



DEED OF SALE

Kindly ensure that before signing this agreement, that you have had an adequate opportunity to understand these terms. If you do not understand these terms or if you do not appreciate their effect, please ask for an explanation and do not sign the agreement until the terms have been explained to you to your satisfaction.

Part "A"

1. PURCHASE AND SALE

The Seller hereby sells to the Purchaser, who hereby purchases, the Unit for the Purchase Price and on the terms and conditions set out in this Agreement. The property is sold subject to the conditions and servitudes applicable thereto, whether contained or referred to in or endorsed against the Title Deeds.

2. INTERPRETATION

In this Agreement and in all annexures hereto, unless inconsistent with or otherwise indicated by the context:

2.1 the following words and expressions shall have the meanings assigned to them hereunder and cognate expressions shall bear corresponding meanings:

2.1.1 **"the Unit number"** means _____ (unit), _____ (floor), a unit comprising of the Section together with its sole use areas and its undivided share in the common property determined in accordance with the Participation Quota, and as indicated on the draft site development plan attached hereto marked **ANNEXURE "B"**. The unit will be allocated with 2 (two) carports which allocation will be communicated to the Purchaser upon signature of the transfer documents and which allocation will be confirmed at the first meeting of the Body Corporate in terms of the scheme's rules.

2.1.2 **"Purchase Price"** means R_____ (_____ Rand) (which includes VAT, Transfer and Bond Costs, and Agent's Commission);

2.1.3 **"Deposits"** means the **initial Securing Deposit (Deposit 1) and further deposits (Deposit 2)** that are payable into the Trust account of the Conveyancer, who is authorised to release such money to the Seller when the Seller is legally entitled to receive such deposit and amounts:

Deposit 1: (Initial Securing Deposit) R 7 000.00 in cash within **3 days** from date of signature hereof by the Purchaser (or such extended period as the Seller in its sole discretion may decide) to be deposited with the Conveyancers who shall hold the money in their trust account. It is specifically recorded that this security deposit shall be non-refundable, and shall not be paid back to the Purchaser if the contract is cancelled for whatsoever reason, except if the Purchaser fails to procure a bond and is not in breach of this agreement, in which case the full deposit will be refunded to the Purchaser.

Deposit 2: Further Deposit R_____ (_____ Rand)

payable by the Purchaser within **21 days** of acceptance of this offer (or such extended period as the Seller in its sole discretion may decide) or the Purchaser shall furnish the Conveyancers with an approved guarantee in favour of the Seller.

- 2.1.4 **"Loan Amount"** means the first mortgage bond in the amount of R_____ (_____) which must be secured within 21 (Twenty One) ordinary days (or such extended period as the Seller in its sole discretion may decide) of signature hereof by the Purchaser by obtaining written approval in principle of first mortgage bond to be registered over the Property by a registered commercial bank or building society as set out hereunder, subject to the terms usually imposed by such financial institutions, for any amount set out in this agreement. The Purchaser irrevocably appoints the Bond Originator, in his stead, to apply and submit for the loan referred to. Such application will be submitted to the financial institution of the Purchaser's choice, and the Purchaser may negotiate the terms and conditions of the loan directly with the bank after submission of the application (**it is a condition of this sale that the Originator as appointed by the Seller apply for a bond at the selected bank on behalf of the PURCHASER, such selected bank _____**); and the bond originator may apply at all other banks should the bank of choice not grant a bond to the Purchaser.
- 2.1.5 **"Act"** means the Sectional Titles Schemes Management Act 8 of 2011 (as amended) and all regulations thereunder read with the provisions of the Sectional Titles Act 186;
- 2.1.6 **"Agent"** means SSI Marketing, represented by Hendri Swart;
- 2.1.7 **"Bond Originator"** means Betterbond ref: Lynette Du Plessis, contact number: 011 896 5230;
- 2.1.8 **"Builder"** means **SMITH AND SEEGER INVESTMENTS CC, Registration Number 2003/084792/23**, who is duly registered as a Building Contractor with the NHBRC, with its chosen domicilium at c/o Jacaranda House, 1350 Gooseberry Street (Cnr Hans Street & Glover Road), Honeydew Grove, represented by Michael Seeger.
- 2.1.9 **"Conduct Rules"** means the conduct rules as prescribed in terms of Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011) and Regulations thereto and annexed hereto marked **"ANNEXURE D"**
- 2.1.10 **"the contract"** or **"this contract"** means this agreement and the annexures hereto which are initialled by the parties for the purposes of identification;
- 2.1.11 **"Conveyancer"** means Victor and Partners Attorneys, Tel: (011) 831-0000, Ref: Robert Victor;
- 2.1.12 **"Conveyancer Trust Banking Details"**: means Victor and Partners Trust Account
Bank: Nedbank Cresta
Account No: 1286102022
ACB: 128605
Ref: [unit#] 66 ON HIGH
- _____
Purchaser Initial
- THE PURCHASER ACKNOWLEDGES THAT THESE BANKING DETAILS WILL NOT, UNDER ANY CIRCUMSTANCES, CHANGE. BEWARE OF PHISHING SCAMS AND FRAUDSTERS**
- 2.1.13 **"Guarantee Due Date"** means 7 (seven) days from being requested by the Seller's Conveyancers;
- 2.1.14 **"NHBRC"** means the NHBRC warranty that will cover the property as provided for herein;
- 2.1.15 **"Occupation Date"**
 2.1.15.1 means _____ or on registration of transfer of the property into the name of the PURCHASER, whichever occurs first.

