



ADDENDUM "C1"

FINISHING SPECIFICATIONS



FOUR SEASONS

HEIDERAND | MOSSEL BAY

"Four Seasons" is cost-effectively designed to save energy and reduce the carbon footprint by using the following practices:

1. Chromadek colour-bonded IBR steel roof sheeting. Chromadek is a range of organic-coated steel, the top coat paint system has been specifically designed for the harsh African sun and has heat reflective and anti-corrosion characteristics.
2. The use of iso-board ceilings on the top-floor units to keep a stable and comfortable temperature indoors. Iso-board prevents the transfer of heat through conduction and convection. Fire rating and TIPSASA accreditation.
3. 20L Gas Geyser with 9kg gas bottle OR Heat Pump Hot Water Cylinder HWC
4. The installation of LED lights in Buildings.
5. An option between an Electrical or Gas hob in units.
6. Carefully planned windows and door sizes to optimize natural light into apartments.
7. Installing water-saving shower heads, which reduces the cost of water usage.
8. The installation of a modern design two-stage flush system toilet that uses about 20% less water than conventional one-flush units.
9. Aluminum front door with frame, which is more energy insulation efficient, unaffected by UV rays, low maintenance and 100% recyclable.
10. The Paint supplier is committed to manufacturing and marketing paint products that are lead-free, adhere to international best practices and recognize and promote the drive towards environmental sustainability.

Important notice:

The materials in this schedule are subject to availability. Should the materials not be available at the time required, the Contractor or Developer may select a similar alternative.



CONSTRUCTION DETAIL, FINISHES & FIXTURES

1. **Site works:** The Contractor will clear the site and set the dwelling according to the approved plans and in conjunction with specifications as agreed per contract.
2. **Foundation and floor slab:** As per the Engineer's design.
3. **Brickwork:** External and internal walls will be Cement Maxi's as per SANS 10 400. Plastering will be smooth internal, external, smooth and sponged.
4. **Paint:** 1 x Undercoat and 2 x Final coats. Washable paint on the inside and ceilings with mid sheen finish. External and internal colour as per the Developer's choice.
5. **Roof trusses and covering:** Pre-fabricated roof trusses with IBR Chromadek metal roof. Layout as per plan. Barge/Facia boards – fiber cement, painted with one coat primer and two coats of final exterior paint.
6. **Gutters and downpipes:** Aluminium gutters and downpipes.
7. **Ceilings:** General height of not less than 2.6m, above floor level. Top floor 8mm Rhino board and painted. Other floors - smooth ceiling from the pre-cast hollow core floor above. All ceilings painted.
8. **Windows:** All window frames will be aluminum as per plan. Window sills plastered and painted. Curtain rails not included.

9. Doors and frames:

Internal doors - hollow core (horizontal slatted) fitted in solid timber frames. Aluminum sliding doors - security locks on sliding doors.

Doorstops on all doors.

Rainwater drips on the front doors



10. Floor Covering:

Tiles throughout the apartment. Anti-slip tiles on the outside.

11. Built-in cupboards: Kitchen cupboards as indicated on plan. Top and bottom melamine cupboards of colour with 2mm Impact edging. Option of two colours for kitchens cupboards: (See Samples)

11.1 Folkstone Grey and Sacramento Oak

11.2 Petrol Blue and Sanremo Oak

Soft close drawer closets.

Handles @ R30 per handle.

Bedroom cupboards as indicated on plan. Colour will be white with 2mm Impact edging on cupboards.

Countertop option:

11.3 White Engineered Stone - Eazi Quartz (See sample)

12. Sanitary ware and plumbing. (Taps & mixers, MacNeil Amber range or as per developers' choice)

12.1 Vanity: Built-in vanity with granite/engineered stone top.

12.2 Basin: Sit on Tahiti Basin.

12.3 Basin mixer: MacNeil Amber range

12.4 Shower arm: 400mm shower arm

12.5 Shower mixer: MacNeil Amber range Shower rose: Round 200mm

12.6 Bath: Solo Tamarin

12.7 Bath Mixer: MacNeil Amber range

12.8 Toilet: Solo Close couple suite

12.9 Bathroom mirror: Above wash basins (700 x 900)

12.10 Zink: 1200mm, Franke range with a drip tray.

12.11 Kitchen mixer: MacNeil Amber- range.

12.12 1 x Washing machine point in unit.

12.13 1 x Dishwasher point.

