

## ANNEXURE A

### **SPECIFICATIONS AND PC AMOUNTS FOR THREE BEDROOM UNIT ..... 271 HULL ROAD**

#### **TERRACES**

(Prices as per Annexure A. I.).

#### **Contract price:**

The price to buy the UNIT **will be R**.....

(.....**Rand**).

The size of the UNIT will be .....**SQUARES**.

All dimensions are approximate and subject to normal construction variances. Square meters exceed the usable floor area. Plans and dimensions may contain minor variations.

**NHBRC** payments will be paid by developer.

**ARCHITEC** cost will be paid by developer.

**WATER** meter connection will be provide by the developer and deposit and usage will be paid by the client.

**ELECTRICAL: Pre-paid** meter will be provided by the developer and deposit by the client.

#### **FOUNDATION**

The foundation will be a raft foundation, as per plan and per engineer specifications.

Concrete will be 25mpa ready-mix.

#### **BRICKWORK**

The UNIT will be build using stock cement/clay bricks. Brick force and lintels as per NHBRC regulations.

#### **BOUNDARY WALLS**

Boundary walls will be building as per the approved site plan. An electric fence will be installed.

#### **CONCRETE SLABS/ROOFSLABS**

As per engineer specifications and design, if applicable.

All slabs which are not covered by first floor will be properly waterproofed and sufficient provision will be made for drainage.

Engineer certificate will be supplied to client after completion of project.

#### **ROOF**

As per plan.

SA pine engineer designed pre-fabricated trusses.

Roof tiles/sheeting as per plan.

Engineer certificate will be supplied to client after completion of project.

No gutters will be installed.

## **DRAIN**

The contract includes drains as per NHBRC and local municipality specifications.

## **PLUMBING**

Copper and PVC pipes and fittings as per NHBRC and local municipality specifications.

The three bedroom contract includes provision for:

Toilets	Two wall hang units.
Basins	Two basins with a basin mixer.
Kitchen sinks	x 1 double Franki sink or simaler make.
Showers	One.
Baths	One free satanding bath.
Geyser with heatpump	x1 (150L)
Water point for fridge	x1

Baths, basins, shower doors, toilets, taps are priced as a pc-amount.

## **ELECTRIC INSTALLATION**

Electric installation as per "The Electrical Contracting Board of SA" specifications

Installation will consist of:

Double electric plugs	Main bedroom x 4, second/third Bedroom x 1. Living area x 3
Double electric plugs	x 2 in kitchen. Plus single/double plug for machine's.
Single electric plug	x 1 Patio
Light points	x 4 per room down lights
Light points Kitchen	x 2 pendants on Island, if applicable and 3 downlights.
Kitchen cupboards	x 1 light point.
Light points Bathrooms	x 1 per bathroom.
Light points Patio/balcony	x 1 & Braai light
Geyser	x 1 150L with heatpump.
Stove/oven/extractor	x 1 with isolater
TV points	x 2 with (in TV lounge and main bedroom) provision for Suround system speakers (conduits only).
Data point	x TV lounge with data point, cupboard & TV bracket.

Light fittings are priced as pc-amount.

## **PLASTERING:**

Inside walls will be rhino lite.

Outside scratch plastering.

## **CEILINGS**

Rhino board, plastered and paint.

The units is fitted with fancy cornices priced as a pc-amount.

Trap doors near geysers.

**PAINT**

Super acrylic PVA supplied by Universal paints. (Interior and exterior)  
Interior only one color and exterior as per plan.

**WINDOW FRAMES**

Aluminium windows and sliding/stacking doors as per plan.

**DOOR FRAMES/ DOORS / HANDLES**

Wood door frame.

Hollow core door and will be painted.

Front door – as per plan.

Door handles are priced as a pc-amount.

**GLASS**

Glass as per building regulations

Clear glass except bathrooms where obscure glass will be fitted.

Safety glass where required by regulations.

**FLOOR COVERING:****TILES**

Tiling done on all floor areas using a 600mm X 600mm tile. Garage 300mm x 300mm.

Open areas will be tiled with slip free tiles.

Bathrooms and kitchen are tiled to ceiling.

Decorated tiles will be supplied to the bathrooms & kitchen splashbacks as per pc amount.

Aluminium strips will be used at steps and corners.

Tiles are priced as a pc-amount.

**BEDROOM FLOORS**

Will be laminated floors as per pc-amount.

**SKIRTINGS**

Skirting as per marketing boards.

**CUPBOARDS**

Cupboards to be fitted in kitchen, bedrooms & vanity (with mirror) in bathrooms with an impact finish with selected gloss doors.

Cupboards are priced as a pc-amount.

**GARDEN.**

Instant lawn to be supplied. Where applicable.

**PAVING**

Paving as per plan and building regulations.

## **CURTAIN RAILS**

No curtain rails supplied

## **BALLUSTRADES AND GATES**

Balustrades will be stainless steel.

Gates from mild steel and painted fascia boards.

## **THE FOLLOWING PC-AMOUNTS APPLY:**

**These prices are for the supply and fit of the items or indicated otherwise.**

Appliances: 60cm smeg gas hob and electric

Oven & extractor fan R10 500

Bathroom accessories (i.e. Towel rails etc) R3 500

Baths, basins, toilets, R11 000 (as per the Display)

Fancy cornices R35/m2

Cupboards R50 100

Tops: QUARTZ with build ups R12 500

TV cupboard with TV bracket R1 500

Gates R1 500

Handles / locks R230/set and

R350 front door.

Lights fittings R4 500

Shower doors (frameless) R6 500/shower installed

Taps R5 000 (as per display)

Tiles (600mm X 600mm) R210/m2 installed.

Laminated floors R210/m2 installed

Borders R60/sheet or

R660/m

Skirting R65

Washing Line R1 750

Carport R40 000 (for clients cost)

Finishing Selection:

Option A Sign.....

OR B Sign .....

Signed at ..... on this the ..... day of ..... 20120.

**CLIENT.**

1 .....

Witness: .....

2 .....

Witness: .....

Signed at ..... on this the ..... day of ..... 2017.

**DEVELOPER.**

A H Reitsma.....  
LENISEC (PTY) Ltd

Witness: .....

Witness: .....

Signed at ..... on this the ..... day of ..... 20120.

**AGENT:**

1 .....

Witness: .....

Witness: .....