

# PRESTIGE PROJECT A

## Landscape Cost Estimate

Document Number: PPA-Costing 01

Friday, July 01, 2011

Rev 10



ITEMS / ZONES WITHIN LANDSCAPE	DESCRIPTION	WAY FORWARD	ESTIMATED COSTS PER ZONE	
Area	Description	Qty	Unit Rate	TOTAL
<b>1.1 FROM MAIN ROAD TO SECURITY LINE</b>				
1.1.1	Rehabilitation to road sides - 100m long x 2 sides = 200m x 5m XGDS verges	1200	m <sup>2</sup>	R 60,000.00
1.1.2	Established Trees to entrance to replace trees that have been removed due to excavation: Gardenia thunbergii - 100L	26	each	R 750.00
1.1.3	Trees along entrance road: Acacia salomoniana - 600L - 200m	35	each	R 2,000.00
1.1.4	Allow OCV's along road	1200	m <sup>2</sup>	R 36.00
<b>1.2 GUARD HOUSE ZONE</b>				
1.2.1	Landscape to road sides - 850m <sup>2</sup> - 80mm <sup>2</sup> - 80mm <sup>2</sup> & Groundcovers	850	m <sup>2</sup>	R 1,150.00
1.2.2	Trees:			
1	Acacia salomoniana - 600L	6	each	R 2,500.00
2	Etlingera capensis - 50L	16	each	R 6,280.00
3	Gardenia thunbergii - 100L	20	each	R 1,000.00
4	Nyssa floribunda - 100L	16	each	R 1,000.00
1.2.3	Manual Irrigation	850	m <sup>2</sup>	R 46,750.00
1.2.4	Feature paving within road - Polished Granite or Family gravel - Omitted	26	m <sup>2</sup>	R 500.00
1	Paving around guard house - Red brick paving	66	m <sup>2</sup>	R 350.00
1.3	GHBIT			
1.3.1	Lighting	1	sum	R 30,000.00
<b>SUB-TOTAL - ARRIVAL NODE</b>				<b>R 619,750.00</b>
<b>2 VISITORS CENTRE</b>				
Costs to establish public area (rehabilitation) on existing area with a new topsoil layer to be installed from bulk up. Concrete, paving, granite				
<b>Area</b>				
2.1	Landscape around building - Shrubs & Groundcovers	316	m <sup>2</sup>	R 150.00
2.1.1	Manual Irrigation	316	m <sup>2</sup>	R 2,135.00
2.1.2	Trees:			
1	Gardenia thunbergii - 50L	6	each	R 350.00
2	Nyssa floribunda - 50L	16	each	R 310.00
3	Rothmannia capensis - 20L	5	each	R 800.00
2.1.4	Manual Irrigation	316	m <sup>2</sup>	R 18,150.00
2.1.5	Handicapping:			
1	Feature paving to visitors centre, introduce semi polished paving details to enhance visitors experience - ITEM OMITTED	100	m <sup>2</sup>	R 600.00
2	Paving around Visitors centre	510	m <sup>2</sup>	R 350.00
<b>TOTAL</b>				<b>R 176,500.00</b>

MOTIVATION	RECOMMENDATION	ALLOCATION OF COST TO BE CONFIRMED BY THE MINISTER
1.1	Rehabilitate landscape areas adjacent to the new road & parking which has been disturbed during the construction of the new security access road.	PUBLIC
1.2	Landscape introduced around new security Guard house & new security access road	PUBLIC
1.2.4	Item omitted to reduce costs	PUBLIC
1.3.1	Lighting required around new gatehouse for security circulation	PUBLIC
2.1	Landscape introduced around new visitors centre & security control room	PUBLIC
2.1.4	Manual Irrigation required around new visitor centre & driveway view towards the main residence	PUBLIC
2.1.5	Feature paving introduced to enhance the overall quality. Item omitted to reduce costs	PUBLIC
2	Control building for pedestrian circulation	PUBLIC

3	Informal paving to situations - loose laid in lawn	50	m <sup>2</sup>	R 100,00	R 5,000,00				
4	Feather paving to road - ITEM OMITTED	00	m <sup>2</sup>	R 500,00	R 0,00				
5	Roughing walls to Blast ledge - Amphibious	316	m <sup>2</sup>	R 1,200,00	R 378,000,00				
6	Stone to be locally sourced and dry packed	150	m <sup>2</sup>	R 850,00	R 127,500,00				
7	Backspalling to retaining walls	210	m <sup>2</sup>	R 700,00	R 147,000,00				
8	Create interface Ramp & steps to link visitors to Social roads	70	m <sup>2</sup>	R 2,600,00	R 175,000,00				
9	Timber Pergola to front of Willow centre - introduced for shade	65	m <sup>2</sup>	R 1,200,00	R 80,000,00				
10	Lighting Fundamental lighting to steps & ramp	1	lum	R 80,000,00	R 80,000,00				
<b>SUB-TOTAL - VISITORS CENTRE</b>					<b>R 1,236,426,00</b>				

