

Please complete offer and submit to

LEE-ANNE LIDDLE of Betterbond
Cell 084-325-6990
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35 Geringer str, Del Judor

Agent Name : _____

Estate Agency: _____

Purchaser:

I/We,
Full Name(s) : _____
ID Nr : _____
Employer : _____
Salary/Month : R _____,00 (Purchaser) R _____,00 (Spouse)
Physical Address : _____
Tel Work : _____
Tel Home : _____
Cell Phone : _____
Fax : _____
E-mail : _____

(hereinafter referred to as the "PURCHASER")

Hereby Offer to Purchase from the Seller:

A certain Sectional Title unit, in the proposed development to be known as Grace View, situated at Erf 3171, Tasbetpark X6.

Purchase Price

The purchase price for the proposed unit is [] R 379,900.00 or [] R 429,900.00
(1 Bedroom unit) (2 Bedroom unit)

Sale Agreement

Upon this offer being accepted by the Seller a formal sale agreement will be concluded.

Signed at Witbank on this _____ day of _____ 2008.

1. _____ Witness Purchaser Identity Nr: _____
2. _____ Witness Co-Purchaser Identity Nr: _____

Signed at Witbank on this _____ day of _____ 2008.

1. _____ Witness Seller
2. _____ Witness

Documents required with offer

Purchaser

Spouse

- Copy of ID Document
Pay Slip
Proof of Residence (Water & Lights account)
3 Months Bank Statements

*** If applicable commission will payable by the seller to the agent as pre-agreed and shall be deemed earned (and will be payable) on successful registration of transfer of the property.

OFFER TO PURCHASE

(Sectional Title unit on proposed sectional title plan)

MEMORANDUM OF AGREEMENT ENTERED INTO BETWEEN

PURCHASER

Company/CC/Trust: _____
Reg Number : _____
duly authorised hereto and herein represented by

Name : _____
ID Number : _____
Marital Status : Unmarried / Married in community of property / Married out of community of property

And Spouse

Name : _____
ID Number : _____
Marital Status : Unmarried / Married in community of property / Married out of community of property

Physical Address : _____
Postal Address : _____
Tel : _____
Fax : _____

(hereinafter referred to as the "PURCHASER")

SELLER

Name : **Nopsony (Pty)Ltd (Reg Nr 2006/017173/07)**
Reg Nr : **2006/017173/07**
Physical Address : **37 Geringer Street, Del Judor Witbank,1035**
Postal Address : **P.O. Box 7, Menlyn, 0063**
Tel : **082-6190355 / 082-805-5881**
Fax : **086-503-1919**

(hereinafter referred to as the "SELLER")

WHEREAS the SELLER and / or his nominee intend to apply to the Registrar of Deeds at for the opening of a Sectional Title Register (in accordance with the Sectional Titles Act (Act 95 of 1986), as amended).

AND WHEREAS the SELLER and / or his nominee intend to improve the property at

Erf : **3171**
Erf Size : **3549 m²**
Township : **TASBET PARK X6**
City : **WITBANK**

by erecting sectional title units as more fully shown on the proposed site development plan marked Annexure "A", attached hereto and initialled by the parties for identification purposes.

(hereinafter referred to as the "PROPERTY")

AND WHEREAS the PURCHASER is desirous to purchase one of the units and to acquire ownership thereof in terms of the act.

NOW THEREFORE THE PARTIES AGREE WITH EACH OTHER AS FOLLOWS:

1. PROPERTY

THE SELLER hereby sells to the PURCHASER who hereby purchases the proposed unit hereinafter referred to, subject to the following terms and conditions:

A Unit consisting of

- 1.1 a) PROPOSED SECTION No _____ as shown and more fully described on the Sketch Plan in the scheme known as **GRACE VIEW** in respect of the land and building or buildings situated at **Erf 3171, Tasbet Park X6**, of which section the floor area, according to the said sketch plan is approximately **42 square meters** for **1 bedroom** units (Top Floor) and **48 square meters** for **2 bedroom** units (Ground Floor) in extent; as more fully shown on the attached sketch plan (Annexure "B"), which has been initialled by the parties for identification purposes, and

