

BUILDING CONTRACT

MADE AND ENTERED INTO BY AND BETWEEN:

Lumos Eiendomsbeleggings cc

Herein represented by Reuben Gouws, duly authorized hereto of:
No. Nr 8 Villa Rustico, Raslouw, Centurion.

("the Contractor")

and

NAME : _____
Identity Number : _____

and

NAME : _____
Identity Number : _____

married _____ community of property to each other

Physical Address : _____

Postal Address : _____

Telephone Numbers: (Home) _____ (Work) _____

("the Purchaser")

1 DEFINITIONS

In this agreement, unless inconsistent with or otherwise indicated by the context:

- 1.1 "Contractor" means the party indicated as "the Contractor" on the front page of this agreement, hereinafter represented by Reuben Gouws, he being duly authorized thereto;
- 1.2 "Purchaser" means the party indicated as "the Purchaser" on the front page of this agreement, him warranting that he has legal capacity to enter into this agreement;
- 1.3 "Owner" means the registered owner of the land;
- 1.4 "Land" means **ERF** _____,
- 1.5 "Date of Registration" means the date of registration of transfer of the land into the name of the Purchaser;
- 1.6 "Date of commencement" shall be the later of the following dates:
 - 1.6.1 date of registration of the Purchaser's bond in favour of the financial institution financing the works and transfer of the land into the name of the Purchaser; or
 - 1.6.2 approval of the building plans and connection of the water to the site;
- 1.7 "Building contract price" means the amount payable to the Contractor for the works as expressed in 4.1 below;
- 1.8 "Works" means the construction, completion and finishing off of a house and outbuilding if any, substantially in accordance with the building plan and specification;
- 1.9 "Plan" means the plan drafted by the Architect or Draughtsman and signed by the Purchaser;

- 1.10 "Specification" means the specification including a schedule of finishes attached hereto marked Annexure "A" and subject to 4.6 below;
- 1.11 "Final completion form" means a completion form signed by the Purchaser certifying his satisfaction that the works have been satisfactorily and finally completed as from which date of signature the Purchaser shall have no claim and the Contractor shall have no further obligations towards the Purchaser in terms hereof, save and except for the Contractor's obligations as contemplated in 4.14 below;
- 1.12 "Progress payment" means the amount payable to the Contractor in terms of Clause 4.1 and in terms of the building progress schedule attached hereto marked Annexure "B" which depicts the agreed percentages of value placed on building progress against which payment of the contract sum is to be made to the Contractor by way of progress payments;
- 1.13 "Architect" means the Architect or Draughtsman appointed by the Contractor and Purchaser on behalf of the Purchaser to attend to the plan;
- 1.14 Clause headings have been inserted for reference purposes only and shall not be taken into account in interpreting this agreement;
- 1.15 Words signifying the singular shall include the plural and vice versa, and words importing any one gender shall include the others.

2 THE AGREEMENT

The parties enter into a building contract for erection and completion of the works on the land by the Contractor on the terms and conditions as set out herein.

3 OCCUPATION AND POSSESSION

- 3.1 Without waiver of the Contractor's builders' lien over the works, possession, profit and risk in and to the land shall pass from the Owner to the Purchaser on date of registration of transfer.
- 3.2 Notwithstanding 3.1 above, the Contractor may, in its sole and absolute discretion by written authority, consent and allow the Purchaser to take occupation and possession of the works prior to the registration date, in which event the Purchaser shall become liable to the Contractor for any amount paid by the Contractor in advance and the Purchaser shall become liable to pay the Contractor occupational interest at a rate equal to 1,8% of the building contract price monthly in advance from date of occupation or agreed occupation, whichever is the earlier, until date of registration, both days inclusive.
- 3.3 The Contractor shall at all times and until the works have been completed and the Purchaser has signed and handed to the Contractor the final completion form be entitled to enter and be present on the land for construction purposes. At no time whatsoever shall the Purchaser be entitled to make claim, attach or in any way claim possession or retention of any of the Contractor's tools, equipment or building material and by signature hereof waived any rights which he may have in this regard.
- 3.4 The Purchaser shall be obliged to take occupation by not later than the last business day of the month in which the works have been completed, and it shall be the Purchaser's responsibility to monitor progress of the works so as to enable him to make whatever arrangements may be necessary to enable him to take possession, including payment of any amounts that may be due to the Contractor.

