

THE REPAIR AND RECONSTRUCTION OF ELEVEN (11) FORMAL HOUSES ON MAPHELO STREET, SITE C, KHAYELITSHA

1. Technical Assessment

A technical assessment was conducted on the eleven (11) PHP houses affected by the fire. The affected houses are on Maphelo Street, Site C, Khayelitsha which are the last line of houses along the informal settlement.

2. Beneficiary Details

Table 1: List of affected Houses & Beneficiary Details

No.	House No.	Street Name	I.D. Number	Beneficiary Name
1.	D410B	Maphelo Street	8603136456082	MENDO KOPANA
2.	D411A	Maphelo Street	8109151028082	KHALA YOLISWA
3.	D412A	Maphelo Street	5605190453085	BUSHULA RINA
4.	D413B	Maphelo Street	6007275994084	MYENDEKI ZAMILE
5.	D414B	Maphelo Street	4903035695080	SATU MXOLISI
6.	D415A	Maphelo Street	5307125652085	MFAMANA ZINGISILE LENNOX
7.	D416A	Maphelo Street	6701065102056	MGWAYI LIZO
8.	D417B	Maphelo Street	6208140945083	MTHWESI EUNICE ZOLEKA
9.	D419A	Maphelo Street	7002021680086	FAMANA PHUMLA
10.	D420A	Maphelo Street	6809090926088	MATISO NOKULUNGA LUCHRICIA
11	D420B	Maphelo Street	8909126641087	CENGINIZO YAWGA

3. Description of Work & Bill of Quantities

3.1. D410B Maphelo Street

One side of the house has been severely affected by the fire. The damaged area affects one bedroom and the lounge of the dwelling. On the exterior, the exposure to the fire has deteriorated the plaster which has exposed the block work of the house. Damage can be seen at the eaves affecting all the truss ends, branding of the roof tiles, two rows of cement tiles, fascia and barge boards. The two windows in the wall were also destroyed.

On the interior the damage of the fire can be seen by the cracks throughout the exposed wall. The flames from the fire damaged the curtains and curtain rails in both the bedroom and the

ANNEXURE A: Pricing Summary & Bills of Quantities



lounge following the damage to the two windows. Little damage can be seen on the ceiling to those two areas of the house but the entire ceiling of the house has been blackened by the smoke from the fire.

No.	Item	UoM	Qty	Rate	Amount
1.	External plaster to exposed block work	M ²	15.00		
2.	Replace damaged air vents	No.	2.00		
3.	Replacement of windows 1200 X 1200mm	No.	2.00		
4.	Repair to damaged truss ends	No.	7.00		
5.	Replace damaged brandering for roof covering incl. sisalation and isotherm	M	14.00		
6.	Replace two rows of damaged cement roof tiles	M ²	4.00		
7.	Replace fascia boards	M	7.00		
8.	Replace barge boards	M	5.00		
9.	Replacement of ceiling boards and brandering including cornice and cover strips	M ²	21.00		
10.	Paint exterior of house incl. window frames, doors & frames, fascia & barge boards	M ²	90.00		
11.	Paint interior of house incl. window frames, doors and frames, ceilings and cornice	M ²	180.00		
Estimated Repair Cost:					

3.2. D411A Maphelo Street

The damage to the house can be seen to the rear to the extended portion of the dwelling. Exposed blockwork can be seen as the fire destroyed the plaster to the wall. There's damage to two windows and one door located at the back of the house. Damage can also be seen to the lean-to-roof at the extended portion of the house.

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No.	Item	UoM	Qty	Rate	Amount
1.	External plaster to exposed block work	M ²	10.00		
2.	Replacement of windows 1200 X 1200mm	No.	1.00		
3.	Replacement of windows 600 X 600mm	No.	1.00		
4.	Replacement of external door and frame.	No.	1.00		
5.	Replace damaged brandering for roof covering incl. sisalation and isotherm	M	6.00		
6.	Waterproofing to the lean-to-roof	M	7.00		
7.	Replace fascia boards	M	3.00		
8.	Replacement of ceiling boards and brandering including cornice and cover strips	M ²	21.00		
9.	Paint exterior of house incl. window frames, doors & frames, fascia & barge boards	M ²	90.00		
10.	Paint interior of house incl. window frames, doors and frames, ceilings and cornice	M ²	180.00		
Estimated Repair Cost:					

3.3. D412A Maphelo Street

Minimal damage can be seen to the side of the house exposed to the fire (back gable end).

