

University in Northern Cape										version:16DB	Annual Cashflow Rm in 2012						
University Development - 2013-2017												2013	2014	2015	2016	2017	Total
										Opex	Operating expenditure						
											Funding framework	10,000,000	22,000,000	35,000,000	54,000,000	69,000,000	190,000,000
										Capex	Loose Equipment	30% of building cost					
										30%	Total Loose Equipment	26,138,250	81,107,970	139,215,825	213,223,485	161,363,070	621,048,600
												Rm in 2012					
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	Year	Duration months Note 3	Target Start month	Target Completion Month	2013	2014	2015	2016	2017	Total
1	New Academic block - on buidling parcel 2A Oppenheimer Memorial Park	Academic & Admin	Academic 3 storey general 60 seater class rooms, academic offices and 1 no 100 seater lecture theatre	New Building and services	4,878	17,000	82,926,000	2014	21	Jan-14	Oct-15		24,877,800	58,048,200			82,926,000
2	New Academic block - on buidling parcel 2C Oppenheimer Memorial Park	Academic & Admin	Shared Facility - 3 storey general mixed academic/adminstination, 60 seater class rooms, academic & adminstration offices and 1 no 100 seater lecture theatre	New Building and services	4,334	17,000	73,678,000	2013	21	Jul-13	Apr-15	18,419,500	44,206,800	11,051,700			73,678,000
3	New Academic block - on buidling parcel 2B Oppenheimer Memorial Park	Academic & Admin	Academic 3 storey general 60 seater class rooms, academic offices and 1 no 100 seater lecture theatre	New Building and services	8,469	17,000	143,973,000	2013	25	Jul-13	Aug-15	28,794,600	71,986,500	43,191,900			143,973,000
4	New Academic block - on buidling parcel 2D Oppenheimer Memorial Park	Academic & Admin	Shared Facility - 3 storey general mixed academic/adminstination, 60 seater class rooms, academic & adminstration offices and 1 no 100 seater lecture theatre	New Building and services	8,331	17,000	141,627,000	2015	25	Jan-15	Feb-17			49,569,450	56,650,800	35,406,750	141,627,000
6	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,098	17,000	18,666,000	2016	15	Jan-16	Apr-17				12,132,900	6,533,100	18,666,000
7	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,950	17,000	33,150,000	2016	17	Jan-16	Jun-17				18,232,500	14,917,500	33,150,000
8	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,815	17,000	30,855,000	2016	17	Jan-16	Jun-17				16,970,250	13,884,750	30,855,000
9	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,632	17,000	27,744,000	2016	17	Jan-16	Jun-17				15,259,200	12,484,800	27,744,000
10	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,617	17,000	27,489,000	2016	17	Mar-16	Aug-17				12,370,050	15,118,950	27,489,000
11	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	2,508	17,000	42,636,000	2016	18	Mar-16	Sep-17				19,186,200	23,449,800	42,636,000
12	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,470	17,000	24,990,000	2016	16	Mar-16	Jul-17				11,245,500	13,744,500	24,990,000
13	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	2,307	17,000	39,219,000	2016	18	Mar-16	Sep-17				17,648,550	21,570,450	39,219,000
14	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,845	17,000	31,365,000	2016	17	Mar-16	Aug-17				14,114,250	17,250,750	31,365,000
15	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,725	17,000	29,325,000	2016	17	Mar-16	Aug-17				13,196,250	16,128,750	29,325,000
16	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,224	17,000	20,808,000	2016	15	Jun-16	Sep-17				5,202,000	15,606,000	20,808,000
17	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	2,382	17,000	40,494,000	2016	18	Jun-16	Dec-17				10,123,500	30,370,500	40,494,000
18	New Academic block - on buidling parcel 8	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	2,760	17,000	46,920,000	2016	19	Jun-16	Dec-17				11,730,000	35,190,000	46,920,000
E-001	Administration Block - ex-provincial legislature	Academic & Admin	Old Prov Leislature Adminstration 3 storey offices and classrooms	Refurbishment with some additions	7,197	7,500	53,977,500	2013	17	Jul-13	Dec-14	10,795,500	43,182,000				53,977,500
E-002	Exsiting Music Schools and Offices	Academic & Admin	Academic & Admin additional classrooms & offices	Refurbishment	2,263	7,000	15,841,000	2013	12	Jul-13	Jul-14	5,544,350	10,296,650				15,841,000
19	New Academic block - on buidling parcel 4	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	2,178	17,000	37,026,000	2015	18	Jan-15	Jul-16			22,215,600	14,810,400		37,026,000

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20	New Academic block - on buidling parcel 4	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,788	17,000	30,396,000	2015	17	Jan-15	Jun-16			18,237,600	12,158,400		30,396,000
21	New Residence Land parcel 3	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,128	13,000	14,664,000	2013	15	Jul-13	Oct-14	5,132,400	9,531,600				14,664,000
