



The Lincon

4 Wrenrose Avenue - Birdhaven

“ANNEXURE D”

1. FOUNDATIONS AND TRENCHES

(Notwithstanding what is contained in clauses 1- 1.3 below, the contractor reserves the right to construct strip footings, 20 Mpa concrete (600 x 200mm) built in accordance with Engineer’s design and instruction)

1.1 Excavations

- A suitable flat platform with retaining structures where required shall be supplied by the contractor.
- The Architect and Contractor, shall determine on site the final levels, heights of plinths, depths of foundation trenches and number of steps. Foundation trenches to be dug to a maximum depth of 750mm and to be not less than 600 and not more than 700mm wide for external and internal walls. Sides of trenches to be trimmed to full width from top to bottom and bottom of trenches to be level.

1.2 Concrete

- Concrete to be supplied by Ready-Mix Companies, strength to be determined by Engineer.
- Concrete in foundations to be 200mm thick to the width shown on the working drawings.
- Surface beds to be 85mm thick. Ref 100 mesh to be used as reinforcing in all surface beds.
- All dimensions to Engineer’s specifications and an 85mm step to be allowed at balconies.

1.3 Termite Proofing

- Approved Termite Poison to be applied under surface bed and a certificate provided on handover of the home.

2. SUPERSTRUCTURE

2.1 Damp Proofing

- Place and build in 250 micron polythene under all superstructure walls, window sills and lintols erected for the flooring system as shown on drawings.

2.2 Lintols

- The contractor shall use pre-stressed concrete lintels and 2.8mm brick force on every course above door and window openings. The brick force is to extend 300mm beyond the opening on either side.

2.3 Superstructure Walls

- Main Building and Outbuildings: Cement stock bricks to comply with SABS and to be plastered as described below to height average of 3,255m Finished Floor Level to Finished floor level.

2.4 Concrete Slabs

- Block and beam or Insitu slabs as per engineer's details with cast in boxes for down lighters (where there are no ceilings), dependent of final engineer's design.

2.5 Staircase

- Open Stair - As per final design.

2.6 External and Internal Frames and Doors

- Front door to be solid timber in powder coated frame to match windows.
- Internal doors to be solid supa wood doors, to Architect's specification.
- Backdoor to be Aluminium framed Glass Door.
- Door frames internally are painted hardwood.
- Door heights 2,4m.

2.7 Windows and Sliding Doors

- 2,4m high Powder coated Aluminium windows and sliding doors.
- 2,4m high Powder coated Aluminium folding stacking doors if and where indicated on plans.
- Glazing to be in accordance with rational design requirements. AAMSA.

2.8 Window Sills

- Plastered sills.

3. **ROOF / ROOF COVERING**

3.1 Flat Concrete Roofs

- To engineer's design with torch on waterproofing (or to Specification by rational energy design engineer).
- Concealed down- pipes in PVC with outlets if required.
- Pratliperl insulation to be used 25mm thick to flat roof

4. PLUMBING AND DRAINLAYING

4.1 Water Connection

- **The Owner to make application with council immediately upon receiving proof of transfer from the attorneys). Council to supply and install meter. Cost of water consumed during building operations to be for the Owners account. The Contractor cannot make application on behalf of the owner.**

4.2 Sewerage

- The contractor shall obtain from the Local Authority a signed Drainage Certificate, which Certificate shall be deemed proof that the Contractor has complied with all requirements of the plumber and drain layer and has discharged in full, all his obligations in terms of this section.

4.3 General Installation

- Hot and cold water to all baths, basins, sink and showers of main dwelling. Provide one garden tap with culvert at the kitchen area, and one along the run of the Municipal water connection at a position to be determined by the Contractor on site.
- 2 external taps placed as directed.

4.4 Washing Machine and Dishwasher Connection

- Provide two cold water chrome plate threaded bib taps above counter and waste connections made under counter.

4.5 Sanitary ware, tap ware & bathroom accessories

- Accessories : As per schedule
- Cisterns : Giberitz concealed cisterns with dual flush plate
- Taps : Hansgrohe
- Shower head : Hansgrohe 150 Raindance overhead showerheads
- WC : Rectangular in white ceramic
- Staff : Amour range wall hung pan with concealed Cistern with pedestal
See Images attached as an indication of selection.