Besides the missing barge boards, the house would require a good coat or two of paint.

No.	Item	UoM	Qty	Rate	Amount
1.	Replace barge boards	M	7.50		
2.	Paint exterior of house incl. window frames, doors & frames, fascia & barge boards	M ²	90.00		
Estimated Repair Cost:					

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3.4. D413B Maphelo Street

The house is the worst damaged of the eleven houses. The house has been completely gutted by the fire. The house would need to be demolished to the floor slab and rebuilt. The house would also require all new electrical installation and plumbing.

No.	Item	UoM	Qty	Rate	Amount
1.	Demolish remaining damaged structure to floor slab level and remove rubble to off site location	M ²	42.00		
2.	Build new 42m ² BNG house on existing slab to include plumbing and electricity	M ²	42.00		
Estimated Repair Cost:					

3.5. D414B Maphelo Street

The original house has minimal damage to the exterior and interior of the house. The damage to the original house is to the ceilings and walls which have been blackened by the smoke. Most of the damage has been to the extension at the rear of the house which was badly affected by the fire. The walls, roof, windows and door including all its contents were burnt by the fire. On the day of the assessment, most of the damage to the extended portion of the dwelling had been rebuilt. The walls and roof had been completed and the wall were in the process of being plastered.

No.	Item	UoM	Qty	Rate	Amount
1.	Rubble removal to off site location	Item	1.00		
2.	Replacement of windows 1200 X 1200mm	No.	3.00		
3.	Replacement of internal doors	No.	5.00		
4.	Installation of electricity to the house	Item	1.00		
5.	Installation of plumbing incl. sanitary ware	Item	1.00		
6.	Replace fascia boards	M	8.00		

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7.	Replacement of ceiling boards and brandering including cornice and cover strips	M ²	40.00		
8.	Paint exterior of house incl. window frames, doors & frames, fascia & barge boards	M ²	120.00		
9.	Paint interior of house incl. window frames, doors and frames, ceilings and cornice	M ²	220.00		
Estimated Repair Cost:					

3.6. D415A Maphelo Street

The damage to the house can be seen on one side at the eaves where the truss ends have been burnt. The barge and fascia boards to the area have also been destroyed by the fire. This is the side of the house where the plumbing to the house is installed. Repairs to the toilet vent pipe and gulley would require attention including some external plaster to the exposed block work. Two windows have been damaged and would require replacements.

To the interior of the house there is damage to the ceilings of the house. Some hairline cracks can be seen to the area which was exposed by the fire.

No.	Item	UoM	Qty	Rate	Amount
1.	External plaster to exposed block work	M ²	10.00		
2.	Replace damaged air vents	No.	2.00		
3.	Replacement of windows 1200 X 1200mm	No.	1.00		
4.	Replacement of windows 600 X 600mm	No.	1.00		
5.	Repair to damaged truss ends	No.	7.00		
6.	Replace damaged brandering for roof covering incl. sisalation and isotherm	M	14.00		
7.	Replace two rows of damaged cement roof tiles	M ²	4.00		
8.	Replace fascia boards	M	7.00		

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9.	Replace barge boards	M	5.00		
10.	Replacement of ceiling boards and brandering including cornice and cover strips	M ²	21.00		
11.	Paint exterior of house incl. window frames, doors & frames, fascia & barge boards	M ²	90.00		
12.	Paint interior of house incl. window frames, doors and frames, ceilings and cornice	M ²	180.00		
13.	Repair to toilet vent pipe and gulley	Item	1.00		
Estimated Repair Cost:					

3.7. D416A Maphelo Street

As one of the previous houses, minimal damage can be seen to the side of the house exposed to the fire (back gable end). Besides the missing barge boards, the house will require a coat of paint.