3	Painting required for calculation								
4	Walls to be produced as follows the 4. Estimate quality. Item omitted to reduce costs								R 5,000,00
5	Walls required due to level differences & to allow access to security Control rooms on lower level								R 378,000,00
6	Classified to make walls safe Control room / visitors centre on a higher level, and the access road / Function node, which is +/- 3m lower. The interface has been achieved by introducing a slope & ramps, for disabled use.								R 127,500,00
7	Classified to make walls safe Control room / visitors centre on a higher level, and the access road / Function node, which is +/- 3m lower. The interface has been achieved by introducing a slope & ramps, for disabled use.								R 147,000,00
8	Classified to make walls safe Control room / visitors centre on a higher level, and the access road / Function node, which is +/- 3m lower. The interface has been achieved by introducing a slope & ramps, for disabled use.								R 175,000,00
9	Classified to make walls safe Control room / visitors centre on a higher level, and the access road / Function node, which is +/- 3m lower. The interface has been achieved by introducing a slope & ramps, for disabled use.								R 80,000,00
10	Classified to make walls safe Control room / visitors centre on a higher level, and the access road / Function node, which is +/- 3m lower. The interface has been achieved by introducing a slope & ramps, for disabled use.								R 80,000,00
									<b>R 1,236,426,00</b>

# PRESTIGE PROJECT A

Landscape Preliminary Costs

Document Number: PPA-Consulting 01  
 Friday, July 01, 2011  
 Rev 10



ITEMS / ZONED WITHIN LANDSCAPE	DESCRIPTION	WAY FORWARD	ESTIMATED COSTS	MOTIVATION	RECOMMENDATION	ALLOCATION OF COST TO BE CONFIRMED BY THE MINISTER
Area	Description	Qty	Unit Rate	TOTAL		
<b>3</b>	<b>SOCIAL NODE</b>					
3.1	Landscape:					
3.1.1	Cut & fill to create entertainment terrace for function	2100	m <sup>2</sup>	R 12.00	R 25,200.00	
3.1.2	Install 1.5m x 1.5m x 100mm concrete paving	2448	m <sup>2</sup>	R 25.00	R 61,200.00	
3.1.3	Landscape 2 Struts & Columns introduced to secure embankments are abolished with planting, due to road cut on both sides of function area	1328	m <sup>2</sup>	R 100.00	R 132,800.00	
3.1.4	Trees (introduced to reduce visual connection to area for security & privacy reasons)	36	each	R 1,000.00	R 36,000.00	
3.1.5	Plants (introduced to reduce visual connection to area for security & privacy reasons)	10	each	R 5,000.00	R 50,000.00	
3.1.6	Introduce large stonewalling terrace for privacy & security	10	each	R 5,000.00	R 50,000.00	
3.1.7	Introduce special species - To create an African identity which enhances the experience for visiting Heads of State	2448	m <sup>2</sup>	R 55.00	R 134,640.00	
3.1.8	Manual Irrigation	1328	m <sup>2</sup>	R 55.00	R 73,040.00	
3.2	Hardscaping:					
3.2.1	Retaining walls on edge of pool/parking building	315	m <sup>2</sup>	R 1,000.00	R 315,000.00	
3.2.2	Slope packed finish to stone to be locally sourced and dry packed	235	m <sup>2</sup>	R 850.00	R 218,750.00	
3.2.3	Blauwgras to retaining walls	125	m <sup>2</sup>	R 700.00	R 87,500.00	
3.2.4	Swimming wall built for privacy to the pool - 30m x 2.1m H - BT OTHERS	63	m <sup>2</sup>	R 800.00	R 50,400.00	
3.2.5	Stone cladding to boma wall	150	m <sup>2</sup>	R 850.00	R 127,500.00	
3.2.6	Build wall in Boma	20	m <sup>2</sup>	R 20,000.00	R 400,000.00	
3.2.7	Timber pergola to Boma	45	m <sup>2</sup>	R 1,400.00	R 63,000.00	
3.2.8	Swimming Pool/ Fire Pool	115	m <sup>2</sup>	R 5,000.00	R 575,000.00	
3.2.9	Non-slip paving to pool & Boma area	450	m <sup>2</sup>	R 300.00	R 135,000.00	
3.2.10	Pool	140	m <sup>2</sup>	R 1,200.00	R 168,000.00	
3.2.11	Paving	15	m <sup>2</sup>	R 120.00	R 1,800.00	
3.2.12	Lighting	1	each	R 90,000.00	R 90,000.00	
SUB-TOTAL - SOCIAL NODE					R 2,043,340.00	
<b>4</b>	<b>RESIDENTIAL ARRIVAL</b>					
4.1	Landscape:					
4.1.1	Creates wall 1.5m height	160	m <sup>2</sup>	R 55.00	R 8,800.00	
4.1.2	Landscape 2 Struts & Columns	650	m <sup>2</sup>	R 150.00	R 97,500.00	
SUB-TOTAL - SOCIAL NODE					R 2,043,340.00	
3.1	Landscape required to rehabilitate the area disturbed through the construction of the access road & security edge fence. Level terraces created for a portion in square, this requires retaining walls to be constructed. Functions are normally for Heads of State, and managed by OPW, therefore creating a specific area will facilitate easier access & functionality of the area					R 841,400.00
3.2.1	Retaining walls introduced for storm water & erosion control & due to new access roads being cut line existing alleys & pooling of water. Retaining walls are normally for local children, and therefore needs to be secured. Design does being area up to a Privilege Project level					R 619,250.00
3.2.4	Introduced for security & privacy to ensure Visual Link from Control room is mitigated					R 1,107,100.00
3.2.6	Introduced to enhance the function of the social lounge					R 68,000.00
3.2.8	Paving required for roof protection to VIP garage & for access to Fire pool. Function requirement					R 1,157,500.00
3.2.10	Pergola is provisional as this area needs to be reassessed after construction to ensure security fence arent compromised					R 168,000.00
3.2.11	Additions are utilized by Heads of State					R 1,400.00
3.2.12	Introduced to allow access across at night & ensure that the function area can cater for events at night for Heads of State					R 90,000.00
4.1	Landscape rehabilitation required to make good around houses and new road & security infrastructure.					R 841,400.00



