PRELIMINARY · REVIEW REQUIRED

BUILD READINESS REVIEW

Your building budget review.

PREPARED FOR
Synthetic saved-terms check

BUILDING AND FINISH
Residential Single Storey · Standard

FLOOR AREA
100.0 m^2

REQUESTED LOCATION
NC

THE PROPOSED WORK
Training only. Synthetic 100 m2 building package.

Client's stated budget
R 1,000,000.00

Building package · including VAT
R 1,150,000.00

Funding gap needs review
Not yet known

Building-budget comparison
Inputs need checking

WHAT THIS MEANS FOR THE CLIENT

Confirm how the floor area was measured and how the package price measures a square metre. The amount shown is an illustration until those definitions match.

This comparison does not establish planning approval, technical buildability, funding approval or a final contract price.

The next check
Check the package scope and its supporting price evidence before requesting a detailed quotation.

FOLLOW THE CALCULATION

How the price is calculated.

Follow the saved calculation. The package amount and the client's spending limit are separate figures.

HOW YOUR FLOOR AREA WAS MEASURED	HOW THE PACKAGE MEASURES FLOOR AREA
Outside of external walls, across all floors	Not recorded or not yet known

Confirm the same floors and spaces are included before comparing the budget.

CALCULATION	AMOUNT
Floor area	100.0 m^2
Package rate, excluding VAT	R 10,000.00 / m^2
Construction package, excluding VAT	R 1,000,000.00
VAT · 15.00%	R 150,000.00
Construction package, including VAT	**R 1,150,000.00**

What the package total tells you

The package total comes from the floor area and configured rate. Generic category percentages are internal planning assumptions, not separately priced work or proof that fees are included.

Complete the cost breakdown

- Confirm the quantities and installed rates before providing an item-by-item cost breakdown.
- Professional fees appear in the planning percentages but are excluded from the package. Confirm which appointments and certificates are included, then price excluded fees separately.

Planning sensitivity

R 862,500.00 to R 1,437,500.00. This is an assumed planning range, not a statistically measured confidence interval or a guaranteed price. Reprice the actual scope before commitment.

DISCUSS A ROUTE FORWARD

Compare your three options.

These are planning scenarios. Each needs a defined scope, checked costs and technical review before becoming an offer.

A

Build the full vision

R 1,150,000.00

Including VAT

Area	**100 m²**
Finish	**Standard**

Confirm the budget and area first

Review the full scope once funding for the building work matches the configured package cost. This keeps specification and size intact.

B

Explore a smaller brief

R 1,000,000.00

Including VAT

Area	**87.0 m²**
Finish	**Standard**

Confirm the budget and area first

This area assumes the whole stated budget is for building work. Separate other costs first. Review fixed costs, room sizes and buildability before choosing a smaller brief.

C

Phase the build

R 632,500.00

Including VAT

Area	**55.0 m²**
Finish	**Standard**

Confirm the budget and area first

Illustrate a first phase at 55% of the package budget and floor area. Define and cost the first stage, then plan a second phase once funding is available.

What the smaller-scope figure means

Area is scaled proportionally at the selected finish level and capped at the original brief. Fixed costs and minimum usable room sizes may make that scenario unsuitable. A change of finish level needs its own price calculation.

What the phase figure means

The first-phase illustration uses 55% of package cost and area. It is not a designed construction stage. Confirm safe access, services, weather protection and independent usability before deciding to phase.

? **The conversation to have**

Agree the essential work, possible changes and money available. Record these decisions before requesting a quotation.

THE CONFIGURED SPECIFICATION - 1 OF 2

Check what is included in the package.

This scope was saved with the assessment. Check each item against the drawings, selections and agreed responsibilities.

Preliminaries & Compliance

- Site establishment (hoarding, temporary water/power, site toilet)
- NHBRC enrolment (budget ~1.3% of construction value)
- Municipal building-plan submission and approval handling
- Structural engineer's certification for foundation and structure
- Electrical COC and plumbing compliance certificate
- Written contract, contract-works insurance, NHBRC 5-year warranty

Standard specification
Statutory compliance held at full level on every tier

Substructure

- Site clearance and excavation within the building footprint (normal soil)
- Earthworks, levelling and compaction to engineer's design
- Strip/raft foundations and footings per engineer's standard detail
- Surface bed, DPC and damp-proof membrane

Standard specification
Engineer's standard detail

Superstructure

- Masonry external and internal walls per the agreed wall system
- Reinforced lintel courses, columns and beams per design
- Internal and external plaster
- Window and external door openings built in

Standard specification
Standard brick, full plaster

Roof

- Engineered roof structure per design
- Roof covering, fascias, barge boards, ridging
- Standard gutters and downpipes
- Ceilings, cornices and insulation to spec

Standard specification
Concrete tile, insulated ceiling

THE CONFIGURED SPECIFICATION - 2 OF 2

Check what is included in the package.

