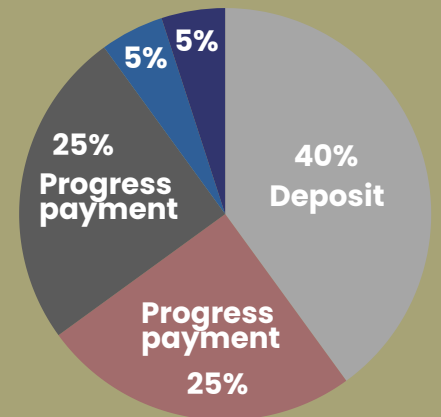




Lead Time

5-6 weeks depending on factory floor space & Council approval.

Progress Payments



House
28,8m²



Deck
21m²



1 Bed



Full Bathroom

Transport

Delivery is outsourced & quoted separately.

We currently delivery within South Africa only.

Truck clearance is 4,7m high & 4m wide. Well-graded & compacted roads required.

49,8m²

Total floor area

Client Preparation

- Prepare level surface
- Check truck accessibility
- Service connection points to site

Selling from R599 600.00 inclusive of VAT

SPECIFICATIONS

External Features

- Steel frame structure.
- All steel primed & painted.
- Structural timber roof cladded with Kliplok roof sheeting, including 100 mm Knauf roof insulation.
- PVC rainwater goods.
- Japanese Cedar exterior wall cladding.
- Wall insulation - 100 mm Knauf insulation.
- Floor insulation - 50mm Lamdaboard.
- Aluminium doors & windows.

Internal finishes

- Wall cladding 12.5 mm firestop Gyproc board.
- Internal wall insulation - 100 mm Knauf insulation.
- All interior walls painted white.
- SPC flooring throughout.
- Painted pine skirting throughout.
- 40 mm isoboard ceiling, including painting.
- Styrene cornice throughout.
- 2 X internal partition walls with barn sliding door.

Kitchen Fittings

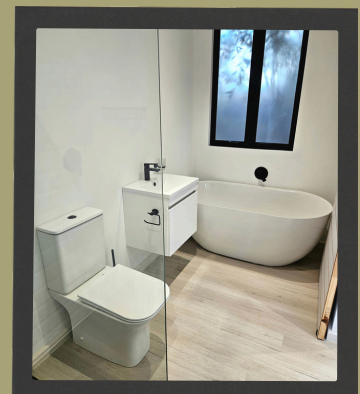
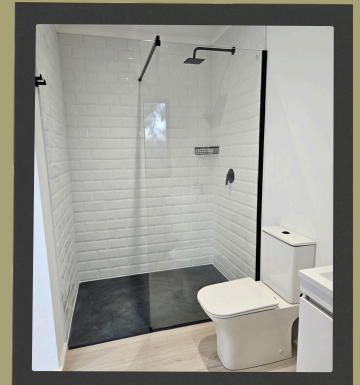
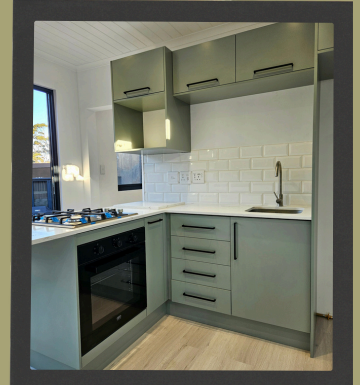
- Melamine kitchen cupboards.
- Quartz kitchen counter tops.
- 1 X Single sink with tap mixer & internal plumbing.
- Gas hob & electric oven.

Bathroom Fittings

- 1 X frameless shower screen.
- 1 X shower tap mixer, rose & internal plumbing.
- Ceiling height shower wall tiles.
- 1 X closed coupled toilet with internal plumbing.
- 1 X basin with tap mixer, internal plumbing & vanity.
- 1 X 16L Gas geyser including compliance certificate.