- 2.1.15.2 If registration of transfer of the property into the name of the PURCHASER is not concluded by the occupation date refer to in 2.1.15.1, then the Purchaser shall be obliged to take occupation and be liable for payment of occupational rent and monthly levies at the current rates, and electricity and water used from date of occupation.
- 2.1.15.3 Should the occupation date be delayed due to a reason beyond the control of the Seller, then the Seller may extend such date on the provision that the Seller will give the Purchaser one calendar months written and / or verbal notice.
- 2.1.16 **“Occupational Rental”** means an amount equal to 1% (one) of the total Purchase Price, payable to the Seller monthly in advance from date of occupation to date of registration, plus payment of current levy amount.
- 2.1.17 **“Participation Quota”** means the Participation Quota allocated to the Section in the Sectional Plan and upon opening of the sectional title register, the registered Sectional Plan;
- 2.1.18 **“the plans”** means the draft site development plans relating to the unit annexed hereto marked **annexure “B”**;
- 2.1.19 **“Purchaser/s”** means the parties fully described in Part B hereto and chooses his address to receive any notice that relate to this Offer to Purchaser as per Part B hereto;
- 2.1.20 **“registration date”** means the date upon which the unit shall be registered in the Deeds Office into the name of the Purchaser;
- 2.1.21 **“the Section”** means the Section highlighted in **annexure “A”** to this agreement, indicated on the Floor Plan situated in the Scheme known as **66 ON HIGH** on Erven 368 and 369 which will be consolidated to form Erf 372 Norton Park Extension 11 Township which in turn will be notarially tied to Erf 370 and/ or Erf 371 Norton Park Extension 11 Township, of which section the floor area is approximately: **Ground Floor Unit 81m² & First Floor Unit 99m²** Floor in extent **excluding** the parking and/or carport measuring approximately: **25m²** (If applicable). The Purchaser takes note that the size of the built unit may differ 5% - 7% from the Floor Plans, due to the difference in the method used to measure the unit by the Architect (from outside of outside wall) and the Surveyor (from the middle of outside wall), so the measured size will be smaller;
- 2.1.22 **“Seller / Developer”** means the trustees for the time being of the BRENTWOOD PARK DEVELOPMENT TRUST, Registration Number, IT001973/2018 (T), with its chosen domicilium at Suite L9, Hingham Fields Office Park, 79 Boeing Road East, Bedfordview;
- 2.1.23 **“Scheme”** means the sectional title development scheme in respect of the Buildings to be named 66 ON HIGH which is envisaged to be opened simultaneously with the transfer of the unit hereby purchased and accordingly each owner of a unit will automatically be a member of the Body Corporate of such scheme and be liable for payment of a monthly levy to the Body Corporate. Each and every member of the Body Corporate is further automatically bound by the rules of the Body Corporate.
- 2.1.24 **“Signing Date”** means the date of signing of this Agreement by the Seller;

3. PURCHASE PRICE AND PAYMENT

- 3.1 The Purchase Price shall be payable as provided for above and follows:

3.1.1 Payment of the Deposits;

3.1.2 The balance of the Purchase Price shall be secured on or before the Guarantee Due Date either:

3.1.2.1 by payment in cash to the Seller's Conveyancers; or

3.1.2.2 By a bank guarantee approved by the Seller, drawn in favour of the Seller or its nominee and expressed to be payable at JOHANNESBURG free of exchange, set off or deduction against transfer. Such guarantees shall be delivered to the Seller's Conveyancers on or before the Guarantee Due Date and shall be acceptable to the Seller.

- 3.2 The Seller's Conveyancers shall invest any amounts paid in terms of this agreement in the Purchaser's name in an interest-bearing account subject to the provisions of Section 86(4) of the Legal Practice Act, Act 28 of 2014. The capital amount of the Deposit shall be paid to the Seller against registration of transfer and the interest earned thereon, after deduction of the Seller's Conveyancers' professional fee for administering the investment, shall be paid to the Purchaser.
- 3.3 The Seller shall be entitled, in its sole and absolute discretion, to allocate any amounts received from or for the account of the Purchaser to the payment of any debt or amount owing by the Purchaser to the Seller in terms hereof. If the Seller fails to make any such allocation all amounts paid shall be deemed to have been allocated firstly to the payment of interest, secondly to the payment of amounts other than the Purchase Price due in terms hereof and finally to payment of the Purchase Price.
- 3.4 The Purchase Price is inclusive of value added tax.

4. **TRANSFER, BOND AND COSTS**

- 4.1 The Purchaser shall be obliged to accept transfer of the Unit subject to the conditions, reservations and servitudes contained in the sectional title register and the Seller, the local authority or any other authority may impose such conditions of sectional title.
- 4.2 Subject to the provisions of the Act, the Purchaser shall not, by reason of any delay in the transfer of the Unit to him/her due to any cause whatsoever, be entitled to cancel this Agreement or to refrain from paying, or suspend payment of, any amount payable by him/her in terms of this Agreement or to claim and recover from the Seller any damages or compensation or any remission of Occupational Rental.
- 4.3 The Purchaser warrants that all outstanding tax returns have been submitted to the Receiver and all outstanding tax amounts have been paid to the Receiver, to enable the Purchaser to take transfer of the property, failing which the Seller reserves its rights in terms of the breach clauses of this agreement.
- 4.4 Should a bond be registered over the property, the Purchaser irrevocably elects the Conveyancers as defined in clause 2.1.11 to handle the bond registration simultaneously with transfer of the property into the Purchaser's name. The Purchaser agrees that he shall approach such banks or building societies where the Attorneys are on the panel of the relevant institution, and where the Attorneys indeed receive instructions to register the bond so as not to cause any delay in registration. In the event that another attorney, for whatsoever reason, receive instructions to register a bond over the property, then the Purchaser shall be responsible for payment of all the costs / fees payable in connection with the registration of the bond.
- 4.5 The Purchaser shall upon request by the Attorneys sign all the necessary documents relating to the transfer and bond registration (if any).
- 4.6 In addition to any rights the Seller may have, he will be entitled to payment of interest by the Purchaser on all amounts due and/or for any delay occasioned by the Purchaser in terms of this Agreement at an interest rate equal to prime rate charged from time to time by Standard Bank plus 2%. In the event of such delay, the Purchaser shall be liable for the payment of the rates and taxes and/or levies, *pro rata* for the time period of such delay.
- 4.7 The Purchaser shall further be liable to pay occupational rent as set out in paragraph 2.1.16 above.

