

PRICE LIST OF UNITS

Unit No.	Unit (Sqm)	Price (R) (Incl. VAT)
1	184,000	1 940 000.00
2	184,000	1 940 000.00
3	184,000	1 955 000.00
4	184,000	1 955 000.00
5	184,000	1 975 000.00
6	184,000	1 965 000.00
7	184,000	1 910 000.00
8	184,000	1 885 000.00

The development is to be fully walled, with one point of controlled access, a guardhouse, and electric fencing on the perimeter walling.



GENERAL SPECIFICATIONS FOR TOWNHOUSES ON PORTION 3700 BRYANSTON EXT-8 "27 on GROSVENOR"

All units to be built in accordance with national buildings regulations, under the supervision of the National Homebuilders Registration Council. The perimeter of the site to be secured by a 2,1 m high brick wall, with a 5 strand electric fence.

Controlled access via guard house and remote access. External lighting to architects' specification.

FOUNDATIONS:

To be certified by the appointed structural engineer, to be designed in accordance with prevailing soil conditions.

BRICKWORK:

All brickwork to be with SABS approved stock bricks.

PLASTERWORK:

Exterior light scratch and interior to be brush type plasterwork.

ROOFING:

Gangnail truss with concrete roof tiles.

WINDOWS:

Natural coloured aluminium framed throughout, with plastered sills.

DOORS:

Front entrance door-solid maranti, maranti doorframe.

Natural coloured aluminium sliding doors as per plan.

Internal doors hollowcore, all doorframes

Steel.

Door handles brushed stainless steel, as per sample board.

PLUMBING:

To be installed by a registered plumber, all sanitaryware white.

- Top mounted basins
- Close coupled toilets

All points as per plan, with one cold water point for the guest toilet basin,

One cold water and waste point for dishwasher and washing m/c.

Gas geyser +/- 30 litres/min flowrate.

ELECTRICAL:

All work to be effected by a registered electrician.

1 x intercom pt, 1 x telephone pt, 2 x TV pts, 6 x double plugs points, 3 x single plug points.

Downlighters throughout the unit, 1 x each bulkhead fitting to upstairs patio and double garage..

PAINTWORK:

One coat primer, two coats super acrylic PVA, exterior colours as per architect, Interior pastel colours as per colour chart.

BALUSTRADES:

All patio balustrades finished in painted steel to specification as required.

CEILINGS:

Concrete downstairs, rhinoboard ceilings upstairs, concealed joints.

SKIRTINGS:

Maranti

CORNICES:

Profiled polystyrene.

CARPETS:

See PC 's.

TILEWORK:

Wall tiling between kitchen units, skirting and splashback to bathrooms, floortiling to lounge, dining, kitchen, bathrooms, patios, staircases & landings, see PC's.

STOVE:

Undercounter oven, hob & extractor. Gas hob and electric oven.

DOUBLE GARAGE:

+36 sqm, brick paved floor, IBR roof covered with the same roof tile as the unit, plastered and painted with a double maranti tilt up door fully automated.

PLUNGE POOL:

Optional, R 35000 excl Vat, by Topaz pools, 2,5m x 2,5 m subject to final quote depending on finishes etc.

PRIME COST (PC) ITEMS:

<u>DESCRIPTION</u>	<u>AMOUNT(R excl)</u>
Lightfittings	As per above specification
Kitchen fittings (Granite tops,melamine colour impact doors as per sample boards)	R 30 000
Built in cupboards & vanities (Granite tops,white melamine doors)	R 20 000
Oven, hob & extractor	Fuchs stainless steel (or similar), undercounter electric oven, gas hob
Wall & floor tiles	As per sample board
Carpets	R 200/sqm laid excl Vat

We have appointed a comprehensive professional team to design, supervise and quantify the quality and standard of work completed on site.

PROJECT MANAGER: To oversee the project as a whole, from sales to completion of units.

ARCHITECT: To design the units, layout the site, prepare and submit the working drawings to the local authority.

