

**PURCHASERS SCHEDULE OF STANDARD FINISHES & SPECIFICATIONS**  
**UPDATED May 2023**

ERF NUMBER: \_\_\_\_\_ PROTOTYPE HOUSE: \_\_\_\_\_

PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_

**1. GENERAL**

- 1.1 **NOTE – This specification to be read in conjunction with approved drawings and marketing material. In case of conflict this document overrides any notes & specifications on marketing material, architectural guidelines & website material content. Signed-off Purchasers Schedule of Standard Finishes & Specifications and Finishing Tick Sheets override finishes indicated on construction drawings. Any discrepancies to be referred to the Architect for immediate clarification with the Developer before materials/finishes are ordered or installed.**
- 1.2 All Building work shall comply with the requirements of the Local Authority and the NHBRC and be carried out strictly in accordance with the National Building Regulations (SANS 10400 including Part XA & SANS 204), the Building Standards Act No. 103 of 1977, Model Preambles of Trades (2008 edition) and the approved building plans and specifications.
- 1.3 All building materials to be SABS (South African Bureau of Standards) approved and be installed strictly in accordance with manufacturers specifications.
- 1.4 All materials and finishes as specified below or similar approved as selected by Developer.
- 1.5 The Developer reserves the right to amend and/or substitute items/finishes, at his sole discretion, in the event of any item/finish not being available or being in short supply. These items/finishes to be of similar or better quality.
- 1.6 The Purchaser will not be permitted to do any work on site or in the house during construction while Contractor is on site.
- 1.7 NOTE - Settlement cracks are regarded as a maintenance item and are not covered under the Contractor's guarantee.
- 1.8 NOTE – All images used in document is illustrative. Final materials and finishes installed may vary.
- 1.9 **NOTE - All drawings and specifications subject to final adjustments by Architect and/or Developer.**

**2. FOUNDATIONS, FLOORS & STRUCTURE**

- 2.1 All excavations, raft foundations and other structural elements strictly in accordance with Structural Engineers drawings and specifications.

2.2 Load bearing brickwork with precast hollow core concrete slab with 50mm structural topping as per 'Topfloor' or similar approved on first floor and in-situ concrete stairs, all as per Structural Engineers drawings and specifications.

### **3. BRICKWORK**

3.1 Standard cement maxis plastered and painted.

### **4. ROOF, FASCIA, BARGE BOARD, GUTTERS, ETC.**

4.1 PITCHED ROOFS - METAL ROOF SHEETING – 'Diamondek Snaplock 38.1mm' or similar approved interlocking concealed-fix metal roof sheeting at 35° installed strictly in accordance with manufacturer's specifications over areas indicated on Architect's drawings to receive such sheeting. Colour = Colorbond Volcanic Grey.

4.2 LEAN TO ROOFS - METAL ROOF SHEETING – 'Diamondek Snaplock 38.1mm' or similar approved interlocking concealed-fix metal roof sheeting at 3° installed strictly in accordance with manufacturer's specifications over areas indicated on Architect's drawings to receive such sheeting. Colour = Colorbond Volcanic Grey.

4.3 LEAN TO ROOFS - POLYCARBONATE SHEETING – 'Palram Suntuf' or similar approved s-profile polycarbonate sheeting at 1° installed strictly in accordance with manufacturer's specifications over covered stoep/braai patios indicated on Architect's drawings to receive such sheeting. Colour = White Opal.

4.4 CONCRETE FLAT ROOFS (*only where shown on Architects drawings*) – Screeds to min. fall 1:50 waterproofed. Habitable spaces to get 'Isoboard' insulation laid over waterproofing membrane strictly in accordance with 'Isoboard' manufacturer's specifications with 50mm light coloured pebble stones laid dry on 'Kaymat' or similar approved synthetic, non-fabric, rot-proof felt filtering layer.

4.5 'Everite Nutec' medium density fibre-cement board, size 225 x 12mm, plain finish, painted white to match walls.

