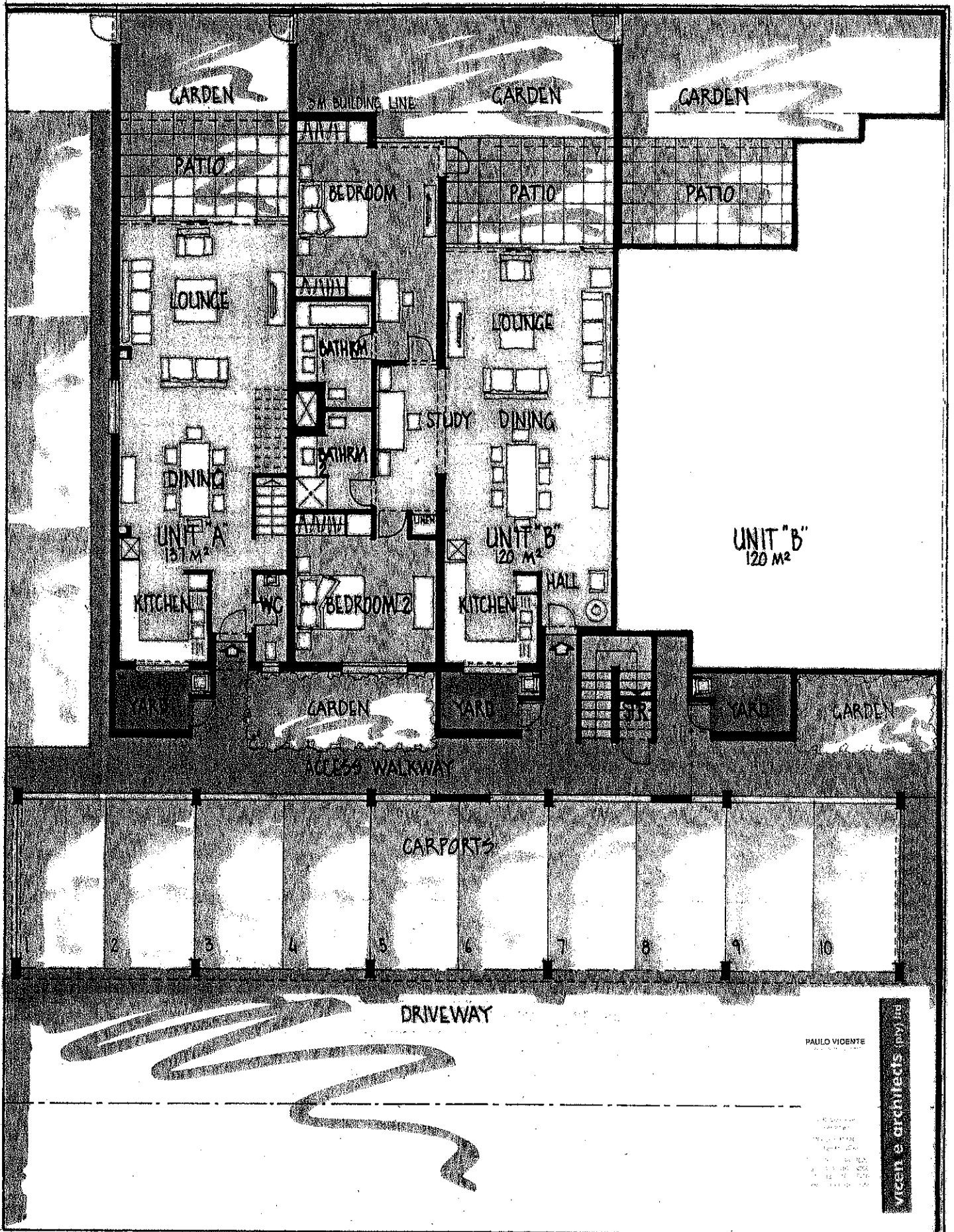


**PRICE LIST OF UNITS**

<b>Unit No.</b>	<b>Unit (Sq m)</b>	<b>Price (R) (Incl. VAT)</b>
1	180,0	1 795 000
2	163,0	1 695 000
3	151,0	1 579 000
4	163,7	1 659 000
5	151,7	1 535 000
6	163,0	1 695 000
7	163,0	1 695 000
8	163,0	1 695 000
9	163,7	1 659 000
10	163,7	1 659 000
11	163,7	1 659 000

**The development is to be fully walled, with one point of  
Controlled access, a guardhouse and electric fencing on the  
perimeter walling.**