5. DEFAULT BY THE PARTIES

- 5.1 The PURCHASER shall have the right to cancel this agreement if;
 - 5.1.1 Construction and/or finishes are not as per schedule of minimum specifications (**Annexure "C"**);
- 5.2 The SELLER shall have the right to cancel this agreement and put the unit up for resale if;
 - 5.2.1 Transfer of the property is delayed by the Purchaser for any reason.
 - 5.2.2 If transfer of the property is delayed by the Purchaser and the Seller does not exercise his right to cancel as per clause 5.2.1, then the Purchaser shall be liable for occupational rental from date of occupation as set out in clause 2.1.15.
 - 5.2.3 The Purchaser markets the property in any manner, by either placing advertisements or appointing an agent, or any other manner of marketing, before the property is registered in the name of the Purchaser. If the Purchaser breaches the agreement in terms of this paragraph, the Seller shall be entitled to cancel the agreement immediately, without any notice to the Purchaser.
 - 5.2.4 It is specifically agreed that only the Agent will be allowed to market and / or sell the Property in any way, before the registration of the unit into the name of the Purchaser.
 - 5.2.5 Should the Seller elect to cancel the agreement, the Seller shall be entitled, without prejudice to any other rights available to it, to claim damages, retain all such amounts paid as a genuine pre-estimate of damages as a result of such breach in which event the Purchaser shall be deemed to have authorised the Seller's Conveyancers to pay the Seller such monies paid by him/her/it in terms of this agreement and / or repossess the section.
- 5.3 Save for the provisions of paragraph 5.2 above, if a party commits a breach of any of the provisions of this agreement and fails to remedy same within 3 (three) days after the dispatch (either by email and/or registered post) of the written notice to the defaulting party, then the aggrieved party may cancel this agreement.
- 5.4 In the event that an act of insolvency (as defined in the Insolvency Act 24 of 1936) has commenced or threatened to commence in respect of a Party, this Agreement shall be deemed automatically terminated.

6. LOAN

- 6.1 This Agreement is subject to the suspensive condition that the Purchaser is able to raise a loan for an amount of not less than the Loan Amount against the security of a first mortgage of the Unit at and upon prevailing bank rates and conditions within 21 (twenty one) ordinary days of the Signing Date or such later date as the Seller may determine by giving written notice to the Purchaser, failing which this Agreement shall lapse and be of no further force or effect and the parties shall be restored to the status *quo ante*. This condition shall be deemed to be fulfilled immediately after a letter is issued by a bank/financial institution stating that the loan has been approved in principle.
- 6.2 This Agreement is furthermore subject to the following suspensive conditions:
 - 6.2.1 The issue of an Occupation Certificate by the relevant local authority;
 - 6.2.2 The signing of a Completion Certificate by the Purchaser, stating that the Purchaser is completely satisfied that the dwelling has been completed in terms of this Agreement and approved building plans, and there are no major defects in the dwelling; and
 - 6.2.3 The bank providing the bond attorneys with its favourable reassessment of the bond (if applicable) and the furnishing of a proceed instruction to the bond attorneys to enable the registration of the mortgage bond as provided for in clause 6.1.

failing which this Agreement will automatically fail and will be of no further force or effect, provided that the Parties will use their respective best endeavours to restore the *status quo ante*.
- 6.3 The suspensive condition contained in clause 6.1 is inserted for the benefit of the Purchaser, and the Purchaser shall be entitled to waive same at any time prior to the date of fulfilment thereof, by written notice to the Seller.
- 6.4 The suspensive condition contained in clause 6.2 is inserted for the benefit of the Seller, and the Seller shall be entitled to waive same at any time prior to the date of fulfilment thereof, by written notice to the Purchaser.

- 6.5 The Purchaser undertakes to do all things reasonably necessary to procure a loan for the Loan Amount. In giving this undertaking the Purchaser warrants the accuracy of the financial information provided by him/her.
- 6.6 If the Purchaser fails to do all things reasonably necessary to procure a loan or fail to comply with or accept any condition reasonably imposed by any potential lender, he/she shall be deemed to be in breach of this Agreement and the Seller shall be entitled at its election to regard this suspensive condition as having been fulfilled and may exercise its rights in terms of the breach clause. The Purchaser warrants that his financial position is such that having regard to the criteria or requirements usually applied by financial institutions, his application for a loan will not be refused.
- 6.7 The Attorney user codes / Panel Codes are as follows:
- | | | | |
|-----------------------|---------------|-----------------|------|
| ABSA: | 2441 | FNB: | 2767 |
| STANDARD BANK: | 6803 LAW 2767 | NEDBANK: | 1769 |
| SA HOMELOANS | 97 | | |
- 6.8 If no amount is specified in clause 2.1.4 above or if such amount is stated to be zero (or equivalent wording) then the provisions of this clause 6 shall not apply and in which event this Agreement shall not be subject to the suspensive condition as contemplated herein.

7. AGENT

The Seller shall pay Agent's commission as per agreement between Seller and Agent and shall be deemed to be earned upon signature of this agreement and fulfilment of any conditions to which it may be subject. The Agent's commission is a first charge against the deposit and/or proceeds of the sale and the Seller hereby irrevocably authorises and instructs the Conveyancers to pay whatever amount shall be owing to the Agent in respect of commission. The Conveyancers are irrevocably instructed not to pass transfer until they have ensured that they will have sufficient funds in hand enabling them to pay whatever amount shall be owing to the Agent in respect of commission.

8. COOLING OFF

The parties' attention is drawn to the fact that Section 16 of the Consumer Protection Act, 68 of 2008 applies to this agreement. Notwithstanding any other clause in this contract, the Purchaser has the right to revoke this offer or terminate this agreement by written notice to be delivered to the Seller, or his or her agent, within five (5) working days of signature of this agreement. The Purchaser's attention is drawn to the fact that such notice will be of no force or effect unless it is:-

- (i) Signed by the Purchaser or his or her agent acting on his / her authority; and
- (ii) Refers to this offer or agreement as the offer or agreement that is being revoked or terminated as the case may be; and
- (iii) Is unconditional.

9. GENERAL

- 9.1 This Agreement represents the entire agreement between the parties. No other terms, conditions, stipulations, undertakings, representations or warranties shall be of any force or effect save as expressly included herein. No variation of or addition to or consensual cancellation of this Agreement and no waiver by the Seller of any of its rights hereunder shall be of any force or effect unless reduced to writing and signed by or on behalf of both parties.
- 9.2 If more than one person as Purchaser signed this Agreement the obligations of all the signatories shall be joint and several. If this Agreement is not signed by all the persons named as Purchasers, this Agreement shall nonetheless be and shall remain binding on the Purchasers who have signed this Agreement.