- b) and if applicable an undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.
- 1.2 If applicable the PURCHASER shall be entitled to the exclusive use area as indicated on Annexure "A" hereto. The PURCHASER will not be entitled to cede or transfer his rights hereof. (hereinafter referred to as the UNIT)

2. **PURCHASE PRICE**

THE purchase price of the UNIT is the amount of

- **1 Bedroom** units - **R 379,900.00** (Three Hundred and Seventy Nine Thousand Nine Hundred Rands)
- **2 Bedroom** units - **R 429,900.00** (Four Hundred and Twenty Nine Thousand Nine Hundred Rands)

VAT included, which amount is made up as set out in the Price Structure annexed hereto, and is payable in cash to the SELLER or his order, payment being secured as follows:

- 2.1 A deposit of **R 5,000.00 (Five Thousand Rands)** is payable directly to the transferring attorneys or his order on date of signature hereof / or within **5** days from date of signature hereof who shall invest that sum in an interest bearing account on behalf of the purchaser. Such amount shall be invested in accordance with the provisions of Sec. 78(2A) of the Attorneys Act No. 53 of 1979 as amended.
- 2.2 The balance / full purchase price is payable against registration of transfer of the PROPERTY in the name of the PURCHASER. The PURCHASER undertakes to furnish the SELLER and/or his attorneys, **Barkhuizen Du Buisson, Tel (013) 6928370** with an approved bank guarantee issued by a financial institution within **30 (Thirty)** days from the date upon which the condition contained in paragraph 3.1 has been fulfilled.
- 2.3 Such guarantee(s) shall :
- 2.3.1 be issued by a Bank or financial institution registered in the Republic of South Africa, which has a branch in Pretoria;
- 2.3.2 be payable on written advice of the transferring attorneys; and
- 2.3.3 only contain conditions that are acceptable to the SELLER and the transferring attorneys.
- 2.4 The transferring attorneys may, in their absolute discretion, waive any requirements contained in 2.5

3. **SUSPENSIVE CONDITIONS**

- 3.1 This sale is subject to the PURCHASER obtaining a mortgage bond at a financial institution of not less than 100% of the purchase price within **21 (Twenty One)** days from date of signature hereof and that such approval be in writing. The Seller and Purchaser also hereby agrees that all bond applications should be directed to the Seller's Bond Originator – Better Bond. This is a service the Seller has arranged for the Purchaser and the Purchaser will not be held responsible for any costs in this regard. The Parties agree even if the Purchaser are pre-approved at a certain financial institution or if the Purchaser prefers a specific financial institution the bond application will still be sent to the Seller's Bond Originator where after the Seller's Bond Originator will lodge the application to the Purchaser's preferred financial institution or pre-approved financial institution. The parties agree that this arrangement will benefit control of bond approvals. For this purpose it is noted that **Barkhuizen Du Buisson, Tel (013) 6928370** are on all the banks panels for bond registrations and all Bond registrations will be done by **Barkhuizen Du Buisson, Tel (013) 6928370**.
- 3.2 This agreement shall automatically lapse and the parties shall, subject to the provisions in paragraph 3.6 and 3.7 hereunder, have no further rights and obligations against each other, should any of the conditions contained in paragraph 3.1 above not be fulfilled.

