

## TECHNICAL SPECIFICATIONS

1. **Architectural specifications and guidelines:**
  - 1.1. **Definitions:**
    - 1.1.1. *Developer* – Owner of the property who undertakes to develop a registered township and will sell stands to purchasers.
    - 1.1.2. Residential architect – Agent of the Developer who is the professional person to approve all documentation at the request of the Developer.
  - 1.2. *Architect –Danie Botha Architects* is responsible for the whole development and can a purchaser of a property not appoint his or her own Architect or draftsman.
  - 1.3. *The owner* – Registered owner of a property within the township and a member of the Home Owner Association.
  - 1.4. *The Home Owners Association* – A constituted body elected in terms of the constitution and regulations of the township.
2. **Development control – Purpose and aim:**
  - 2.1. A sensitive developed living environment with park like conditions that will enhance both secure living and appreciation of each property. An owner of a property can choose one of three pre designs only. The construction of the new dwelling will be done by the Developer, or by whomever the Developer wishes to appoint as a sub contractor. No other contractor will be allowed for any construction on any property inside the Estate.
  - 2.2. The internal design of homes is not restricted.
  - 2.3. Design criteria set out herein are in addition to Municipal Building Regulations and Bylaws.
3. **The Development:**
  - 3.1. The special character and natural beauty of the site is an enormous asset for this development and therefore important to protect existing fauna and flora.
  - 3.2. Building materials and use of colour are therefore very important to enhance this unique natural character.
4. **Landscaping:**
  - 4.1. Landscaping is very important. Only indigenous plant species will be permitted. Plants should not be planted without prior approval.

4.2. To ensure that the bushveld atmosphere be maintained, only 60m<sup>2</sup> may be covered with lawn.

5. **Site use:**

5.1. Caravans, boats and trailers are not to be kept on public areas. If kept on private property it shall be kept in closed garages or the courtyard screen wall.

5.2. Laundry drying areas are to be in the enclosed courtyard screen wall area.

5.3. Temporary structures:

No temporary structures will be allowed, which includes, but not restricted to, Wendy houses and pre fabricated garden sheds.

5.4. Sidewalks, driveways and services:

Use of material to complement existing materials and shall be submitted for approval.

Paving are not to be painted.

5.5. Utilities:

Television sat- dishes must be fixed with consideration to the views and sight lines of other properties and is to be as inconspicuous as possible. Cables are also not to be visible.

No radio masts of other communication towers may be erected in the Estate.

No visible air conditioning units will be permitted.

6. **Architectural style:**

6.1. Old Transvaal / farmhouse style:

7. **Procedure of approval of plans:**

7.1. After a stand had been purchased, the Owner may choose one of three set designs from *Danie Botha Architects*. The plans will then be prepared for Municipal submission for approval, At this point the

Owner shall pay the Architect 50% of the plan fees together with the Municipal plan scrutiny fees. The Owner shall on Municipal approval pay the Architect the last 50% of the plan fees. The Owner shall lodge one copy of the approved plans with the Developer before commencement of construction.

8. **Architectural Plan fees:**

8.1. The following fees are for the set designs from the Architect and does not include the Municipal fees:

**Unit 1:** (139.4m<sup>2</sup>) Total amount **R6970.00.**

**Unit 2:** (198.5m<sup>2</sup>) Total amount **R9925.00.**

**Unit 3:** (305.1m<sup>2</sup>) Total amount **R15255.00.**

The above fees does not include any deviations from the set designs any will it be quoted for on application.

9. **Construction:**

9.1. A building contract will be supplied and after being signed by both parties will construction commence.

9.2. Only the Developer or a sub contractor appointed by the Developer may construct any dwelling within the Estate. The Owner may not appoint a contractor of his or her choice.

9.3. Prices are subject to escalation as negotiated at time of purchase.

9.4. **Please note:**

The purchaser, to his or her discretion, can purchase a property from the seller, and shall commence with erecting the dwelling within three years.

9.5. After completion of the works a copy of the Municipal occupation certificate must be submitted to the Body Corporate.

10. **Technical Specification Schedule:**

10.1. **Site toilet:** A chemical toilet will be used on each

10.2. **Connections: Water:**

The water connection fee is included in the Developers building quote. Piping from the water meter to the dwelling is included, but limited to a maximum of 100 meters.

**Electrical:**

The electrical connection fee is included in the Developers building quote. Cabling from the

connection to the dwelling is included, but also limited to 100 meters.

