

<p><b>PROJECT DETAILS</b></p> <p>Project name: Subsidy Reservation No: Project No: Developer: Municipality: Name of Application Co-ordinator: Title: Designation: Telephone: Fax: e-mail:</p>	<p><b>Drafting Instructions</b></p> <ul style="list-style-type: none"> <li>• Complete empty fields remaining in left hand column</li> <li>• Delete this whole right column and drag this line to right hand boundary before issuing as a Notice.</li> </ul> <p>←—————→</p>
<p><b>DECLARATION BY AS THE DEVELOPER</b></p> <p>The Developer submits this feasibility study report for review by the MEC responsible for housing matters.</p> <p>Signature _____</p> <p>Name _____</p> <p>Capacity _____</p> <p>Date _____</p>	<p><b>Insert the name of the Developer.</b></p>
<p><b>1 EXECUTIVE SUMMARY</b></p>	
	<p><b>Insert an executive summary that includes pertinent detail and conclusions from each sub-section of the report.</b></p>
<p><b>2 INFORMATION</b></p>	
<p><b>2.1 Reference documents</b></p>	<p><b>List all documents used or referenced in the writing of this document.</b></p>
<p><b>2.2 Individuals consulted</b></p>	<p><b>List all individuals consulted in the writing of this document. List community meetings and dates. Do not attach attendance registers.</b></p>
<p><b>3 PHASE 1 GEOTECHNICAL INVESTIGATION</b></p>	<p><b>From the Phase 1 geotechnical investigation report extract conclusions made on the suitability of the identified land parcel for NHBRC enrolment of the project and houses and append the full report including all annexes and diagrams in Annexure A.</b></p>

<p><b>4 DETAILED ENVIRONMENTAL STUDIES</b></p>	<p>From any detailed environmental studies <b>extract</b> conclusions made on environmental matters material to housing development on the identified land parcel and <b>append</b> the full report including all annexes and diagrams in <b>Annexure B</b>.</p>
<p><b>5 TOWN PLANNING MATTERS AND PRELIMINARY LAYOUT PLAN</b></p>	
<p><b>5.1 Salient features</b></p>	<p>From the preliminary layout plan prepared by the Competent Person (Town Planning) <b>prepare</b> a description of the salient features.</p>
<p><b>5.2 Schedules of erven</b></p>	<p><b>Extract</b> the schedules of erven from the town planning matters report.</p>
<p><b>5.3 Recommendation for township establishment</b></p>	<p><b>Extract</b> the motivations and recommendations for township establishment procedures, and <b>append</b> the full report including all plans, annexes and diagrams in <b>Annexure C</b>.</p>
<p><b>5.4 Preliminary development programme</b></p> <p>A preliminary project development programme is completed in Annexure D.</p> <p>This programme differs from the preliminary programme presented in N4: Project Description in the following ways:</p> <p>i).</p> <p>ii).</p>	<p><b>Give</b> a preliminary indication of a development programme for this project in <b>Annexure D</b>. <b>Indicate</b> any change from the preliminary programme indicated in form N4 : Project Description. <b>Insert</b> additional lines or delete as necessary.</p>
<p><b>6 STATUS OF LAND ACQUISITION AGREEMENT</b></p>	<p><b>Confirm</b> the status of the land acquisition agreement presented in N4 : Project Description.</p>
<p><b>7 MUNICIPALITY'S UNDERTAKINGS</b></p>	<p><b>Confirm</b> the status of the municipality's undertakings to supply and install bulk connector services and take over installed infrastructure on completion.</p>
<p><b>8 MOTIVATIONS</b></p>	<p>This section must <b>indicate</b> the extent to which the project meets both national "Norms and Standards" in respect of engineering services and permanent residential structure, contained in the National Housing Code, as well as minimum norms and standards regarding health and safety and are acceptable to the beneficiary community.</p>
<p><b>8.1 Norms and standards</b></p>	<p>For motivation of norms and standards:</p> <p>(i) <b>indicate</b> acceptability of preliminary design of engineering services and</p>

	<p>house design (to the extent known) to the beneficiary community;</p> <p>(ii) <b>describe</b> the process of involvement of prospective beneficiaries that has been managed by the responsible municipality, applicant and/or developer; and</p> <p>(iii) <b>indicate</b> the means of verification of such acceptability.</p>
<p><b>8.2 Planning and design</b></p>	<p>For the motivation of planning and design:</p> <p>(i) <b>utilize</b> planning information determined in Form N4: Project Description;</p> <p>(ii) <b>set out</b> the planning and design principles that will apply to the project and <b>indicate</b> their influence on the living environment and the sense of belonging of prospective residents; and</p> <p>(iii) <b>describe</b> the process of involvement of prospective beneficiaries that has been managed by the responsible municipality, applicant and/or developer.</p>
<p><b>8.3 Technical feasibility</b></p>	<p>For the motivation of the technical feasibility :</p> <p>(i) <b>describe</b> the construction methods proposed for the project, to the extent known at this time;</p> <p>(ii) <b>describe</b> the relationship between the proposed construction methods and the following characteristics of the identified land parcel :</p> <ul style="list-style-type: none"> <li>• physical;</li> <li>• climatological;</li> <li>• geotechnical; and</li> <li>• topographical.</li> </ul>