OTHER CONDITIONS

- 3.3 That such approval of the bond not be revoked by the financial institution at any time prior to the registration of transfer of the UNIT in the name of the PURCHASER.
- 3.4 The SELLER undertakes to furnish the financial institution with all documentation which it may require in terms of the Housing Consumers Protection Measures Act 95 of 1998, in order to enable it to consider the PURCHASER'S application for a mortgage bond.
- 3.5 If the PURCHASER has already taken occupation of the property, before registration thereof on his name, he shall
- 3.5.1 remain liable for payment of occupational interest as prescribed in paragraph 6 hereunder, as well as the contributions prescribed in paragraph 11 up to the date that he vacates the UNIT;
- 3.5.2 be obliged to vacate the UNIT on the last day of the month following upon the month during which his application for a mortgage bond has been denied or on such earlier date on which the parties may mutually agree upon;
- 3.5.3 keep the UNIT and all improvements, appurtenances, fixtures and fittings in the same good condition as they are on the date of occupation;
- 3.5.3 not be entitled to claim any compensation in respect of any improvements effected in the UNIT.
- 3.6 The SELLER reserves the right to cancel this agreement in writing without any notice to the PURCHASER if 70% of the development is not sold out before **30 November 2008**. Should the sectional title plans not be approved for whatsoever reason before or on **30 August 2009** the SELLER

reserves the right to cancel this agreement in writing without giving the PURCHASER any notice.

- 3.7 The Seller reserves the right to erect and complete from time to time and within a period of 12 months, for his own account, further buildings on the specified part of the common property and to divide such buildings into units and exclusive use areas in terms of Section 25 of the Sectional Titles Act, and to obtain a certificate of real rights.
- 3.8 Until the date of transfer the Purchaser shall not be entitled, without the prior written consent of the Seller being had and obtained, to cede, assign or make over any of his rights in terms of and/or any of his obligations under this agreement, nor to sell the unit, nor to sell his right to claim transfer to any third party.
- 3.9 The Seller places on record that there are/may be existing rezoning and or other applications pending at the local municipal council as well as agreement(s) signed over the erven and that should any of the aforementioned agreements and/or applications be unsuccessful/terminated for whatever reason the seller the right reserves to cancel this agreement by giving 7 days written notice to the purchaser.
- 3.10 It is recorded that there may be existing agreement(s) to purchase this specific unit signed which agreement(s) will take precedence over this agreement and that fulfilment of any/all suspensive conditions in any such other agreement(s), will effectively cancel this agreement and will be considered a suspensive condition to the validity of this agreement. If applicable this transaction is further subject to the successful conclusion of previous transactions enabling the seller to give transfer, failing which it will be regarded as a suspensive condition to the validity of this agreement.

4. COMPLETION OF THE UNIT

- 4.1 The SELLER undertakes to complete the UNIT materially in accordance with the plans in annexure "B" and Specifications as set out in Annexure "C" hereto.
- 4.2 Should the SELLER be forced to amend the plans and specification, while completing the unit, by way of requirements laid down by the local government or due to construction problems or due to the unavailability of material, appurtenances or fittings, then the SELLER shall be entitled to amend such plans and specifications to his own absolute discretion, provided that the floor surface in square metres and the quality of the unit will in essence not differ from those given on the plans and specifications.
- 4.3 The PURCHASER will within 14 (Fourteen) days from date of Practical Completion, point out all defects to the contractor in a single comprehensive defects list. The SELLER undertakes to repair such defects at his own cost, provided that:
 - 4.3.1 he has been notified in writing of the alleged defect, within the aforesaid 14 (Fourteen) day period; AND
 - 4.3.2 such defect has not been caused by normal settlement, the nature of the sub-soil or terrain, the moisture content of the sub-soil, the normal shrinkage and expansion of materials, normal wear and tear and misuse or neglect by the PURCHASER.
- 4.4 A dwelling unit will be deemed to be complete when either the Architect certifies the building as Practically complete or the occupation certificate is obtained from the local municipality or as soon as the PURCHASER has taken occupation of the property, whichever event occurs first. It shall be deemed that the SELLER has duly completed the work and the SELLER shall have no further obligations in terms of this agreement.