12.14 Prima shower doors/cubicles or similar.

12.15 Angle valves with SABS standard Flexi hose coupling to washbasins, toilets and sinks.



13. Electrical points

Positions of the distribution board, electrical outlets, switches, T.V. and fibre points indicated on the plan, may need to be altered/omitted for practical reasons, and such alteration at the will be at the Contractor's discretion. The following installations have been included:

13.1 DB-board

13.2 3 x Light fittings and 4 downlights in kitchen/dining area, and 4 downlights in living room, patio, braai, rooms, hall, bathroom, and outside in the walkway.

13.3 Pre-paid electrical meter for each unit.

13.4 2 x Double plug points in Bedrooms and above the counter in the Kitchen

13.5 3 x Double plug points in the Living room.

13.6 1 x Single plug point behind fridge, microwave, cooker hood and washing machine.

13.7 1 x Fiber-ready connection point with a 32mm conduit pipe to a TV point.

13.8 1 x USB point (Kitchen)

13.9 Extractor fan to bathrooms without windows.

13.10 LED light bulbs

14. Wall tiling:

14.1 Bathroom: To the ceiling behind the shower, in front of bath and 1,200mm above bath and basin from the floor level.

14.2 Splash back in kitchen between floor and wall units 200mm high, fully tiled behind the hob.

15. Bathroom accessories: Toilet roll holder, 1 x towel rail, and a soap dish in the shower.



16. **Kitchen fixtures:** PC R12 000 for hob, oven and extractor fan.
17. **Skirting:** Tile skirtings, 100mm high.
18. **Glazing:** Clear sheet glass generally. Obscure glass to bathroom to glazier's choice and all glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.
19. **Undercover patio area:** Floor tiles with tiled skirting-anti-slip.
20. **House number:** Will be supplied by the Developer.
21. **Finishes:** The Purchaser hereby acknowledges and agrees that the choice of finishes to the range offered by the contractor as per the Basic Specification and shall be subject to availability thereof, or similar products may be substituted
22. **Parking:** Parking as indicated on plan.
23. **Entrance Gate:** Well lighted gated security gate that can be controlled by Cell switch code from your cell phone.
24. **Boundary wall:** Combination of brick, clear-vu fencing and Palisade fencing wall covering on all borders of the complex. Electric, security fence on top of the boundary wall. External 1.8m height and Internal 1.4m height.
25. **Drying yard:** Dry yard with washing line.
26. **Refuse yard:** Enclosed, well-ventilated refuse yard with water point for cleaning and hygiene services.
27. **Paving:** Paving will be provided only in accordance with the approved building plan.

Back door 1.0sqm, Sliding door 1.0m x width of sliding door, Front of house: width of Garage to Curb.
28. **Side gate:** to be installed
29. **Pets:** Four Seasons is a pet friendly development (As per HOA rules)



ADDENDUM "C2" CLIENT SELECTION

Erf number: _____

Client: _____

KITCHEN CUPBOARD COLOUR OPTIONS			MARK
1	Petrol Blue & Sanremo Oak		
2	Folkstone Gey & Sacramento Oak		
KITCHEN TOPS COLOUR OPTIONS			MARK
1	Magnolia (White) Engineered Eazy Quarts Stone		
EXTRAS			
No	Item	Price	Mark
	Security gate front door	R	
	Sliding security gate - sliding door, stoep	R	
	Security bars on opening windows	R	
	Laminate in bedrooms - selection contractor	R	
	Vinyl in bedrooms - selection contractor	R	
	Snappy Chef	R	
	Workstation	R	
Total			

Client must send proof of payment and cupboard and kitchen top options before construction start.

Client Signature

Contractor

Signature Date: _____

INTERIOR KITCHEN CUPBOARD OPTIONS FOR FOUR SEASONS



Petrol Blue and Sanremo Oak
Kitchen cupboards

Folkstone Grey and Sacramento Oak
Kitchen cupboards



Important notice:

All pictures used in this Finishing Specifications document are only for Perspective purposes. The materials in these pictures are subject to availability. Should the materials not be available at the time required, the Contractor or Developer may select a similar alternative.