No.	Item	UoM	Qty	Rate	Amount
1.	Replace barge boards	M	7.00		
2.	Paint exterior of house incl. window frames, doors & frames, fascia & barge boards	M ²	90.00		
Estimated Repair Cost:					

3.8. D417A Maphelo Street

This particular house has been extended beyond the original house. The rear of the house which has been exposed to the fire has been repaired by the home owner as there has been minimal damage to the house. The house could do with a coat of paint as the home has already repaired the damage to the house.

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No.	Item	UoM	Qty	Rate	Amount
1.	Paint exterior of house incl. window frames, doors & frames, fascia & barge boards	M ²	120.00		
Estimated Repair Cost:					

3.9. D419A Maphelo Street

The exposed gable end of the house has been damaged by the fire. The plaster to the wall of the has been damaged to the extent that the plaster has fallen off the wall exposing the block work. Besides the damage to the plaster, the timber to which the barge board to fixed to has also been damaged including one row of the cement roof tiles. To the interior of the house, hairline cracks can be found on the wall exposed by the fire.

No.	Item	UoM	Qty	Rate	Amount
1.	External plaster to exposed block work	M ²	15.00		
2.	Replace damaged brandering for roof covering incl. sisalation and isotherm	M	14.00		
3.	Replace one rows of damaged cement roof tiles	M ²	4.50		
4.	Replace fascia boards	M	5.00		
5.	Replace barge boards	M	7.00		
6.	Replacement of ceiling boards and brandering including cornice and cover strips	M ²	21.00		
7.	Paint exterior of house incl. window frames, doors & frames, fascia & barge boards	M ²	90.00		
8.	Paint interior of house incl. window frames, doors and frames, ceilings and cornice	M ²	180.00		
Estimated Repair Cost:					

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3.10. D420A Maphelo Street

Minimal damage can be seen to the side of the house exposed to the fire. Besides the missing barge boards, two of the bedroom windows the glazing would need to be replaced. In addition, the house would require a coat or two of paint.

No.	Item	UoM	Qty	Rate	Amount
1.	Replace barge boards	M	7.00		
2.	Paint exterior of house incl. window frames, doors & frames, fascia & barge boards	M ²	90.00		
3.	Glazing	M ²	2.50		
Estimated Repair Cost:					

3.11. D420B Maphelo Street

The damage can be seen on one side at the eaves where the truss ends have been burnt. The barge and fascia boards to the area have also been destroyed by the fire. Some external plaster has been damaged and has exposed block work. One window has been damaged and would require replacements.

To the interior of the house there is damage to the ceilings of the house. Some hairline cracks can be seen to the area which was exposed by the fire.

No.	Item	UoM	Qty	Rate	Amount
1.	External plaster to exposed block work	M ²	10.00		
2.	Replace damaged air vents	No.	2.00		
3.	Replacement of windows 1200 X 1200mm	No.	1.00		
4.	Repair to damaged truss ends	No.	7.00		
5.	Replace damaged brandering for roof covering incl. sisalation and isotherm	M	14.00		
6.	Replace two rows of damaged cement roof tiles	M ²	4.00		
7.	Replace fascia boards	M	7.00		

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8.	Replace barge boards	M	5.00		
9.	Replacement of ceiling boards and brandering including cornice and cover strips	M ²	21.00		
10.	Paint exterior of house incl. window frames, doors & frames, fascia & barge boards	M ²	90.00		
11.	Paint interior of house incl. window frames, doors and frames, ceilings and cornice	M ²	180.00		
Estimated Repair Cost:					

4. Price Summary

Table 2: Price Summary

No.	House No.	Street Name	Amount
1.	D410B	Maphelo Street	
2.	D411A	Maphelo Street	
2.	D412A	Maphelo Street	
3.	D413B	Maphelo Street	
4.	D414B	Maphelo Street	
5.	D415A	Maphelo Street	
6.	D416A	Maphelo Street	
7.	D417B	Maphelo Street	
9.	D419A	Maphelo Street	
10.	D420A	Maphelo Street	
11.	D420B	Maphelo Street	
12.	Provincial Sum for Structural Engineer & Community Liaison Officer (CLO) for duration of contract.		R 150 000,00
Sub-Total:			
Contingence @ 10%			
VAT @ 15%			
Total Cost:			