- 9.3 No latitude, extension of time or other indulgence which may be given or allowed by the Seller to the Purchaser in respect of any of its obligations in terms of this Agreement shall constitute a waiver, abandonment or novation of the Seller's rights in terms hereof.
- 9.4 The Purchaser shall pay all costs and charges incurred by the Seller including attorney and own client charges and collection commission incurred by the Seller in recovering any amount due in terms of this Agreement or in enforcing any provision of this Agreement.

10. JURISDICTION

The Seller and the Purchaser hereby consent in terms of Section 45 of the Magistrate's Court Act, No 32 of 1944, as amended, to the jurisdiction of any Magistrate's Court having jurisdiction over their respective person under section 28 of the above Act, to determine any action or other legal proceedings arising out of this Agreement. Notwithstanding anything aforesaid, the Seller shall not be bound to bring any action arising from this Agreement in or before a Magistrate's Court, but may do so in any other court of competent jurisdiction should it so wish.

11. CESSION OF RIGHTS

- 11.1 The Seller hereby cedes all its rights, obligations and interest in the building contract, including all guarantees or warranties of whatsoever nature given to the Seller by the Builder, to the Purchaser, who hereby accepts cession thereof;
- 11.2 The Builder accepts all responsibility in respect of any faults, snags or workmanship towards the Seller, and undertakes to complete the building in accordance with the plans and specifications annexed to this agreement, failing which the Purchaser shall be entitled to enforce any rights or obligations directly against the Builder, as fully and effectually, for all intents and purposes, as the Seller would be entitled to do against the Builder.

12. NHBRC

The BUILDER will on behalf of the Purchaser obtain the NHBRC enrolment certificate and will abide by all the rules and regulations imposed by the NHBRC from time to time.

13. SNAGGING / SITE VISITS

- 13.1 The Purchaser shall be given the opportunity to inspect the Section at different intervals during its construction, provided that a proper appointment is made with the Seller for such site visit. The Purchaser acknowledges that, until completion of the Section and issue of the Occupation Certificate, the site is a construction area, and as such is potentially dangerous. It is therefore imperative that the Purchaser does not attend at the site unaccompanied, and the Purchaser hereby indemnifies the Seller (as well as the Seller's employees, sub-contractors etc.) against injury or damage suffered. _____(initial)
- 13.2 Official snag list to reach the Developer on the seventh day after the Occupation Date or if occupation not taken, seven days after transfer of the Unit, failing which the Unit will be considered snag free. _____(initial)

SIGNED by the parties on the dates and at the places set out below:

PURCHASER, who by his/her signature hereto warrants:

- (a) his/her capacity to enter into and sign this Agreement (Part A and B) and annexures A, B and C;
 (b) all the information supplied in Part B hereof is true and correct;
 all consent in terms of the Matrimonial Property Act has been furnished.

Date: _____ Place: _____

Purchaser

Co-Purchaser or Spouse

Witness: _____

Witness: _____

For and on behalf of the SELLER / DEVELOPER

Date: _____ Place: _____

Seller / Developer

Witness: _____

Witness: _____

AGENT, who by his/her signature hereto warrants his/her capacity to enter into and sign this Agreement,

Date: _____ Place: _____

Agent

Witness: _____

Witness: _____

BUILDER, who by his/her signature hereto warrants his/her capacity to enter into and sign this Agreement,

Date: _____ Place: _____

Builder

Witness: _____

Witness: _____

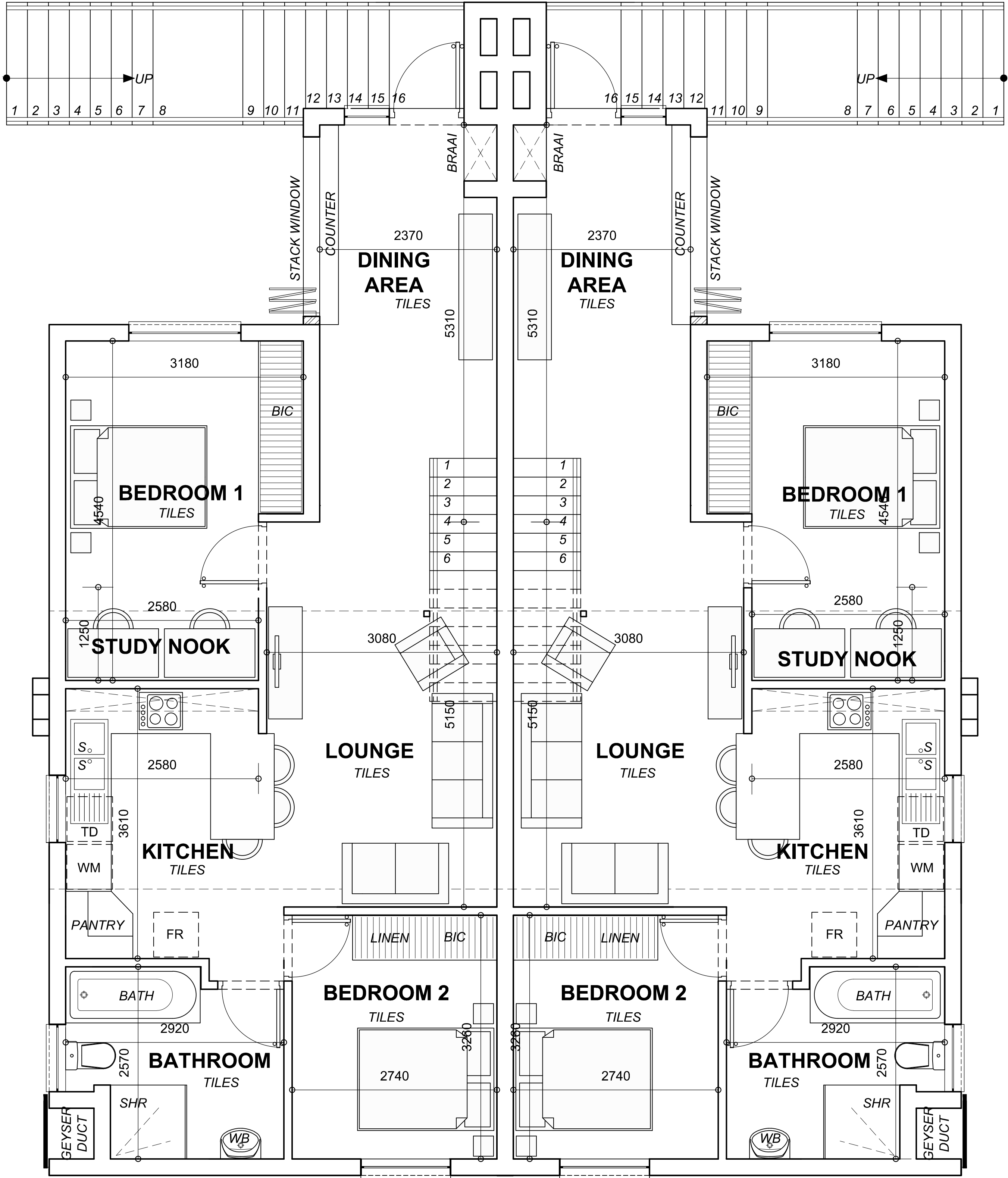
“Part B”**Purchaser’s Details / Information for the Conveyancer**

