



Estimated Building Replacement Cost

Confidential

		Please complete	
Insured		Telephone	
Policy no		Cell	
Loan account no (if applicable)		Email	

Please note

This questionnaire is provided to policyholders to assist you in establishing the estimated building replacement cost/insured value of the dwelling. The values indicated next to each item are minimum general guidelines only and may be adjusted upwards should you consider them to be too low in view of the unique finish or construction of your home.

It is important to ensure the accuracy of the area measurements, which should represent the measurements on plan over the outside walls of the home. If in doubt, kindly determine the size of the home and outbuildings from recent property tax assessments or from your local authority.

The onus to ensure that a home is adequately insured rests with the policyholder. It must be noted that the property is insured on a reinstatement value basis and the compensation payable in terms of the policy in the event of loss or damage is based on replacement as when new. However, the policy is subject to average and the policyholder will therefore be responsible for a rateable proportion of any loss in the event of under-insurance.

1 General information

(Please mark the appropriate box with an X)

- 1.1 Please indicate if the construction of the roof of the main building is one of the following:
- | | |
|-----------------|--------------------------|
| Thatch | ☐ |
| Shingles (wood) | ☐ |

2 Private dwelling houses/Granny flats/Cottages

Final proposed rates inclusive of VAT

Please note the possible price range per square meter in the second column to be applied.

RDP Housing (m²) – Two bedrooms, materials very loosely defined, combined living area and kitchen (wash basin – could be fitted outside) and electricity supply, one toilet, no ceilings, bagged walls, construction by certified builders.

R2 185 – R2 530 X m² = R

Low-cost Housing (m²) – Two to three bedrooms, one fitted bathroom with splash back tiles, kitchen with sink unit, no stove, combined living area and kitchen (wash basin and electricity supply), no floor covering, construction by certified builders. Minimum 40 m² floor area.

R3 335 – R5 750 X m² = R

Economic (m²) – Two to three bedrooms, one fitted bathroom, kitchen with sink unit, combined living area and kitchen (wash basin and electricity supply), basic finishes, construction by certified builders. Minimum 40 m² floor area.

R5 750 – R7 245 X m² = R

Standard (m²) – Two to three bedrooms with BIC, one fitted bathroom with wall tiles, kitchen with fitted cupboards, stove, combined living area and kitchen, floor covering (various), construction by certified builders.

R7 245 – R8 740 X m² = R

Middle Class (m²) – Face brick or plastered wall finish outside, middle-of-the-range priced carpets, tiles, one or two bathrooms, kitchen cupboards and fittings, standard design.

R8 740 – R12 420 X m² = R

Luxury (m²) – Top-of-the-range interior finishes and fittings of local materials, luxury bathroom fittings, luxury kitchen cupboards. Generally aesthetic-shaped plan and elevations, architectural features, double volume areas and roof lights.

R12 420 – R19 550 X m² = R

Exclusive (m²) – As Luxury, but exclusive finishes and fittings throughout – significant percentage imported components. Exclusive attention to detail – moulded skirtings, cornices and dados, comprehensive lighting, exclusive tiling patterns and borders, cooling/heating ventilation installation.

R19 550 – R29 900 X m² = R

Exceptional (m²) – Architecturally designed, imported high-end finishes such as marble, wood, porcelain with height ceilings, chandelier installations, glass walls, etc. Amenities such as cinemas, home gyms, game rooms, media rooms, library, wine cellar, office, private steam room. Conveniences such as centralised air-conditioning, underfloor heating, gas fireplaces, back-up generators, lifts, etc.

Subtotal (A)

R29 900 – R62 100 X m² = R
= R 0

3 Outbuildings

Carport (shaded, i.e. shade net) - single	R4 945		= R	
Carport (shaded, i.e. shade net) - double	R9 545		= R	
Carport (covered) - single	R7 820		= R	
Carport (covered) - double	R14 260		= R	
Garage (m²)	R5 865	X	m² = R	
Domestic Quarters (m²)	R5 750	X	m² = R	

4 Gradient

5% R

If the property is built on a slope an additional 5% of the sum of sections 2 and 3 needs to be added to the replacement value in this section.
If the property is not built on a slope section 4 should be 0.

5 Pools

Swimming Pool – Splash (unit) (2m x 3m)	R49 571		= R	
Swimming Pool - Small (unit) (4m x 6m)	R98 900		= R	
Swimming Pool - Medium (unit) (5m x 8m)	R143 447		= R	
Swimming Pool - Large (unit) (10m x 6m)	R162 150		= R	

6 Other improvements

Tennis court - Standard	R423 200		= R	
Tennis court - Floodlit	R508 300		= R	
Steel sliding gate (unit)	R27 962		= R	
Fencing/Walling – Brick Wall 110mm Thick (m²)	R1 358	X	m² = R	
Fencing/Walling – Brick Wall 220mm Thick (m²)	R1 656	X	m² = R	
Fencing/Walling – Concrete/Clinker pre cast (m²)	R600	X	m² = R	
Fencing/Walling – Steel pole (m²)	R554	X	m² = R	
Electrified fencing (m²)	R400	X	m² = R	
Electric fencing on top – 6 strands (m²)	R113	X	m² = R	
Electric fencing on top – 8 strands (m²)	R206	X	m² = R	
Game fencing (m²)	R200	X	m² = R	
Stock proof/Cattle fencing (6-8 wires) (m²)	R257	X	m² = R	
Clear view fencing (m²)	R1 028	X	m² = R	
Paving of concrete, brick or interlocking blocks (m²)	R350	X	m² = R	
Paving of tar (m²)	R233	X	m² = R	
Paving of cobbles (m²)	R304	X	m² = R	
Paving of slate (m²)	R355	X	m² = R	
Subtotal (B)	[i.e. subtotal (A) plus all the abovementioned items]		= R	0

7 Plus Professional Fees

15%

Plus: 15% of **Subtotal (B)** in respect of rental value/loss of rent; architects, engineers and other professional fees; cost of demolition; site clearance; etc. which are also insured under the policy. = R 0

Total new replacement cost = R 0

I hereby authorise Absa Insurance Company to adjust the sum insured on my Homeowners Insurance policy to the abovementioned amount with immediate effect and confirm that all fixed property has been included in the calculation.

Signature _____

Date (dd/mm/ccyy)