

APPLEGARTH – HOUSE STYLES A, B, C, E & F SPECIFICATIONS & FINISHES

House Type	Initial
3 Bedroom	
4 Bedroom	

STRUCTURE

Foundations		Reinforced concrete strip footings to structural engineer’s design.
Exterior and Interior walls		Cement bricks or as per structural engineer instruction. Brick force and butterfly tie wires installed as per building regulations.
Plastering		
	Internal walls	1 coat cement plaster, smooth finish.
	External walls	1 coat cement plaster, wood float finish, except behind wall cladding.
	Garage	Bagged & painted walls internally.
	Window cills	Plastered & painted internally and externally.
Roof		
	Pitched	Double pitched - prefabricated SAP timber trusses to engineer’s design. Where mono pitch – painted SAP timber trusses to Engineers design.
	Flat roof	SAP timber trusses, alternatively where indicated on drawings stone chip on waterproofed and insulated Rib & Block or insitu cast concrete to structural engineer’s design.
	Fascias	Fibre cement painted to Estate colour.
	Eaves	Fibre cement painted to Estate colour.
	Covering	Zincalume galvanized mild steel sheeting by Kliplik or equivalent as specified by Architect.
	Rainwater Goods	Aluminium in estate approved colour.
Pergolas		Treated SAP, planed and to engineer’s design.
Timber Deck		Where included, garappa hardwood decking on treated SA pine & gum substructure to engineers details.

INSULATION

25mm expanded foam insulation under ground floor concrete slab.
50mm Isotherm or equivalent insulation in roof void.

CEILINGS

Standard design - skimmed 9mm gypsum board throughout. To open rafter areas, Isoboard type product to Architect’s design.
Cornices – Polystyrene profile with shadow gap - to Architect’s design.
Garage – painted concrete soffit where concrete flat roof, otherwise exposed insulation.

PAINT

External	One coat of undercoat and two coats Plascon PEM 900 or equivalent alternative in colour of client’s choice from the approved Estate colour selection.
Internal	Three coats of Plascon PEM 800 or equivalent alternative in colour of client’s choice.
Ceilings and Cornices	Two coats of Plascon PEM 800 or equivalent alternative.
Bathroom Ceilings	As above but with non-toxic fungicide additive.
Internal Doors and Frames	One coat of universal undercoat and two coats of enamel.
Pergolas	Two coats Midas wood oil, tinted.

WINDOW AND DOOR SCHEDULE

Aluminium Windows	As per drawings (in Estate approved colour).
Aluminium Doors	As per drawings (in Estate approved colour).
Front Door:	Hardwood timber oversized door, side hung or alternative aluminium door to architects design.
Internal Doors	Flush semi-solid type, suitable for painting.
Internal Doorframes	Painted meranti with double rebate.
Garage Door	Automated sectional overhead door(s), charcoal colour.

FLOOR COVERINGS

External	Driveway – Estate approved Sandstone exposed aggregate interlocking pavers to match estate roads. Patio – Tiled. Allowance R250/m ² for tiles. Drying yard – grey Revelstone style cement pavers with gravel in-between.
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Internal Skirtings

Tiles/Carpet. Allowance - R 250/m² for tiles or carpet.
Pine skirting to interior, except garage. Painted with one coat of universal undercoat and two coats enamel.

Garage

Tiled skirting to bathrooms in same tile as the floor finish
Standard steel troweled cement screeded floor finish.

ELECTRICAL

STYLE A

STYLE B & C

STYLE E & F

Living Room

3 x double plugs
4 x downlights
1 x TV Point plus
32mm conduit **
1 x single plug **

3 x double plugs
4 x downlights
1 x TV Point plus
32mm conduit **
1 x single plug **

3 x double plugs
4 x downlights
1 x TV Point plus
32mm conduit **
1 x single plug **

Dining Room

1 x double plug
4 x downlights

1 x double plug
4 x downlights

1 x double plug
4 x downlights

Kitchen

3 x double plugs
1 x single plug (fridge)
1 x single plug (extractor)
4 x downlights
1 x Telephone point

3 x double plugs
1 x single plug (fridge)
1 x single plug (extractor)
4 x downlights
1 x Telephone point

3 x double plugs
1 x single plug (fridge)
1 x single plug (extractor)
4 x downlights
1 x Telephone point

Scullery

1 x double plugs
4 x single plugs
2 x downlights

2 x double plugs
3 x single plugs
2 x downlights

2 x double plugs
3 x single plugs
2 x downlights

Entrance Lobby

1 x downlight

1 x downlight

3 x downlights

Stairs

2 x downlights

2 x downlights

2 x downlights

Guest WC

2 x downlights

2 x downlights

2 x downlights

Passage (i.e. to Bedrooms)

4 x downlights

2 x downlights

3 x downlights

Bedroom 1 (Main Bedroom)