	<u>Purchaser</u>	<u>Spouse/Joint Purchaser</u>
Surname:		
Full Names:		
Maiden Name:		
Present address:		
Postal address:		
Identity Number:		
Date of Birth:		
Marital Status:		
Date of Marriage:		
Type of Marriage:		
Telephone no.:		
	(work)	
	(home)	
Cell:		
Fax:		
E-mail:		
Period of service:		
Occupation:		
Employer:		
Gross monthly income:		
Total annual income:		
Income Tax registration no.:		

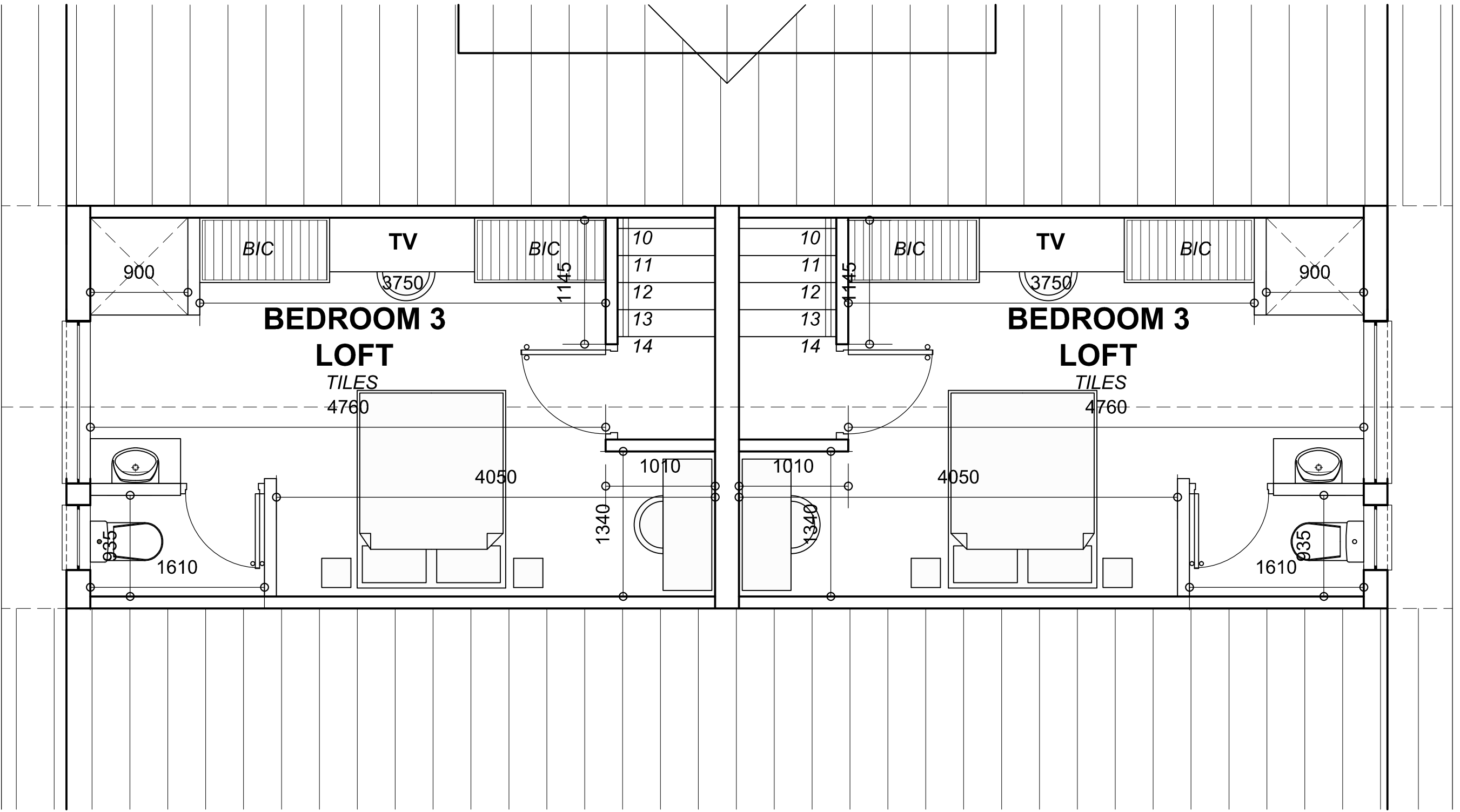
I/we the purchaser/s warrant and confirm the following:

1. The information contained herein is true and correct.
2. The above figures represent my true earnings / income and I agree to provide such proof.
3. I warrant that no judgments have been taken against me that would prohibit the granting of the bond referred to in the Agreement.
4. I am aware and understand the customary requirements of Deposit Taking Institutions regarding eligibility for loan finance based on salary, liabilities, credit ratings and other qualifications, and hereby warrant that to the best of my knowledge and belief I am eligible for a loan in the amount and on the terms and conditions contemplated in the Agreement.
5. I confirm that there are no amounts owing by me to SARS, and / or any documentation outstanding to be submitted to SARS and / or any dispute pending between myself and SARS that would prohibit and / or delay the issuing of a transfer duty receipt or exemption form in respect of this transaction. I take note that any breach of this warranty will constitute a material breach of the agreement and the provisions of clause 5 of Part A will be available to the aggrieved party.
6. I hereby agree that a ITC / credit check can be performed to determine my credit score.

