

PRICE LIST JUNE 2021

ALL PRICES INCLUDE

PLAN FEES, PROF SIGN BOARD / SHADE CLOTH, LAND SURVEYOR, PLANS, CONNECTIONS, PLATFORM, TAR DRIVEWAY AS PER PLAN, FENCING – POST & RAIL, LANDSCAPING, STARTER GARDEN (INSTANT TURF TO PLATFORM / GROUNDCOVER TO BANKS), SOAKPIT / SEPTIC TANK, EVAPO-TRANSPIRATION, CONTINGENCY, WATER CONNECT 20MM, ELECTRICAL CONNECTION, PROF FEES, NHBRC, COMMISSIONS, STOVE, ALL FINISHES AS PER SCHEDULES, DOUBLE GARAGE AUTOMATED DOOR, HEAT PUMP & INSULATION, ALL REQUIREMENTS SET OUT BY THE SANS REGULATION, VAT

PRICES EXCLUDE : POOLS, ALTERATIONS TO BUILDINGS, EXTRA EARTHWORKS & UPGRADES TO STANDARD SPECIFICATIONS, ATTORNEYS REGISTRATION FEES, BOND COSTS

SAVINGS : NO TRANSFER DUTIES

LEVIES : R 2680 monthly + Once off Stabilisation Fund Levy R 10720 plus once off Security Levy R3,500

BUILDING PRICES (excludes land price)

		<u>Storey</u>	<u>Bed</u>	<u>Bath</u>	<u>Living</u>	<u>Study</u>	<u>Guest Loo</u>	<u>Garage</u>	<u>Total m2</u>
Apalis	R 2,345,000	Single	3	2	1	-	-	2	196,04 m2
Barbet	R 2,475,000	Single	3	2	2	-	-	2	220,87 m2
Coucal	R 2,685,000	Single	4	2	2	-	-	2	244,13 m2
Drongo	R 2,415,000	Double	3	2	1	-	1	2	209,30 m2
Egret	R 2,675,000	Double	3	2	2	1	1	2	243,01 m2
Flycatcher	R 3,745,000	Double	3	2	3	1	1	2	386,60 m2

GARAGE UPGRADES Staff Toilet / Shower / Basin **R 75,000** / Full Staff Quarters **R 150,000**

***** **PLAN VARIATIONS / CUSTOMISED PLANS** Priced on application

LAND PRICES / SPECS

<u>HARDWOOD DRIVE Phase3 North Side</u>		
<u>Site No</u>	<u>m2</u>	<u>Price</u>
2931	not available at present	
2932	2050	R 875,000
2933	3047	R 950,000
<u>HARDWOOD DRIVE Phase 3 East Side</u>		
2937	1984	R 975,000
2938	2075	R 1,025,000
2939	2093	R 1,050,000
2941	2578	R 1,150,000
2942	2543	R 1,150,000

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(All prices are subject to change without notice)