4 x downlights
2 x double plugs
1 x TV Point plus
32mm conduit **
1 x single plug **

4 x downlights
2 x double plugs
1 x TV Point plus
32mm conduit **
1 x single plug **

4 x downlights
2 x double plugs
1 x TV Point plus
32mm conduit **
1 x single plug **

Dressing Room

2 x downlights
1 x double plug

2 x downlights
1 x double plug

2 x downlights
1 x double plug

En suite (Main Bathroom)

4 x downlights
1 x HTR Point

4 x downlights
1 x HTR Point

4 x downlights
1 x HTR Point

Bedroom 2

4 x downlights
2 x double plugs

4 x downlights
2 x double plugs

4 x downlights
2 x double plugs

Bedroom 3

4 x downlights
2 x double plugs

4 x downlights
2 x double plugs

4 x downlights
2 x double plugs

Bedroom 4 (where applicable)

4 x downlights
2 x double plugs

4 x downlights
2 x double plugs

4 x downlights
2 x double plugs

Bathroom 2

2 x downlights

2 x downlights

2 x downlights

Bathroom 3 (where applicable)

2 x downlights

2 x downlights

2 x downlights

Bathroom 4 (where applicable)

2 x downlights

2 x downlights

2 x downlights

Study/Domestic Room (**Style B-4 Bed only**)

4 x downlights
2 x double plugs

Study/Domestic Bathroom (**Style B-4 Bed only**)

2 x downlights

** TV points and single plug points to be installed at a height of 1.4m above FFL

Garage
1 x Florescent Light – double tube (FOR ALL TYPES)
1 x double plug (FOR ALL TYPES)
1 x single plug for automated garage door (FOR ALL TYPES)

External
7 x Stainless steel downlights (FOR ALL TYPES)
25mm conduit from erf boundary to house

Note – all electrical switches, plug points and related electrical gear are from the Clipsal S2000 range or equivalent. Single phase power is standard.

PLUMBING

Geyser
External taps
Kitchen
Kitchen/Scullery
1 x 200l Solar Geyser (3 bedroom homes). 1 x 250l Solar Geyser (4 bedroom homes)
3 x external brass taps
Stainless steel preparation bowl and Grohe chrome single lever mixer to kitchen.
Stainless steel Franke double sink (or equivalent) with Grohe chrome single lever mixer

BATHROOMS

Bathroom 1

Vanity/Basins
Basin Mixer
Shower Rose
Shower Mixer
Toilet
Bath Mixer
Bath
R8,000.00 allowance for double vanity, including basins.
2 x Grohe Single Lever Basin Mixer - Chrome
Grohe Chrome
Grohe Single Lever Shower Mixer – Chrome
Geberit wall mounted toilet.
Grohe Single Lever Mixer – Chrome, Nikki spout.
Libra Flow Freestanding Bath 1720 x 800.

Bathroom 2 & 3

Vanity/Basin
Basin Mixer
Shower Rose
Shower Mixer
Toilet
R6,000.00 allowance for single vanity, including basin.
1 x Grohe Single Lever Mixer – Chrome
Grohe Chrome - Overhead Shower
Grohe Single Lever Shower Mixer - Chrome
Geberit wall mounted toilet.

Bathroom 4 (Where applicable)

Vanity/Basin
Basin Mixer
Shower Rose
Shower Mixer
Toilet
R6,000.00 allowance for single vanity, including basin.
1 x Grohe Single Lever Mixer – Chrome
Grohe Chrome - Overhead Shower
Grohe Single Lever Shower Mixer – Chrome
Geberit wall mounted toilet.

Study/Domestic Bathroom (Style B – 4 Bed only)

Vanity/Basin
Basin Mixer
Shower Rose
Shower Mixer (where applicable)
Toilet
R6,000.00 allowance for single vanity, including basin.
1 x Grohe Single Lever Mixer – Chrome
Grohe Chrome - Overhead Shower
Grohe Single Lever Shower Mixer – Chrome
Geberit wall mounted toilet.

Guest WC

Basin
Toilet
Lazio White Rectangular Wall Hung Basin with a tap Hole 245x500x130mm
Geberit wall mounted toilet.

SHOWERS

Enclosures
Tiling
Frameless glass shower screen.
Floors tiled, walls tiled to a height of 2200mm from the floor.

KITCHEN & SCULLERY

Total fixed provisional allowance of R 140 000 for joinery, including tops & appliances.

Cold water points provided for 1 Dish Waster and 1 Washing Machine
Kitchen gas installation is included.

In consultation with the Seller, the Purchaser may design the kitchen to their specifications up to this value or exceeding if the extra-over is paid directly by Purchaser.

FENCE + GATES

Where included on plan, entrance gates and SAP timber fencing to be 1.8m high in accordance with Guidelines and treated with two coats tinted Midas wood oil. Gates to be galvanized steel and clad in treated SAP.