4 TERMS PERTAINING TO THE BUILDING CONTRACT

- 4.1 The building contract price shall be the sum of R_____ (_____) inclusive of VAT (the Contract Sum), which shall be paid by the Purchaser to the Contractor as follows:
- 4.1.1 On signature hereof an amount of R_____ which amount will be held in trust by the Contractor's Attorney until it becomes payable as interim progress payments to the Contractor as construction progress; An initial R_____ is payable to handle all administrative aspects of the project. R_____ is payable by the granting institution to the contractor to enable the start of ground works and foundations

- 4.1.2 the balance of the contract sum of R_____ to be paid by the Financial Institution granting the loan;
- 4.1.3 in addition to the sum due in 4.1.1 and 4.1.2 above the Purchaser shall pay to the Contractor any amount payable in respect of additional work on demand;
- 4.2 The sums payable by the Purchaser to the Contractor in terms of 4.1 above shall be payable as progress payments. Final payment shall be effected on completion of the works and before occupation of the unit by the Purchaser.
- 4.3 Should there be any dispute relating to the quality or completion of any section of the works, then and in such event a certificate issued by the Architect shall be prima facie proof of the state of completion on the works.
- 4.4 Notwithstanding amounts having become payable to the Contractor as contemplated in 4.2 above, the Contractor may in its sole discretion and at any time claim one or more progress payments or any part thereof after the date upon which any section of the works have been completed and such amount have accrued in favour of the Contractor, and in so doing the Contractor shall not be deemed to have waived of its rights herein.
- 4.5 Should the Purchaser obtain a loan from a financial institution to pay the contract sum or any part thereof:
- 4.5.1 the Purchaser undertakes to make the progress payments timeously;
- 4.5.2 the financial institution granting the loan will be obliged to make interim payments to the Contractor as construction progresses, such institution will debit the Purchaser's bond account with interest on such payments made. The Purchaser shall be obliged to effect payment to the bondholder of the interest debited on the bond account and shall, on demand, provide the Contractor with proof of these payments having been effected;
- Interim interest on any mortgage bond or building loan shall expressly be for the account of the Purchaser;
- 4.6 The Purchaser acknowledges that he has inspected the building plan and the specification attached hereto (which shall both form part of this agreement) for the type of house and outbuildings, if any, to be constructed as the works and that by his signature hereto he accepts the same.
- 4.7 Notwithstanding the meaning of "building plan" or "specification" as defined in 1 above, the parties specifically agree that the Contractor shall be entitled to adapt or amend the building plan and/or the specification in any way which the Contractor considers necessary in its sole and absolute discretion:
- 4.7.1 to meet any requirements of any competent authority;
- 4.7.2 to meet any special feature of the land;
- 4.7.3 to meet any special impediments such as water, sewer or electrical lines either above or underground or any rock or other soil condition;
- 4.7.4 to give effect to any changes in materials, finishes or fittings which the Contractor considers to be appropriate or which may not be readily available at the time due to a shortage in supply of such materials, finishes or fittings, without however detracting from the quality of the works;
- AND any such adaptation in terms of this sub-clause shall be deemed to be the building plan and/or specification agreed upon between the parties, it being specifically agreed that under no circumstances will any alterations or additions be acceptable by the Contractor at the insistence or request of the Purchaser once the bond application has been submitted.
- 4.8 The Purchaser hereby irrevocably appoints the Contractor as his agent to apply for and obtain such approval, consent or authority as may be required for approval of the building plan.
- 4.9