4.6 RAINWATER GOODS - Visible Gutters - Seamless 'Watertite' aluminium or similar approved standard domestic 'Ogee' gutters with PVC down pipes. All aluminium gutters and hopper heads visible on exterior of building to be pre-painted white and all downpipes painted to match wall.

4.7 Horizontal parapet walls to be painted with 'Geoflex' or similar approved flexible acrylic based waterproofing liquid installed strictly in accordance with manufacturer's specifications by approved specialist waterproofing sub-contractor.

### **5. PERGOLA (*where shown on Architect's drawings*)**

5.1 Hardwood rafters and beams PAR on 144 x 44mm PAR Hardwood double timber posts fixed to galvanized metal bracket on baseplate, all sizes as per Engineers' specifications & design. All timberwork painted with 1x pink primer, 1x universal undercoat & 2x finishing coats in colour white.

### **6. CEILINGS**

6.1 Skimmed & painted 6,4mm gypsum board ceilings with approved insulation over all rooms on first floor. One trap door in the ceiling in position as shown on Architects drawings.

6.2 Soffit of ground floor concrete slabs to get skimmed & painted 6,4mm gypsum board ceiling painted.

6.3 No ceilings to garage, extra for purchasers' account.

6.4 No bulkheads included, extra for purchasers account.

## **7. WINDOWS, LOUVRES AND GLAZED DOORS**

*(refer Architects Window & Door Schedule)*

- 7.1 All Aluminium powder coated Vedoc colour MATT Dark Traffic Grey (code VP 7156).
- 7.2 Aluminium sliding louvres only where shown on Architects drawings (pending SANS 204 calculations).
- 7.3 All glazing to comply with SANS 10400 – XA & SANS 204 & SANS 10400-part N.
- 7.4 Glazing specifications pending SANS 204 calculations. Some glazing pending orientation may be required to be Low E- glazing to comply with SANS 204. Window sizes & glazing to doors shown on marketing drawings may need to be adjusted & aluminium louvres may be added to comply with SANS 204.
- 7.5 Bathroom and WC windows to receive an approved stick-on glazing film with sandblast effect for obscurity.

## **8. DOORS** *(refer Architects Window & Door Schedule)*

- 8.1 All aluminium powder coated Vedoc colour MATT Dark Traffic Grey (code VP 7156).
- 8.2 Front Entrance Door @ 2,1m - 'BestWood Joinery' or similar approved Meranti hardwood timber door (horizontally grooved) & frame, painted to match aluminium in 'Plascon' colour Gunpowder, code E 28-6.
- 8.3 Internal doors @ 2,1m, painted – horizontal grooved semi-solid door with timber frame, painted white.
- 8.4 Fire Door @ 2,1m – single internal door from garage into house or store connected to garage (where applicable) – 30min solid timber door & frame, painted white. Door horizontal grooved with ironmongery & door closer.
- 8.5 Garage Door (Vehicle) - 'SA Garage Doors' or similar approved 2,1m high single sectional overhead garage door in Aluminium with automation. Powder coating colour Vedoc colour MATT Dark Traffic Grey (code VP 7156).
- 8.6 Exterior facing single door from garage or house into yard @ 2,1m (only to house types where shown on Architect's drawings) – Glazed Aluminium door & frame. Glazing to receive an approved stick-on glazing film with sandblast effect for obscurity.
- 8.7 Store door (exterior facing) @ 2,1m (only to house types where shown on Architect's drawings) - 'Bestwood Joinery' or similar approved Meranti hardwood timber door & frame, painted to match aluminium in 'Plascon' colour Gunpowder, code E 28-6.
- 8.8 Glazed Aluminium Sliding Door(s) where shown on Architect's drawings @ 2,1m - 'Palace Type' or similar approved with cylinder lockset and ironmongery as per supplier.
- 8.9 Yard Gate – as scheduled, painted to match aluminium in 'Plascon' colour Gunpowder, code E 28-6.
- 8.10 All ironmongery as selected by Developer as per 'QS ironmongery range' or similar approved. Three lever cylinder locks to all external doors. Two lever locks to all internal doors. Door handles in satin brushed aluminium. Doorstops to all doors & cabin hooks of adequate length to all outward opening doors. All ironmongery as per sample board.