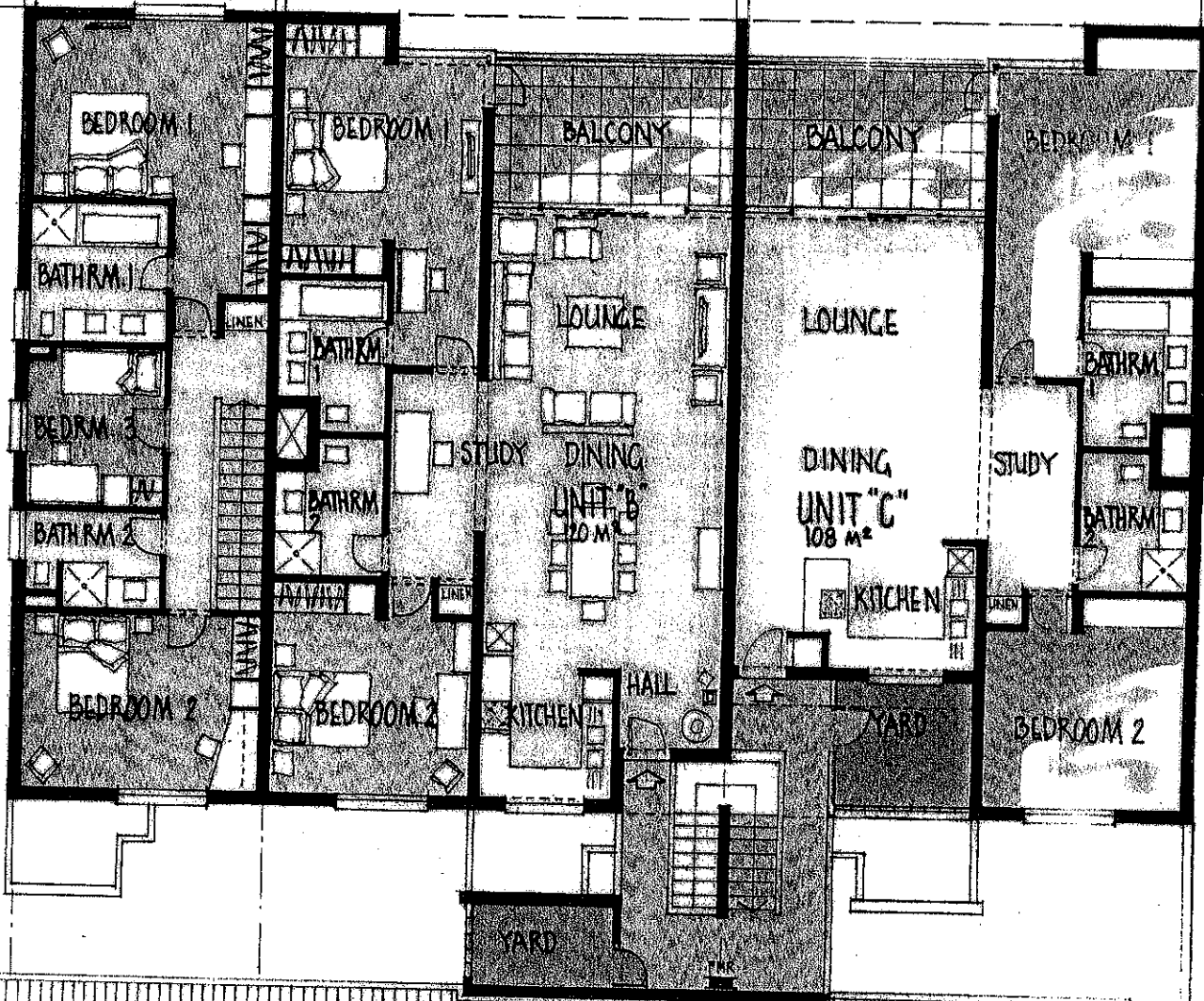
ST. ALBAN'S MEWS



GROUND FLOOR PLANS  
UNIT TYPES A, B

EPF 62 CRAIGHALL

SCALE 1/100 · JUNE 2010 · PROJECT N° HPP12A · DRWG N° SK 201



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ST. ALBAN'S MEWS



1ST FLOOR PLANS  
 UNIT TYPES A,B,C

ERF 62 CRAIGHALL

SCALE 1/100 · JUNE 2010 · PROJECT N° HPP.12A · DRWG N° SK 202

## **GENERAL SPECIFICATIONS FOR TOWNHOUSES ON PORTION 62 CRAIGHALL PARK "ST. ALBANS MEWS"**

All units to be built in accordance with national buildings regulations, under the supervision of the National Homebuilders Registration Council. The perimeter of the site to be secured by a 2,1 m high brick wall, with a 5 strand electric fence.