- 4.9.1 The Purchaser undertakes and binds himself to finalise the building plans with the Contractor or its agent within 20 (TWENTY) days of signing this agreement, failing which the Purchaser shall be deemed to have accepted the plan as per the annexure hereto, in which event no further alterations to the plan shall be permissible.
- 4.9.2 The Purchaser acknowledged that he shall be liable for any and all expenses incurred in respect of changes to the plan, irrespective of whether this agreement is given effect or not.
- 4.9.3 Any plan changes after submission of the plan to the Council, and at the instance of the Council, shall be for the Purchaser's account.
- 4.10 The Contractor shall begin the works within a reasonable time after the signing of this agreement, having regard to its other building commitments, and after the arrival of the commencement date, provided that it shall not be obliged to begin the works unless and until:
- 4.10.1 the Purchaser has furnished adequate proof, to the satisfaction of the Contractor, that a building loan has been raised or that the Purchaser is financially able to meet his commitments in terms of this contract; and
- 4.10.2 All necessary consents, approvals or other authorities have been obtained.
- 4.11 Subject to any reasonable extension/s permitted, the Contractor shall generally complete the works within in 6 (SIX) months from the date of commencement.
- 4.12 If completion of the works is delayed for any reasonable cause, including vis major or of any building industry holiday, whether statutory or recognised generally as customary in the industry, which may fall within the contract period, or in the event of any dispute, strike lockout, squatting, invasion or other situation causing delay, then the Contractor shall be entitled to a fair and reasonable extension of time for the completion of the works and the Purchaser shall not, for that reason, have any claim against the Contractor, whether for damages or otherwise.
- 4.13 Any unfixed materials required for the works and delivered to the land shall not become the property of the Purchaser until they have been paid for. Any excess material delivered to the land shall remain the sole and absolute property of the Contractor.
- 4.14 The Contractor shall make good any material defects in the structure of the works which have been indicated on the final completion form and/or which have become apparent during a 1 (ONE) month's maintenance period calculated from the date on which the final installment of the contract price is due for payment, or from the date of the signature of the final completion form, or from the date upon which occupation of the works is offered to the Purchaser, whichever is the earlier of the three dates, provided that the Contractor receives written notice of such defect not later than 10 (TEN) days after the expiry of the said 1 (ONE) month period. Such notice shall be in the form of the Contractor's standard maintenance form, which must be received by the Contractor within the said 10 (TEN) day period. Once the material defects listed in the standard maintenance form have been rectified the Purchaser shall have no claim and the Contractor shall have no further obligation towards the Purchaser in terms of this contract. Failure to submit a completed standard maintenance form within the required 10 (TEN) day period shall absolve the Contractor from any further liability towards the Purchaser in terms of this contract.
- 4.15 The Contractor shall not be liable under any circumstances or at any time prior to, during or after construction of the works for any indirect or consequential damages of any nature which the Purchaser may suffer at any time and for whatever reason, or for any defects caused by or related to the soil or geological condition of the land.
- 4.16 The Purchaser shall, on demand, be responsible for entering into any agreement or any other arrangements that may be necessary for the supply of water and electricity to the land.
- 4.17 The Purchaser agrees and undertakes to cede to the Contractor a sum equal to the building contract price or the balance thereof outstanding from time to time from the proceeds of the loan and to sign the necessary authority for payment thereof direct to the Contractor or his nominee by the financial institution in the form of building draws or periodic payments upon delivery by the Contractor of each section of the works.

- 4.18 For the purpose of this agreement where any section of the works has been partially completed, the value of the completed part shall be a fair and reasonable proportion of any progress payment, and a certificate signed by any director/member or manager of the Contractor specifying the value of the works shall be prima facie evidence of that value.
- 4.19 It is specifically recorded that the finishes to the works are not necessarily the same as that of any show house which has been erected or any other works of the Contractor which may contain decorations or non-standard items.
- 4.20 The Contractor reserves to itself the right, in its sole discretion, to cancel and/or postpone the date of commencement in the following circumstances:
- 4.20.1 If transfer of the land is not registered into the name of the Purchaser within a period of 30(THIRTY) days from the date of signature hereof, or it has become apparent that the land will not be transferred to the Purchaser within a reasonable period;
 - 4.20.2 If building plans and/or any other approval and consents to be obtained from the local authority have not been obtained within 90 (NINETY) days from the date of signature of hereof;
 - 4.20.3 Where, during the construction period circumstances arise which make it difficult or impossible for the Contractor to proceed with the works, such as political upheaval, riots, squatting, invasion, boycotts, strikes, lockouts or any other situation which may be dangerous for the general safety of the Contractor or any of its workers or sub-contractors;
 - 4.20.4 If, on the commencement date, contract prices of a similar building at that point in time exceed the building contract price by 8% (EIGHT PERCENTUM), in which event the Purchaser shall not be entitled to claim delivery in terms hereof or claim damages from the Contractor. It is specifically recorded that the Contractor's rights as contemplated herein shall not cause or affect the acquisition of the land or entitle the Purchaser to cancellation of this agreement.
- 4.21 Notwithstanding any diagram or sketch indicating the position of the building in relation of the erf boundaries which may have been attached hereto, the actual siting or positioning of the buildings in relation to the erf boundaries shall remain at the sole discretion of him Contractor.