## **9. INTERNAL WALL FINISH & GENERAL PAINTWORK**

- 9.1 All internal walls to be cement plastered, poly skimmed and painted.
- 9.2 All internal walls to receive 1x coat plaster primer & 2x coats 'Plascon low sheen PEM 1000' or similar approved quality washable matt acrylic paint as selected by Developer.
- 9.3 All internal timber doors, frames and skirting's to be painted, colour white.

- 9.4 All external timber doors, frames and timberwork to be painted, colour as specified by Architect. External face of timber doors and frames to be painted to match aluminium in 'Plascon' colour Gunpowder, code E 28-6 and internal face of door and frame painted white.
- 9.5 External paint colour – White as specified by Architect.
- 9.6 Internal paint colour – As specified by Architect.
- 9.7 All internal/external window sills to be plastered & painted.
- 9.8 All paint to specification as selected by Developer.

## **10. WALL TILES**

- 10.1 Wall tiles as per Developer's selection as per sample boards, 600 x 600 mm matching floor tile cut to 600 x 300mm size for walls (Tile PC: R150.00/m<sup>2</sup> excl. VAT and installation. Allowance for material only).
- 10.2 Bathrooms - Tiling as per Architect's drawings. Tiling in shower, generally 2400mm high.
- 10.3 Guest Toilet - No tiling behind WC.
- 10.4 Kitchen - Tiled splash back from top of worktop to underside of top cupboard, generally 600mm high or closest full tile. No tiling behind fridge. Metro gloss 100x300mm feature tile in horizontal square bond pattern or similar approved behind cooking hob as per Developer's selection (Tile PC: R200.00/m<sup>2</sup> excl. VAT excl. VAT and installation. Allowance for material only).
- 10.5 No wall tiling to laundry in garage - extra for extra for purchasers' account.
- 10.6 Tiling generally to be butt jointed for internal 90-degree corners and external 90-degree corners to get a bedded in aluminium straight edge tile trim.

## **11. FLOORING**

- 11.1 Floor tiles (600 x 600mm) as per Developer's selection, refer sample boards (Tile PC: R150.00/m<sup>2</sup> excl. VAT and installation. Allowance for material only).
- 11.2 Stair tiled as specified under 11.1 above and exposed tile edge on nosing finished with a bedded in aluminium straight edge tile trim.
- 11.3 Covered entrance lobby outside front door and covered braai stoep/patio – 600 x 600mm tile, colour London Grey slip-resistant with 3mm grout gap as per Developer's selection, refer sample boards (Tile PC: R150.00 /m<sup>2</sup> excl. VAT and installation. Allowance for material only).
- 11.4 Bedrooms – Carpet on manufacturers underfelt (PC: R235.00/m<sup>2</sup> excl. VAT installed) OR tiling as specified under 11.1 above. All flooring to be installed strictly in accordance with manufacturers specs.
- 11.5 Shower Floor – matching floor tiles cut to size 100 x 100mm.
- 11.6 Garage Floor – Grano screed.
- 11.7 Store Floor (Only to units where this option is available) – Grano Screed. Tiling optional extra for Purchasers account, refer section 25 below.

## **12. SKIRTING**

- 12.1 120 x 16 mm Supawood skirting internally to all carpeted and tiled bedrooms, tiled living & dining areas & tiled Guest WC. Skirting finished with a durable polyurethane paint (selected by Developer), colour white.

- 12.2 Other tiled areas (interior & exterior) - 100mm high skirting cut from matching floor tile and where wall tile is not used as skirting tile (applicable to interior tiled areas only).
- 12.3 NO skirting in garage and around cupboards.