4.6 Water Heating

- The proposed system will be of the solar with storage cylinders suitably sized to meet the rational design outcomes specific to the dwelling.
- The contractor shall supply and install SANS approved pressure valves and geyser tray.

5. ELECTRICAL

- The Contractor shall install and connect all light fittings and provide one SANS approved earth leakage unit.
- Light and plug switches will be from the Clipsal S2000 range.
(Plugs to be multi gang modular type, with two pin outlets)
- All light and plug points to be provided with one switch each, except where 2-way switching is required.
- Light and plug point positions to be installed where indicated on electrical plans. Height of plug points and switches to be determined by the contractor.
- Globes to be of the LED type, no incandescent type globes permitted.
- See electrical points allowable in finishing schedule.

NOTES REGARDING THE ABOVE

- TV points are conduits only with draw wires.
- Light outside garage to be operated by a day night switch.
- Allowance has been made for selective conduits to be pre-installed for future home automation and Wi-Fi and are indicated on the electrical layouts)

(All electrical installation to comply with the prescribed annual consumption specified in the SANS 10400)

Appliances:

See finishing schedule.

5.1 Electric Connection

- The contractor acting as agent for the Owner shall supply and install the electrical cable from the street boundary to the house. **Meter and deposit to be for Client's account and the owners shall upon request by the contractor make application with the utility provider for such connection.**

5.2 Main Cable

- The cost of the cable from the meter box to the house is included in the contract price.
- The contractor shall determine the position of the meter box and distribution board.

5.3 Electrical Points

- All lighting and plug points are as per the electrical layouts and schedule
- See schedule

5.4 Electrical Light Fittings

- Design is based on down lights as shown throughout.
- As per separate schedule, final layout shall be determined by architect, in conjunction with client and contractor.
- Lights to be as per schedule or similar which includes the fittings, switches and connection points.
- See finishing schedule

6. **PLASTERING / CLADDING / FEATURE PANELS**

6.1 External Walls

- One coat cement plaster, one coat undercoat and two finishing coats acrylic PVA

6.2 Internal Walls

- Main house – Two coat plaster with a smooth rhinolite finish with one coat of undercoat and two coats of acrylic PVA except where tiled.
- Feature walls and finishes to be confirmed is applicable
- Garage – One coat plaster with a wood float finish and painted with one undercoat and two coats of acrylic PVA except where tiled.

6.3 Screed

- All screeds to receive carpets, laminate timber and/or tiles to be wood floated.

7. **FLOOR FINISHES**

GROUND FLOOR – EXTERNAL

Driveway	Concrete pavers as per spec.
Walkway and Yard	Concrete pavers, included in driveway allowance. A Provisional Sum
Steps to backyard (if required)	Porcelain Tiles
Patios and Entrances	Porcelain Tiles

EXTERNAL - FIRST FLOOR

Balconies	Porcelain Tiles
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INTERNAL - GROUND FLOOR

All living areas	Laminates flooring
Stores	Ceramic tiles
Garage floor	Grano screed finish – Tile option not included

INTERNAL - FIRST FLOOR

Beds, PJ lounge, dressing room	Carpet or laminate flooring
Bathrooms	Porcelain Tiles
Staff room	Ceramic tiles.

8. WALL TILING

8.1 Main House

- Showers - tiling to showers to 2400mm
- A return type skirting of composite stone or tile shall be incorporated into the vanity top design.
- N.B. Layout patterns for tiling are to be square tile layouts. Different or artistic layouts will be charged for, labour and waste, and will be for the Owner's account.

9. CEILINGS (if required)

- 6mm Gypsum board ceilings skimmed and painted white, where applicable
- Dropped ceilings as indicated on plans with a maximum provisional - area of 60 sqm
- Bulkheads and ceiling details as per final design. See schedule.

10. GARAGE DOOR

- Multi section Horizontal slatted chromadek type door, motorized with remotes control and battery backup (2 x remotes issued per unit)
- Fire door to be class B in accordance with SABS 1253 leading into unit, painted to colour choice.

