

Summary Scopes of Work & Cost Norms for Informal Settlement Responses

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Module 1: Rapid Preliminary Assessment & Categorisation of all Informal Settlements in Municipality

Work package	Min. Budget per hh*	Min. Budget for 500 sites	Max Budget per hh	Max Budget for 500 sites	Source of Budget
List of all informal settlements in municipality*	0	0	5	2,500	DoHS HSP; DoHS
Locality plan of settlements at Municipal Scale*	0	0	5	2,500	Preparation
Preliminary profile & assessment of each settlement	25	12,500	25	12,500	Funding;
Categorisation of all settlements by appropriate developmental response*	0	0	5	2,500	Municipality
Total	25	12,500	40	20,000	

Suggested contribution from KZN DoHS	16 DoH prep or HSP funds	28 DoH prep or HSP funds
Balance required from other sources (e.g. Municipality / USDG / MIG)	9	12

* The municipality may in some cases have the necessary capacity to compile this information in-house

Module 2: Planning and Delivery of Interim Services (UISP Ph/USDG)

Work package	Min. Budget per hh	Min. Budget for 500 sites	Max Budget per hh	Max Budget for 500 sites	Source of Budget
1) Pre-feasibility & feasibility:					
Social facilitation	24	12,000	60	30,000	DoHS Informal Settlement Upgrading Programme, ph1 & ph2
Participative multi-sectoral action plans to address priority issues	24	12,000	60	30,000	
Bulk services assessment	24	12,000	40	20,000	
Preliminary (desktop) geotechnical investigation	24	12,000	40	20,000	
Preliminary environmental assessment	24	12,000	40	20,000	
Land legal assessment	24	12,000	40	20,000	
Enumeration & socio-survey	20	10,000	40	20,000	
Planning issues, preliminary block layout, and yield estimate	40	20,000	60	30,000	
Schedule of priority interim basic services intended (preliminary)	10	5,000	20	10,000	
Subtotal for pre-feasibility / feasibility of interim services	214	107,000	400	200,000	
Project Management at 15%	32	16,050	60	30,000	
Subtotal for pre-feasibility / feasibility incl. PM	246	123,050	460	230,000	
2) Planning & design:					
Topographic survey**	0	0	100	50,000	
Strip geotechnical survey**	0	0	92	45,965	
EIA / environmental authorisations / ROD (where applicable)	75	37,500	150	75,000	
Design of interim services & cost estimates at 5% capital value	250	125,000	1,000	500,000	
Application for implementation funding	10	5,000	20	10,000	
Subtotal for planning & design of interim services	335	167,500	1,362	680,965	
Project Management at 15%	50	25,125	204	102,145	
Subtotal for planning & design of interim services incl. PM	385	192,625	1,566	783,110	
3) Construction:					
Construction / delivery of interim services***	5,000	2,500,000	20,000	10,000,000	
Site supervision fees at 3% (range is prob. 2%-5%)	150	75,000	600	300,000	
Project Management (client side) at 7.5%	375	187,500	1,500	750,000	
Subtotal for delivery of interim services	5,525	2,762,500	22,100	11,050,000	DoHS UISP; USDG
Total for feasibility, planning & delivery of interim services	6,156	3,078,175	24,126	12,063,110	
total project management	457	228,675	1,764	882,145	
% of capital value	9.1%	9.1%	8.8%	8.8%	
% of total project cost	7.4%	7.4%	7.3%	7.3%	
total other professional fees (incl. social process & site sup.)	699	349,500	2,362	1,180,965	
% of capital value	14.0%	14.0%	11.8%	11.8%	
% of total project cost	11.4%	11.4%	9.8%	9.8%	
Land acquisition (where rapid)****	0	0	5,000	2,500,000	DoHS UISP
Project Management at 10%	0	0	500	250,000	
Subtotal for delivery of land acquisition	0	0	5,500	2,750,000	
Total for planning & delivery of interim services + land acquisition	6,156	3,078,175	29,626	14,813,110	

Contribution from KZN DoHS	7,289 current UISP ph1 alloc	15,233 50% current total UISP ph1,2,3
Balance required from other sources such as MIG/USDG	0	14,394

** These will only be required where interim roads, stormwater controls, water pipelines or sewer pipelines are to be delivered

***These may include: roads, footpaths & associated stormwater controls, on site sanitation, sewer reticulation and connections, water reticulation & standpipes, electrification.