5 PENALTIES

Should any amounts due and outstanding under this agreement be outstanding and not be paid on due date in terms of this agreement, the Purchaser shall be liable to pay the Contractor interest on such amounts calculated at the rate of 13% (THIRTEEN PERCENT) from time to time during the period in which the amount is overdue.

6 BREACH

In the event of the Purchaser failing, within 14 (FOURTEEN) days of dispatch by prepaid registered post of written notice requiring the Purchaser to do so, to remedy any breach of the terms hereof, the Contractor shall be entitled as the Contractor's sole option and without prejudice to all other rights in law and without further notice:

- 6.1 to cancel this agreement of sale and thereupon:
- 6.1.1 to nonetheless retain all amounts paid by the Purchaser prior thereto as roukoop, or by way of a penalty, or as liquidated damages, or as a payment in respect of the prejudice agreed upon as being suffered by the Contractor as a result of the Purchaser's breach aforementioned; or
 - 6.1.2 to recover such damage as the Contractor may be able to prove the Contractor has sustained, in which event the Contractor shall be entitled to retain all payments made by the Purchaser until the actual amount of damages has been determined by a Court, and

thereupon set off such damages against the aforementioned payments and to claim the balance from the Purchaser; or

6.2 to enforce specific performance of the terms hereof including the full payment of the purchase price owing at the date of the Purchaser's breach aforementioned.

7 NOTICES AND DOMICILIUM

The parties hereto choose domicilium citandi et executandi for all purposes hereunder as follows:

7.1 The Contractor at: No. Nr8 Villa Rustico, Raslouw, Centurion;

7.2 The Purchaser at: _____

Notice of a change of address as stated above shall be given in writing and shall be delivered or sent by prepaid registered post by one party to the other.

8 JURISDICTION

For the purpose of all or any proceedings herein the parties consent to the jurisdiction of the Magistrate's Court otherwise having jurisdiction under section 28 of the Magistrate's Court Act, as amended, notwithstanding that such proceedings are otherwise beyond this jurisdiction. This clause shall be deemed to constitute the required written consent conferring jurisdiction upon the said Court pursuant to section 45 of the Magistrate's Court Act, as amended. Notwithstanding the foregoing, the Contractor shall be the right at the Contractor's sole option and discretion to institute proceedings in any other competent court which might otherwise have jurisdiction.

9 VARIATIONS

No alterations or variations of this agreement shall be of any force or effect unless it is recorded in writing and signed by both parties.

10 INDULGENCES

No relaxation or indulgence which the Contractor may show to the Purchaser shall in any way prejudice the Contractor's rights hereunder and, in particular, no acceptance by the Contractor of any payment after due date, whether on one or more occasions, shall preclude the Contractor from exercising any rights enjoyed by it hereunder by reason of any subsequent payment not being strictly on due date. Unless otherwise stated by the Contractor in writing the receipt by the Contractor or its agents of any payment shall in no way whatsoever prejudice or operate as a waiver, withdrawal or abandonment of any cancellation or right to cancellation effected or acquired prior to such receipt.

11 NON CESSION

The Purchaser shall not cede, assign, transfer, burden, alienate or make over any of its rights under this agreement.

