

University in Mpumalanga										Annual Cashflow							
Phase 1 Projects - 2013-2017										2013	2014	2015	2016	2017	Total		
										From funding framework	Operating expenditure	10,000,000	28,000,000	50,000,000	84,000,000	114,000,000	286,000,000
											Loose Equipment	30% of building cost					
										30%	Total Loose Equipment	19,897,749	98,602,002	167,025,196	324,872,160	380,278,796	990,675,902

**Capital expenditure**

Building Parcel No.	Building Name	Usage	Description of the Asset and capacity/components	Type of Development	Floor area - Note 1	Cost per m2 - Note 2	Control Budget/ Estimate	Start Year	Duration months Note 3	Target Start month	Target Completion Month	2013	2014	2015	2016	2017	
LP 08	LP 08	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	2,659	17,000	45,210,480	2013	19	Apr-13	Nov-14	9,042,096	22,605,240	13,563,144			45,210,480
LP 11	LP 11	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	4,248	13,000	55,218,930	2013	19	Apr-13	Nov-14	13,804,733	41,414,198	0			55,218,930
LP 01	LP 01	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	9,531	17,000	162,029,550	2014	25	Jan-14	Feb-16	0	64,811,820	81,014,775	16,202,955		162,029,550
LP 10	LP 10	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	5,314	17,000	90,345,990	2014	22	Jan-14	Nov-15	0	18,069,198	72,276,792			90,345,990
LP 09	LP 09	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	4,029	13,000	52,371,930	2014	20	Jan-14	Sep-15	0	26,185,965	26,185,965			52,371,930
LP 02	LP 02	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	6,102	17,000	103,739,610	2015	24	Jan-15	Jan-17	0	0	41,495,844	51,869,805	10,373,961	103,739,610
LP 03	LP 03	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	4,032	17,000	68,544,000	2014	21	Mar-14	Dec-15	0	27,417,600	41,126,400			68,544,000
LP 14	LP 14	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,806	13,000	36,475,530	2014	17	Jan-14	Jun-15	0	21,885,318	14,590,212			36,475,530
LP 17	LP 17	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,439	13,000	18,709,080	2014	15	Jan-14	Apr-15	0	11,225,448	7,483,632			18,709,080
LP 18	LP 18	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	6,561	13,000	85,287,540	2014	22	Jan-14	Nov-15	0	34,115,016	51,172,524			85,287,540
LP 36	LP 36	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	6,146	13,000	79,893,840	2014	21	Jan-14	Oct-15	0	31,957,536	47,936,304			79,893,840
LP 04	LP 04	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	5,949	17,000	101,131,980	2015	22	Jan-15	Oct-16	0	0	60,679,188	40,452,792		101,131,980
LP 06	LP 06	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	4,897	17,000	83,248,320	2015	22	Jan-15	Nov-16	0	0	41,624,160	41,624,160	0	83,248,320
LP 12	LP 12	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	4,026	13,000	52,340,730	2015	20	Jan-15	Sep-16	0	0	31,404,438	20,936,292		52,340,730
LP 13	LP 13	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	4,030	13,000	52,394,550	2015	20	Mar-15	Oct-16	0	0	26,197,275	26,197,275		52,394,550
LP 15	LP 15	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	7,167	13,000	93,169,440	2016	22	Jan-16	Nov-17	0	0	0	18,633,888	74,535,552	93,169,440
LP 33	LP 33	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	6,653	13,000	86,490,300	2016	22	Jan-16	Nov-17	0	0	0	17,298,060	69,192,240	86,490,300
LP 16	LP 16	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,709	13,000	22,221,420	2016	17	Jan-16	Jun-17	0	0	0	13,332,852	8,888,568	22,221,420