5 SPECIAL CONDITIONS & "VOETSTOOTS"

- 5.1 The UNIT is sold subject to the provisions of paragraph 4 herein.
- 5.2 The UNIT is sold in accordance with the sketch plan, the participation quota of the UNIT and the plans for the development scheme.
- 5.3 The UNIT is sold subject to
 - 5.3.1 all conditions contained in the Certificate of Registered Sectional Title by virtue of which the Unit will be held;
 - 5.3.2 any conditions imposed by the SELLER in terms of Section 11 (2) of the Act;
 - 5.3.3 the servitudes, real rights and conditions provided for or to be provided on the Sectional Plan, as well as all servitudes referred to in Section 28 of the Act or which may be necessary to complete the scheme;
 - 5.3.4 the conditions of title;
 - 5.3.5 the requirements of the Sectional Title Act as well as any conditions imposed by the local authority.
- 5.4 If the PROPERTY has been erroneously described herein, such mistake and/or error shall not be binding upon the parties but the description of the property as set out in the current and/or prior title deed shall apply and in such event the parties agree to the rectification of this contract to confirm to their intention.
- 5.5 If a re-survey of the area of the UNIT should be found to differ from that stated in paragraph 1 herein, the SELLER shall not be liable for any shortfall neither shall he be entitled to claim additional compensation for any excess.
- 5.6 The UNIT is subject to the rules of the management and control of the scheme set out in Schedule 1 and 2 of the Act as amended by the SELLER to make provision for the following matters:
 - 5.6.1 the free and exclusive use by the PURCHASER of that portion of the common property contemplated in paragraph 1.2;
 - 5.6.2 the free and exclusive use by the purchasers of the other proposed units in the scheme of those portions of the common property indicated on the Site plan (Annexure A)

6 **POSSESSION AND OCCUPATION**

- 6.1 POSSESSION shall be given on date of registration of the property in name of the PURCHASER and occupation of the property shall be given by the SELLER to the PURCHASER on date of completion of the dwelling as per paragraph 4.4 on condition that the guarantees referred to above having been delivered and all outstanding monies being settled, from which date all risk, profit and loss of the property will pass from the SELLER to the PURCHASER.
- 6.2 The SELLER will give the PURCHASER 30 (thirty) days notice of completion and occupation. If the unit is not completed within 30 (thirty) days after notice has been given due to circumstances out of the control of the SELLER, the SELLER will not be liable for any damages suffered by the PURCHASER.
- 6.3 From the date of occupation, the PURCHASER is liable for payment of occupational rental in the amount of the equivalent of 1% of the purchase price per month, or a pro rata share thereof, monthly in advance for the period from date of occupation to date of registration of transfer of the PROPERTY in the name of the PURCHASER.

7. **RATES AND TAXES**

The PURCHASER is liable for payment of all taxes from date of registration and municipal charges and rates which may be raised against the PROPERTY from date of occupation.

8 **CONVEYANCER AND COSTS**

- 8.1 REGISTRATION of transfer and bond registration of the unit sold in terms of this Agreement, shall be effected by **Barkhuizen Du Buisson, Tel (013) 6928370 .**
- 8.2 THE SELLER is liable for payment of the costs of drawing this Agreement, as well as all transfer, and all other costs as well as Value Added Tax (if applicable) to be incurred to effect transfer in the name of the PURCHASER as soon as the Conveyancing Attorneys have requested him to do so to enable them to register the PROPERTY in the name of the PURCHASER. THE PURCHASER is liable for payment of all bond costs.
- 8.3 As soon as the full purchase price has been paid or secured by guarantees as stipulated in paragraph 2 hereof, the parties undertake to sign all the necessary documents and to take all reasonable steps to effect registration of transfer of the property.
- 8.4 The PURCHASER undertakes to pay the bond costs to the said attorney on request.

9. **UNDERTAKINGS AND GUARANTEES**

- 9.1 The parties confirm that the UNIT is to be or still in the process of being built and the SELLER undertakes to ensure that the developer, on completion of the UNIT, guarantees that:
- 9.1.1 all electrical and plumbing installations will be in a working condition
- 9.1.2 that the roof will be free of leakages
- 9.1.4 all improvements will be in accordance with the plans and architects specifications
- 9.2 The guarantees in 9.1.1 shall be for a period of 30 (THIRTY) days and those in 9.1.2 for 6 (SIX) months after the PURCHASER has taken occupation of the PROPERTY.
- 9.3 The SELLER undertakes at his own cost to lodge an application with the Registrar of Deeds in Pretoria for the opening of a sectional title register.

