

Replacement value calculation

The following tables will assist you in determining the current replacement value of the buildings and structures on your property. You are covered on a new-for-old basis, hence it is important to assess the costs you would incur if you had to rebuild the same buildings and structures at today's prices. This includes an additional 15% to cater for the associated costs, such as professional & municipal fees as well as debris removal.

The table in the left column is a guideline of current building costs. The table on the right will assist you in determining the individual totals per category and the overall total for the replacement cost of the buildings and structures.

<p>MAIN BUILDING (per m²)</p> <p>Sub - economical N\$1500 – N\$2000 Economical N\$2300 – N\$3000 Standard N\$2700 – N\$3600 Up market N\$4000 – N\$5000 Luxurious N\$5000 upwards Slate/thatch (additional) N\$340 – N\$480</p>	<p>MAIN BUILDING</p> <p>_____ m² X N\$ _____ = N\$ _____</p>
<p>OUTBUILDINGS (per m²)</p> <p>Cottage / flat N\$2500 – N\$3500 Domestic quarters N\$2000 – N\$3000 Garage N\$1800 – N\$3100 Carports N\$760 – N\$1100</p>	<p>OUTBUILDINGS</p> <p>_____ m² X N\$ _____ = N\$ _____</p> <p>_____ m² X N\$ _____ = N\$ _____</p> <p>_____ m² X N\$ _____ = N\$ _____</p>
<p>BOUNDARY WALLS</p> <p>Face brick (per running meter, 1.8m high) N\$690 – N\$1200 Brick & Plaster (per running meter, 1.8m high) N\$575 – N\$950 Precast with face brick N\$300 – N\$540 Precast/slatted timber N\$300 – N\$500 Wire mesh N\$90 – N\$160 Electric Fencing N\$50 – N\$100 Palisade Fencing N\$440 – N\$780 Razorwire Rolls 0.5m per meter N\$170 – N\$210 Brick with steel fencing N\$350 – N\$650 Pool fencing N\$170 – N\$470</p>	<p>BOUNDARY WALLS</p> <p>_____ m X N\$ _____ = N\$ _____</p> <p>_____ m X N\$ _____ = N\$ _____</p> <p>_____ m X N\$ _____ = N\$ _____</p>
<p>PAVING (per m²)</p> <p>Clay/Concrete brick N\$180 – N\$250 Tarmac/Concrete N\$120 – N\$200</p>	<p>PAVING</p> <p>_____ m² X N\$ _____ = N\$ _____</p>
<p>OTHER IMPROVEMENTS</p> <p>This refers to any structural improvements, such as electronic gates/doors, intercom, alarm system, shade cloth carport, thatched lapa, wendy hut, swimming pool, spa/hot tub, koi pond, irrigation system, tennis court and solar heating. It is advisable to obtain replacement costs on these items from appropriate specialists since costs can vary significantly.</p>	<p>OTHER IMPROVEMENTS</p> <p>N\$ _____</p> <p>N\$ _____</p> <p>N\$ _____</p> <p>N\$ _____</p>
<p>ADDITIONAL COSTS</p> <p>(15 % for professional & municipal fees, demolition charges, debris removal and costs of making the site safe.)</p>	<p>SUB TOTAL N\$ _____</p> <p>ADDITIONAL COSTS N\$ _____</p> <p>TOTAL N\$ _____</p>