

OPTIONAL EXTRAS

The Lane - Melrose North

TERMS AND CONDITIONS FOR ADDITIONAL WORK

Unit

- 1 Additional cost items listed below is an indication of the cost for the additional item requested. Final costs are to be based on final specification & details
- 2 All additional items are to be agreed between parties in writing prior to new work commencing.
- 3 All agreed and additional costs are to be paid upfront before commencement of new work.
- 4 All new work requested, that does not form part of the original building agreement, and is selected after the application of a bond or building loan must be paid in advance of new work being carried out.
- 5 All items listed below are exclusive of 15% VAT.
- 6 If items any below or changes to the main house structure are requested that need the services of the Architect. The architects fee for design work will be R 1 950.00 per hour + VAT - request dependant.

OPTIONAL EXTRAS

Excluding VAT

Life Style

POOL

- | | | | |
|--|------|---|-----------|
| <p>1 Standard pool 4 x 2,88 rectangle. White marbelite pool plaster. Royal bule ceramic mosaic. Standard pool depth one level 1500 from structural depth to top of coping. Coping 350 x 350 concrete paver. .75KW pool pump, 3 bag pool filter, db board and pump cover. Automatic pool cleaner, brush and starter chemicals. 1 x Blue LED pool light and transformer. Motor to be within 15m of the pool structure. Concrete coping 600 x 600mm</p> | Item | 1 | 78 885,00 |
| <p>2 Change marbelite colour - Sky Blue or Pool Grey for standard size.</p> | Item | 1 | 3 850,00 |

H DECKING

EVERLAST DECKING (FIVE COLOURS) SECURED ON A GALVANISED SUBFRAME WHICH INCLUDEDSES A 5 YEAR WARANTEE BY INSTALLER

- | | | | |
|---|------|---|-----------|
| <p>1 Add decking around pool</p> | Item | 1 | 24 000,00 |
| <p>2 Upgrade from tiled patio to a decking to match pool decking.</p> | Item | 1 | 30 000,00 |

H PIZZA OVENS

Standard wood burning pizza oven, placed on a 900mm high brick plastered counter with a 1.2m severing and preparation space tiled server ledge. Includes 1 x the pizza paddle.

Item 1 38 000,00

H STANDARD FIRE PIT 4m x 4m

BRICK PLASTERED STRUCTURE WITH CEMCRETE FINISH TO SEATS AND FLOOR. STANDARD SIZE TO BE 4 X 4 SHOULD POSITIONING AND SPACE PERMIT. SUPPLIED WITH 1 x METAL FIRE BASKET. POSITIONED ON AN ELEVATED (170mm) FIRE PLINTH 1M DIAMETER.

4 X4 Structure Item 1 54 000,00

POWER BACKUP

THREE OPTIONS ARE AVAILIABLE

- | | | | |
|--|----------|--------|------------|
| <p>1 1st Fix - Conduits installed from the garage to the roof for the ease of later installation and sub board for inverter and changeover - basic 1st Fix installation - Only DB board framing and cover - no circuit breakers or wiring. Conduits to roof Installation of power back up unit - No outlay for equipment - Homeowner will purchase power and be billed monthly for consumption. Minimum 5 year agreement.</p> | Item | 1 | 18 500,00 |
| <p>2 Installation of 9KVA unit and 9 panels - Rental agreement with supplier for 3 years. Equipment remains the sole property of the supplier - Current estimate</p> | Unit | TBA | 3 950,00 |
| <p>3 Installation of 9KVA unit and 9 panels - Rent to Own - agreement with supplier for 5 years. Current system as installed becomes the property of the home owner after a 5 year term, and all payments have been made and are up to date.</p> | Monthly | 3 yrs. | 4 800,00 |
| <p>4 Outright purchase - 8,8Kw inverter & 10.65 kWh lithium battery, 8 solar panels -</p> | Monthly | 5yrs | 165 447,00 |
| <p>5 Cost to be finalised at date of purchase</p> | Estimate | 1 | 165 447,00 |

All solar costs must be confirmed as they are subject to import cost fluctuations