10. **ELECTRICAL CERTIFICATE**

The SELLER acknowledges that he is obliged to deliver an Electrical Certificate in terms of the Occupational Health and Safety Act, Act no 85 of 1993 to the PURCHASER at the SELLER'S own cost before date of occupation or transfer of the PROPERTY in the name of the PURCHASER. The SELLER hereby undertakes to deliver such a certificate as soon as possible after completion to the said attorney.

11. **BODY CORPORATE**

- 11.1 The PURCHASER acknowledges that he is aware of the fact that on date of registration of the UNIT in his name, he will become a member of the body corporate which will come into existence on registration of the scheme.
- 11.2 The PURCHASER accepts transfer of the UNIT subject to all the conditions of the Sectional Titles Act with respect to the rights and obligations of the body corporate and he accepts liability for the payment of levies to the fund which will be established in terms of the provisions of Section 37(1)(a) of the Sectional Titles Act from date of occupation.

12. **CONTRIBUTIONS FOR THE MANAGEMENT OF THE SCHEME**

- 12.1 Notwithstanding the fact that the Body Corporate may not yet have come into existence on date of occupation of the UNIT by the PURCHASER, the PURCHASER will be liable for the payment of a contribution to the SELLER or his agent, in respect of disbursements that may be incurred by the SELLER in respect of the administration and management of the scheme.
- 12.2 The contribution will be for the following disbursements made by the SELLER or for the payment of which he may become liable:

- 12.1.1 municipal rates and taxes
 - 12.1.2 costs of water and electricity of the UNIT and common property
 - 12.1.3 sewerage and refuse removal levies
 - 12.1.4 insurance premiums
 - 12.1.5 administration and management costs
 - 12.1.6 any other disbursements incurred by the SELLER in respect of the maintenance and management of the scheme.
- 12.3 The contribution will be equal to the monthly levy payable by the registered owner of the UNIT, calculated with reference to his participation quota payable in advance with the occupational rent.

13. NO REPRESENTATION

THE PURCHASER hereby acknowledges:

- 13.1 that he / she has read and understands the contents of this agreement;
- 13.2 that he / she or they inspected the plans and specifications as set out in Annexures "A" , "B" and "C" hereto;
- 13.3 that no representation whatsoever has been made to him / her or them either by the SELLER or his Agents to induce him / her or them to enter into this contract;
- 13.4 that no warranties whatsoever have been given by the SELLER or his Agents.

14. BREACH OF CONTRACT

- 14.1 If the PURCHASER has fulfilled all his / her or their obligations in terms of this agreement, but the SELLER fails to :
- 14.1.1 sign the transfer documents after having been requested by the transferring attorneys to do so;
 - 14.1.2 neglects to take all the necessary steps to effect transfer of the PROPERTY in the name of the PURCHASER; or
 - 14.1.3 neglects to take the necessary steps within reasonable time to cancel any bond or any other financial charge over the property by date of registration, the PURCHASER is entitled to, after having given due notice as prescribed in paragraph 14.3 hereafter, cancel this agreement.

In the cases as mentioned above the PURCHASER will be entitled to claim all damages which has been incurred by him / her or them.

- 14.2 SHOULD the PURCHASER fail to fulfil any of his obligations in terms of this Agreement, the SELLER will be entitled, after having given due notice as prescribed in paragraph 14.3, to the PURCHASER, in his own discretion and without prejudice to any other legal rights which he may have:
- 14.2.1 to demand specific fulfilment of this agreement, or
 - 14.2.2 to claim immediate payment of the full balance due in terms of this Agreement, plus interest and damages thereon against registration of transfer of the PROPERTY in the name of the PURCHASER; or
 - 14.2.3 cancel this Agreement immediately and to repossess the PROPERTY forthwith and to claim payment of any damages which the SELLER may have sustained;

- 14.3 The parties will not be entitled to exercise their rights according to this paragraph, without giving proper written notice to the defaulting party, in which notice he has been demanded to fulfil the applicable condition(s), and after a period of 14 (FOURTEEN) days has passed from the date upon which the notice has been sent by registered post or been delivered by hand.

