

Johannesburg North, Gauteng - Double-storey residence

Location	Johannesburg North, Gauteng	Finish grade	High-End Estate
Total floor area	380 m2	Cost per m2	R 14 964
Estimate tier	Quick estimate	Storeys / roof	Double / Pitched
Bedrooms	4	Bathrooms	3

TOTAL ESTIMATED BUDGET

R 5 686 460

Range R 4 940 000 - R 6 080 000

Includes VAT. Excludes landscaping, external add-ons, swimming pool and any basement.

Trade summary

Trade	% of total	Subtotal
Preliminaries & General	15%	R 852 969
Earthworks	3%	R 149 662
Foundations & Slab	13%	R 713 387
Brickwork & Structure	14%	R 823 139
Roofing	8%	R 448 985
Doors & Windows	7%	R 399 942
Kitchen & Built-in Cupboards	10%	R 587 957
Plumbing & Drainage	7%	R 374 154
Electrical & Solar	8%	R 481 055
Finishes	15%	R 855 210
Total (excl. provisional sums)		R 5 686 460

Preliminaries & General - R 852 969				
Item	Qty	Unit	Rate	Total
Site establishment, security and project management	1	Sum	R 225 089	R 225 089
Temporary services (water, electricity, sanitation)	1	Sum	R 94 774	R 94 774
Contractor's insurances and guarantees	1	Sum	R 106 621	R 106 621
Health and safety compliance and site supervision	1	Sum	R 142 162	R 142 162
Contingency allowance (5% of total construction cost)	1	Sum	R 284 323	R 284 323

Earthworks - R 149 662				
Item	Qty	Unit	Rate	Total
Site clearing and topsoil strip	220	m2	R 284	R 62 533
Bulk excavation and cut/fill	45.60	m3	R 995	R 45 365
Foundation trench excavation and cart-away	30.40	m3	R 1 374	R 41 764

Foundations & Slab - R 713 387

Item	Qty	Unit	Rate	Total
Footings excavation and preparation	30.40	m3	R 613	R 18 634
Concrete strip footings	17.10	m3	R 4 904	R 83 854
Foundation reinforcing steel	1520	Item	R 33	R 49 691
Ground floor slab measured area	220	m2	R 1 362	R 299 674
Suspended slab measured area	160	m2	R 1 635	R 261 534

Brickwork & Structure - R 823 139

Item	Qty	Unit	Rate	Total
External double-brick wall construction	315.35	m2	R 1 400	R 441 399
Internal brick partitions	375.44	m2	R 876	R 329 013
Lintels and structural supports	45.60	m	R 1 156	R 52 727

Roofing - R 448 985

Item	Qty	Unit	Rate	Total
Pitched roof covering and installation	264	m2	R 809	R 213 595
Roof structure, trusses and bracing	264	m2	R 627	R 165 645
Roof insulation and waterproofing	264	m2	R 264	R 69 745

Doors & Windows - R 399 942

Item	Qty	Unit	Rate	Total
Aluminium windows, premium frames with larger glazed panes	32	Item	R 9 630	R 308 171
Internal and external doors, solid-core with quality ironmongery	12	Item	R 6 231	R 74 777
Large sliding patio door, premium aluminium frame	1	Item	R 16 994	R 16 994

Kitchen & Built-in Cupboards - R 587 957

Item	Qty	Unit	Rate	Total
Designer kitchen, branded cabinetry with quartz worktops	17.60	m	R 22 162	R 390 059
Bedroom built-in cupboards, spray-painted with soft-close fittings	12	m	R 10 951	R 131 410
Bathroom vanity units, stone tops and designer basins	3	Item	R 22 163	R 66 488

Plumbing & Drainage - R 374 154

Item	Qty	Unit	Rate	Total
Bathroom plumbing rough-in, supply and waste points	15	Item	R 5 831	R 87 465
Kitchen and laundry plumbing points, designer mixers	2	Item	R 5 831	R 11 662
Bathroom sanitaryware & fittings (3 bathrooms): designer-range toilet, basin, bath, mixers, rain shower and glass shower door	3	Item	R 82 605	R 247 816
Drainage, hot-water system and external connections	1	Sum	R 27 211	R 27 211

Electrical & Solar - R 481 055

Item	Qty	Unit	Rate	Total
Electrical power and lighting points, recessed LED and designer light fittings	247	Item	R 1 490	R 368 142
Distribution board, solar and inverter backup allowance	1	Sum	R 112 913	R 112 913

SAMPLE REPORT: example house only (double storey, 380 m2, 4 bed, Johannesburg North). Not a quote for your project.

Finishes - R 855 210

Item	Qty	Unit	Rate	Total
Floor tiling, large-format porcelain tiles	380	m2	R 716	R 272 091
Ceilings and cornices, shadow-line and feature ceiling detailing	380	m2	R 395	R 150 119
Internal/external plaster and skim	988	m2	R 259	R 256 141
Painting, premium washable finish	988	m2	R 179	R 176 859

Provisional sums & external add-ons

Landscaping & External Works	R 454 917
1 Sum x R 454 917	
Boundary Wall	R 196 000
80 m x R 2 450	

Disclaimer

Important Notice: This AI-generated BOQ is for budget planning purposes only. Actual construction costs may vary depending on market prices, site conditions, and contractor specifications. We strongly advise obtaining and comparing detailed binding quotes from at least 3 registered building contractors before finalizing your budget.