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LP 05	LP 05	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	4,897	17,000	83,249,000	2016	21	Jan-16	Oct-17				49,949,400	33,299,600	<b>83,249,000</b>
LP 07	LP 07	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	5,668	17,000	96,356,000	2016	22	Jan-16	Nov-17				57,813,600	38,542,400	<b>96,356,000</b>
LP 19	LP 19	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	5,173	17,000	87,941,000	2016	22	Jan-16	Nov-17				52,764,600	35,176,400	<b>87,941,000</b>
LP 20	LP 20	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	6,234	17,000	105,978,000	2016	24	Jan-16	Jan-18				63,586,800	42,391,200	<b>105,978,000</b>
LP 34	LP 34	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,786	13,000	36,218,000	2016	18	Jan-16	Jul-17				21,730,800	14,487,200	<b>36,218,000</b>
LP 35	LP 35	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	3,455	13,000	44,915,000	2016	18	Mar-16	Sep-17				26,949,000	17,966,000	<b>44,915,000</b>
LP 37	LP 37	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	4,125	13,000	53,623,050	2016	19	Mar-16	Oct-17				32,173,830	21,449,220	<b>53,623,050</b>
LP 38	LP 38	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	3,776	13,000	49,088,130	2016	19	Mar-16	Oct-17				29,452,878	19,635,252	<b>49,088,130</b>
LP 39	LP 39	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,015	13,000	26,201,370	2016	16	Mar-16	Jul-17				15,720,822	10,480,548	<b>26,201,370</b>
LP 40	LP 40	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	3,461	13,000	44,986,500	2016	18	Mar-16	Sep-17				26,991,900	17,994,600	<b>44,986,500</b>
LP 41	LP 41	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	3,458	13,000	44,947,500	2016	18	Mar-16	Sep-17				17,979,000	26,968,500	<b>44,947,500</b>
LP 42	LP 42	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	5,103	13,000	66,344,850	2016	21	Mar-16	Dec-17				26,537,940	39,806,910	<b>66,344,850</b>
LP 47	LP 47	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	2,044	17,000	34,743,597	2016	17	Mar-16	Aug-17				13,897,439	20,846,158	<b>34,743,597</b>
LP 56	LP 56	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	3,349	13,000	43,536,090	2016	18	Mar-16	Sep-17				17,414,436	26,121,654	<b>43,536,090</b>
LP 57	LP 57	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	4,976	13,000	64,685,790	2016	21	Mar-16	Dec-17				25,874,316	38,811,474	<b>64,685,790</b>
LP 58	LP 58	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	3,274	13,000	42,556,410	2016	18	Mar-16	Sep-17				17,022,564	25,533,846	<b>42,556,410</b>
LP 59	LP 59	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	3,228	13,000	41,969,070	2016	18	Mar-16	Sep-17				16,787,628	25,181,442	<b>41,969,070</b>
LP 21	LP 21	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	4,029	17,000	68,494,530	2016	21	Jun-16	Mar-18				27,397,812	41,096,718	<b>68,494,530</b>
LP 22	LP 22	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	5,744	17,000	97,643,070	2016	22	Jun-16	Apr-18				39,057,228	58,585,842	<b>97,643,070</b>
LP 23	LP 23	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	4,798	17,000	81,563,790	2016	22	Jun-16	Apr-18				32,625,516	48,938,274	<b>81,563,790</b>
LP 24	LP 24	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	4,032	17,000	68,544,000	2016	21	Jun-16	Mar-18				27,417,600	41,126,400	<b>68,544,000</b>

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LP 66	LP 66	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	4,176	13,000	54,284,490	2016	20	Sep-16	May-18				16,285,347	37,999,143	54,284,490
LP 67	LP 67	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,800	13,000	23,400,000	2016	15	Sep-16	Dec-17				7,020,000	16,380,000	23,400,000
LP 68	LP 68	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	4,166	13,000	54,154,230	2016	20	Sep-16	May-18				16,246,269	37,907,961	54,154,230
LP 69	LP 69	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,025	13,000	26,325,000	2016	16	Sep-16	Jan-18				7,897,500	18,427,500	26,325,000
LP 70	LP 70	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	4,834	13,000	62,840,700	2016	20	Sep-16	May-18				18,852,210	43,988,490	62,840,700
LP 71	LP 71	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,925	13,000	38,025,000	2016	18	Sep-16	Mar-18				11,407,500	26,617,500	38,025,000
LP 72	LP 72	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	7,109	13,000	92,418,300	2016	22	Sep-16	Jul-18				27,725,490	64,692,810	92,418,300
LP 73	LP 73	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	3,600	13,000	46,800,390	2016	19	Sep-16	Apr-18				14,040,117	32,760,273	46,800,390
LP 74	LP 74	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	4,118	13,000	53,539,590	2016	19	Sep-16	Apr-18				16,061,877	37,477,713	53,539,590
LP 75	LP 75	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,805	13,000	23,463,180	2016	15	Sep-16	Dec-17				7,038,954	16,424,226	23,463,180
LP 76	LP 76	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	2,400	17,000	40,800,000	2016	18	Sep-16	Mar-18				12,240,000	28,560,000	40,800,000
LP 77	LP 77	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	2,400	17,000	40,800,000	2016	17	Sep-16	Feb-18				12,240,000	28,560,000	40,800,000
LP 78	LP 78	Academic & Admin	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	4,109	17,000	69,846,540	2016	21	Sep-16	Jun-18				20,953,962	48,892,578	69,846,540
LP 79	LP 79	Student Housing	3 storey general mixed academic/administration, 60 seater class rooms, academic & administration offices and 1 no 100 seater lecture theatre	New Building and services	1,805	17,000	30,682,620	2016	17	Sep-16	Feb-18				9,204,786	21,477,834	30,682,620
																	0
																	0
																	0
																	0
																	0
SI01	Siyabuswa Campus	Academic & Admin	Existing campus	Refurbishment of existing facilities			36,000,000	2013	14	Apr-13	Jun-14	21,600,000	14,400,000				
SI02	Siyabuswa Campus	Student Housing	Existing campus, condition assessment required	Refurbishment of existing facilities	4,862	7,500	36,465,000	2013	14	Apr-13	Jun-14	21,879,000	14,586,000				
<b>Buildings Sub-Total</b>					<b>225,056</b>		<b>3,302,253,007</b>				<b>Annual Buildings Sub-Total</b>	<b>66,325,829</b>	<b>328,673,339</b>	<b>556,750,653</b>	<b>1,082,907,200</b>	<b>1,267,595,987</b>	<b>3,302,253,007</b>
LI	<b>Land Improvements other than buildings</b>		Allowance 13% of building costs	As per HEMIS norms		13.0%	429,292,891	2014	32	Apr-13	Dec-15	8,622,358	42,727,534	72,377,585	140,777,936	164,787,478	429,292,891
L101	<b>Bulk Earthworks</b>		Bulk site earthworks	Establishment of site		4.0%	132,090,120	2014	15	Jan-14	Apr-15	39,627,036	92,463,084				132,090,120
L102	<b>Traffic &amp; road upgrading</b>		Upgrading of main access and traffic control/calming measures	Upgrading			20,000,000	2014	12	Jan-14	Dec-14	0	20,000,000	0	0		20,000,000
L103	<b>Water supply</b>		Include in overall LI allowance	Upgrading and connection to existing			-	2014			Jan-00	0	0	0	0		0
L104	<b>Sewage &amp; Stormwater upgrading</b>		Include in overall LI allowance	Upgrading and connection to existing			-	2014			Jan-00	0	0	0	0		0
L105	<b>Bulk Electricity supply</b>		Connection to existing line and 2 new substations				10,000,000	2014	10	Apr-13	Feb-14	8,000,000	2,000,000	0	0		10,000,000
L106	<b>ICT Bulk Infrastructure</b>		See ICT report	New fibre optic			12,690,000	2014	8	Apr-13	Dec-13	12,690,000	5,076,000	7,614,000	0		12,690,000
L107	<b>ICT Infrastructure on site</b>		See ICT report 40% of overall estimate	New service on campus			28,540,200	2015	9	May-15	Feb-16	0	0	17,124,120	11,416,080		28,540,200
L108	<b>Land acquisition</b>		Selected land parcels at market rate				20,000,000	2015	1	Jan-15	Apr-15	0	0	20,000,000	0		