(Initial)



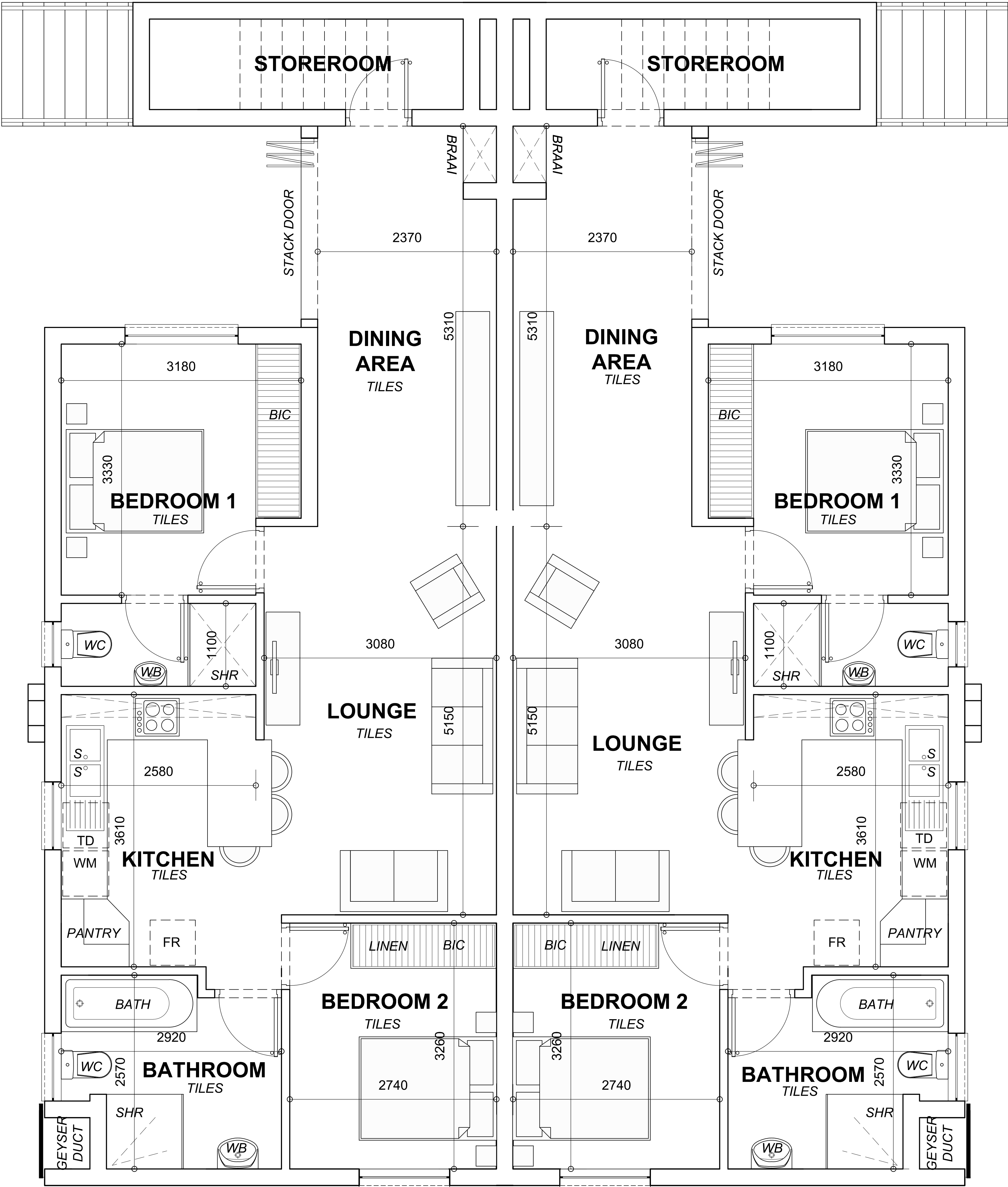
FIRST FLOOR AREA SCHEDULE	
UNIT	76.37m ²
LOFT	22.69m ²
TOTAL	99.06m ²