12 SCHEDULES

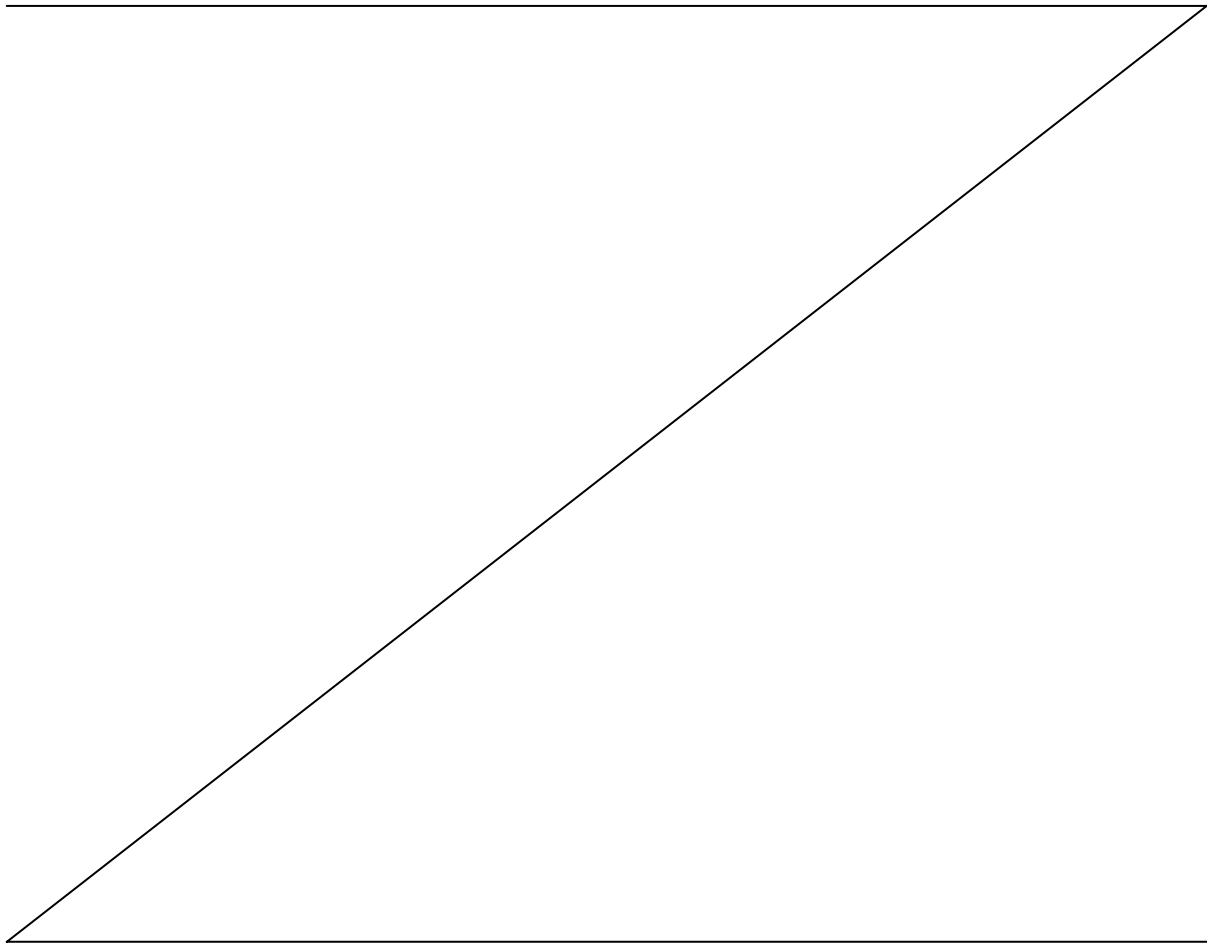
In the event of a dispute in fact or a difference in interpretation of any meaning contained in this agreement, specification and building plan, the facts of interpretation contained in this agreement shall supercede that of the specification and/or building plan, whilst the same provision shall apply inter alia, with regard to differences between specification and building plan, in which event the facts or interpretation contained in the specification shall supercede that which is contained in the building plan.