BUILDING PLAN SELECTED ATTACHED



ADDENDUM “D1”

OPTIONAL EXTRA LIST

ANNEXURE : UPGRADE TO SPECIFICATIONS AND ADDITIONAL COST

Item	Optional Extras	Price	Vat	Total	Initial
Major Changes					
1	Enclosed Stoep **(Type) Existing sliding door to be moved external envelope of the house, patio will be raised to living floor level To be confirmed with Achitect	R	R	R	
2	Enclosed Stoep **(Type) Existing sliding door to be moved external envelope of the house, patio will be raised to living floor level To be confirmed with Achitect	R	R	R	
3	Covered Stoep (Type)	R	R	R	
4	Replace existing sliding door with 3 panel stacker	R	R	R	
5	Convert solar geyser to gas	R	R	R	
6	Architectural Design & Admin Fee	R 10 000.00	R 1 500.00	R 11 500.00	
Minor changes					
7	5 KvA Battery backup supply system	R	R	R	
8	8 KvA Battery backup supply system	R	R	R	
9	600mm Free Standing Gas Hob, Electric Oven	R	R	R	
10	Add additional plug point	R	R	R	
11	Add additional plug point and isolators for aircons	R	R	R	
12	Add additional light point	R	R	R	
13	Architectural Design & Admin Fee	R 6 000.00	R 900.00	R 6 900.00	
No Fee Changes					
14	Convert Bedrooms to Vinyl- or Laminated flooring	R	R	R	
15	Total Cost of Optional extras	R	R	R	

Note:

- 1 Architectural Design Fee compulsory if extras are selected. Larger of the two fee is applicable from the Major and Minor Changes
- 2 No further opportunities for adding optional extras or structural changes will be allowed for hereafter. This document will serve as the final and only platform of request for changes to the building contract.
- 3 Prices will only be applicable till 31 December 2025. New prices will be updated after this date.
- 4 Optional extras can only be chosen on signature of the sales contract and cannot be added at a later stage.
- 5 Construction will not commence on any building (standard specification or optional extras) without performance on a mortgage bond or paid in full (thus cleared in the account of the Developer in case of a cash transaction).
- 6 NO other client appointed contractor may work on the house / erf prior to final payment received from the client.
- 7 Optional extras must be specified at the time of purchase and will not be accepted after the contract was accepted and signed by the Developer.



ADDENDUM “E1”

Guarantee and Handover Procedure by the CONTRACTOR

1. Your new Home is being erected with quality Building Materials by competent experts, in their various fields.
2. The Contractor will provide you with cut-off dates within which your list of defects must be submitted. The defects will be corrected, provided the Contractor receives the list within 14 days of date of Hand Over Letter. The Purchaser will forgo any claims to the Contractor where the defect list is not submitted to the Contractor within this (3) three month period and the Purchaser have no further claim against the Contractor.
3. Up to THREE (3) months after completion, the Contractor will repair defects in workmanship for Plumbing, Electrical Installations, Hot Water Geyser, Floor Covering, Tile Work and Carpentry.
4. Up to TWELVE (12) months after completion the Contractor will repair defects in Roof Coverings.
5. The NHBRC provide a FIVE (5) year guarantee against major structural damage.
6. Although the Contractor strives to erect a Building of Outstanding Quality, the guarantee cannot cover any loss or damage as a result of misuse, neglect, carelessness, accident or any risks which are normally insured against in an Insurance Policy, as required by Financial Institutions with registration of mortgage Bonds over Residential Properties.
7. This Guarantee also excludes the following types of Repair works:
 - 7.1 Any touch-up paintwork whatsoever;
 - 7.2 Hairline cracks on any plasterwork. These types of cracks is unavoidable and are caused by the natural shrinkage of materials during the first 6 (six) months after completion. When walls are painted again, the hairline cracks will disappear. The Contractor cannot be held responsible to repair or repaint cracks of this nature.



- 7.3 Water may be blown through the garage door into the garage up to a distance of 1.5m inside the garage. There is no guarantee that the rubber on the garage door will keep this water out if blown in by the wind.
8. All Guarantees received by the Suppliers of Materials or Appliances, will be handed over to the Purchaser. These guarantees are only enforceable by the Original Owner / Purchaser and are not transferable to third party purchasers of the Original Purchaser.
9. **Handover Procedure:**
- 9.1 On the day you receive your keys and take occupation of your home, the Handover form needs to be completed wherein any chips, marks or scratches which may be visible throughout your entire house, is recorded in writing.
- 9.2 M3T FIVE will rectify these as soon as practically possible and must be signed off by you when completed. In the event that these are not signed off by you within 7 (seven) days after date of completion, you shall be deemed to be satisfied with the rectifications and to have accepted the condition thereof.
- 9.3 You will also on Handover be provided with the following compliance documentation for safekeeping:
- Gas Certificate
 - Stove Guarantee
 - NHBRC Certificate
 - Plumbing & Electrical Certificate (with contact details)
 - Occupation certificate
 - Approved Plans



DEFECTS SHEET – 14 DAYS:

During the 14 days of living in your home from date of Handover, if you notice some issues or defects that need to be repaired and requires our attention. These have to be listed on the form provided to you before expiry of the 14 (fourteen) days defects period.