**13. KITCHEN, LAUNDRY (GARAGE), BEDROOM & LINEN CUPBOARDS** (refer Architects floor plans for position)

- 13.1 Kitchen Cupboards – ‘PG Bison’ OR ‘Novolam’ or similar approved Melamine as per sample board for exterior with white Melamine inside cupboards. Doors and drawers to get matching high impact edging. Telescopic full extension runners. 110-degree hinges all metal concealed ‘Magnavolt’ (or similar approved). 180-degree hinges with metal concealed for corner cupboards. Pull out bin drawer adequate to take a 45L ‘Addis’ bin (Note, bin not included - extra for purchasers account). All doors and drawers to get 192mm ‘Neptune’ aluminum brushed nickel handle as per sample board/show houses or similar approved.
- 13.2 Kitchen Worktop - ‘Eezi Quartz’ or similar approved worktop as per sample board.
- 13.3 Bedroom and Linen Cupboards: ‘PG Bison’ OR ‘Novolam’ or similar approved Melamine in Supreme White with Alpine finish and matching high impact edges as per sample board. All doors and drawers to get 256mm Neptune handle as per sample board or similar approved. All runners to be telescopic full extension runners and 110 degree all metal concealed hinges or similar approved.

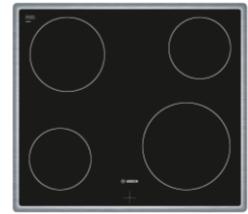


**14. ELECTRICAL APPLIANCES**

- 14.1 NOTE – ‘Bosch’ or similar approved electrical appliances scheduled below to be installed standard by Developer. Any changes from this specification, will be extra for Purchasers account.
- 14.2 Optional extra for Purchasers account – ‘Bosch’ gas hob in lieu of standard electrical hob specified under 14.5. Note, when this option is selected, the standard Bosch electrical oven specified under 14.4 below will be required to be changed to a different mode, all as specified under section 25 below.
- 14.3 Optional extra for Purchasers account – ‘Smeg’ electrical appliances as scheduled under section 25 below in lieu of Bosch appliances specified below.
- 14.4 **Standard Oven (electrical)** – ‘Bosch Series 2’, 600mm built in oven, code: HEN201E2, stainless steel finish (or similar approved). Note - control knobs for oven & hob (specified under 14.5) is located on front face of oven (refer image).



- 14.5 **Standard Hob (electrical)** – ‘Bosch Series 4’, 600mm Ceramic, code: NKE645GA1E (or similar approved). Note - control knobs for this model hob is located on front face of the oven specified under 14.4 above (refer image).



- 14.6 **Standard Extractor** – ‘Bosch series 2’ built-in extractor hood, mounted below wall cupboards, suitable for ducted or re-circulated extraction, stainless steel finish, code: DHU635HZA or similar approved.



## 15. ELECTRICAL – LIGHTS, PLUGS, SWITCHES & OTHER

- 15.1 NOTE – Layout of light fittings, plugs, switches and number of points to be installed standard as per standard electrical plan per prototype house.

- 15.2 Plugs and Switches: ‘LeGrand Ysalis range’ or similar approved, colour white. Number of switches and sockets as per standard electrical plans per prototype house.



- 15.3 First Floor - All Bedrooms, Bathroom & en-Suite Bathrooms, Stair & Landing area on First Floor – SYNERJI LED White Ceiling Fittings, Indoor Light FittingsSKU: SYLFRCL24WDL or similar approved. Bulb: LED warm white or similar approved.



- 15.4 Ground Floor - Entrance Lobby, Guest WC and Passage areas: Note – in areas where the LED downlighter specified under 15.3 above cannot be installed due to restricted ceiling space, a slim recess 12Watt downlight fitting from ‘Synerji Electrical’, dimensions 170mm Ø x 11mm (cutout 155mm Ø) with warm white 6500K(900LM) factory fitted bulb, or similar approved to be installed.



- 15.5 Ground Floor - Living, Dining, Kitchen and \*Study (\*where noted on plan) – LED downlights or similar approved. Refer to electrical plan per house type.