**** Given that land acquisition is typically a slow and costly process, it is suggested that Municipalities only include this as part of interim services phase where this a high level of certainty that it can be rapidly achieved and where commencement with full upgrading is envisaged in the short term

Module 3: Planning and Delivery of Emergency Basic Services (UISP Ph/USDG)

Work package	Min. Budget per hh	Min. Budget for 500 sites	Max Budget per hh	Max Budget for 500 sites	Source of Budget
Social facilitation	24	12,000	60	30,000	DoHS UISP USDG
Participative multi-sectoral action plans to address priority issues	24	12,000	60	30,000	
Bulk services assessment	0	0	40	20,000	
Preliminary (desktop) geotechnical investigation	0	0	40	20,000	
Preliminary environmental assessment	24	12,000	40	20,000	
Land legal assessment	0	0	40	20,000	
Enumeration & socio-survey	0	0	40	20,000	
Topographic survey**	0	0	50	25,000	
Strip geotechnical survey**	0	0	50	25,000	
EIA / environmental authorisations / ROD (where applicable)	0	0	150	75,000	
Design of interim services & cost estimates at 5% capital value	125	62,500	375	187,500	
Application for implementation funding	8	4,000	8	4,000	
Subtotal for planning & design of interim services	205	102,500	953	476,500	
Project Management at 15%	31	15,375	143	71,475	
Subtotal for planning & design of interim services incl. PM	236	117,875	1,096	547,975	
Construction / delivery of interim services***	2,500	1,250,000	7,500	3,750,000	
Site supervision fees at 3%	75	37,500	225	112,500	
Project Management at 7.5%	188	93,750	563	281,250	
Subtotal for delivery of interim services	2,763	1,381,250	8,288	4,143,750	
Total for planning & delivery of interim services	2,998	1,499,125	9,383	4,691,725	
<i>total project management</i>	<i>218</i>	<i>109,125</i>	<i>705</i>	<i>352,725</i>	
<i>% of capital value</i>	<i>8.7%</i>	<i>8.7%</i>	<i>9.4%</i>	<i>9.4%</i>	
<i>% of total project cost</i>	<i>7.3%</i>	<i>7.3%</i>	<i>7.5%</i>	<i>7.5%</i>	
<i>total other professional fees (incl. social process & site sup.)</i>	<i>205</i>	<i>102,500</i>	<i>953</i>	<i>476,500</i>	
<i>% of capital value</i>	<i>8.2%</i>	<i>8.2%</i>	<i>12.7%</i>	<i>12.7%</i>	
<i>% of total project cost</i>	<i>6.8%</i>	<i>6.8%</i>	<i>10.2%</i>	<i>10.2%</i>	
Land acquisition (where rapid)	0	0	0	0	DoHS UISP
Project Management at 10%	0	0	0	0	
Subtotal for delivery of land acquisition	0	0	0	0	
Total for planning & delivery of interim services + land acquisition	2,998	1,499,125	9,383	4,691,725	
Suggested contribution from KZN DoHS	3,000		5,000	<small>50% current total UISP ph1,2, & 3</small>	
Balance required from other sources such as MIG/USDG	0		4,383		

** These will only be required where interim roads, stormwater controls, water pipelines or sewer pipelines are to be delivered

***These may include: roads, footpaths & associated stormwater controls, on site sanitation, sewer reticulation and connections, water reticulation & standpipes, electrification.

Module 4: Planning and Delivery of a Full Upgrade (UISP Ph1/PLS/USDG)

Work package	Min. Budget per hh	Min. Budget for 500 sites	Max Budget per hh	Max Budget for 500 sites	Source of Budget
1) Pre-feasibility:					
Social facilitation and community participation	24	12,000	60	30,000	
Participative multi-sectoral action plans to address priority issues	24	12,000	60	30,000	
Bulk services assessment	24	12,000	40	20,000	
Preliminary (desktop) geotechnical investigation	24	12,000	40	20,000	
Preliminary environmental assessment	24	12,000	40	20,000	
Land legal audit / assessment	24	12,000	40	20,000	
Land availability assessment	10	5,000	15	7,500	
Enumeration & socio-survey	20	10,000	60	30,000	
Planning issues, preliminary block layout, and yield estimate	40	20,000	60	30,000	
Subtotal for pre-feasibility	214	107,000	415	207,500	
Project Management at 15%	32	16,050	62	31,125	
Subtotal pre-feasibility including project management	246	123,050	477	238,625	
2) Feasibility & preliminary design:					
Community participation & consultation	30	15,000	75	37,500	
GFSH2 geotech including variance calculator**	80	40,000	150	75,000	
Topographic survey*	50	25,000	200	100,000	
Land availability: sale agreements / expropriation / intragovernmental transfer etc.	20	10,000	200	100,000	
Preliminary town planning layout & planning report	50	25,000	150	75,000	