13 BUILDING OPERATIONS

The Purchaser acknowledges that the Township is not fully developed, that building operations will take place upon adjacent or neighboring subdivisions or erven and that the said building operations may cause the Purchaser inconvenience. The Purchaser acknowledged that he shall have no claim either against the Contractor or against the Developer arising out of such building operations.

14 SALE AGREEMENT

This agreement may be cancelled by the Contractor in its sole discretion if registration of transfer of the property into the name of the Purchaser does not take place within 30 (THIRTY) days from date of signature hereof.



THUS done and signed by the Purchaser at CENTURION on this _____ day of _____ 2009

AS WITNESSES:

1. _____

2. _____

AS PURCHASER/S:

1. _____

2. _____

If the Purchaser is a Company or Close Corporation, this signatory warrants that he is authorized to sign on behalf of the said Company or Close Corporation.

DIRECTOR/MEMBERS
FULL NAMES

THUS done and signed by the Contractor at CENTURION on this _____ day of _____ 2009

AS WITNESSES:

1. _____

2. _____

AS CONTRACTOR:

1. _____

ANNEXURE "A"

A) SPECIFICATIONS

All work in terms of Section 17(1) of the National Building Regulations and Building Standards Act (Act 103 of 1997, as amended)

FOUNDATIONS

- ❖ All excavations to comply with Part – G + H of SABS – 0400.
- ❖ Raft Foundation as per Engineers specifications.

SURFACE BED

- ❖ All floors to comply with Part – J of SABS – 0400.
- ❖ 25 Mpa concrete to surface beds – 85 mm thick, floated to a smooth finish to accept cement screed & floor covering.
- ❖ All floors must be a minimum of 170 mm above ground level.

EXTERNAL WALLS: PLINTH AND SUPERSTRUCTURE

- ❖ All walls in accordance with Part – K of SABS – 0400.
- ❖ Construct the external walls complete, including all walls and openings, finishing and everything necessary to construct the external envelope of the building.
- ❖ External walls shall be built in clay or cement bricks 220mm wide, bedded and jointed in class 2 cement mortar including all necessary expansions joints (if indicated by the Engineer), brick reinforcement and sundry labors.
- ❖ Damp proof courses shall be provided to the Architects details and shall be 375 Micron "Gundle Brickgrip" or other SABS approved DPC and lapped 150 mm at all angles and overlaps.
- ❖ All exterior walls to be plastered in a 6:1 sand cement finish to a minimum average thickness of 12 mm.
- ❖ All DPC to comply with SABS – 248, - 952 and 298.

INTERNAL WALLS

- ❖ All walls in accordance with Part – K of SABS – 0400.
- ❖ Internal wall shall be built in clay or cement bricks, 220 mm or 110 mm wide, bedded and jointed in 6:1 cement mortar, including all necessary expansion joints (if indicated by the Engineer), brick reinforcement and sundry labors.
- ❖ Damp proof courses shall be provided to the Architects details and shall be 375 Micron "Gundle Brickgrip" or others SABS approved DPC and lapped 150 mm at all angles and overlaps.
- ❖ All interior walls to be plastered in a 6:1 sand cement finish to a minimum average thickness of 12mm.

WINDOWS AND WINDOW FRAME

- ❖ All glazing to SABS – 0137 and – 1263.
- ❖ Aluminum window frames with appropriate finish.

KITCHEN and KITCHEN CUPBOARDS

- ❖ Kitchen cupboards as per approved plan.
- ❖ Double bowl stainless steel sinks.
- ❖ The PC amount allowed for the kitchen cupboards amounts to R70 000.00 VAT included

PAVING

- ❖ Contract sum included paving from road curb to garages and 1m wide around dwelling – PC amount of R155.00 per sq/m VAT Excluded, laid and a maximum of 160sq/m

LAWN

- ❖ Contractor to supply instant lawn on unpaved areas of stand.

FLOORS AND STAIRS

- ❖ Floors to comply with Part – J of SABS – 0400.
- ❖ Tiles to cover patios and stairs.
- ❖ External stairs are of maximum width of 1,0 meter. Should any additional stairs be required it will be for the account of the owner.