Garden & Landscaping

WATER FEATURES

- 1 Water features will be priced based on final design, finish, electrics and pumps.
Basic water feature reflection pond 350mm deep 3m long and approx. 1m wide.
- 2 Simple coping stone waterproofed with submersible pump and 3 water bubblers **Item 1 35 000,00**

H IRRIGATION

AUTOMATED IRRIGATIONS SYSTEM. SIX STATION CONTROLLER. LAWN AND FLOWER BEDS TO BE COVERED MAX AREA 200 m2

- 1 Supply and installed 6 station automated irrigation system, with pipework, nozzles and sprayers. **Item 1 32 500,00**

H LANDSCAPING AND PLANTING

VARIOUS LANDSCAPING PACKAGES ARE AVAILABLE. THE INITIAL INCLUSIVE PART OF THE SALE PACKAGE IS INSTANT LAWN. HOWEVER, THE CLIENT MAY REQUIRE MORE ELOBORATE PLANTING AND LANDSCAPING. OUR LANDSCAPER WILL QUITE HAPPLEY TAKE YOUR BRIEF, AND DESIGN AND PRICE YOUR REQUEST, LOOK AND FEEL.

- 1 Example 1 - Add 4 x 20 L trees, 6 Virbirmum shrubs, 10 Low level shrubs, Ground cover 20 plants etc **Item 1 42 000,00**

Security and Home Automation

H AUTOMATED SECURITY ROLLER SHUTTER

Automated shutter to close off top of the staircase for additional home security.

- 1 Has a battery backup and can be overridden from inside. Has a digital keypad to close when exiting the home. **Estimate 1 35 450,00**

H HOME CCTV

Home CCTV and cameras can added to the home security system.

As an indication of costs, which can be expanded or reduced depending on your requirements.

- 6 Cameras, Hard drive, 1 x Monitor **Estimate 1 45 000,00**

Appliances - Integrated and Upgrade

H INTERGRATED APPLIANCES

Should you wish to integrate certain appliances there will be additional joinery charges for these selected appliances.

The free standing, non built in appliances are not allowed in the build price
As an indication of costs, the additional joinery work to integrate the fridge, microwave and the dish washer will amount to approximately R 25 000.00 and is dependant on the final selection of the appliance chosen.

The selection of the specific appliances will be for the clients own account

H UPGRADE APPLIANCES

BOSCH 90CM GAS HOB WITH WOK 5 BURNER S/STEEL SERIES 6 - PCR9A5B90Z **Additional 5 500,00**

BOSCH VBC514CRO 90CM BUILT IN OVEN **Additional 13 540,00**

BOSCH DFR097A52 SERIES 6 90CM EXTRACTOR **Additional 6 500,00**

Estimate cost dependant on final selection and purchase date

Other

H **BACK UP WATER SYSTEM**

The development will have access to a borehole for common property watering.

- 1 However, depending on the yield from the borehole, we will put in place a water backup system to each home as an additional cost.

Water backup will comprise of, 1 x 2500L slimline storage tank, booster pump,

- 2 electrical point, UV light and 3 stage big blue filter system, pipework and installation.

Item 1 60 000,00

H **INTERNAL & EXTERNAL CLADDING**

Various cladding materials are available and can be priced on request

H **HOME AUDIO & SOUND**

Selective options for home automation are available - this will be discussed with in person to understand your requirements for this personalised installatior

Ranging from 1 75 000,00

H **WIFI**

Client will apply to a service provider to bring WIFI into your home.

- 1 Internal distribution and routers

Estimate 1 20 000,00

H **ELECTRICAL**

A standard electrical layout has been applied to the home. The points and the rate per point has been attached in the specification and finishes. This list is flexible and will be amended and adjusted based on your final request to the number of electrical points that are finally contained in the home.

TBC

ADDITIONAL ITEMS REQUESTED

SUB TOTAL

15%

TOTAL

TOTAL COST OF EXTRAS REQUESTED BY OWNER

TOTAL R

R

TOTAL EXTRAS REQUESTED R

Signed _____

Dated _____