14.4 Cancellation

- 14.4.1 In the case of cancellation by the SELLER due to the default of the PURCHASER
- 14.4.1.1 the SELLER will not be obliged to compensate the PURCHASER for any improvements erected on the PROPERTY;
 - 14.4.1.2 the SELLER will be entitled to claim any damages incurred;
 - 14.4.1.3 the PURCHASER is obliged to return the PROPERTY in the same good condition to the SELLER, as it was on the date he / she or they took occupation thereof.

14.4.2 Where the PURCHASER fail to comply with any obligation regarding the payment of any money, the SELLER will be entitled to make such payment on behalf of the PURCHASER. Where the SELLER has made any payments on behalf of the PURCHASER he will be entitled to claim such payment, with interest thereon, calculated from the date of payment until the date of payment by the PURCHASER, from the PURCHASER.

14.4.3 Where the PURCHASER fails to pay any amount owed by him / her or them to the SELLER, the SELLER will be entitled to claim interest on such amount from the date that such payment is due until the date such payment is made.

14.4.4 Any interest payable in terms of this agreement is equal to the prime interest rate on loans by Commercial Banks.

14.4.5 Where a party has incurred costs to protect or enforce his rights in terms of this agreement or to claim any money in terms of this agreement, such party will be entitled to claim payment of such costs by the other party.

14.4.6 Collection commission will also be claimable in terms of this agreement.

14.4.7 In the case of cancellation by the Seller due to the default of the Purchaser, the Seller will be entitled to

retain all amounts already paid by the Purchaser in terms of this agreement including the deposit, as pre-estimated liquidated damages. The Purchaser hereby gives the transferring attorneys permission to pay the above amount to the Seller on cancellation of this agreement.

14. PENALTY CLAUSE

Should the PURCHASER be responsible for any delay in registration of transfer, the PURCHASER shall pay penalty interest on the selling price at a rate of 1% per month, monthly compounded for the period of the delay.

15. JURISDICTION

THE parties hereto agree to the jurisdiction of the Magistrate's Court Pretoria in the event of any action arising out of this Agreement. Notwithstanding the above the SELLER shall have the right to, at his own discretion, institute legal action in any other competent Court.

16. DOMICILIUM

The parties hereby choose the addresses and or fax numbers as set out below for all correspondence as well as their domicilium citandi et executandi:

SELLER : **PO Box 7
Menlyn
Pretoria
0063**

PURCHASER : _____

FAX : _____
TEL : _____
CELL : _____

18. NO LATITUDE OR EXTENSION

NO latitude or extension of time which may be allowed by the SELLER to the PURCHASER in respect of any obligation of the PURCHASER provided for herein shall in any circumstances be deemed to be a waiver of the SELLER'S rights in terms of this agreement.

19. AGENT'S COMMISSION

The PURCHASER warrants that _____ introduced the property in which case R 15,000.00 (incl VAT) agents' commission will be deemed earned and payable by the SELLER on date of registration.

20. ACTING ON BEHALF OF A COMPANY OR CLOSE CORPORATION / TRUST ALREADY FORMED

20.1 If the Purchaser signs this agreement as trustee or agent for a company, close corporation or trust to be formed, the Purchaser will personally be regarded as purchaser in terms of this agreement. In this case the Purchaser will be bound in favour of the Seller as surety and co-principal debtor with such company or close corporation, jointly and severally, for the performance by it of all of its obligations as purchaser in terms of this agreement. The Purchaser will as such renounce the exceptions *beneficium ordinis seu excussions et divisions* as well as *de duobus vel pluribus reis debendi*, of which he declares to be fully versed with the meanings thereof.