- 10.3.           **Foundations:** Foundations will be done in Accordance with an engineer, who will design, supervise and on completion issues a certificate.
- 10.4.           **Plinth:**                    Bricks:  
Plinth walls to be constructed with burned clay stock bricks, minimum 14 mpa.  
Brickforce:  
Brickforce to be installed every second course.  
Mortar:  
Mix: 1 Wheelbarrow cement (2 bags) to every 6 wheelbarrows building sand.
- 10.5.           **Floor slab:**                Dpc:  
250 Micron SABS approved under floor membrane to be installed before casting the floor slab.  
Floor slab:  
85mm Concrete floor slab with a strength not less than 20 mpa.
- 10.6.           **Super structure:**        Brickgrip:  
250 Micron dpc to be installed above floor slab, under walls.  
Bricks:  
Burned clay stock bricks, minimum 14 mpa.  
Brickforce:  
Brickforce to be installed every Fourth course.  
Mortar:  
Mix: 1 Wheelbarrow cement (2 bags) to every 6 wheelbarrows building sand.  
Internal doorframes:  
Steel doorframes, painted.  
External doorframes:  
Meranti 813mm from Swartland.  
Lintels:  
Lintels to be installed over all openings.  
Roof wire:  
Roof wire to be installed at least five courses below the wall plate.
- 10.7.           **Roof:**                            Wall plate:  
76x38 wall plate SA Pine treated timber, tied down with roof wire.  
Trusses:

SA Pine, pre fabricated gang nail trusses. All roof timber, eg. Purlins, bracing and trusses to be treated SABS approved timber.

Roof covering:

Heritage green chromodec roof sheets.

Eaves:

Rafters in eaves to be sealed with Creosote.

Facia:

Nutec facia boards, fixed with screws and not nails. (No guttering will be installed)

Ceiling:

6mm Rhino board ceiling with Bishop strips.

Cornice:

Nu cornice.

10.8. **Plaster:**

Internal:

Smooth steel float plaster.

Externally:

Plastic or wood float plaster or vertical block brush finish.

Plaster mix:

1 wheelbarrow cement (2 bags) to

Every 5 wheelbarrows plastersand.

10.9. **Screed:**

25 mm screed to be applied to clean Floor at mixing ratio of 1 wheelbarrow Cement (2 bags) to every 3 Wheelbarrows of riversand.

10.10. **Stone cladding:**

Cladding from Stoneage or Cast stone (as approved by Developer), applied Where shown on plan.

10.11. **Windows:**

Bronze aluminium windows as shown On plan.

10.12. **Doors:** Internal:

Hollowcore patterned doors, painted, ½ Hour fire door to garage.

External:

Solid meranti doors

Garage doors:

Solid meranti tip up doors

Remote controlled units optional extra

10.13. **Hinges, locks  
Handles:**

Hinges:

External brass hinges, with nylon  
Bushes.

Locks:

Internally 2 lever

Externally 4 lever

Handles:

Internal chrome handles.

External brass handles.

- 10.14. **Paint:** Plaster primer  
Contractors pva first coat  
Final coat
- 10.15. **Sewerage:** The approved septic tank system,  
R35 000.00 will be installed by the  
Developer, and the cost is included  
In the building quote.
- 10.16. **Paving:** Brick paved driveway and 900mm  
Paving around dwelling. Max 150m<sup>2</sup>  
Paving included in the building quote  
Panhandle entrances will not be paved  
But finished with 2 strips of concrete,  
400mm wide. Natural rock between 2  
Strips to avoid erosion.
- 10.17. **Heating:** Gas fireplace from Jetmaster or Home  
Fires. Under floor heating can be  
Installed on request at an additional  
Cost.
- 10.18. **Tiles:** Floor tiles:  
The owner can choose between four  
Different tile samples.  
Wall tiles:  
The owner can choose between four  
Different tile samples.
- 10.19. **Skirting:** Skirting to be a quarter strip of  
Floor tile.
- 10.20. **Sanitary ware:** Bath:  
White ceramic bath.  
Basin:  
White ceramic basin/vanity set  
Toilet:  
Close couple, white ceramic toilet  
Bathroom accessory set:  
Chrome, white or wooden accessory  
Set.

Shower door:

White aluminium pivot door.

Taps:

All mixers, stop cocks and shower  
Roses from cobra taps.

- 10.21. **Geyser:** 150 litre to be installed.
- 10.22. **Built in units:** Kitchen and all other built in cupboards  
to be made from white melamine.  
Melamine work tops, four different  
Samples to choose from.
- 10.23. **Stove/oven:** Stove - 2 electrical and 2 gas plates  
Oven and extractor fan electrical.
- Note: Gas installation is included in the  
Building quote, however gas bottle not.
- 10.24. **Light fittings:** Radiant lights. Centre light or lantern  
Wall mounted. Crabtree, similar or  
Equal.
- 10.25. **Splash pool &  
Jacuzzi:** The splash pool and Jacuzzi shown  
on plan are optional extras.
- 10.26. **Other:** The engineers fees and also the  
NHBRC enrolment fees are included in the  
developers building quote.

Note:

1. All prices are subject to escalation.
2. All the material shown in the above list is subject to availability and equal or similar material could be used as replacement.
3. Should it be found, due to the discretion of the Developer and Architect, that none of the units 1 to 3 could be accommodated on a property, a re-design to fit will be done to equal or similar layout, design and size.