STRUCTURAL & CIVIL ENGINEER/s: To design where necessary, supervise and certify foundations and structural work.

QUANTITY SURVEYOR: To quantify work completed from time to time and to produce payment certificates.

CONTRACTS MANAGER: To manage the site on a day to day basis ,to ensure that the building work complies with the building plans, and is of an acceptable quality.

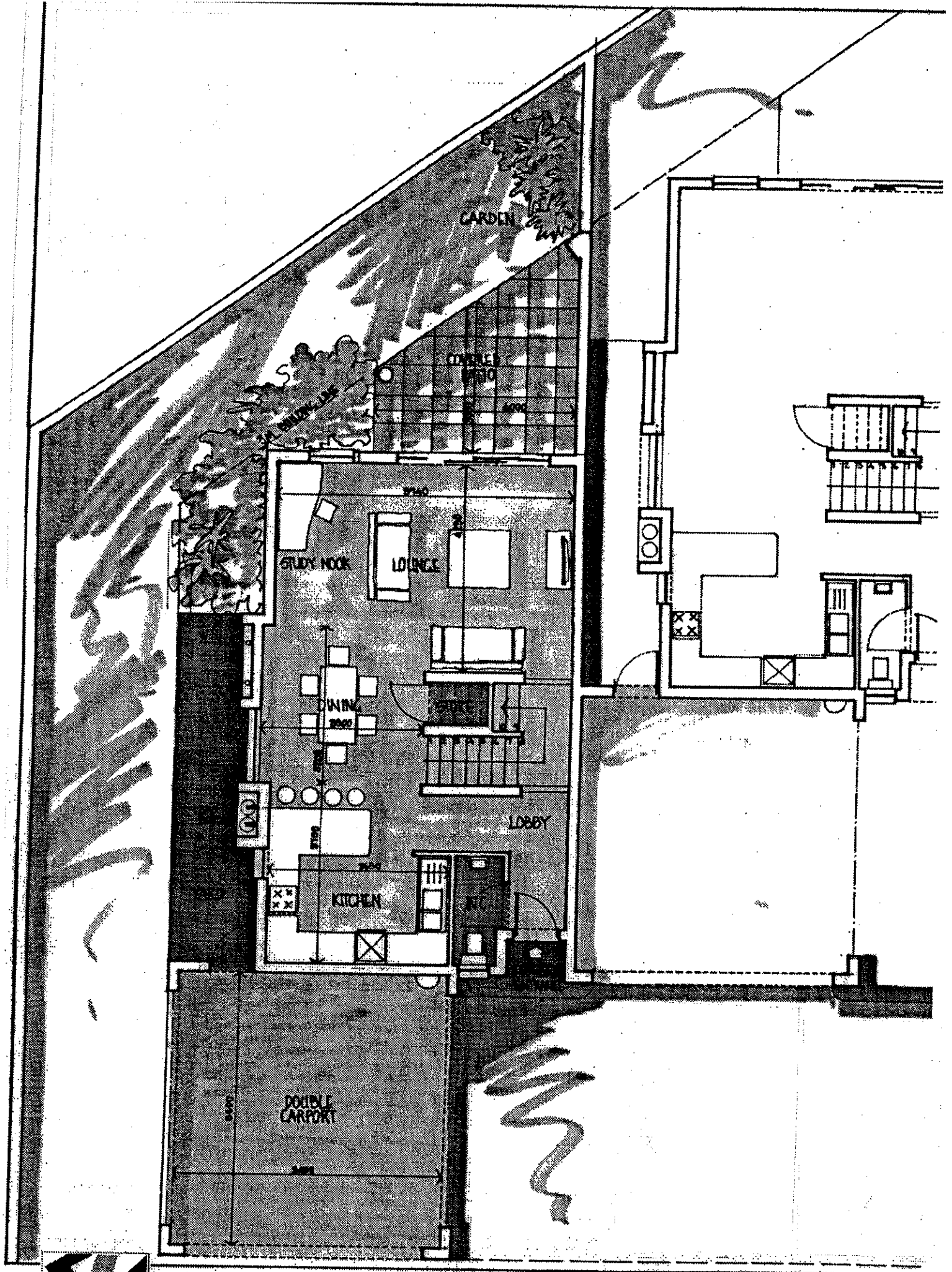
TOWN PLANNER: To ensure that all town planning requirements by the local authority are met.