This scope was saved with the assessment. Check each item against the drawings, selections and agreed responsibilities.

Internal Finishes

- Wall preparation and internal painting
- Floor finishes (screed plus tiling to wet areas as standard)
- Internal doors, frames and ironmongery, skirtings
- Built-in cupboards (kitchen + main bathroom), sanitaryware and tapware

Standard specification
Ceramic tile to living + wet areas, mid-range BICs and fittings

Services

- Electrical reticulation: DB board, points, lights and switches, COC
- Plumbing: hot and cold supply, waste to municipal connection point
- Electric geyser (standard size), internal drainage to boundary

Standard specification
Standard layout plus extra points

External Works

- External wall painting
- Basic apron/paving immediately around the house
- Make-good and removal of own construction rubble

Standard specification
Basic apron + external paint

ALLOW FOR WHAT SITS OUTSIDE THE PACKAGE

Unknown costs are not zero.

The following items are excluded or require separate confirmation. Add the relevant allowances when establishing the whole project budget.

- Abnormal ground conditions (rock, high water table, dolomite, heaving clay, deep fill)
- Geotechnical investigation and any resulting engineered redesign or piling
- Site clearance beyond the footprint: demolitions, large trees, bulk earthworks, terracing
- Municipal and utility connections, meters, bulk-services and availability fees
- Professional fees: architect, QS, structural/civil engineer, land surveyor
- Statutory and authority fees beyond first issue (plan scrutiny, re-inspections, occupation)
- Land, transfer, conveyancing and finance costs; site survey and pegging
- Landscaping, pools, irrigation and paving beyond the basic apron
- Boundary walls, fencing, gates and retaining walls (separate ISH package)
- Loose furniture, appliances, blinds and owner-supplied items
- Solar PV, inverters, batteries, backup power and air-conditioning unless listed
- Abnormal access (cranes, pumping, long carry, restricted-site premiums)
- Work stoppages and material escalation beyond the validity period

Resolve the boundary before quoting.

Confirm land, professional appointments, authority charges, connections, abnormal ground conditions, access and delivery. Reconcile any allowances with the exact selections before agreeing the project total.

RESOLVE WHAT COULD CHANGE THE DECISION

Put the important unknowns to work.

These review prompts are not findings from a completed site inspection. Confirm each item with the responsible party.

Risk	Why it matters	Next action and owner
Ground and foundations Not verified in this budget check	Abnormal ground can change excavation, support and foundation costs.	Obtain the appropriate site investigation and foundation design. **Client / appointed designer**
Utilities and approvals Confirmation required	Connection charges, capacity and approvals can change budget and programme.	Confirm authority requirements, service capacity and connection quotations. **Client / local authority**
Delivered material cost Confirm before quotation	Store, distance, haulage and handling affect the site price.	Obtain dated quotations for the exact specification delivered to this site. **Contractor / supplier**
Scope and finish selections Scope review required	An area allowance does not define every fixture, finish or work item.	Confirm drawings, measured scope, selections and exclusions. **Client / contractor**
Funding and phasing No phase approved by this report	A proportional phase may not be independently usable or funded.	Cost a safe, functional first stage and confirm cash availability. **Client / appointed professionals**

Primary cost basis

Company-configured package rate; review the supporting source and site scope.
Requested region: NC. Source region: NC.
Supporting source reference: Not recorded - obtain the reviewed supporting estimate or rate reference.

Saved material observations are listed in the evidence appendix when available. They are not proof of the complete installed cost. Source age, units, VAT and delivered scope must be checked.

LEAVE WITH A USABLE NEXT STEP

Turn the review into an agreed brief.

01 Confirm the client's priorities and funding

Client: distinguish available funds from hoped-for funding. Identify the work that cannot be removed from the brief.

02 Resolve the highest-impact unknowns

Contractor and appointed professionals: verify site conditions, approvals, services, drawings and delivered quotations relevant to the chosen route.

03 Agree a defined option for detailed pricing

Client and contractor: record the size, specification, inclusions, exclusions and assumptions. Recalculate changed scope before making an offer.

04 Review the report and explain the decision

ISH reviewer: check the source pack and calculations, walk through the report with the client, and record open actions. The construction quotation and agreement follow separately.

Assessment service

The agreed service should identify the intake review, cost comparison, scenario discussion, written report and explanation included in the fee. Agree any site visit, measured estimate or specialist work separately.

Fee invoice: No fee invoice recorded on this assessment.

Review record

Reviewer: Not recorded

Review date: Not recorded

Until the review and supporting sources are complete, this is a draft for discussion.

About this document

A preliminary construction-budget review. It is not a payment request, construction contract, structural certification or funding approval. Ask the issuing team to clarify any assumption before relying on the result.

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