<p><b>8.4 Replicability</b></p>	<p>For the motivation of replicability <b>describe</b> the extent to which the methods employed are replicable and the conditions under which they will be replicable.</p>
<p><b>8.5 Value for money</b></p> <p>(i) Pricing and quality criteria</p> <p>(ii) Process of involvement</p>	<p>For the motivation of value for money to be received by beneficiaries in terms of the pricing of the housing products:</p> <p>(i) <b>indicate</b> the pricing and quality criteria that will be proposed for evaluation of house construction tenders; and</p> <p>(ii) <b>describe</b> the process of involvement of prospective beneficiaries that has been managed by the responsible municipality, applicant and/or developer to determine these criteria.</p>
<p><b>8.6 Capacity of the developer</b></p>	<p>For the motivation of the capacity of the developer, <b>describe</b> the technical, financial and management capacities retained or to be procured by the developer in terms of the criteria set out by the NHBRC.</p>
<p><b>9 DEVIATIONS FROM THE PROJECT DESCRIPTION</b></p>	<p><b>Indicate</b> any deviations from the information presented in the project description that are material to technical or financial performance or risks in this project. Reference them to the project description and to relevant information in this feasibility study report.</p>
<p><b>10 PROJECT AFFORDABILITY ASSESSMENT</b></p>	<p><b>Present</b> an affordability assessment with costs reflected in the form of the approved cost schedule in <b>Annexure E</b>.</p>
<p><b>11 STATEMENT OF COMPLIANCE AND RECOMMENDATIONS</b></p>	
<p><b>11.1 Statement of compliance</b></p>	<p><b>Present</b> responses to all of the conditions set by the MEC responsible for housing in Form N5: Notice of Conditional Approval, including all items specified in Section 2 of the Notice as conditions attached to the conditional approval. <b>Indicate</b> where the project complies or does not comply with a condition and identify any proposed adjustments to the project that may achieve compliance. <b>Indicate</b> where compliance is not possible under the provisions of</p>

		<i>the Subsidy Scheme.</i>
<b>11.2 Status as a Home Builder</b> The Developer confirms its status as a Home Builder registered with the NHBRC and attaches a copy of the Developers registrations certificate in Annexure F.		<b>Attach</b> a copy of current NHBRC Home Buidler registration certificate (Annexure E)
<b>11.3 Recommendations</b>		<b>Present</b> technical and financial recommendations for the project drawing on all information presented in this feasibility study report.
<b>ANNEXURE A: Phase 1 Geotechnical Investigation</b>  <b>ANNEXURE B: Detailed Environmental Studies</b>  <b>ANNEXURE C: Town Planning Matters And Preliminary Layout Plan</b>		<b>Insert</b> a page break between each annexure heading to create individual pages and insert annexure content.
<b>ANNEXURE D: Preliminary project development programme</b>		
<b>Activity Code</b>	<b>Description</b>	<b>Estimated Completion (dd-mm- 20__)</b>
T11	Registered property owner / confirmation of land transfer by conveyancer, where relevant.	
T12	Approval of preliminary design report by Municipality.	
T13	Approval from Municipality for detailed designs and specifications	
T14	Approval of township establishment process by Municipality..	
T15	Final approval of amended general plan by the Surveyor-General	
T21	Construction of sanitation, approved by municipality	
T22	Construction of roads and storm water, approved by municipality.	
T23	Installation of water supply, approved by municipality	
T24	Installation of high mast lighting where this applies, approved by municipality.	
T25	Hand over installed services to the Municipality	
T26	Acceptance of Beneficiary Lists by Provincial Government	
T27	Certification of Collection of all Beneficiary Contributions in non-Indigent Households	
T28	Issuing of Phase 2 Geotechnical Report	
T29	Enrolment of homes with the National Home Builders Registration Council	
T30	Foundations, foundation plinths and surface bed approved by qualified person/ municipality.	
T31	Building of top structure to wall plate level approved by qualified person/municipality	
T32	Completion of the top structure approved by qualified person/municipality and occupation certificate signed by the beneficiary	

**ANNEXURE E: Project affordability assessment**

Estimate of project cost	Subsidy amount payable (Rand)	Items in cost schedule which progress payment is to cover	
		Code	Description
R	Up to R 1 100,00 plus agreed category I variations, if applicable	L01 L02 L03 P01 P02 P03 P04 P05 P06 P07 P09 P10	Land acquisition Opening of township register Attorneys fees: land purchase & establishment Project management (50%) Geo-technical investigation Contour Survey Land surveying and site pegging Land survey examination fee Town Planning Civil Engineer: Services (20%) Social facilitation Legal Fees- Agreement
R	Up to R 8 300,00 plus agreed category II variations, if applicable	P01 P07 P08 S01 S02 S03 S04 S05	Project management (50%) Civil Engineer: Services (80%) Site supervision: Clerk of Works- civils Water reticulation (incl. meter) Sanitation reticulation Roads Storm Water Street lighting
R	Outstanding balance of subsidy plus agreed category III, IV and V variations, if applicable	H01 H02 H03 H04 H05 H06 H07 H08 H09 H10 H11 H12	Earthworks (provisional) Concrete, formwork and reinforcement Brickwork Roof structure Windows Doors and frames Finishing and paintwork Plumbing and toilet Labour for construction of house P&G Overheads Profit

**ANNEXURE F: Copy of current NHBRC Home Builder registration certificate**