FIRST FLOOR

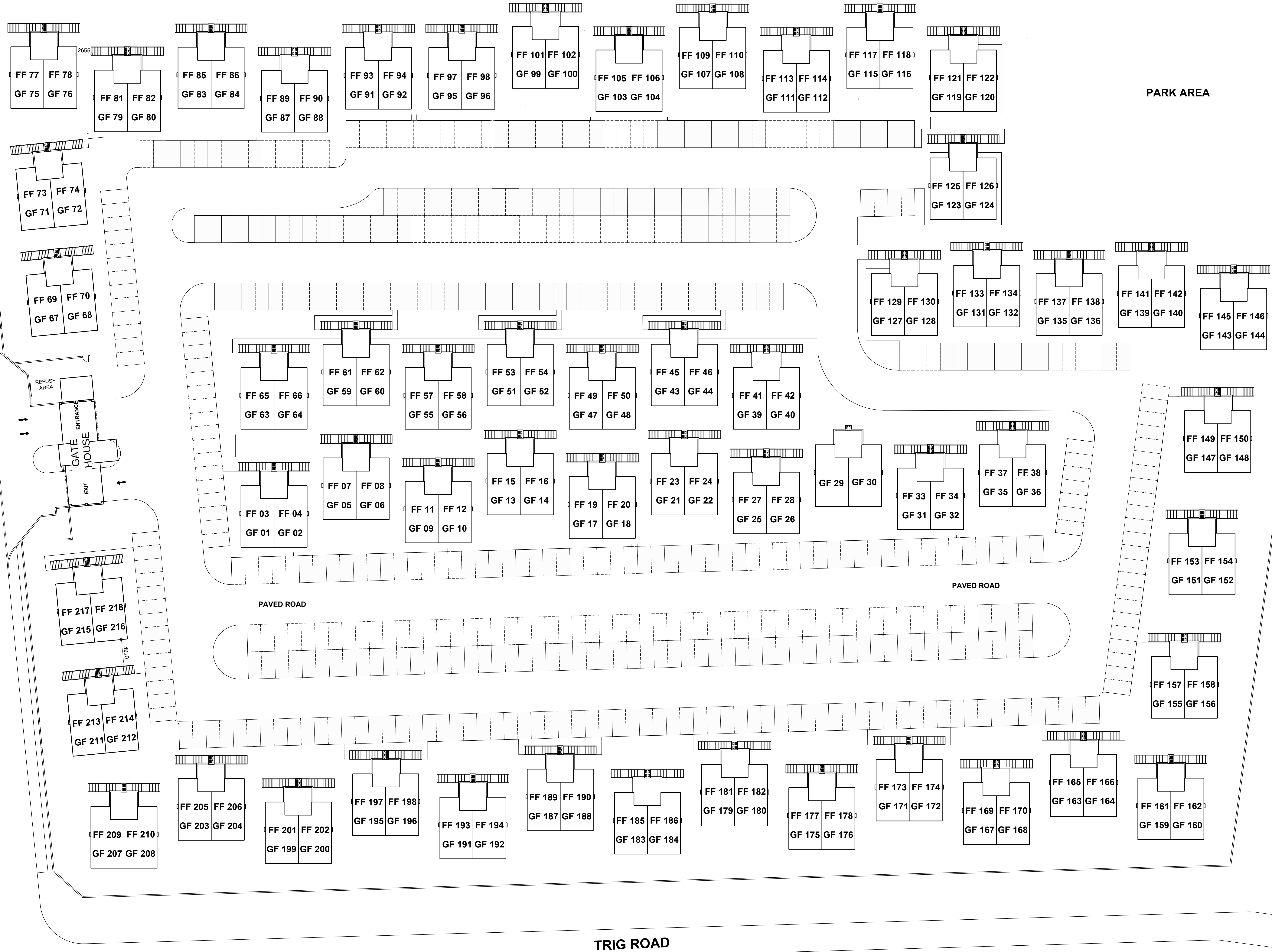
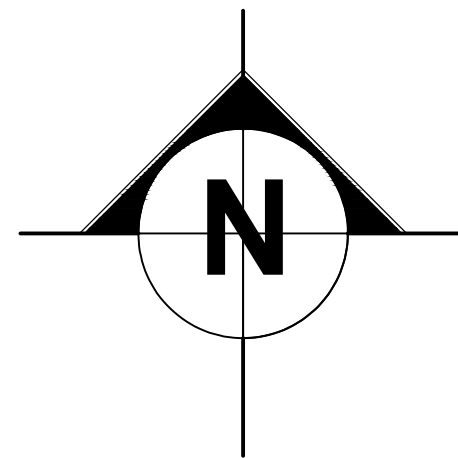
ANNEXURE A

GROUND FLOOR AREA SCHEDULE	
UNIT	76.37m ²
STORE ROOM	5.00m ²
TOTAL	81.37m ²



GROUND FLOOR

ANNEXURE A



SITE PLAN

ANNEXURE B

ANNEXURE C

SPECIFICATION AND SCHEDULE OF FINISHES FOR

66 On High

1. FOUNDATIONS

- 1.1 Concrete foundations as per engineer's detail.

2. WALLS AND FINISHES

- 2.1 SABS approved cement or clay stocks.
- 2.2 External walls plastered and painted
- 2.3 Internal walls plastered and painted.
- 2.4 Brick force according to NHBRC specification.

3. ROOFS

- 3.1 Pitched roof with concrete roof tiles.

4. FLOOR FINISHES

- 4.1 Tiles – kitchen, bathroom, living area & bedrooms
- 4.2 Exterior tiles to developer's specification.

5. WALL TILING

- 5.1 Bathrooms 1.2m above floor, shower tiled to shower rose.

6. CEILING

- 6.1 Rhino ceiling and painted on first floor, ground floor concrete slab painted.

7. WINDOWS

- 7.1 All frames to be Aluminium frames.
- 7.2 Glazing will be obscure glass in bathrooms and clear float glass to other windows.

8. DOORS AND FRAMES

- 8.1 Internal doors to be hollow core, steel frames with white enamel paint.
- 8.2 Entrance door to be Aluminium. (Stacker door for ground floor unit)
- 8.3 External doors wood.
- 8.4 2 lever locks to internal doors.
- 8.5 3 lever locks external doors.

9. CURTAIN TRACKS

- 9.1 Single track to bathroom and kitchen, and double track to be fitted elsewhere.

10. BUILT IN CUPBOARDS

- 10.1 As per plan.
- 10.2 White melamine doors, edged chipboard interior.

11. KITCHEN FITTINGS

- 11.1 As per kitchen layout plans.
- 11.2 Double bowl sink.
- 11.3 Wall kitchen cupboards included.
- 11.4 Kitchen cupboards colored.
- 11.5 Granite Kitchen Tops.
- 11.6 Formica Counter Top in Dining Area.

12. STOVE

- 12.1 Gas or Electric Hob (to be selected), excluding gas bottle
- 12.2 Electric Under counter oven
- 12.3 Extractor Fan

13. PLUMBING, SANITARY WARE AND TAPS

- 13.1 One 150 liter Smart PV Solar Geyser System.
- 13.2 One cold water inlet and one waste for washing machine to kitchen.
- 13.3 WC's with matching cistern
- 13.4 WHB in bathroom, on pedestal.
- 13.5 Bath to be fiberglass.
- 13.6 Toilet roll holder adjacent to WC's.
- 13.7 Only white sanitary ware to be provided.
- 13.8 Towel rails.
- 13.9 Taps to be A grade range.
- 13.10 Shower Doors
- 13.11 Bathroom Medicine Cabinet.

14. ELECTRICAL INSTALLATION

- 14.1 One geyser and one stove connection.
- 14.2 Single phase supply.
- 14.3 Smart Light points as per standard layout 1/room.
- 14.4 LED ceiling lights to be fitted throughout with Off Grid Battery System.
- 14.5 One TV point connection per unit in lounge area and one TV point connection in loft room (first floor unit).
- 14.6 Plug points:
 - 1 per appliance,
 - Double plug above worktop,
 - 2x double in lounge.
 - Double in every room excl bathroom
- 14.7 Fiber Internet ready
- 14.8 Prepaid Electricity Meter.

15. EXTERNAL WORK

- 15.1 Paving (brick), driveways.
- 15.2 Gardens to be laid out with lawn
- 15.3 Private Gardens to be enclosed
- 15.4 Paving to all roof downsides.
- 15.5 All levels, dimensions, depths of excavations, height of plinths, number of steps to be determined on site by developer.
- 15.6 It is the responsibility of each owner to control pests, ants, etc. after occupation.
- 15.7 Color of roof subject to availability.