- 15.6 Garage - LED, flush mount, slim line ceiling fitting with grid wired for LED tubes, W130mm x L 640mm. 2 x 9w t8 LED tubes, bulb LED 177, 6000k or similar approved.



- 15.7 Exterior Light - Ceiling light at entrance Portico: LED round ceiling light, body: steel and polycarbonate, colour white, Natural white light, Dimensions 240mm x 35mm. wattage 18w, Bulb factory fitted. Code: DL510 bright star lighting or similar approved.



- 15.8 Exterior Wall Lights -

15.8.1 Limited to Front Entrance Portico – 2x No off 'Eurolux' or similar approved Kube twin up and down light in colour graphite grey. Die-cast Aluminium body, glass diffuser, GU10 LED bulb, Dimensions - 85mm wide x 180mm high x 120mm deep, code: O243GT.



15.8.2 Balance of Exterior Wall Lights – 'Eurolux' or similar approved Kube single down light in colour graphite grey. Die-cast Aluminium body, glass diffuser, GU10 LED bulb, Dimensions - 82mm wide x 90mm high x 116mm deep, code: O242GT.



- 15.9 Standard extractor fan selected by Developer connected to the light switch to any bathroom or WC without a window.
- 15.10 DB with Pre-paid meter.
- 15.11 Telephone, TV, DSTV & Data – Developer to supply conduit to point only. Connection to service provider for Purchaser's Account.

## **16. PLUMBING AND SANITARYWARE (as per schedule below)**

- 16.1 All Sanitaryware as selected by Developer as per Schedule below or similar approved. Colour white.
- 16.2 Cold water supply and outlet for a washing machine and dishwasher.
- 16.3 Taps as per sample board – 'Hansgrohe range Logis E & Décor E' (kitchen mixer only) or similar approved mixer range as selected by Developer.
- 16.4 Kitchen sink and basins as per sanitary schedule below.
- 16.5 Baths to be 1.7m 'Plexicor Carman' or similar approved white acrylic bath as selected by Developer.
- 16.6 Close coupled WC with dual flush cistern as per sanitary schedule below or similar approved as selected by Developer.

- 16.7 All showers to be step in showers. Semi-frameless shower enclosure as selected by Developer.
- 16.8 Solar Geyser or similar approved as selected by Developer. Size and number of geysers per house as per Specialist.
- 16.9 1 x Garden tap per dwelling in yard – Position as per Architects drawings.

## 17. SANITARYWARE SCHEDULE



**Kitchen Sink – ‘Franke (Kitchen Systems) Nouveau’ - Sinks - Drop-In - Stainless Steel Satin** or similar approved.

Notes: Nouveau NVN621 double end bowl. Includes 2 x 90mm basket strainer waste fittings, 1160 x 460 x 149mm satin stainless steel.



**Sink Mixer – ‘Hansgrohe Décor E’ range single lever mixer** or similar approved.

Notes: Hansgrohe code HG1806003. Single hole sink mixer with swivel spout.

Finish: Chrome



**Basin Mixer – ‘Hansgrohe Logis E’ range single lever mixer** or similar approved.

Notes: Hansgrohe code HG71160000. Standard basin mixer with 119mm spout reach.

Finish: Chrome



**Bath Mixer – ‘Hansgrohe Logis E’ range** or similar approved.

Notes: Wall mounted type bath mixer with wall bracket.

Finish: Chrome



**Shower Mixer – ‘Hansgrohe Logis E’ range single lever mixer** or similar approved.

Notes: Code HG716090000. Hansgrohe concealed mixer body.

Finish: Chrome



**Shower Rose & Arm – ‘Hansgrohe Crometta 85’** green shower rose single function, 6L/min or similar approved.

Notes: Code HG28423000. Single function option.

Arm: 120 mm, finish: Chrome.



**Shower Trap – ‘Tourbillon’ square shower waste** or similar approved.

Notes: Code: D60. Size 100x100mm stainless steel grid.

Supplier: ‘Wirquin’ or similar approved.





