



REPLACEMENT VALUE CALCULATION

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.

MAIN BUILDING (per m² 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 m² 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 excl VAT)		BOUNDARY WALLS
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 _____
PAVING (per m²) 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 Excluding VAT		OTHER IMPROVEMENTS
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