16. SECURITY

- Estate perimeter walls electrified.
- Facial Recognition Access control at entrance.

17. GENERAL WORKS

- No external contractors shall be allowed on site to do any work without the written consent from the developer/seller. Nor shall the purchaser be allowed to discuss or arrange any additions or changes to the property without the **knowledge of the agent**. Any alterations or additions to the property must be in writing and be accepted by the **SELLER** and **PURCHASER** prior to commencement of any works.

- Units will be locked when near to completion.
- No access when developer is not on site.

18. PLEASE NOTE: NO CREDITS WILL BE GIVEN OR FITTINGS SUPPLIED TO ANY CLIENT WHO WANTS TO SUPPLY HIS/HER OWN FITTINGS OR FINISHES OR WHO WANTS TO MAKE ANY CHANGES TO STANDARD FINISHES.

19. The developer can not be held responsible for any actions or non actions of Telkom.

20. Levies does not include rates and taxes or Municipal Deposits.

21. GUARANTEES

- 21.1 Plumbing - 30 Days Guarantee from date of Occupation
- 21.2 Electricity - 30 Days Guarantee from date of Occupation
- 21.3 Locks & Doors - 30 Days Guarantee from date of Occupation
- 21.4 Cupboards - 30 Days Guarantee from date of Occupation
- 21.5 Geyser - 1 Year Guarantee from date of Occupation (Excluding Element & Thermostat)
- 21.6 Roof Leaks - 1 Year Guarantee from date of Occupation
- 21.7 Structure - 5 Years Guarantee from date of Occupation
- 21.8 Latent Defects - 3 Months from date of Occupation
- 21.9 Stove – 1 Year from date of Occupation

22. Green Edge Certified



ANNEXURE D

CONDUCT RULES

Prescribed in terms of section 10(2)(b) of the Sectional Titles Schemes Management

Act, 2011 (Act No. 8 of 2011).

Keeping of animals, reptiles and birds

1.
 - (1) The owner or occupier of a section must not, without the trustees' written consent, which must not be unreasonably withheld, keep an animal, reptile or bird in a section or on the common property.
 - (2) An owner or occupier suffering from a disability and who reasonably requires a guide, hearing or assistance dog must be considered to have the trustees' consent to keep that animal in a section and to accompany it on the common property.
 - (3) The trustees may provide for any reasonable condition in regard to the keeping of an animal, reptile or bird in a section or on the common property.
 - (4) The trustees may withdraw any consent if the owner or occupier of a section breaches any condition imposed in terms of sub-rule (3).

Refuse and waste disposal

2.
 - (1) The owner or occupier of a section must not leave refuse or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by another owner or occupier.
 - (2) Unless the body corporate provides some other way to dispose of refuse, the owner or occupier of a section must keep a receptacle for refuse of a type specified by the trustees in a clean and dry condition and adequately covered in the section, or on a part of the common property designated by the trustees for the purpose.
 - (3) The owner or occupier of a section must—
 - (a) move the refuse receptacle referred to in sub-rule (2) to places designated by the trustees for collection purposes at the times designated by the trustees and promptly retrieve it from these places; and
 - (b) ensure that the owner or occupier does not, in disposing of refuse, adversely affect the health, hygiene or comfort of the owners or occupiers of other sections.

Vehicles

3.
 - (1) The owner or occupier of a section must not, except in a case of emergency, without the written consent of the trustees, park a vehicle, allow a vehicle to stand or permit a visitor to park or stand a vehicle on any part of the common property other than a parking bay allocated to that section or a parking bay allocated for visitors' parking.
 - (2) A consent under sub-rule (1) must state the period for which it is given.

Damage to common property

4.
 - (1) The owner or occupier of a section must not, without the trustees' written consent, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
 - (2) An owner or occupier of a section must be considered to have the trustees' consent to install a locking or safety device to protect the section against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with a design, colour, style and materials approved in writing by the trustees.
 - (3) The owner or occupier of a section must keep a device installed under sub-rule (2) in good order and repair.

Appearance of section and exclusive use area

5.
 - (1) The owner or occupier of a section must not, without the trustees' written consent, make a change to the external appearance of the section or any exclusive use area allocated to it unless the change is minor and does not detract from the appearance of the section or the common property.
 - (2) The owner or occupier of a section must not, without the trustees' written consent—
 - (a) erect washing lines on the common property;
 - (b) hang washing, laundry or other items in a section or any exclusive use area allocated to it if the articles are visible from another section or the common property, or from outside the scheme; or
 - (c) display a sign, notice, billboard or advertisement if the article is visible from another section or the common property, or from outside the scheme.

Storage of flammable materials

6.
 - (1) Subject to sub-rule (2), the owner or occupier of a section must not, without the trustees' written consent, store a flammable substance in a section or on the common property unless the substance is used or intended for use for domestic purposes.
 - (2) This rule does not apply to the storage of fuel or gas in—
 - (a) the fuel tank of a vehicle, boat, generator or engine; or
 - (b) a fuel tank or gas cylinder kept for domestic purposes.

Behaviour of occupiers and visitors in sections and on common property

7.
 - (1) The owner or occupier of a section must not create noise likely to interfere with the peaceful enjoyment of another section or another person's peaceful enjoyment of the common property.
 - (2) The owner or occupier of a section must not obstruct the lawful use of the common property by any other person.
 - (3) The owner or occupier of a section must take reasonable steps to ensure that the owner or occupier's visitors do not behave in a way likely to interfere with the peaceful enjoyment of another section or another person's peaceful enjoyment of the common property.
 - (4) The owner or occupier of a section is obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any other grant of rights of occupancy.

Eradication of pests

8.
 - (1) The owner of a section must keep the section free of wood destroying insects, including white ants and borer beetles.
 - (2) The owner or occupier of a section must allow the trustees, the managing agent, or their duly authorised representatives to enter the section on reasonable notice to inspect it and take any action reasonably necessary to eradicate any such pests and replace damaged woodwork and other materials.
 - (3) The body corporate must recover the costs of the inspection and replacement referred to in sub-rule (2) from the owner of the section.