**'Lecico Tugela' White Wall-Hung Basin to all Guest WC's** or similar approved.

Notes: Size – 460mm wide x 265mm deep x 110mm high. Tap on image illustrative. For mixer spec. refer above.



**Wall hung Vanity Cupboard with Basin**

or similar approved.

Notes: Size – 460mm x 700mm.

Finish as selected, single basin. 'PG Bison' OR 'Novalam' or similar approved Melamine in Supreme White with Alpine finish and matching high impact edges as per sample board. All

doors to get 256mm Neptune handle as per sample board or similar approved. All runners to be telescopic full extension runners and 110 degree all metal concealed hinges or similar approved.



**Bath – 'Plexicor Carmen'** or similar approved.

Notes: Build-in bath without handles with PVC trap and clicker waste.

Size: 1700mm x 700mm x 390mm

Colour: White



**Dual Flush Toilet installed standard – 'Lecico Comfort Round'** or similar approved.

Notes: Vitreous china, colour white.

Pan Code: COMFDTF5

Seat cover code: MDFSEAT



**OR OPTIONAL EXTRA FOR PURCHASERS ACCOUNT**

**'Diplomat' Wall Hung Pan, 'Grohe' Uniset Concealed Cistern & 'Grohe Cosmopolitan' Skate** or similar approved.

Notes: 'Diplomat' wall hung pan (TH1208A), 'Grohe' uniset concealed cistern (38643001), 'Grohe Cosmopolitan' skate (3873200).



## 18. BATHROOM AND WC ACCESSORIES



**Single Towel Rail – ‘La Gio Bella Demola’** or similar approved.  
Notes: 3300 series code: 3330



**Toilet Roll Holder – ‘La Gio Bella Demola’** or similar approved.  
Notes: 3300 series code: 3326



**Towel Ring – ‘La Gio Bella Demola’** or similar approved.  
Notes: 3300 series code: 3360

## 19. BALUSTRADES AND HANDRAILS (INTERNAL)

- 19.1 Galvanized, mild steel balustrade and/or handrail, epoxy paint coated finish or similar as selected by Developer to stairs in compliance with National Building Regulations.

## 20. BUILT BRAAI & WORKTOP *(position as per Architect's drawings)*

- 20.1 Built Braai with Chimney – Standard Finish - Braai area lined with a standard fire brick as selected by Developer.
- 20.2 ‘Jetmaster’ or similar approved built-in braai optional extra for Purchasers account, refer section 25 below for spec.

## 21. PAVING & BOUNDARY WALLS *(as per Architect's drawings)*

- 21.1 Open walkway from kerb to entrance portico on street side of dwelling and open patios (yard excluded) on side of dwelling where paving is shown on standard prototype plans – 450mm x 450mm x 40mm ‘Smartstone Wellington’ flagstone paver (or similar approved selected by Developer) in colour charcoal laid in square bond pattern to falls away from dwelling. Pavers laid strictly in accordance with manufacturers specs on compacted fill as per Engineers specs.



- 21.2 Driveways as per masterplan – 200mm x 100mm x 50mm concrete bevel bond paver brick in colour grey (or similar approved selected by Developer) laid to falls away from building on compacted fill as per Engineers specs. (or similar approved selected by Developer). Driveways laid perpendicular with kerb to falls away from building on compacted fill as per Engineers specs.



- 21.3 Yard – 200mm x 100mm x 50mm concrete bevel bond paver brick in colour grey (or similar approved selected by Developer) laid to falls away from building in basket weave pattern on compacted fill as per Engineers specs.



## **22. LANDSCAPING (INSTALLED STANDARD)**

- 22.1 Site levelled and cleared of rubble.
- 22.2 Roll-on Lawn in front of the house included.
- 22.3 Road verge, lateral and back gardens to be lawned.
- 22.4 All landscaping in Estate to comply with Landscape Architect's approved Plan and approved planting list.
- 22.5 Irrigation design & installation optional extra for Purchasers account, refer section 25 below.