LAND SURVEYOR: To survey the sectional title units accurately, and to prepare and submit the sectional plans to the Surveyor General

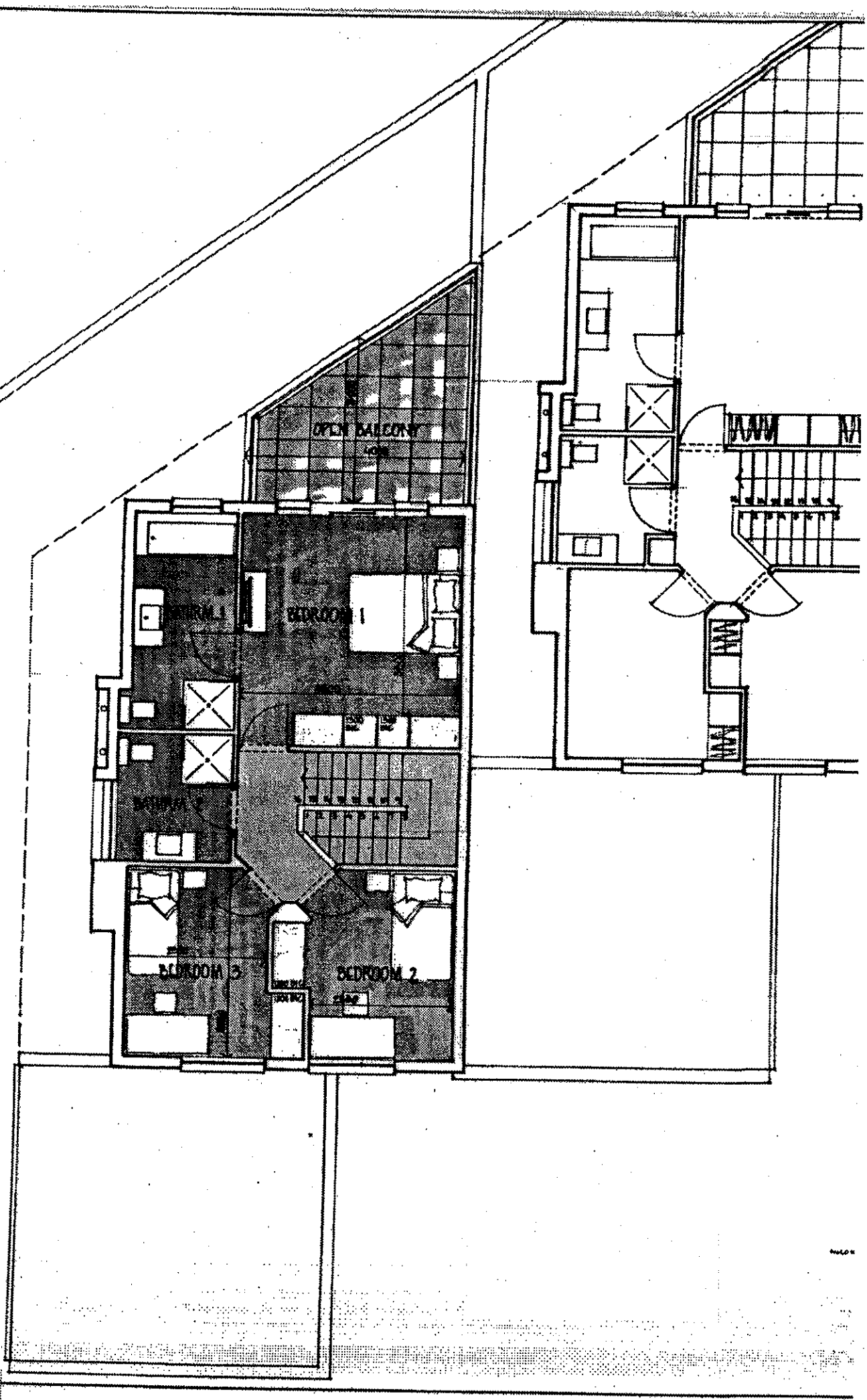
CONVEYANCERS: To transfer the individual units and to register the loans where applicable.