# PRESTIGE PROJECT A

Landscape Preliminary Costs

Document Number: PPA-Coating 01

Friday, July 01, 2011  
Rev 1P



ALLOCATION OF COST TO BE CONFIRMED BY THE MINISTER

ITEMS / ZONES WITHIN LANDSCAPE	DESCRIPTION	WAY FORWARD	Unit	Rate	TOTAL	MOTIVATION	RECOMMENDATION	PUBLIC	PRIVATE
5	ZONE C: DWELLINGS	Introduce retaining walls to secure existing and new structures, introduce lawn around houses & in situ. It is a parking lot for parking to main driveway. Create water body to be used for rainwater harvesting.	Qty						
5.1	Landscaping:								
5.1.1	Introduce Large earth form to assist with security screening to House 8		450	m3	R 95.00	R 38 250.00			
5.1.2	Landscaping around new dwellings - Shrubs & groundcovers		3048	m2	R 80.00	R 243 840.00			
5.1.3	Feature Groundcovers		200	m2	R 120.00	R 24 000.00			
5.1.4	Reinforced concrete retaining walls		1872	m2	R 25.00	R 46 800.00			
5.1.6	Reinforced concrete retaining walls		2160	m2	R 15.00	R 32 400.00			
5.1.8	Acacia salicaria - 800L Specimen plants		25	each	R 3 000.00	R 75 000.00			
5.1.9	Acacia salicaria - 50L		127	each	R 360.00	R 44 520.00			
5.1.10	Acacia salicaria - 20L		31	each	R 950.00	R 28 550.00			
5.1.11	Dynamis - Feature specimen around individual houses		12	each	R 3 500.00	R 42 000.00			
5.1.12	Formal plants		28	each	R 120.00	R 3 360.00			
5.1.13	Strobilanthus reginae - 20L		10	each	R 350.00	R 3 500.00			
5.1.14	Strobilanthus reginae - 50L		33	each	R 120.00	R 3 960.00			
5.1.15	Strobilanthus reginae - 20L		12	each	R 120.00	R 1 440.00			
5.1.16	Strobilanthus reginae - 50L		10	each	R 1 500.00	R 15 000.00			
5.1.17	Manual Irrigation (Eucalyptus Rabbii area)		3245	m2	R 55.00	R 178 645.00			
5.1.18	Water body	Creates new natural water body - to be lined, with banking well - 50m x 12 x 2m deep	420	m2	R 800.00	R 336 000.00			
5.2	Hardscaping:								
5.2.1	Retaining walls (proposed)		630	m2	R 1 000.00	R 630 000.00			
5.2.2	Stone packed finish to walls		630	m2	R 660.00	R 415 800.00			
5.2.3	Stone packed finish to walls		262	m	R 700.00	R 183 400.00			
5.2.4	Stone packed finish to walls		600	m2	R 200.00	R 120 000.00			
5.2.5	Formal plants		1164	m2	R 350.00	R 407 400.00			
5.2.6	Formal plants		378	m2	R 350.00	R 132 300.00			
5.2.7	Decking		140	m2	R 1 200.00	R 168 000.00			
5.2.8	Informal Paving		120	each	R 120.00	R 14 400.00			
5.2.9	Gravel		10	m3	R 850.00	R 8 500.00			
5.2.10	Banks, sills & columns		1	each	R 8 000.00	R 8 000.00			
5.2.11	Pergolas		2	each	R 2 000.00	R 4 000.00			
5.2.12	Timber pergolas to existing house		76	m2	R 1 500.00	R 114 000.00			
5.2.13	Timber pergolas to parking		60	m2	R 1 500.00	R 90 000.00			
5.2.14	Timber pergolas to parking		130	m2	R 1 500.00	R 195 000.00			
5.2.15	Timber pergolas to parking		60	m2	R 1 500.00	R 90 000.00			

