

**NATIONAL ASSEMBLY
QUESTION FOR WRITTEN REPLY
QUESTION NUMBER: 1720 [NW1970E]
DATE OF PUBLICATION: 26 AUGUST 2016**

1720. Mr N Singh (IFP) to ask the Minister of Finance:

Whether he will provide a breakdown and analysis reflecting exactly how the National Treasury arrived at a total figure of R7,8 million being the full amount due and owing by the President, Mr Jacob G Zuma, in respect of his contribution to costs for non-security upgrades at his private residence in Nkandla as ordered by the Constitutional Court; if not, why not; if so, what are the full relevant details?

NW1970E

REPLY:

The Court order 5 made it clear that the scope of enquiry was limited to five distinct facilities, referred to as “measures implemented” that were built at the President’s residence at Nkandla, namely the: Visitor Centre; Amphitheatre; Swimming pool; Cattle kraal; and Chicken run.

The information used is outlined in Table 1, followed by two separate site visits with appointed service providers. The reports from the two service providers, who undertook site inspections, were moderated by the third party applying the applicable norms and standards within the construction industry.

The breakdown of costs as submitted to the Constitutional Court is as outlined in Table 2.

Information used for costing purposes was extracted from these drawings, as in Table 1 below.

The full report was submitted to the Constitutional Court and was made public by the Court.

Table 1: Drawings obtained from public works which provided costing information

Drawing No.	Description	Comment
PMB 0909/121	Visitors' Facility – plan elevations and sections	The drawing received was for a single storey building whereas a double storey building was built, Building layout incorrect No cross-sections received Elevations received are incorrect as they are not reflective of what is built
PPA-W-017-E-01-04	Swimming pool – detail and sections	Pool layout correct Screen walls, retaining walls and paving not reflective of what was built
PPA-W-017-C-01-02	Swimming pool – detail and sections	
PPA-W-015-A-01-00	Amphitheatre details	-
PPA-W-008-B-01-01	Cattle kraal Concept	Cattle kraal layout not reflective of what was built
Unnumbered	Chicken run – Sectional Elevation	
Unnumbered	Site Section AX	Landscape Architect's site plan not to scale Typical section through site provided indicative information
Unnumbered	Site Section BX	

Table 2: Revised cost estimates following the moderation process

Identified measures	SAICE – ASAQS Panel estimates (2016 cost)		SAICE – ASAQS Panel estimates (2009 cost)	
	Total	Security component	Total	Security component
Visitor's centre	R 3 876 847		R 2 930 409	
• Ground floor	R 1 241 979	R 1 241 979	R 938 780	R 938 780
• First floor	R 1 536 240		R 1 161 204	
• External works	R 549 547		R 415 388	
• Professional fees	R 549 081		R 415 036	
Swimming pool	R 3 071 576		R 2 321 725	
• Pool area	R 1 229 551		R 929 386	
• Garages	R 1 406 995		R 1 063 511	
• Professional fees	R 435 030		R 328 828	
Amphitheatre*	R 1 325 783		R 1 002 125	
Cattle kraal*	R 1 702 725		R 1 287 046	
• Culvert	R 346 244		R 261 717	
• Kraal	R 1 356 481		R 1 025 329	
Chicken run*	R 333 383		R 251 996	
Subtotal	R 10 310 314	R 1 241 979	R 7 793 302	R 938 780
Vat	R 1 443 444	R 173 877	R 1 091 062	R 131 429
Total (Including VAT)	A R 11 753 758	B R 1 415 856	A R 8 884 364	B R 1 070 209
Total (Excluding security component)	A-B R 10 337 902		A-B R 7 814 155	

* Inclusive of professional fees