

ANNEXURE 1

BUILDING SPECIFICATION AND PROVISIONAL AMOUNTS ALLOWED – September 2019

A. GENERAL

1. NHBRC fees are allowed for in the contract price and will be for the Sellers' account.
2. The area of the house as determined by the architect will be accepted.
3. Changes to roof design from sketch plan to final working drawings have no cost implications. This is not applicable to enlargement of roof areas or changes by the Buyer.
4. Any special items for example Solar Batteries, Inverters, blinds and shutters etc. must be installed after completion and hand over of the unit. Only conduits will be provided. Positions of items must be determined before commencement of construction.

B. SITE

1. No trees may be removed on the Erf without prior written permission of the Seller.
2. The height and final position of the house on the stand will be finalised at the start of construction by the Architect. Also refer to "PERIMETER WALLS" in this regard.

C. FOUNDATION

1. An average foundation height of 1000 mm with light steel is allowed for. Should the height of the foundations deviate from the allowance, or the Engineer requires and specifies additional steel and or subsoil drainage to be installed, the cost will be determined by the Quantity Surveyor. The Purchaser will be responsible for the additional cost.
2. The Building Contractor will treat the foundation trenches and filling under floors with termite poison as specified. A guarantee will be issued to the owner/bondholder.

D. BRICKS

1. External finish - Corobrick face brick will be used with plastered panels as specified by the Architect.

E. PAINT

1. Paint type – Dulux Low Sheen or similar for interior, and Dulux Wall Guard for exterior.
2. For interior walls pastel shades may be used. Colours with a "deep base" and "clear base" will be an additional cost to the Purchaser.
3. External colours will be uniform as specified by the Architect / Seller.

F. BATHROOM AND SANITARY EQUIPMENT (ITEMS ALLOWED)

1. Only Cobra taps will be used - the "Noka" range or similar.
2. One double towel rail per bathroom.
3. Toilet paper holder and soap dish.
4. "Libra Carmen" or similar bathtubs (1800 mm) with handles.
5. Giberet Alpha Kombifix Concealed Cistern with Giberet Wall Hung pan or similar.
6. "Cameo Drop Inn" basin or similar.

G. SPECIFIED ITEMS ALLOWED FOR

1. Plastic under concrete floors.
2. Washing line.
3. Ceiling in garage.
4. 4 lever locks for outside doors and 2 lever locks for inside doors.
5. Brass cylinder lock on front door.
6. Windows as specified on plan – Brons Aluminium with burglar proofing (10mm square tube) on opening section of windows.
7. Amount allowed for kitchen cupboards includes kitchen sink.
8. Gutters and fascia's are **not provided for in the contract amount.**
9. One garden tap at the front by the meter box and one tap at the back of the unit.
10. Garage doors - Aluminium or similar (automated garage door motor included).
11. Roof tiles – Ama Tiles or similar.
12. 1 x 150 L Solar geyser allowed.
13. Stainless Steel wash trough.
14. Gas installation for a 9kg gas bottle in the kitchen cupboard allowed. Only 1 gas point included.
Gas bottle excluded.
15. Built in braai if shown on the plan (Mega Master 1m Contractors Standard braai or similar)
16. 1 x Courtyard gate (1,7m x 0,9m)

H. LIGHT FITTINGS AND PLUGS (ALL AMOUNTS EXCLUDE VAT)

1. 2 x two-way light switches per house allowed for.
2. Standard of 1 x light point / fitting per room allowed for except in main bedroom and living area (2 to 3). Additional light fittings can be installed at a cost of R520 per point if the fitting is installed on an additional switch. If the fitting is on an existing switch the cost will be an additional R440 per point. (Light Fittings excluded)
3. Installation cost for ceiling fans will be R545.00 per fan.

4. Two wall plugs per room will be supplied except for the main bedroom (3 supplied), living area (3 supplied), kitchen (4 supplied), scullery (2 supplied) and garage (2 supplied). Additional wall plugs can be installed at a cost of R785.00 per plug.
5. Downlights can be installed at an additional cost of R325 per light point. Light fitting excluded.
6. An amount of R6500.00 is allowed for Light Fittings.
7. Standard 2 x external light supplied. All external light fittings will be according to the Bateleur specifications and no deviations will be allowed.

I. EXTERNAL WALLS

1. Yard walls – 1.8m high 115mm wall are allowed in the contract amount. Any additional walls to be built at the discretion of the Seller / Contractor (retaining walls and/or other) or on request from the Buyer will be at an additional cost to the buyer (except for boundary walls allowed for, referred to in section J below). Surface area of planned walls per drawings or walls already built will be calculated in m² and costs determined accordingly.
2. All outside walls as indicated on drawings will not necessarily be constructed by the Seller. The Buyer must indicate on a plan which walls must be built.

J. ALLOWED AMOUNTS AND TARIFFS

The following amounts are permitted (VAT excluded)

		R	
1	Kitchen and built in cupboards as per Bateleur standard design - granite included.		
	- Field Option 2	90,000.00	per unit
	- Courtyard Option 1 & 2	80,000.00	per unit
	- Courtyard Option 3, Field Option 1 & Garden Option 1	85,000.00	per unit
2	Shower doors/panels (installation included)	7,950.00	(1mx1m) Standard
		4,850.00	(1,2m Walk-in shower)
3	Unit is fitted with tiles. Carpets can be installed if requested at an additional cost depending on specification by the client.	NA	per unit
4	Wall and floor tiles – wall tiles in bathrooms maximum 1.2m high and 600mm above counter in kitchen.	98.00	per m ²
5	Light fittings	6,500.00	per unit
6	Stove	6,500.00	per unit
7	DSTV Installation	2,100.00	per unit
8	Automated irrigation and grass planting	23,000.00	per unit
9	Water- and electrical connection at Local Authorities:		
	- Water connection	3,635.00	per unit
	- Water deposit payable by Purchaser R 2,481.00	-	per unit
	- Electrical connection	9,657.00	per unit
	- Electrical deposit – payable by Purchaser	-	per unit
	** Prepaid meters can be installed at an additional cost of R1,500.00 if requested prior to commencement of construction process.		
	** Water- and electrical meters as well as meter boxes included.		
	** Water consumption by the Contractor during the construction period will be for the account of the Purchaser.		
10	Boundary walls:		
	- 30m x 1.8m high x 115mm	NA	per unit
	** Excluding retaining walls		
11	Paving:		
	- All units @ 120m ²	NA	per unit
12	Light steel in foundations	10,000.00	per unit

K. ITEMS EXCLUDED

1. Excavating and/or blasting of rock.
2. Excavations or fillings (by hand or TLB) more than 1m for the unit platform.
3. Security gates.
4. Under floor heating.
5. Tiles laid in patterns and laying of cement, slate tiles or porcelain tiles and special tile glue.
6. Any item not shown on drawings.
7. Steps and handrails, landings, retaining walls or level that leads to a patio or other entrance.
8. Moving of already installed electrical reticulation (costs will be quoted).
9. Moving of already installed water reticulation and taps (costs will be quoted).
10. Any changes requested by the Purchaser during construction. Requests for alterations must be submitted to the Seller in writing.
11. Servants' toilet, if not indicated on drawing.
12. Built in braai, except if not shown on plan.
13. Any special equipment for paraplegic purposes.
14. Retaining walls for the creation of levels.
15. Low E / Double Glazing

According to the sketch plan the areas of the house is:

Total _____m²

If the areas differ on final drawings the owner will be notified. Any additional area will imply additional costs to the Purchaser.