INTERNAL FINISHES

WALLS

- ❖ 1 Coat Cover coat
- ❖ 2 Coats super acrylic PVA on 1 coat plaster on bricks.

BATHROOMS

- ❖ Ceramic tiles to the floor and walls.
- ❖ Walls to be tiled from the finished floor level to the ceiling.
- ❖ PC amount of R85.00 per sq meter for floor tiles, tiles only
- ❖ PC amount of R75.00 per sq meter for wall tiles, tiles only
- ❖ PC amount of 150.00 per meter for wall border tiles, tiles only
- ❖ PC amount of R700 per toilet.
- ❖ PC amount of R3500 for shower doors
- ❖ PC amount of R500 per mixer.
- ❖ PC amount of R500 per basin.
- ❖ PC amount of R1000 per bath

CEILINGS

- ❖ 6.4 mm Gypsum ceilings skimmed and 100 mm coved cornices. (The ceiling of the garage is included only if the garage has a tiled roof. No ceiling to carports or steel frame roofs.)

FLOORS

- ❖ Carpets to bedrooms & study.
- ❖ Tiling to the rest of the house.
- ❖ Tiles to the garage floor.
- ❖ Tiles to the servant's toilet/WC if applicable.

FLOOR FINISHES

- ❖ Construct the floor finishes complete including finishing, skirting etc. and everything necessary to complete the floor finishing.
- ❖ A PC amount of R120.00 per square meter, including VAT is allowed for carpets. This included supply and fit.
- ❖ 75 mm wood skirting, varnished with 2 coats Woodoc 30 or similar, shall be provided to all carpeted areas no quadrant beds are allowed for.
- ❖ A PC amount of R85.00 per square meter, including VAT is allowed for the cost of the floor tiles. The labor, tile glue and grout are included in the building contract price.
- ❖ The tiles are laid with parallel and perpendicular lines to the walls and do not allow for tiling in patterns.

WALL TILING

- ❖ A PC amount of R80.00 per square meter, including VAT is allowed for the cost of the wall tiles in bathrooms. The labor, tile glue and grout are included in the building contract price.

PLUMBING AND DRAINAGE

- ❖ All work to comply with Part – P of SABS – 0400.
- ❖ 110 mm Sewer pipes and 50 mm waste pipes are used as required by the Local Authority.
- ❖ The water connection will be supplied including a water meter.
- ❖ All hot and cold pipes chased into the walls shall be copper.
- ❖ All waste pipes shall be PVC.
- ❖ 1 x 150L Geyser will be fitted with approved pressure reducing and overflow valves.

- ❖ The hot and cold taps to baths, basins and sinks shall be placed consistently hot on the left hand side.
- ❖ Dishwasher and washing machine outlets allowed for.

SANITARY FITTINGS

- ❖ Only baths as per approved plan are allowed for.
- ❖ Two double drop in basin and a single drop in basin with a vanity is allowed for. Two 560 mm basin with pedestal is allowed for or as per approved plan
- ❖ Showers as per approved plan are allowed for.

B. SCHEDULE OF FINISHES

GENERAL

All work to comply with the relevant Financial Institution minimum specifications and the minimum specifications of the Local Authority and N.B.R. and SABS – 0400.

EXTERNAL FINISHES

WALLS: PLINTH

- ❖ 2 Coats super acrylic PVA on 1 coat plaster on clay or cement stock bricks.

WALLS: SUPERSTRUCTURE

- ❖ 2 Coats super acrylic PVA on 1 coat plaster on clay or cement stock bricks.

WINDOWS AND WINDOW FRAMES

- ❖ Aluminum large pane window frames on opening sections.

DOORS AND DOOR FRAMES

- ❖ Standard holocore doors and steel door frames as per approved plan
- ❖ Flush back meranti door to the kitchen entrance, with 115 mm pressed metal door frame as per plan
- ❖ All sliding doors to be wooden, size as specified on the drawings. Any additional sliding doors will be for the account of the client, payable on order of the doors.
- ❖ Wooden garage doors will be installed with electric motors. Any additional garage doors will be for the account of the client, payable on order of the doors.
- ❖ Minimum 3- lever locksets to exteriors doors.
- ❖ The handles to all doors will be of standards size.