## **23. MISCELLANEOUS INCLUDED IN PURCHASE PRICE**

- 23.1 House number (Prescribed lettering style Verdana Bold, max. 150mm high in charcoal grey colour to match aluminium windows & doors as per Architects later detail).
- 23.2 Electricity and water connection fees.
- 23.3 NHBRC registration fees.

## **24. MISCELLANEOUS EXCLUDED FROM PURCHASE PRICE - OPTIONAL EXTRA FOR PURCHASERS ACCOUNT**

- 24.1 Ceiling bulkheads.
- 24.2 Purchaser to supply & fit required curtain rails, blinds and mirrors.
- 24.3 Satellite dishes, aerials etc.
- 24.4 Alarm design & installation refer section 25 below, optional extras.
- 24.5 Burglar Bars & Security Gates - Only clear transparent type horizontal bars and transparent type security gates will be permitted and installation falls outside the scope of the building contract. Such installation may only be fitted on the interior side of the dwelling.
- 24.6 Fridge, washing machine, tumble dryer, dishwasher & electrical appliances not included as standard under section 14.
- 24.7 Loose furniture and fittings.
- 24.8 Washing line.

## 25. OPTIONAL EXTRAS FOR PURCHASER ACCOUNT

**Notes:**

- i) Rates for optional extras including 15% VAT as per Schedule of Optional extras under separate cover. Rates will be adjusted on a quarterly basis effective from the date determined by the Developer.
- ii) Optional Extra choices below only possible where standard prototype house plan indicate option to be available.

		YES	NO
25.1	Air - Conditioning installation restricted to the following areas only:		
	25.1.1 Main Bedroom – 1x Mid-wall split inverter wall mounted A/C unit or similar approved as selected by Developer (A/C and condenser position indicated on electrical plan. Note, above unit size is a general indication. Final A/C unit size for installation to be determined by A/C specialist pending room size and all to be installed strictly in accordance with manufacturers specification by specialist). Electrical points extra for Purchasers account.		
	25.1.2 Living Area – 1x Mid-wall split inverter wall mounted A/C unit or similar approved as selected by Developer (A/C and condenser position indicated on electrical plan. Note, above unit size is a general indication. Final A/C unit size for installation to be determined by A/C specialist pending room size and all to be installed strictly in accordance with manufacturers specification by specialist). Electrical points extra for Purchasers account.		
25.2	Garage Ceiling - Skimmed & painted 6,4mm gypsum board ceiling with standard 75mm polystyrene coved cornice. Insulation not included.		
25.3	Garage Floor – Tiled OR painted with epoxy paint as selected by Developer.		
25.4	Laundry area in garage – Tiling above worktop (no allowance for bedded in aluminium edge trim to exposed tile edges).		
25.5	Glazed powercoated Aluminium folding sliding doors in lieu of sliding doors shown as standard from living or dining area to stoep. Colour to match Aluminium windows & doors specified elsewhere.		
25.6	'Bosch Series 4' gas hob with stainless steel frame code: PGP6B5B60Z and Bosch series 2 built-in electrical oven, code: HBN311E2Z in lieu of Bosch electrical oven and hob specified under 14.4 & 14.5. Note installation provide for a 9kg gas bottle to be installed in cupboard in kitchen. Gas bottle not included, optional extra for purchasers' account.		
25.7	'Smeg' electrical appliances in lieu of 'Bosch' electrical appliances installed standard (refer specification under section 14 above).		