20.2 The Purchaser will be liable to register and incorporate such Trustee, Close Corporation or Company and a Certificate to Commence Business will be issued within 21 (twenty one) days after date of this agreement and should the Purchaser fails to do so, this agreement between the Purchaser in his personal capacity will become null and void and will the conditions mutatis mutandis will be inflicted on to him. The registration of the mentioned trust, close corporation or company will be attended to by the Conveyancing attorneys of the Purchaser and the cost will be borne by the Purchaser.

20.3 Should the mentioned trust, close corporation or company be registered according and incorporated as mentioned and a certificate to Commence business be issued, and the mentioned company refuse to accept this agreement within a 7 (seven) day period after the issuing of such certificate to commence business, or registration of the Close Corporation, to ratify and acceptance, this agreement between the Purchaser and the signatory in his personal capacity as Purchaser and will the terms and conditions in this agreement mutatis mutandis will be applicable on the signatory to this agreement.

20.4 The conditions of this clause will however not in any way affect the responsibility of the Purchaser to deliver within the time period stated in this agreement

21. WHOLE AGREEMENT

This is the sole agreement between the parties and no amendment, alteration or annexure hereto will be of any effect if not in writing and signed by both parties.

SIGNED at _____ on the _____ day of _____ 2008.

AS WITNESSES:

1. _____

2. _____

SELLER
duly authorised hereto and herein represented by

SIGNED at **WITBANK** on the _____ day of _____ 2008.

AS WITNESSES:

1. _____

2. _____

PURCHASER
duly authorised hereto and herein represented by

Grace View, Er 3171, Tasbet Park x6
Proposed Sectional Title Scheme

Building Specification List

Exterior	<i>Quantity</i>
Driveway:	
Gravel	Yes
Car Ports (Shade Net)	Yes
Perimeter:	
Electric Fence	7 strand
Motorised Access Gate	1
General:	
Security system	None
Intercom system	None
Gas network	None
Security single gate	None
Irrigation system	None
Braai slab outside (ground floor units)	1
Roof:	
S-Rib Roof sheeting.	
Exterior Walls:	
Rough Plaster or Sealed Cement Brick Or FinnBUILDER slip form concrete shuttering using 15 MPA no-slump concrete and light steel reinforcement as per manufacturer's NHBRC approved Rational Design. * <i>External walls 220 mm wide.</i> * <i>Internal walls 110 mm wide.</i>	

Interior	<i>Quantity</i>
Internal Walls:	
Rough Plaster & Painted * <i>Internal walls 110 mm wide.</i>	
Ceiling:	
Gypsum Board with white Aluminium T's	
Floor Finish:	
Treated Concrete Slab	
Doors & Windows:	
Front door (steel door with glass pains or wood)	1
Internal doors (Steel frame with hollow core)	2 or 3
Windows (painted steel)	4
Lounge Area:	
TV point	1
Curtain rails	None
Electrical plug (white steel / plastic)	1
Light fitting (plastic)	1
Bedroom 1:	
Build-in cupboards	1
Curtain rails	None
Electrical plug (white steel / plastic)	1
Light fitting (plastic)	1
Bedroom 2:	
Build-in cupboards	None
Curtain rails	None
Electrical plug (white steel / plastic)	1
Light fitting (plastic)	1
Bathroom:	
Geyser	75 L
Toilet	1
Cistern	1
Toilet seat	1
Untertile stopcock	0
Service pipe	1
Wall tiles	1 m ²
Light fitting (plastic)	1
Hand Wash Basin	1
Taps	2
Plug and chain	1
Bath	1
Taps	2
Plug and chain	1
Toilet Roll Holder	None
Towel Rail	None
Curtain rails	None
Kitchen:	
3 plate stove	1
Wall tiles	1 m ²
Zink (Single)	1
Double Bowl Zink	None
Mixer	1
Plug and chain	1
Kitchen cupboards	3
Pantry	None
Light fitting	1
Electrical plug (white steel / plastic)	1
Light fitting (plastic)	1