INCLUDED IN THE PACKAGE PRICE OF THE UNITS:

- All the fees for the above professional team.
- The council plan submission fees.
- Electrical and water connection fees, (excluding deposits).
- Gas bottle (deposit to be paid by purchaser)
- Gate house/provision for 24 hr security.
- Controlled entry via a motorised gate.
- A 2,1 metre high perimeter high wall.
- 5 Strand electric fencing on the perimeter
- An intercom system from the gate to each unit
- Value added tax



GROUND



1st FLOOR

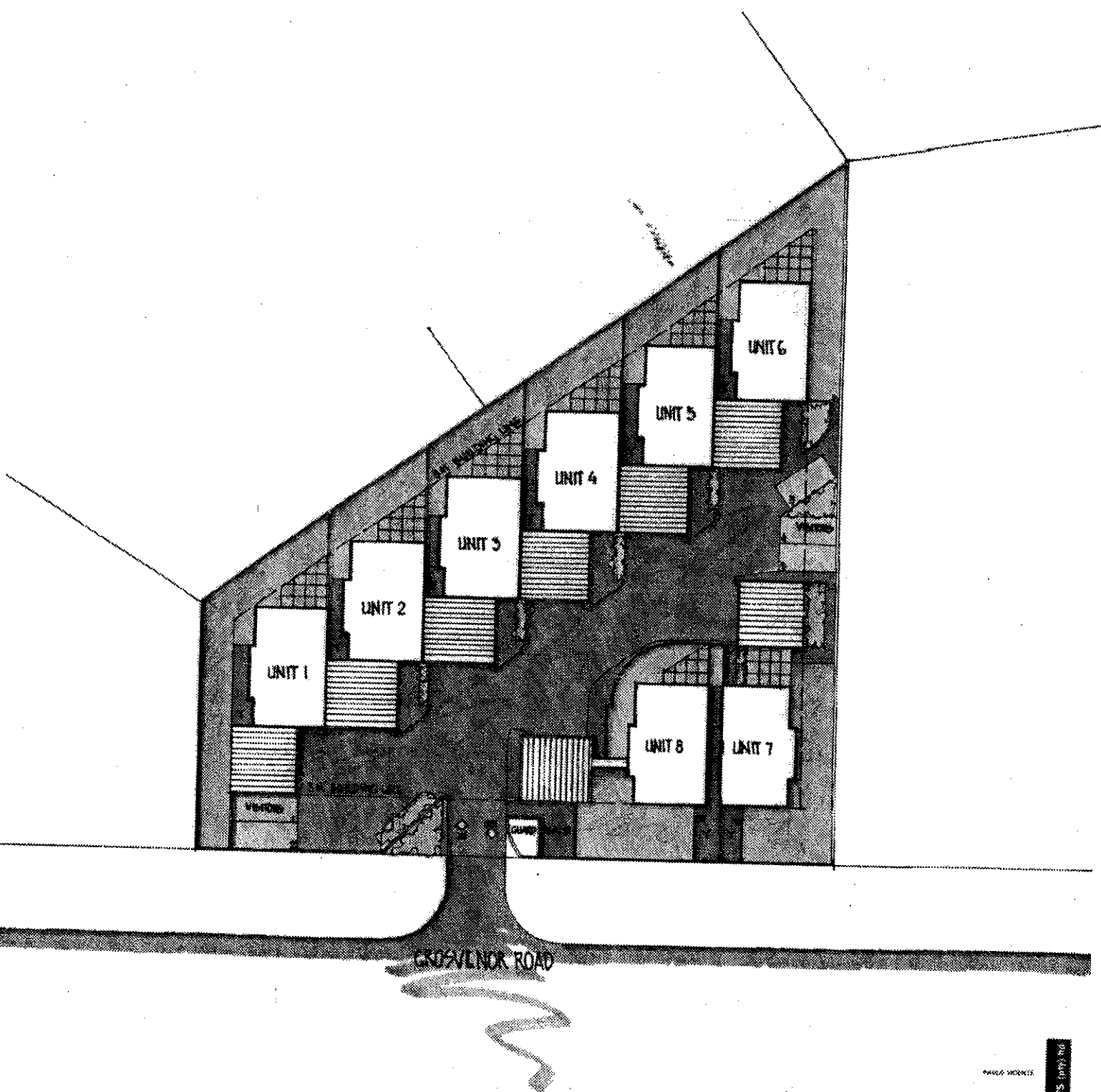
UNIT 1	
COVERED AREA	
GROUND FLOOR	82,00 m ²
FIRST FLOOR	83,40 m ²
COVERED PATIO	12,00 m ²
COVERED ENTRANCE	1,00 m ²
CANOPY	33,00 m ²
TOTAL COVERED AREA	172,00 m²
FIRST FLOOR	
BALCONY	12,00 m ²
TOTAL UNIT	94,00 m²
GARDEN INCL. YARD	125,00 m ²
TOTAL LAND	219,00 m²

