordinary installation accessories	each	1.00	R 58,240.00	R 58,240.00
Non-standard external opening — 4m aluminium stacking door (1) — Specialist Window Installer	hr	10.00	R 140.00	R 1,400.00
Non-standard external opening — pivot entrance door (1) — Oversized pivot entrance door, frame, pivot hardware and ordinary weather seals	each	1.00	R 26,880.00	R 26,880.00
Pivot Entrance Door Set — qualified carpenter installation labour	hr	5.00	R 210.00	R 1,050.00
Fireplace installation - Lounge — Traditional Masonry Fireplace — Skilled Bricklayer & Mason (per hour)	hr	48.00	R 85.00	R 4,080.00
Fireplace installation - Lounge — Traditional Masonry Fireplace — General building assistant / support labourer (per hour)	hr	52.00	R 50.00	R 2,600.00
Fireplace installation - Lounge — Traditional Masonry Fireplace — Clay Commons (NFP) (per 1000)	thousand	0.63	R 3,808.00	R 2,399.04
Fireplace installation - Lounge — Traditional Masonry Fireplace — Portland Cement (50kg bag) - 42.5N	bag	13.00	R 143.36	R 1,863.68
Fireplace installation - Lounge — Traditional Masonry Fireplace — Ready-Mix Concrete 30 MPa – 19mm Aggregate (100% OPC)	m3	0.16	R 2,016.00	R 322.56
Fireplace installation - Lounge — Traditional Masonry Fireplace — Fireclay firebrick firebox lining set, incl. fire cement	set	1.00	R 3,584.00	R 3,584.00
Fireplace installation - Lounge — Traditional Masonry Fireplace — Clay chimney flue liner, 225mm diameter sections	m	4.40	R 728.00	R 3,203.20
Fireplace installation - Lounge — Traditional Masonry Fireplace — Cast iron damper plate & register/cowl	item	1.00	R 1,624.00	R 1,624.00

Contingency	R 186,164.96
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Description	Unit	Qty	Rate (incl. VAT)	Total (incl. VAT)
Contingency (5.0% of Direct Works + Preliminaries and General, excluding Builder's Profit)	Item	1.00	R 186,164.96	R 186,164.96

BOQ Summary & Reconciliation

Subtotal of Direct Works & Preliminaries	R 3,723,299.18
Builder's Profit (0.0% of direct works and preliminaries)	R 0.00
Contingency (5.0% of Direct Works + Preliminaries and General, excluding Builder's Profit)	R 186,164.96
Total VAT charged by builder (0.0% of full contract value)	R 0.00

Grand Total Construction Estimate	R 3,909,464.14
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