Controlled access via guard house and remote access. External lighting to architects' specification.

### **FOUNDATIONS:**

To be certified by the appointed structural engineer, to be designed in accordance with prevailing soil conditions.

### **BRICKWORK:**

All brickwork to be with SABS approved stock bricks.

### **PLASTERWORK:**

Exterior light scratch and interior to be brush type plasterwork.

### **ROOFING:**

Gangnail truss with IBR covering

### **WINDOWS:**

Steel top hung throughout, with plastered sills.

### **DOORS:**

Front entrance door-solid maranti, maranti doorframe.

Natural coloured aluminium sliding doors as per plan.

Internal doors hollowcore, all doorframes

Steel.

Door handles brushed stainless steel, as per sample board.

### **PLUMBING:**

To be installed by a registered plumber, all sanitaryware white.

- Top mounted basins
- Close coupled toilets

All points as per plan, with one cold water point for the guest toilet basin,

One cold water and waste point for dishwasher and washing m/c.

Gas geysers +/- 30 litres/min flowrate.

**ELECTRICAL:**

All work to be effected by a registered electrician.

1 x intercom pt, 1 x telephone pt, 2 x TV pts, 6 x double plugs points, 3 x single plug points.

Downlighters throughout the unit, 1 x each bulkhead fitting to upstairs patio and double Carport.

**PAINTWORK:**

One coat primer, two coats super acrylic PVA, exterior colours as per architect, Interior pastel colours as per colour chart.

**BALUSTRADES:**

All patio balustrades, where indicated, finished in painted steel to specification as required.

**CEILINGS:**

Concrete downstairs, rhinoboard ceilings upstairs.

**SKIRTINGS:**

Maranti

**CORNICES:**

Profiled polystyrene.

**CARPETS:**

See PC 's.

**TILEWORK:**

Wall tiling between kitchen units only, skirting and splashback to bathrooms, floortiling to lounge, dining, kitchen, bathrooms, patios, staircases & landings, see PC's.

**STOVE:**

Undercounter oven, hob & extractor. Gas hob and gas oven.

**DOUBLE HOLLYWOOD CARPORT:**

+25 sqm, brick paved floor, IBR roof, plastered and painted.

**PRIME COST (PC) ITEMS:**

<u>DESCRIPTION</u>	<u>AMOUNT( R excl)</u>
Lightfittings	As per above specification
Kitchen fittings (Granite tops,melamine colour impact doors as per sample boards)	R 35 000
Built in cupboards & vanities (Granite tops,white melamine doors)	R 20 000
Oven, hob & extractor	Stainless steel gas oven & hob
Wall & floor tiles	As per sample board
Carpets	R 200/sqm laid excl Vat

We have appointed a comprehensive professional team to design, supervise and quantify the quality and standard of work completed on site.

**PROJECT MANAGER:** To oversee the project as a whole, from sales to completion of units.

**ARCHITECT:** To design the units, layout the site, prepare and submit the working drawings to the local authority.

**STRUCTURAL & CIVIL ENGINEER/s:** To design where necessary, supervise and certify foundations and structural work.

**QUANTITY SURVEYOR:** To quantify work completed from time to time and to produce payment certificates.

**CONTRACTS MANAGER:** To manage the site on a day to day basis ,to ensure that the building work complies with the building plans, and is of an acceptable quality.

**TOWN PLANNER:** To ensure that all town planning requirements by the local authority are met.

**LAND SURVEYOR:** To survey the sectional title units accurately, and to prepare and submit the sectional plans to the Surveyor General

**CONVEYANCERS:** To transfer the individual units and to register the loans where applicable.

**INCLUDED IN THE PACKAGE PRICE OF THE UNITS:**

- All the fees for the above professional team.
- The council plan submission fees.
- Electrical and water connection fees, (excluding deposits).
- Gas connection fees (excluding deposit )
- Gate house/provision for 24 hr security.
- Controlled entry via a motorised gate.
- A 2,1 metre high perimeter high wall.
- 5 Strand electric fencing on the perimeter
- An intercom system from the gate to each unit
- Value added tax