	25.7.1 'Smeg classic' 600mm built-in oven, electrical, stainless steel and black eclipse glass finish, code: SF6385XSA.		
	25.7.2 'Smeg' 600mm black ceran glass hob, electrical, code: SE264TD.		
	25.7.3 'Smeg telescopic 600mm extractor, silver finish, code: KSET61E2 with charcoal filter code: KITFC6191.		
	25.7.4 'Smeg' gas hob, stainless steel finish with cast-iron pan stands, code: PS60GHC. Note installation provide for a 9kg gas bottle to be installed in cupboard in kitchen. Gas bottle not included, optional extra for purchasers' account.		
25.8	'Jetmaster 1000 Nova' mild steel built-in braai, 1000mm wide x 450mm deep x 913mm high with 785 x 420mm grill and standard accessories or similar approved selected by Developer.		
25.9	WC - 'Diplomat' Wall Hung Pan, 'Grohe' Uniset Concealed Cistern & 'Grohe Cosmopolitan' Skate optional or similar approved in-stead of close coupled WC with dual flush cistern as per sanitary schedule fitted standard. Extra over for Purchasers account.		
25.10	Extra single garage with automated sectional overhead door as specified under 8.5 above including pergola over garage door as shown on Architects drawings.		
25.11	Extra bedroom with en-suite on ground floor (back of dwelling).		
25.12	Extra paved patio and pergola on ground floor (back of dwelling).		
25.13	Unit Type 1, 2 & 3 – Extra pergola over Parking Bay.		
25.14	Store Room Floor – Tiled.		
25.15	Extra roll-on lawn at back of dwelling.		
25.16	Extra paving on street side(front) of dwelling.		
25.17	Extra paving at back of dwelling.		
25.18	Irrigation design and installation by Specialist. Note – this is a direct contract and appointment between Purchaser & Specialist.		
25.19	Alarm design and installation by Specialist. Note – this is a direct contract and appointment between Purchaser & Specialist.		

25. 20	Rainwater harvesting tank – 1x No off vertical rainwater harvesting tank (above ground) in colour Grey as selected by Developer. Size and position of tank in service yard at back of dwelling where indicated on Architects drawings. Tank installed complete with level control valve and connected to adjoining roofs for rainwater to be harvested to supplement private back garden irrigation. Suitable electric pump and standard filter system to prevent debris and leaves falling into tank, as selected by Developer. Extra waterproof electrical point for pump. Note - Garden hose and sprinkler system not included in installation.		
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**26. SUPPLEMENTARY ARCHITECT SERVICES – ANY CHANGES TO PROTOTYPE PLANS OR SPECIAL DESIGNS DEVIATING FROM PROTOTYPE PLANS**

- 26.1 Any changes or deviations from prototype plans requested by the Purchasers will be charged for extra by the Architect and are for the Purchasers account. The Purchaser will receive a max. of 4 (four) hours free of charge from the Architect to evaluate and/or document changes requested from prototype plans. This time do not include face time with the Architect but is exclusively allocated to evaluate and/or document changes required by the Purchaser for approval, costing and/or prepare updated Council documentation as may deemed necessary. All instructions from the Purchaser to be put in writing and be sent to the office of the Developer who will evaluate the request before it is emailed to the Architects office by the Developer. No verbal instructions will be acted upon and no direct instructions to be sent by the Purchaser to the Architect. Only instructions received through the office of the Developer will be acted upon. Should upon evaluation of the changes required it is estimated that the allocated 4 (four) hours free will be exceeded, the Architect will advise the Developer and Purchaser accordingly in writing and prepare a proforma invoice for supplementary Architects services to be rendered. Said invoice to be accepted by the Purchaser in writing and monies to be paid in full into the Architects account before the Architect will proceed with such additional work. Fees will be calculated on an hourly rate of R1250-00 p/h (excl. VAT). Additional prints and disbursements are excluded from this rate and will be charged for extra as noted below.
- 26.2 Disbursements for prints larger than A3, mileage, council submission fees and any other consultants' (that may be required) fees will be charged for extra. Mileage will be charged at a rate of R5-00/km.
- 26.3 Note should the hours quoted under 24.1 be exceeded or may be deemed necessary to be amended due to the Purchaser amending the instruction or increasing the scope of work, the Architect will advise the Purchaser accordingly and prepare a further invoice for acceptance by the Purchaser. As per the terms and conditions under 24.1 said invoice to be accepted in writing and monies to be paid in full into the Architects account before such work will be processed. Same fee rate as noted under 24.1 will be applied. This sequence may be repeated as many times as may deemed necessary to complete Purchasers request/s.