

maxigroup
commercial property brokers



**ESTIMATED INSTALLATION COST FOR SHELL SPECIFICATION OFFICES
AVERAGE 2011 RATES**

Item	Notes	Average Rate M ² Plan	VAT	Total M ²	Comments
Ceilings	600 x 1200 Owa Finetta	R 200.00	R 28.00	R 228.00	Cover Bulkheads etc
Power	From Distribution Board via power skirting	R 200.00	R 28.00	R 228.00	
Lighting	Lighting	R 185.00	R 25.90	R 210.90	Light Fittings - downlighters
Partitions	High specification	R 300.00	R 42.00	R 342.00	No Wallpaper
Floor Covering	Contract B Commercial Specification	R 200.00	R 28.00	R 228.00	
Air-conditioning	(VRV System)	R 950.00	R 133.00	R 1 083.00	
Blinds	Horizontal or vertical louvres.	R 30.00	R 4.20	R 34.20	
Painting		R 70.00	R 9.80	R 79.80	
SUB TOTAL		R 2 135.00	R 298.90	R 2 433.90	
Site P and G	5%	R 106.75	R 14.95	R 121.70	
Professional Fees	6%	R 128.10	R 17.93	R 146.03	
TOTAL		R 2 369.85	R 331.78	R 2 701.63	

PARTITION M² RATE CALCULATION - ASSUME AVERAGE PARTITIONED AREA OF 25 M² WHICH EQUATES TO 10 LINEAR METERS OF PARTIONING PER PARTIONED AREA BASED ON SPECIFIED PERCENTAGE OF AREA TO BE PARTIONED

Linear Meters	Rate / Linear Meter With Glass	Total	R/M ²		
10	R 3 000	R 30 000.00	R 1 200.00		
Floor Area M²	Percentage of area to be partitioned ??	÷ 25 M² Per Partitioned Area	x 10 = Required Linear Meters	Total Cost	R/M² / 1000 M²
5000	25.00%	50.00	500.00	R 1 500 000.00	R 300.00