ESTIMATED COSTS

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5.1.8

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5.2.11

MOTIVATION	RECOMMENDATION	PUBLIC	PRIVATE
One to house & road levels - Contour lines to house & road levels - Contour water & help with security / erosion. Landscaping has been introduced to make good after construction of new security access roads & lawns & New houses	PUBLIC	R 648 750.00	
The Proposed Dam acts as storage for Grey water from the Sewage Treatment works, & for Storm water collection	PUBLIC	R 336 000.00	
Retaining walls are required to create the retaining wall for the dam. For houses & for long term sustainability. ITEM OMITTED FOR COST SAVING			
For long term sustainability - ITEM OMITTED FOR COST SAVING	PUBLIC	R 335 500.00	
Introduces an arrival zone to assist with hierarchy of roads	PUBLIC		
Introduces an arrival zone to assist with hierarchy of roads	OMITTED		
Retaining walls have been enhanced to assist with the erosion. The outdoor living facility will be connected to the houses.	OMITTED		





**PRESTIGE PROJECT A**

Landscape Preliminary Costs

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ITEMS / ZONES WITHIN LANDSCAPE	DESCRIPTION	WAY FORWARD	ESTIMATED COSTS	MOTIVATION	RECOMMENDATION	PUBLIC	PRIVATE
<b>9</b>	<b>REHABILITATION</b>	Rehabilitate in areas on periphery					
9.1	Area	Rehabilitate with grass seeding & indigenous grasses	Unit: Raw	TOTAL			
9.1.1	Northern Edge	Rehabilitate with grass seeding & indigenous grasses	m <sup>2</sup>	R 180,000.00			
1		Introduce trees:					
2		Acacia saligna - 20L	13 each	R 1,200.00			
3		Dombeya rotundifolia - 20L	5 each	R 1,200.00			
4		Eucalyptus sparsata - 20L	28 each	R 1,200.00			
5		Introduce trees - Allow for ODVA off main line	1 sum	R 15,000.00			
6		Rehabilitate with grass seeding & indigenous grasses	4173 m <sup>2</sup>	R 65.00			
7		Introduce trees:					
8		Acacia saligna - 100L	16 each	R 1,000.00			
9		Acacia saligna - 100L	15 each	R 1,000.00			
10		Acacia saligna - 100L	11 each	R 400.00			
11		Dombeya rotundifolia - 20L	12 each	R 1,200.00			
12		Gardenia turgida - 60L	84 each	R 350.00			
13		Mazungu capensis - 60L	10 each	R 500.00			
14		Zantedhaea capensis - 100L	13 each	R 1,000.00			
15		Introduce trees - Allow for ODVA off main line	1 sum	R 15,000.00			
16		Rehabilitate with grass seeding & indigenous grasses	2730 m <sup>2</sup>	R 65.00			
17		Introduce trees:					
18		Burchardia umbellata	36 each	R 1,000.00			
19		Burchardia umbellata - 20L or tuberosa	20 each	R 400.00			
20		Combretum laurifolium - 20L	20 each	R 1,200.00			
21		Spilopychne africana - 60L	20 each	R 550.00			
22		Introduce trees - Allow for ODVA off main line	1 sum	R 15,000.00			
23		Rehabilitate with grass seeding & indigenous grasses	9032 m <sup>2</sup>	R 65.00			
24		Introduce trees:					
25		Adiantum digitale - 60L - Specimen imported to site - 4.0m	400	R 120.00			
26		Introduce trees:					
27		Acacia saligna - 20L	1 each	R 4,500.00			
28		Acacia saligna - 20L	36 each	R 1,200.00			
29		Acacia saligna - 20L	60 each	R 1,800.00			
30		Burchardia umbellata - 20L or tuberosa	31 each	R 1,000.00			
31		Combretum laurifolium - 20L	20 each	R 400.00			
