



JOZINI WARD 16 (NDUMO) TURN KEY HOUSING PROJECT : PHASE 1 (1000 housing units) - CASHFLOW PROJECTION FOR "STAGE 1"



INPUT		BUDGET (Zero rated for VAT)	CLAIMS TO BE SUBMITTED TO JOZINI MUN FOR PAYMENT					
			Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14
RPL01	Settlement Plan							
	Drafting of settlement plan (for Rural Informal Settlement Upgrade)	R 150 000		R 20 000	R 50 000	R 50 000	R 30 000	
	Road Network (vehicle & pedestrian)	R 70 000		R 40 000	R 30 000			
	Existing services and their service footprint	R 70 000		R 20 000	R 20 000	R 30 000		
	Circulation of Settlement Plan to relevant Stakeholders	R 13 110					R 13 110	
RPL02	Floodline Determination							
	Basemap (contours, visible infrastructure & cadastral)	R 150 000	R 50 000	R 100 000				
	Slope analysis	R 40 000		R 40 000				
	1:100 yr floodline	R 40 000		R 40 000				
	Watercourses 32 m buffer	R 30 000		R 30 000				
RPL03	Planning Report							
	Planning Report & Maps	R 200 000			R 50 000	R 50 000	R 50 000	R 50 000
	Strategic Planning framework assessment (PGDP, IDP, HSP, SDF)	R 55 000			R 15 000	R 20 000	R 20 000	
RPL04	Facilitation and Feasibility							
	Social compact agreement	R 30 000	R 10 000	R 20 000				
	Engagement with community to gain acceptance of product to be delivered	R 40 000		R 20 000			R 20 000	
	Statutory authorisation	R 60 000				R 30 000		R 30 000
	Stakeholder engagement	R 100 000		R 20 000	R 20 000	R 20 000	R 20 000	R 20 000
RPL05	GPS Co-ordinates/survey/site pegging							
	GPS point for position of house	R 300 000			R 150 000	R 150 000		
	Electronic survey data to Department's GIS unit	R 20 000				R 10 000	R 10 000	
	Signed professional records	R 40 000				R 20 000	R 20 000	
	Outer figure diagram	R 15 000				R 10 000	R 5 000	
	Outside figure of Isigodi / Municipality / Ward	R 15 000				R 10 000	R 5 000	
	Cadastral Settlement Plan	R 50 000				R 20 000	R 30 000	
RPL06	Subsidy Administration							
	Filling in of forms	R 50 000		R 10 000	R 20 000	R 20 000		
	Forms delivered to regional/district office (20% can be claimed)	R 10 000			R 5 000	R 5 000		
	Approval on HSS	R 240 000				R 120 000	R 60 000	R 60 000
RPL07	Geotechnical Report							
	Lead Time and Preparation for site work and obtain correct support documentation	R 10 000		R 10 000				
	Fieldwork (on site) - including excavation of trial pits, soil profiling, retrieving soil samples & in-situ tests	R 50 000		R 50 000				
	Laboratory Testing of Soil Samples	R 30 000			R 30 000			
	Final report compilation	R 20 000				R 20 000		
RPL08	Environmental Scoping Report							
	Meeting with KZN Department of Agriculture and Environmental Affairs (DAEA)	R 10 000		R 10 000				
	Scoping Report	R 150 000		R 20 000	R 50 000	R 50 000	R 30 000	
	Secure written feedback from KZN DAEA	R 20 000						R 20 000
RPL09	Development Rights Agreements							
	Development Rights Agreement with Mathenjwa TC	R 20 000			R 20 000			
	Land availability agreement with ITB / Dept Rural Development	R 50 000				R 30 000	R 20 000	
RPL10	Land Audit Report							
	Land ownership	R 5 000		R 5 000				
	Any incumbrances	R 10 000		R 10 000				
	Servitudes	R 10 000		R 10 000				
	Property description	R 5 000		R 5 000				
	Land claims survey diagrams, etc	R 5 000 R 5 000		R 5 000 R 5 000				
RPL11	Project Management							
	Housing forum meetings	R 20 000				R 20 000		
	Progress Reports	R 100 000	R 20 000	R 20 000	R 20 000	R 20 000	R 20 000	
	Development programme	R 45 000	R 20 000	R 5 000	R 5 000	R 5 000	R 5 000	R 5 000
	Co-ordinate all activities of contract	R 50 000	R 10 000	R 10 000	R 10 000	R 10 000	R 10 000	
	Manage Technical Team (review progress and seek adjustment where necessary)	R 100 000	R 20 000	R 20 000	R 20 000	R 20 000	R 20 000	
	Stakeholder engagement	R 60 000	R 10 000	R 10 000	R 10 000	R 10 000	R 10 000	R 10 000
	Presentation to Jozini Municipality's Portfolio Committee / Council	R 20 000			R 10 000		R 10 000	
RPL12	Others							
	Bulk & Link Services Report (Roads & Stormwater, Sanitation & Water)	R 50 000		R 20 000	R 30 000			
	Top-structure designs (3 alternative options)	R 70 000			R 30 000	R 20 000	R 20 000	
	Foundation Designs	R 50 000				R 20 000	R 30 000	
TOTAL		R 2 753 110	R 140 000	R 575 000	R 595 000	R 790 000	R 458 110	R 195 000

* Claims to be submitted to Jozini Municipality on a monthly basis in line with cashflow projection for inputs provided and is to be paid strictly within 30 days of date of submission by Jozini Municipality (using bridging finance)