Electrical

- Distribution board.
- Main breaker & earth leakage.
- Circuit breakers for plugs.
- Circuit breakers for lights.
- Double plug points.
- Downlights.
- Light switches.
- Stove isolator.
- Gas geyser isolator.
- External light points.
- Electrical compliance certificate.



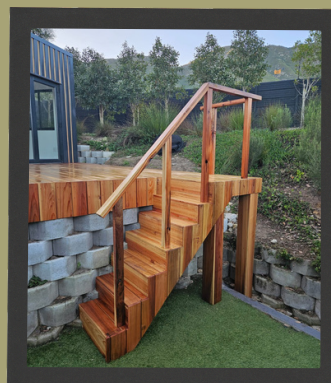
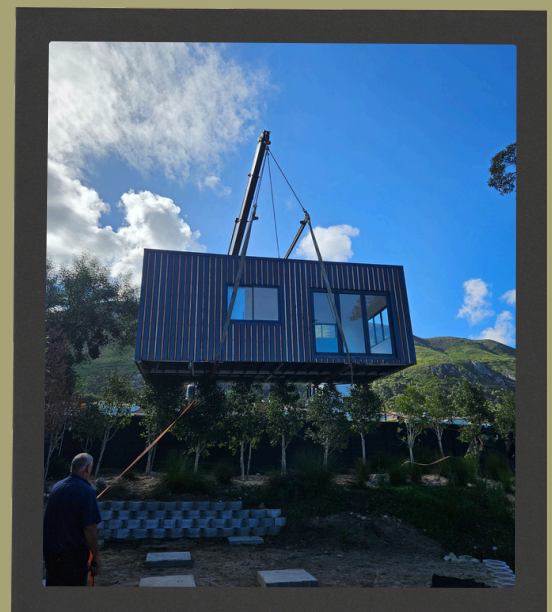
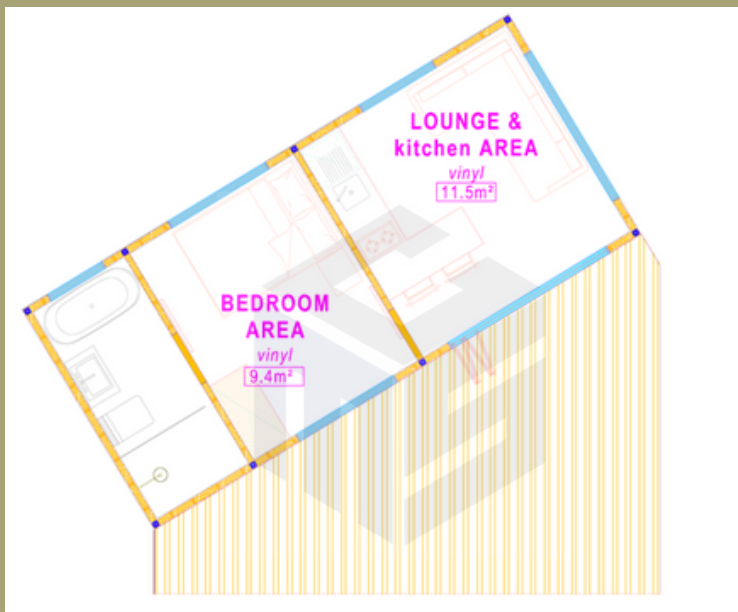
EXCLUSIONS & OPTIONAL EXTRAS

Exclusions

- Architectural fees.
- Structural Engineer fees
- Soil test.
- Council plan submission.
- NHBC registration.
- Site works.
- Foundations or concrete plinths.
- Deck area as per photos.
- Connecting of main services.
- Septic tanks.
- Delivery to site.
- Gas bottles & appliances.

Optional Extras

- Timber deck area.
- Wood fire hot tub.
- Built-in braai.
- Solar.
- Wood burning fire place.
- Air conditioning.
- Water tanks.
- Grey-water harvesting.
- Landscaping.
- Alternative exterior wall cladding.
 - Corrugated metal sheeting.
 - IBR metal sheeting.
 - Natural wood.
 - Composite paneling or planks.



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All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey.