

SPECIFICATIONS AND SCHEDULE OF FINISHES FOR COMMON AREAS

This specification is for work to be done and materials to be used in respect of a residential development to be erected by:

Daniels & Simpson Properties CC Registration Number 1995/052977/23

(Hereinafter referred to as "Contractor")

FOR

(Hereinafter referred to as the "OWNER")

New Residence on Unit no. _____ situated on erf 53, 54 & 55 Kengies the Township of Broadacres

Province; *GAUTENG*

1. **Boundary Walls**

Brick Boundary walls to 2,4m average height from the natural ground level to entire boundary. Foundations built in accordance with Engineers design and instruction.

Private Garden screening walls to be built out of brickwork and or wooden fencing design as per architects specifications

2. **SECURITY**

Electric fencing to entire perimeter

Intercom communication from guardhouse to each individual unit via GSM

24 hour manned guardhouse with Security Guards

3. **COMMON AREAS**

3.1 Driveways

- Concrete/brick avers to architect design

3.2 Parking

- Bays allocated to units will be covered by shade ports.
- Visitors' bays will be open

3.3 Landscaping

- Landscaping to common areas will be done by the developer. Garden units to receive instant lawn

3.4 Clubhouse

- Clubhouse Facility to be built with a function room, covered patio, ablution and pool area for use of the residents

3.5 Lighting

- All common areas will be lit at night. Common Area lights to be on a day/night sensor

4. REFUSE

- Residents will bring their waste refuse to the common refuse area. Pickit up will remove the refuse as per the agreement with the body corporate.

Accepted and agreed to by to by both parties at _____

On this the _____ day of _____ 2019

OWNER

CONTRACTOR

WITNESSES

1. _____
Name

1. _____
Signature

2. _____
Name

2. _____
Signature