Building Parcel No.	Building Name	Usage	Description of the Asset and capacity/components	Type of Development	Floor area - Note 1	Cost per m2 - Note 2	Control Budget/ Estimate	Start Year	Duration months Note 3	Target Start month	Target Completion Month	2013	2014	2015	2016	2017	
SA01	Sports Amenities		Allowance 5% of building costs				50,000,000	2015	18	Jan-15	Jul-16	0	0	30,000,000	20,000,000		50,000,000
SA02	Sports Amenities		Siyabuswa Campus	As per Space norms assessment				2017	23	Jul-13	Jun-15	0	0	0	0		
SP02	Special projects (green buildings, ICT/WiFi)		Siyabuswa Campus	As per Space norms assessment		3.0%	99,067,590	2015	12	Jan-13	Jan-14	1,989,775	9,860,200	16,702,520	32,487,216		
PM01	Programme/Portfolio management		Establishment of programme/portfolio management function for 3 years	Costed as % of annual portfolio of works		4.5%	148,601,385	2013	60	Jan-13	Dec-17	2,984,662	14,790,300	25,053,779	48,730,824	57,041,819	148,601,385
	<b>Total Land Improvements other than buildings</b>									<b>Total Land Improvements other than buildings</b>		<b>34,286,795</b>	<b>134,081,070</b>	<b>281,335,088</b>	<b>253,412,056</b>	<b>221,829,298</b>	<b>924,944,307</b>
			<b>Total</b>				4,252,535,194			<b>Discounted Cashflow</b>	<b>Total Building Capex Rm 2012 base</b>	<b>100,612,623</b>	<b>462,754,409</b>	<b>838,085,741</b>	<b>1,336,319,256</b>	<b>1,489,425,285</b>	<b>4,227,197,314</b>
											<b>Total Building Capex Rm incl Escalation</b>	<b>110,259,516</b>	<b>557,608,256</b>	<b>1,076,787,890</b>	<b>1,716,927,424</b>	<b>1,947,578,096</b>	<b>5,631,523,224</b>
										<b>Discounted Cashflow</b>	<b>Total Building Capex, Opex &amp; Loose Equipment Rm 2012</b>	<b>130,510,372</b>	<b>589,356,411</b>	<b>1,055,110,937</b>	<b>1,745,191,416</b>	<b>1,983,704,081</b>	<b>5,503,873,216</b>
										<b>Escalated Cashflow</b>	<b>Total Total Building Capex, Opex &amp; Loose Equipment Rm incl Escalation</b>	<b>143,023,907</b>	<b>710,160,711</b>	<b>1,355,625,832</b>	<b>2,242,253,854</b>	<b>2,593,898,906</b>	<b>7,044,963,209</b>
										<b>Escalation Factor</b>		9.59%	20.50%	28.48%	28%	31%	33%

Notes

- Note 1: Area is Gross building area i.e. construction area
- Note 2: Rate is all inclusive of construction, fees, contingency (15%) plus VAT
- Note 3: Duration includes periods for planning, design, approvals, and construction
- Note 4: Loose furniture and equipment rate 30% of building cost form Annex 2