Preliminary urban design (esp. for densification)	30	15,000	60	30,000	
Participative local spatial plan	30	15,000	60	30,000	
Municipal multi sector engagement (e.g. education, health care etc)	0	0	0	0	
Architectural design and housing delivery method	50	25,000	100	50,000	DoH UISP
Preliminary services layout, design report, estimates	50	25,000	150	75,000	PLS
Implementation programme and cashflow	10	5,000	15	7,500	
Subsidy application form & pack (and other funding applications e.g. USDG)	10	5,000	15	7,500	
Subtotal for feasibility & preliminary design	410	205,000	1,175	587,500	
Project Management at 15%	62	30,750	176	88,125	
Subtotal for feasibility & preliminary design including project management	472	235,750	1,351	675,625	
3) Land acquisition, detailed design, township establishment & survey					
Land acquisition / transfers	2,000	1,000,000	5,000	2,500,000	
<i>NOTE: In the case of an Expropriation additional fees will be required for a land legal expert + facilitator - approx. R180 to R220 per site (R90k to R110k)</i>					
Social facilitation	246	122,815	246	122,815	
EIA / environmental authorisations / ROD	75	37,500	150	75,000	
Floodline determination	20	10,000	40	20,000	
Detailed town planning incl town planning approvals & township establishment	404	202,230	500	250,000	
Detailed engineering design & layouts	849	424,425	1,000	500,000	
Survey: calculate and submit GP, obtain approval, beacon sites, submit final GP and obtain approval	393	196,255	393	196,255	
NHBRC enrolment	0	0	0	0	
Application for DoHS tranche 2 for infrastructural services	10	5,000	20	10,000	
Subtotal for land acquisition, detailed design, township est., survey	3,996	1,998,225	7,348	3,674,070	
Project Management at 15%	599	299,734	1,102	551,111	
Subtotal for land acquisition, detailed design, township est., survey incl. project management	4,596	2,297,959	8,450	4,225,181	
4) Construction of services:					
Contract documentation	10	5,000	20	10,000	
Procurement of contractors	0	0	0	0	
Construction / delivery of internal infrastructural services	18,531	9,265,625	30,000	15,000,000	DoH UISP
Construction of bulk infrastructure	0	0	15,000	7,500,000	PLS
Site supervision fees at 3% capital cost	556	277,969	1,350	675,000	USDG / MIG
Application for DoHS tranche 3 for topstructures	10	5,000	20	10,000	
Subtotal for delivery of infrastructural services	19,107	9,553,594	46,390	23,195,000	
Project Management at 10% capital cost	1,853	926,563	4,500	2,250,000	
Subtotal for infrastructure delivery including project management	20,960	10,480,156	50,890	25,445,000	
5) Construction of topstructures & tenure delivery (assuming contractor and not PHP driven)					
Contract documentation	10	5,000	20	10,000	
Procurement of contractors	0	0	0	0	
Construction / delivery of topstructures	55,706	27,853,000	55,706	27,853,000	DoH UISP
Transfers and conveyencing					PLS
Site supervision fees at 1.5% capital cost	836	417,795	836	417,795	
Subtotal for delivery of topstructures	56,552	28,275,795	56,562	28,280,795	
Project Management at 8% capital cost	4,456	2,228,240	4,456	2,228,240	
Subtotal for topstructures including project management	61,008	30,504,035	61,018	30,509,035	
Total for planning & delivery of topstructures	87,282	43,640,950	122,187	61,093,466	
total project management	6,971	3,485,286	10,235	5,117,476	
% of housing subsidy capital value (excl. land, bulks)	9.4%	9.4%	11.9%	11.9%	
% of total project cost	8.0%	8.0%	8.4%	8.4%	
total other professional fees (incl. social process & site sup.)	4,074	2,037,039	6,246	3,122,990	
% of housing subsidy capital value (excl. land, bulks)	5.5%	5.5%	7.3%	7.3%	
% of total project cost	4.7%	4.7%	5.1%	5.1%	
Contribution from KZN DoHS	77,869	current PLS total inf + topstr	89,549	add 15% for approx value of special allowances	
Balance required from other sources such as MIG/USDG	9,413		32,638		

*The costs of topographic survey are determined by hectare and not number of households / yield. The indicative range for an in-situ upgrade depending on slope, vegetation density, extent of permanent topstructures which require survey is between R3500 and R5000 per hectare. Topo survey is included at this stage for the same reasons as GFSH2 geotech - see below. However, if a lower level of planning & budgetary certainty can be tolerated and the site is not too technically challenging (e.g. due to slope), then both topo survey and GFSH2 level geotech can be delayed until the detailed design phase. This does however typically also result in a slight increase in the timeframes for the project.

**GFSH2 geotech included at this stage since most sites are technically challenging and meaningful preliminary planning and design is not possible without this information