22	New Residence Land parcel 3	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,413	13,000	18,369,000	2013	15	Jul-13	Oct-14	6,429,150	11,939,850				18,369,000
23	New Residence Land parcel 3	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,640	13,000	34,320,000	2013	18	Jul-13	Jan-15	12,012,000	18,876,000	3,432,000			34,320,000
24	New Academic block - on buidling parcel 3	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	951	17,000	16,167,000	2015	14	Jan-15	Mar-16			12,125,250	4,041,750		16,167,000
25	New Residence Land parcel 3	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,164	13,000	15,132,000	2014	14	Jan-14	Mar-15	0	9,079,200	6,052,800			15,132,000
26	New Residence Land parcel 3	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,362	13,000	17,706,000	2014	15	Jan-14	Apr-15	0	10,623,600	7,082,400			17,706,000
27	New Residence Land parcel 3	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,694	13,000	35,022,000	2014	18	Mar-14	Sep-15	0	15,759,900	19,262,100			35,022,000
28	New Academic block - on buidling parcel 3	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,467	17,000	24,939,000	2015	17	Mar-15	Aug-16			14,963,400	9,975,600		24,939,000
29	New Residence Land parcel 3	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	957	13,000	12,441,000	2015	14	Jan-15	Mar-16	0	0	7,464,600	4,976,400		12,441,000
30	New Academic block - on buidling parcel 3	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	672	17,000	11,424,000	2015	13	Jan-15	Feb-16			9,139,200	2,284,800		11,424,000
31	New Residence	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	5,574	13,000	72,462,000	2015	21	Jan-15	Oct-16	0	0	36,231,000	36,231,000		72,462,000
32	New Academic block - on buidling parcel 3	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,655	17,000	28,135,000	2015	17	Mar-15	Aug-16			16,881,000	11,254,000		28,135,000
33	New Academic block - on buidling parcel 3	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	2,082	17,000	35,394,000			Mar-15	Mar-15			21,236,400	14,157,600		35,394,000
37	New Residence Land parcel 3	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,640	13,000	34,320,000	2015	18	Jan-15	Jul-16	0	0	17,160,000	17,160,000		34,320,000
38	New Residence Land parcel 3	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,220	13,000	28,860,000	2015	17	Jan-15	Jun-16	0	0	14,430,000	14,430,000		28,860,000
45	New Residence Land parcel 5a	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,598	13,000	33,774,000	2015	17	Mar-15	Aug-16	0	0	13,509,600	20,264,400		33,774,000
46	New Residence Land parcel 5a	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,899	13,000	24,687,000	2015	16	Mar-15	Jul-16	0	0	9,874,800	14,812,200		24,687,000
47	New Residence Land parcel 5a	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	3,069	13,000	39,897,000	2015	18	Mar-15	Sep-16	0	0	15,958,800	23,938,200		39,897,000
48	New Residence Land parcel 5a	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,584	13,000	20,592,000	2015	18	Jun-15	Dec-16			8,236,800	12,355,200		20,592,000
49	New Residence Land parcel 5a	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,293	13,000	16,809,000	2015	15	Jun-15	Sep-16			6,723,600	10,085,400		16,809,000
50	New Residence Land parcel 5a	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,743	13,000	22,659,000	2015	18	Sep-15	Mar-17			5,664,750	11,329,500	5,664,750	22,659,000

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51	New Residence Land parcel 5a	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	504	13,000	6,552,000	2015	5	Sep-15	Feb-16			1,965,600	4,586,400		6,552,000
52	New Residence Land parcel 6	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	5,517	13,000	71,721,000	2015	22	Sep-15	Jul-17			14,344,200	35,860,500	21,516,300	71,721,000
53	New Residence Land parcel 6	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	1,572	13,000	20,436,000	2016	15	Jan-16	Apr-17				12,261,600	8,174,400	20,436,000
54	New Residence Land parcel 6	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,892	13,000	37,596,000	2016	17	Jan-16	Jun-17				22,557,600	15,038,400	37,596,000
55	New Residence Land parcel 6	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	3,390	13,000	44,070,000	2016	18	Jan-16	Jul-17				26,442,000	17,628,000	44,070,000
56	New Residence Land parcel 6	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,376	13,000	30,888,000	2016	18	Mar-16	Sep-17				13,899,600	16,988,400	30,888,000
57	New Residence Land parcel 6	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,376	13,000	30,888,000	2016	18	Mar-16	Sep-17				13,899,600	16,988,400	30,888,000
58	New Residence Land parcel 6	Student Housing	3 Storey walk up with 2 beds per room, common areas, communal ablutions and kitchens	New Building and services	2,376	13,000	30,888,000	2016	18	Mar-16	Sep-17				13,899,600	16,988,400	30,888,000
59	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	900	17,000	15,300,000	2016	14	Mar-16	May-17				9,180,000	6,120,000	15,300,000
60	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	900	17,000	15,300,000	2016	14	Mar-16	May-17				9,180,000	6,120,000	15,300,000
61	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,047	17,000	17,799,000	2016	14	Mar-16	May-17				10,679,400	7,119,600	17,799,000
62	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,305	17,000	22,185,000	2016	15	Jun-16	Sep-17				8,874,000	13,311,000	22,185,000
63	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	2,895	17,000	49,215,000	2016	19	Jun-16	Jan-18				19,686,000	29,529,000	49,215,000
64	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	537	17,000	9,129,000	2016	11	Jun-16	May-17				3,651,600	5,477,400	9,129,000
65	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	243	17,000	4,131,000	2016	7	Jun-16	Jan-17				1,652,400	2,478,600	4,131,000
66	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	228	17,000	3,876,000	2016	7	Jun-16	Jan-17				1,550,400	2,325,600	3,876,000
67	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,038	17,000	17,646,000	2016	15	Jun-16	Sep-17				7,058,400	10,587,600	17,646,000
68	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,011	17,000	17,187,000	2016	15	Sep-16	Dec-17				5,156,100	12,030,900	17,187,000
69	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	1,203	17,000	20,451,000	2016	15	Sep-16	Dec-17				6,135,300	14,315,700	20,451,000
70	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	972	17,000	16,524,000	2016	14	Sep-16	Nov-17				4,957,200	11,566,800	16,524,000
71	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	New Building and services	987	17,000	16,779,000	2016	14	Sep-16	Nov-17				5,033,700	11,745,300	16,779,000
E-003	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	Refurbishment with some additions	2,194	7,500	16,455,000	2016	14	Sep-16	Nov-17				4,936,500	11,518,500	16,455,000
E-004	Shared Facilities	Academic & Admin	Academic & Admin additional classrooms & offices	Refurbishment with some additions	569	7,500	4,267,500	2016	10	Sep-16	Jul-17				1,280,250	2,987,250	4,267,500
			Buildings Sub-Total		141,608		2,070,162,000					87,127,500	270,359,900	464,052,750	710,744,950	537,876,900	2,070,162,000
LI	Land Improvements other than buildings		Allowance 13% of building costs	As per HEMIS norms		13%	269,121,060		32	Apr-13	Dec-15	11,326,575	35,146,787	60,326,858	92,396,844	69,923,997	269,121,060

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L101	Traffic & road upgrading		Allowance for traffic circles & pedestrian lanes	Upgrading			20,000,000				Jan-00			20,000,000			20,000,000		
L102	Water supply		Include in overall LI allowance	Upgrading and connection to existing							Jan-00	0					0		
L103	Sewage & Stormwater upgrading		Include in overall LI allowance	Upgrading and connection to existing							Jan-00	0					0		
L104	Bulk Electricity supply		Upgrading of bulks required	Connection to existing			10,000,000				Jan-00		5,000,000	5,000,000			10,000,000		
L105	ICT Bulk Infrastructure		See ICT report	New fibre optic			750,000		6	May-13	Nov-13	750,000					750,000		
L106	ICT Infrastructure on site		See ICT report 30% of overall estimate	New service			12,600,000		9	May-13	Feb-14		7,560,000	5,040,000			12,600,000		
L107	Land acquisition		Selected land parcels at market rate				20,000,000		6	Jun-13			20,000,000						
SP01	Sports Amenities		Allowance 5% of building costs			5%	103,508,100		18	Jan-14	Jul-15			31,052,430	31,052,430	41,403,240	103,508,100		
SP01	Special projects (green buildings, ICT/WiFi)		Allowance 7.5% of building costs			7.5%	155,262,150		23	Jan-14	Dec-15			46,578,645	46,578,645	62,104,860	155,262,150		
PM01	Programme/Portfolio management		Establishment of programme/portfolio management function for 5 years	Costed as % of annual portfolio of works		4.5%	66,535,083		60	Jan-13	Dec-17	13,307,017	13,307,017	13,307,017	13,307,017	13,307,017	66,535,083		
Total Land Improvements other than buildings												25,383,592	81,013,804	181,304,949	183,334,935	186,739,114	657,776,393		
Total							2,727,938,393					Discounted Cashflow	Total Building Capex Rm 2012 base	112,511,092	351,373,704	645,357,699	894,079,885	724,616,014	2,727,938,393
													Total Building Capex Rm incl Escalation	123,298,828	423,397,107	829,167,377	1,171,244,649	963,739,298	3,510,847,259
												Discounted Cashflow	Total Building Capex, Opex & Loose Equipment Capex Rm 2012	148,649,342	454,481,674	819,573,524	1,161,303,370	954,979,084	3,538,986,993
												Escalated Cashflow	Total Total Building Capex, Opex & Loose Equipment Rm incl Escalation	162,902,069	547,639,803	1,053,003,055	1,521,307,415	1,270,122,181	4,554,974,523
												Escalation Factor		9.59%	20.50%	28.48%	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