Please note that defects sheets received after such defects period, will not be attended to.

Please note that only ONE SINGLE LIST will be accepted and kindly include the following information on your form:-

- Erf number
- Full contact details to enable us to make necessary appointment

All correspondence can be addressed as follows:-

Penthouse, 6th Floor, Imperial Terraces, Carl Cronje Drive, Tyger Waterfront, Tyger Valley, Cape Town, 7530

VERY IMPORTANT

Please be advised that **M3T FIVE** will only be liable to affect any repairs, in terms of the items listed and reported timeously in respect of the 3 months after occupation, if such request is received from the original purchaser.

The only other items that will be considered after 3 months of occupation are:-

- a) Items from the Defects list which were not attended to on date that the appointment was scheduled for the repairs.
- b) Roof leaks for the duration of one full winter period from the date of occupation. Please be advised that **M3T FIVE** reserves the right to revoke this guarantee if care has not been taken by service providers in respect of any installation of television aerials, satellite dishes, masts, fireplaces or alarms at your home. In the event that the guarantee is revoked, the cost of the repairs will be for the owners' account.
- c) Paving for one year from the date of occupation.



After the repair work has been completed, you will be requested to sign the form to the effect that all the work has been completed. You must sign next to each item on the form once you are satisfied that these items have been repaired. You are reminded that in the event that these items are not signed off by you within 7 (seven) days after date of completion of the repairs, you shall be deemed to be satisfied with the repairs and to have accepted the condition thereof.

Please note that in the event that you make any alterations to your home in terms of electrical work, garage door automation, additional paving or extensions that involve modifications to any of the above, these actions will invalidate the guarantee in respect of the affected items and **M3T FIVE** will assume no liability in this regard.

CRACKS

Hairline plaster cracks are not guaranteed and considered normal in newly built homes as the building settles after completion. Please note that we will not be responsible for the repair of these cracks. In the event of any large cracks, please do not hesitate to report these to us and we will arrange for the necessary inspection to determine whether the cracks are due to a structural defect in which event your recourse would be in terms of the NHBRC 5-year guarantee period with regards to structural failure associated with substructure, superstructure and roof structure.

MOULD ON WALLS:

Mould is a common problem which usually occurs during the cold and damp winter months, it will take some time for the moisture in the walls from the construction process, to dry out properly.

Normal domestic activity such as cooking, baking, washing and heating, etc. Is also a contributing factor to creating conditions which are susceptible to the growth of mould.



We strongly advise that you keep your windows open at all possible times in order to minimize the conditions for mould growth and to ensure the proper circulation of air throughout your entire home. We have found that the best at-home remedy for the treatment of mould, is to wash it off with a normal household bleach diluted with water and to repeat when necessary. This will prevent the mould from re-occurring.

EFFLORESCENCE:

Efflorescence is the normal appearance of a white deposit on the inside or outside walls caused by the salts from the wall materials used. Please be rest assured that the salts on the exterior walls will disappear over time and those on the internal walls can easily be wiped off. Should the problem however persist on the internal walls, it may be as a result of a water leak in which case we will arrange for a full inspection within the prescribed full winter period, or alternatively it may be consequent to the condensation from the window panes caused by the temperature differences inside and outside your home.

WOODWORK:

During the cold winter months, you may experience difficulty with the opening and closing of doors due to timber doors being very prone to swelling. Only good quality wood is used during construction and it is imperative that you attend to the regular treatment and maintenance thereof for a lasting effect.

FLOOR & WALL TILES, SANITARY WARE, CUPBOARDS & GRANITE TOPS:

All cracks, chipping or scratches must be listed on the defects sheet BEFORE receiving your keys and moving any furniture into the house. These items will NOT be attended to if listed on your 3-monthly Defects/ Maintenance Form.

To prevent scratches in the bath, never use scouring powder to clean but rather liquid detergent. Clients to use the correct methods and cleaning materials on surfaces.



EMERGENCY REPAIRS

These are serious problems and normally relate to either electrical and/or plumbing faults. These can be reported to **M3T FIVE** alternatively, the plumber and/or electrician whose number will be provided to you on date of Handover, can be contacted if the problem requires immediate attention.



HANDOVER FORM – ITEMS AT HANDOVER

ERF NO / UNIT NO

DATE

PURCHASER:

CONTRACTOR:

NO.	ITEM	ACTION	COMPLETED
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

CLIENT NAME

CLIENT SIGNATURE

CONTRACTOR NAME

CONTRACTOR SIGNATURE