32		Combretum laurifolium - 20L	20 each	R 1,200.00			
33		Combretum laurifolium - 20L	1296 each	R 35.00			
34		Provides for stone paving and potholes for erosion control	1 sum	R 85,000.00			
35		Allow for retaining walls to level level, and erode ramp up with viewing pathway, include spray tank & hand clamp. Water trough & all control gates to assist with servicing cattle	1 sum	R 1,000,000.00			
36		Allow for removing of existing trees & re-planting of existing trees	1 sum	R 75,000.00			
37		SUB-TOTAL - REHABILITATION		R 2,475,875.00			
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10	HELIPAD3	Cl. via the spst. zone	Fit in with the spst. on	Unit Rate	TOTAL	MOTIVATION	RECOMMENDATION	PUBLIC	PRIVATE
	Area	Description	Qty						
10.1.1	Reinforcing walls introduced to tie in with surrounding levels and allow for access ramp to bridge	Grouted under Military Chute	0	m <sup>2</sup>	R 1,000.00	10.1.1 Works completed in PHASE 1. We have however allowed for minor landscaping to the Helipad	PUBLIC	R 185,000.00	
10.1.2	Landscaping around helipad	Treat all exposed earth around helipad with Oxydon dachyon to establish banks, and for dust prevention - by others	35200	m <sup>2</sup>	R 50.00				
10.1.3	Landscaping 2nd helipad	Cover level surfaces with Oxydon dachyon, all adjacent by civils contractor, including final marking and lights - By others	4500	m <sup>2</sup>	R 30.00				
10.1.4	Circular ramp link from Helipad to road & landscape adjacent	Landscaping to edges - 100m long x 2 side x ave 3.0m wide verge - Stamp by others	500	m <sup>2</sup>	R 150.00				
SUB-TOTAL - HELIPAD3					R 185,000.00			R 185,000.00	

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ITEMS / ZONES WITHIN LANDSCAPE	DESCRIPTION	WAY FORWARD	ESTIMATED COSTS			RECOMMENDATION	PUBLIC	PRIVATE
			Unit	Rate	TOTAL			
<b>11</b>	<b>DEFERENTIAL ROUTE</b> Establish a natural 'defence' to Over-natural reserves (AN) (enclosed) (under 'Johannesburg' (at -)) City	Rehabilitate with natural grasses & trees planting						
11.1	All works situated under Rehabilitation: Central Area							
			SUB-TOTAL - DEFERENTIAL ROUTES					R 0.00
<b>12</b>	<b>OTHER</b> Miscellaneous							
12.1.1	Maintenance to all landscape areas: Overall Landscaping 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450							
			SUB-TOTAL - OTHER					R 3,672,010.00
			TOTAL (Including all Items - Excl VAT)					R 4,287,060.00
			Lands Maintenance Items					R 2,682,000.00
			TOTAL EXCLUDING MAINTENANCE & VAT					R 11,695,060.00

MOTIVATION	RECOMMENDATION	PUBLIC	PRIVATE
13.1.1	Maintenance has been outlined for a 12 month period as requested. This is not a rehabilitation management. A Nursery can assist with this maintenance through propagation.	R 2,704,600.00	
3.1.3	Initiated for security purposes to restrict visitors to Estate from outside the Estate.	R 160,000.00	
3.1.4	Initiated for security purposes to restrict visitors to Estate from outside the Estate. This included the EIA process which is legally required for the Bowlege Treatment plant.	R 706,000.00	
13.1.8	Parking area is informal & will only be formalised.	R 176,610.00	
13.1.10	Rehabilitation to yield required.	R 84,000.00	
		R 3,872,010.00	R 0.00