UNIT 2 - 5	
COVERED AREA	
GROUND FLOOR	82,00 m ²
FIRST FLOOR	83,40 m ²
COVERED PATIO	12,00 m ²
COVERED ENTRANCE	1,00 m ²
CANOPY	33,00 m ²
TOTAL COVERED AREA	172,00 m²
FIRST FLOOR	
BALCONY	12,00 m ²
TOTAL UNIT	94,00 m²
GARDEN INCL. YARD	53,00 m ²
TOTAL LAND	145,00 m²

UNIT 6	
COVERED AREA	
GROUND FLOOR	82,00 m ²
FIRST FLOOR	83,40 m ²
COVERED PATIO	12,00 m ²
COVERED ENTRANCE	1,00 m ²
CANOPY	33,00 m ²
TOTAL COVERED AREA	172,00 m²
FIRST FLOOR	
BALCONY	12,00 m ²
TOTAL UNIT	94,00 m²
GARDEN INCL. YARD	113,00 m ²
TOTAL LAND	207,00 m²

UNIT 7	
COVERED AREA	
GROUND FLOOR	82,00 m ²
FIRST FLOOR	83,40 m ²
COVERED PATIO	12,00 m ²
COVERED ENTRANCE	1,00 m ²
CANOPY	33,00 m ²
TOTAL COVERED AREA	172,00 m²
FIRST FLOOR	
BALCONY	12,00 m ²
TOTAL UNIT	94,00 m²
GARDEN INCL. YARD	125,00 m ²
TOTAL LAND	219,00 m²

UNIT 8	
COVERED AREA	
GROUND FLOOR	82,00 m ²
FIRST FLOOR	83,40 m ²
COVERED PATIO	12,00 m ²
COVERED ENTRANCE	1,00 m ²
CANOPY	33,00 m ²
TOTAL COVERED AREA	172,00 m²
FIRST FLOOR	
BALCONY	12,00 m ²
TOTAL UNIT	94,00 m²
GARDEN INCL. YARD	125,00 m ²
TOTAL LAND	219,00 m²



SITE PLAN

DATE 16/03/2009 • PROJECT Nº HPP 10 A • DRAWING Nº SK 171

VICEN & ARCHITECTS (P) S. R. L.