11. SKIRTINGS

- Profiled wood skirtings to Architects Specification, painted to match wall colours.
- As per schedule 120mm x 20mm

12. BUILT IN UNITS

- Kitchen and scullery units in wrap door matt satin finish, tops of composite stone.
- Prep bowls under slung type.
- Vanity units in wrap panels with satin finish, main vanity with vanity top of composite stone.
- Wrap doors with satin finish to BIC'S, Linen cupboard, no backing boards in BIC's. A
- Staff quarters cabinet works in edged white melamine finish with. Allowance of

13. MIRRORS

- Mirrors to vanity units to be determined by width of basin.

14. SHOWER & WC CUBICLES

- Frameless Glass cubicles, around a recessed shower.
- Main bathroom - Doors and Glass panel
- Other bathrooms – Shower screens
- Staff - Aluminium framed shower.
- As per schedule.

15. DOOR LOCKS AND FURNITURE

- Door handle satin chrome
- 3 lever locks to internal doors.
- Cylinder locks with thumb turn on inside of front door, back door and all bathroom doors.
- All doors to have satin chrome hinges.

16. KEYS

- The contractor shall supply two keys for the front and back doors and two keys for each other which is fitted with a lock. Should the Owner fail to notify the contractor by written registered notice within three days of taking occupation of the property that certain keys are missing, the Owner shall have no further claim on the contractor in respect of missing keys.

17. GLAZING

- Glazing to be a minimum of 3mm clear glass throughout unless otherwise specified. Low e glazing may be utilized on western elevations if required.
- Sliding doors to have 6.38 shatterproof glass.
- Toilet, bathrooms, cloakrooms and shower rooms to have 3mm common clear glass. In accordance with SANS 10400 Part N.
- No double glazing allowed for.

18. BALUSTRADING, GRILLES AND GATES

External / Internal and Stair balustrades as per Architect's specification

- External yard gates max 2, to architect's design.
- Entrance gate, automated with 2 remotes, final design as per architect's detail.
- Internal Balustrades to be set in frameless glass.
- External to architects' specifications with a provisional.
- Combination of set in and brick plastered as shown

19. SECURITY / AUDIO VISUAL

- Alarm systems and sound systems / home automation should be discussed with the contractor prior to foundations being cast in case conduits need to be placed under floor.
- A Paradox alarm system will be installed as per finishing schedule .
- An allowance of **R4 500** is provided for additional conduits to accommodate home automation or surround sound, should this be required.
- 8 Strand electric fence to be erected around the external perimeter walling.
- The appointment and linking up with the local reaction / security company will be for the Owners account.
- Cameras are to in the common property with monitors x 2 and link to main gate.

20. PAINTING

20.1 Internal

- Walls, one coat of “Plaster Primer” and two coats of “Polvin”, or equivalent.
- Concrete soffits where visible in white Acrylic PVA paint.
- Plasterboard ceilings to be painted in white Acrylic PVA paint.
- Internal doors, skirtings and doorframes to receive eggshell matt enamel paint finish.
- Wall cladding or feature walls is limited to 30m² @ R 450.00 / m² supply and fit.

20.2 External

- Walls, one coat of “Plaster Primer” and two coats of “Polvin”, or equivalent.
- Wall cladding is limited to 50m² @ R 450.00 / m² supply and fit.
- No external details, screens, fins or added details have been allowed for.
- All specific details are to be discussed with contractor prior to inclusion in the build price.

21. SITE WORKS

21.1 Screen Walling

- 2.0m High, 220mm wide stock brick walling plastered and painted, between properties.
- External boundary walls, 2,4m all round
- 8 Stand Electric Fence around.

21.2 Landscaping

- Instant lawn to be laid to garden areas, a 1meter border will be left up to all boundary walls
- Shrubs, Tress and Ground covers to be as per finishing schedule.
- All water features are optional extras.
- See optional choice schedule for selection and inclusion.

22. HEATING / COOLING

- The contractor can provide alternative solutions linked to the water heating system as additional cost to the Owner.
- One wood burning jet master braai unit has been allowed. See finishing schedule for optional choices.

23. AVAILABILITY OF MATERIALS

All materials specified in this document and the finishing schedule are subject to availability, and where such materials are not readily available, the contractor after notifying the Owner, shall have the right to use the nearest equivalent available.