ROOF

- ❖ Roofs to comply with Part – L of SABS – 0400.
- ❖ As per working drawing. Tiles: Roof Tile West Rand - Venetian

KITCHEN FITTINGS

- ❖ A provisional sum for the supply and installation of all kitchen fittings, including double bowl sink is allowed for.
- ❖ Provide sanitary service for washing machine, cold and hot water.

SANITARY WARE AND BATHROOM FITTINGS

- ❖ Bath taps: Mixer with telephone shower.
- ❖ Basin Taps: Mixer to all bathrooms.
- ❖ Sink tap: Mixer.
- ❖ Baths: As per approved plan – white.
- ❖ Basin 1:560 mm Basin with pedestal or cabinet, colour white.
- ❖ All drainage to comply with Part – P of SABS – 0400.
- ❖ Plumbing installation to comply with WATER ACT (Act No. 54 of 1956)
- ❖ Basin 2:650 mm Drop in basin with 900 mm vanity, colour White.
- ❖ WC Semi close-coupled suite and plastic seat colour White.

- ❖ Shower doors are single panel pivot opening sections with fixed side panel if required. Size 900 * 900 mm.
- ❖ Under tile stopcocks with standard shower arm and rose are allowed for the showers.

GEEZER

- ❖ Allow 150 liter geyser.

GLAZING

- ❖ Glazing to comply with part N of National Building Regulations and SABS – 0137 and – 1263.

BUILT-IN CUPBOARDS

- ❖ As per plan.
- ❖ A PC amount of R30 000.00. VAT included, is allowed for.

IRONMONGERY

In additional to items already described in this specification, allowance has been made for the following:

- ❖ Double curtain tracks for all windows, overlapping 100 mm on either side of the window, with the exceptions of single curtain tracks for the bathrooms and kitchen. No curtain tracks are allowed for the garage and outside bathrooms of WC.
- ❖ 5 * 600 mm Long towel rails.
- ❖ 5 * Steel toilet roll holders.
- ❖ PC amount of R14000.00 for outside gates and balustrades if applicable, excludes automation.

ELECTRICAL

- ❖ The design shall incorporate all switch socket outlets, light points, stove points, geyser points, telephone points, etc.
- ❖ No plug points are allowed for the stairs and bathrooms.
- ❖ Plug points as indicated on sketch plan prepared by owner, 35 points in all.
- ❖ Single Lights are allowed for in every room. (A covered patio or covered terrace is regarded as a room).
- ❖ Four exterior lights are allowed for.
- ❖ In double story dwellings a two-way light switch is allowed for at the stairs.
- ❖ Three TV points is allowed for.
- ❖ Two telephone points is allowed for.
- ❖ A PC amount R17 000.00 VAT included has been allowed for the light fittings.
- ❖ The electrical connection will be supplied by the Developer.
- ❖ The electrical meter will be supplied by the Contractor.
- ❖ The electrical deposit must be paid by the homeowner.

ANNEXURE "B"

BUILDING PROGRESS SCHEDULE

DESCRIPTION CUMULATIVE PERCENTAGE	PERCENTAGE COMPLETED	
1. Digging for foundations	4%	4%
2. Foundation brickwork	5%	9%
3. Filling and pipework: concrete slab	2%	11%
4. Brickwork to windowsill height	7%	18%
5. Doors and window frames	4%	22%
6. Brickwork complete	14%	36%
7. Roof trusses	9%	45%
8. Roof cover	5%	50%
9. Plastering	5%	55%
10. Ceiling	3%	58%
11. Plumbing and drainage	12%	70%
12. Kitchen units	3%	73%
13. Wall tiles	3%	76%
14. Carpentry	6%	82%
15. Electricity	4%	86%
16. Painting and glasswork	4%	90%
17. Electrical appliances	3%	93%
18. Floor covering	4%	97%
19. Fencing	1%	98%
20. Paving	1%	99%
21. Cleaning up	1%	100%