LANDSCAPING

Total fixed allowance of R 45 000 or equivalent credit to client for basic landscaping. Front verge and front area to be planted to Estate requirements as first priority. The Purchaser may then liaise with landscaper(s) to specify any residual landscaping requirement to their specific requirements - any extra-over amount to be paid by the Purchaser.

IRONMONGERY

Kiruna range of stainless steel ironmongery (or equivalent) from QS products.

LIGHT FITTINGS

Standard white LED down lights in ceilings. Spot lights to exposed rafters areas and stainless steel outdoor downlights externally. Garages to have surface mounted twin-tube fluorescent fitting internally.

BALUSTRADES & HANDRAILS

Galvanized mild steel balustrade with horizontal stainless steel cables (where required) all to Architect's design. Painted to match house colour palette.

PROVISIONAL ALLOWANCE SUMMARY

The following are fixed provisional allowances, which include VAT, labour and materials:

1. Kitchen joinery, including counter tops & appliances	R 140,000.00
2. Bedroom Cupboards	R 55,000.00
3. Bathroom vanities, Incl basin(s)	R 8,000 double, R 6,000 single.
4. Solar Geyser (200l)	R 22,500 or R25,000 for four bedroom if applicable.
5. Internal floor cover product per m ²	R 250/m ² . Separate allowance of R120/m ² for fixing.
6. Shower floor & walls product	R 250/m ² . Separate allowance of R120/m ² for fixing.
7. External tiles	R 250/m ² . Separate allowance of R120/m ² for fixing.
8. Garage doors and motors	R 18,000.00
9. External braai construction and unit	R 14,000.00
10. Balustrades & handrails	R30,000.00
11. Landscaping	R 45,000.00

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GENERAL ITEMS INCLUDED

For the sake of clarity, costs for the specific items below are included:

1. Estate Agent Fees.
2. Architectural fees for standard designs.
3. Structural engineer Fees for standard designs.
4. CoCT Plan Scrutiny Fees.
5. Local Municipality Building Plan Application Fees.
6. Environmental Site officer during construction.
7. Building Deposit.
8. Electrical connection cost.
9. Water connection cost.
10. NHBRC Enrolment.
11. Kitchen gas installation.

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EXCLUSIONS

For the sake of clarity, the items below are not included:

1. External ground covering, tiling or paving not indicated on plans or specified in this contract.
2. Swimming pool, fencing and associated equipment/requirements.
3. Air conditioning installations & associated requirements.
4. Fountains, ponds, water features.
5. Retaining walls, subsoil drainage and earthworks to change levels of the erf for landscaping or other purposes deemed unnecessary by the Architect.
6. Window and door shutters or Louvre panels.
7. Internal fire places & freestanding/built in units, together with all associated equipment/materials.
8. Perimeter/boundary walls or fences not indicated on plan.
9. Building Levies.
10. Water used during construction.
11. Electricity used during construction.
12. 3 Phase electrical connection.

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Important notes:

The Purchaser acknowledges that this contract has been concluded based on a pre-designed house, rather than a bespoke designed house. All pricing, including Specifications & Finishes is calculated accordingly. Whilst there are opportunities (per the relevant clauses in the contract) to make variations, not all requests for variations can be accommodated.

The materials specified in this Schedule are dependent upon availability. Where the items specified and/or indicated on the Architects drawings cannot be obtained from the Seller's usual supply chain, the Seller reserves the right to supply alternate items of similar quality without notice to the Purchaser, provided there is no material adverse effect on the dwelling.

Should an instance arise where this Schedule is in conflict with the working drawings, then this Schedule will override the drawing(s), unless determined otherwise by the Architect whose decision is final & binding.

Where the Purchaser purchases the property during the construction process, those materials and finishes already installed and/or procured will override this Schedule.

Provisional sums indicate the total fixed amount, including VAT, set aside for the relevant item/element and all associated components, fittings and labour etc. to complete the installation. Any amount over and above the provisional sum is for the account of the Purchaser. Additional management and coordination charges may be applicable where a Purchaser selects variations and or finishes outside of the Seller's normal supply chain.

The Purchaser will be requested to select tile and carpet colours, as well as certain other finishes types/colours, from the available options provided by the Seller after construction has commenced. The Purchaser agrees to make such selections when requested to do so, failing which the Seller shall have the right to make the required selection in conjunction with the Architect.

Note that all joinery (kitchen/scullery/bedrooms & other) indicated on any plans, images or marketing materials is indicative only. The joinery requirements are determined by the Purchaser at a later stage and costed then, whilst taking account of the fixed allowance.

The cost of municipal services consumed during construction (water, sewerage, electricity etc.) are for the account of the Purchaser who is the property owner.

Any landscaping, boundary walls, furnishings and optional extras indicated on plan are for illustrative purposes only and are not to be assumed to be provided.

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