24. CLEANING OF SITE

The contractor shall, on completion of building operations, clear the site of all surplus materials and contractors’ rubble and leave the site in a clean and tidy condition.

25. INTERPRETATION

The provisions of the specification must be read together with the provisions of the approved plans and where references are made to items, which do not appear on the plans; these items are to be disregarded by both parties.

- Provisional Sum: Cost is inclusive of material and installation.
- P C Amount: Cost is inclusive of material only (Labour & glue etc is included in the contract price).
- Any amounts where indicated are **Inclusive of Vat**.

26. PLANS

- In the event of any discrepancy arising between the provisions of the plan and those of the specification, the provisions of the specification shall prevail. If the internal and external dimensions of the plan do not agree, the external dimensions will prevail.
- **No building shall commence unless council approved plans are available to the contractor.**

27. GENERAL

Inspection / Keys

Inspect premises with Owner and/or bond holder's inspector.

The house to be handed over to the Owner AFTER signature of Occupation Certificate and settlement of all outstanding amounts. The Client will only be allowed to occupy the house after all outstanding amounts have been paid to the Contractor and same have cleared in the Contractor's bank account.

28. MUNICIPAL AND ELECTRICAL FEES

N.B. The Owner must ensure that electrical and water connection application documentation is completed timeously, and connection fees and deposits paid so as not to delay the contractor in any manner. All costs incurred for water and electricity during the construction of the home will be for the owner's account.

29. GENERAL CONDITIONS

Should an owner install any of the following non-standard items the conditions stipulated hereunder shall be applicable.

30. EXCLUSIONS

The following items are excluded from this contract and shall be dealt with as optional extras, or shall be for the clients own account with other parties.

- Water connection fee. (Owner to make payment at utility supplier as soon as land registers into the owner's name and the attorney has provided proof of transfer to the client)
- Electrical connection fee. (Contractor to supply forms, Owner to make payment at utility supplier)
- Pikitup Bins (**owner to apply at council**)
- TV Aerials or dishes
- Audio Visual and Home Automation
- Pool
- Water Features
- Decking
- Rainwater harvesting units.
- Power back up inverters or generators
- Boreholes
- Irrigation system
- Internal fireplaces
- Solar heating

31. GENERAL NOTES

- 31.1** Where the Owner elects' internal finishes other than those displayed, the contractor shall supply him allowances by way of PC's or Provisional cost items and a list of designated suppliers at which to procure alternative finishes. The contractor reserves the right to refuse to use any finishes not procured through his own supply chain and in the instance where he does so, he is not obliged to furnish any warranties on those items and may levy a handling fee of 15%. The contractor shall advise the client in writing should he permit the client to supply his own finishes, of the required date of such finishes. Should delivery not be affected by the due date, the contractor shall revert to the standard finishes. Where any such sample has increased in price to exceed the PC allowance and the owner selects it, it will be charged at the current price.
- 31.2** **Marketing material presented does not necessarily reflect the same specification contained herein and the owner shall have no claim whatsoever in terms of any design, visual image or item not specified herein, but depicted in the marketing material.**
- 31.3 All allowances are subject to final re measure and re pricing and extra over costs shall be settled with the contractor prior to any changes being put to hand.
- 31.4 The onus remains with the purchaser to ensure they make timeous application for water and power connections to the erf on request from the contractor to avoid any potential delays in building works.
- 31.5 The Contractor may not make application on behalf of the Owner for water and Power connections and may not utilise any water on the site without a legal connection. The onus is on the Owner to make application as soon as possible for each service to avoid potential delays in construction.

31.6 Neither the developer or Contractor can assist with opening of a rates and or utility accounts. Owner to ensure they approach council with their proof of land registration to ensure a rates account opening is applied for.

32. NHBRC

32.1 Once approved council drawings have be received, the home will be enrolled with the NHBRC.

32.2 No structural element or concrete may be placed as part of the new build, prior to the receipt of the NHBRC enrolment certificate being received.

ACCEPTANCE

Accepted and agreed to at _____

On this the _____ day of _____ 20

OWNER

_____ WITNESS NAME	_____ WITNESS SIGNATURE
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Accepted and agreed to at _____

On this the _____ day of _____ 20

CONTRACTOR

_____ WITNESS NAME	_____ WITNESS SIGNATURE
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