



REPLACEMENT VALUE CALCULATION

Calculating the value of buildings and structures

The following tables will assist you in determining the current value of the buildings and structures on your property. You are covered on a new-for-old basis, hence it is important to assess the costs you would incur if you had to rebuild the same buildings and structures at today's prices. This includes an additional 15% to cater for the associated costs, such as professional and municipal fees as well as debris removal.

The tables in the left columns is a guideline of current buildings costs. The table on the right will assist you in determining the individual totals per category and the overall total for the replacement cost of the buildings and structures.

Buildings and structures costs

Main building (per running m ² excl VAT)		Main building				
Sub - economical	R3 900 – R4 500	m ²	X	R	=	R
Economical	R4 600 – R5 800	m ²	X	R	=	R
Standard	R5 600 – R7 500	m ²	X	R	=	R
Middle class	R7 500 – R9 700	m ²	X	R	=	R
Luxury	R9 700 – R15 400	m ²	X	R	=	R
Exclusive	R15 400 – R17 500	m ²	X	R	=	R
Exclusive Super Luxury	R45 500 – R52 300	m ²	X	R	=	R
Slate/thatch (additional)	R700 - R1 000	m ²	X	R	=	R
Outbuildings (per m ² excl VAT)		Outbuildings				
Cottage / flat	R5 600 – R7 500	m ²	X	R	=	R
Domestic quarters	R4 600 – R5 800	m ²	X	R	=	R
Garage	R4 300 – R6 800	m ²	X	R	=	R
Carport Single (covered)	R6 500					
Carport Double (covered)	R11 800					
Carport Single (shaded)	R4 100					
Carport Double (shaded)	R7 900					
Boundary walls (per running m ² excl VAT)		Outbuildings				
Face brick (per running meter, 1.5m high)	R750 – R1 300	m ²	X	R	=	R
Brick & Plaster (per running meter, 1.8m high)	R700 – R1 000	m ²	X	R	=	R
Precast with face brick	R480 – R860	m ²	X	R	=	R
Precast/slatted timber	R500 – R780	m ²	X	R	=	R
Wire mesh	R110 – R120	m ²	X	R	=	R
Electric fencing on wall	R110 – R120	m ²	X	R	=	R
Palisade fencing	R670 – R1 150	m ²	X	R	=	R
Razorwire rolls 0.5m per meter	R90 – R170	m ²	X	R	=	R
Brick with steel fencing	R540 – R1 130	m ²	X	R	=	R
Pool fencing	R430 – R860	m ²	X	R	=	R

Buildings and structures costs (continued)

Paving (per m ²) Rate per m2 excl VAT		Paving				
Clay/Concrete brick	R330 – R460	m ²	X	R	=	R
Tarmac/Concrete	R280 – R385	m ²	X	R	=	R
Other improvements (excl VAT)		Outbuildings				
This refers to any structural improvements, such as electronic gates/doors, intercom, alarm system, shade cloth carport, thatched lapa, wendy hut, swimming pool, spa/hot tub, koi pond, irrigation system, tennis court and solar heating. It is advisable to obtain replacement costs on these items from appropriate specialists since costs can vary significantly.						R
						R
						R
						R
						R
SUB-TOTAL		R				
Additional costs		Additional costs				
15 % for professional & municipal fees, demolition charges, debris removal and costs of making the site safe.						R
TOTAL		R				
Plus VAT @15%		R				
Total replacement value		R				