



# Black Olive Estate

## 2<sup>ND</sup> PHASE – BLACK OLIVE // UNITS 13 TO 22

### Changes allowed to change the Standard Plans & Specifications Prices valid until May 2022

#### 1. Kitchen, BIC & Vanity's:

##### Allowed changes for Kitchen, Build in Cupboards and Vanity's:

- Standard Kitchen colours to be two tone. The bottom cupboards to be Sahara and Dark Grey for the top cupboards, grocery and fridge cupboard (same as show unit)
- Kitchen colours can be changed to any of the 3 standard colours (Sahara, Grey of Congo)
- Build in Cupboards and Vanity's to be Congo (same as Show unit). Colour can also be changed to one of the standard colours (Sahara, Grey of Congo)
- Both the single and double units have a Standard option (plan marked A) or an optional extra (plan marked B) to change the cupboards, to go up to the ceiling. These additional cupboards will have a cost of **R8 005.00** (inc vat)

##### No changes allowed on the following items:

- No other colours allowed for the kitchen cupboards, BIC or vanity's.
- Kitchen tops cannot be changed. Tops to be white (as per show unit)
- Additional cupboards that is not part of the contract, can be installed after Occupation.
- No changes allowed to the design of the kitchen, except to extend the kitchen cupboards, as mentioned above.
- No changes allowed to the design of the Build in cupboards or vanity's.

## 2. Stove:

- Supply and install gas connection without gas bottles R5 870.00 (inc vat)
- Additional piping for over 3m R1 012.00 (inc vat)
- Supply and install of gas cages R3 190.00 (inc vat)
- Increase P C Amount to accommodate gas stove R3 000.00 (inc vat)

## 3. General:

### No changes allowed on the following items:

- Ceilings and cornices.
- Internal and external plasterwork can't be changed. Only scratch finish is allowed for plastered areas.
- Staircase – Dark grey colour I-beams with Meranti wooden steps.
- Internal paint - Option of only 3 colours to choose from. Any other colours can be painted by Owner, after Occupation has taken place.
- Internal or external doors, handles or locks
- Wooden flooring or skirting's
- Toilet accessories and mirrors
- Balustrades or side gates

## 4. Garage:

- Optional extra - Supply and install of garage door motor R 5 847.75 (inc vat)
- Optional extra - Supply and install roll up door at Single Units only –  
Price difference between door and brickwork R3 700.00 (inc vat)
- Option extra - Supply and install 3m x 3m Paving at the back of the roll up door R4 421.75 (inc vat)
- Option extra – Add window in garage (PT99) R1 880.00 (inc vat)

## 5. Security Doors:

Two options is available as optional extras:

- **Option 1** - Supply and install of security gate at front or kitchen door R3 850.00 each (inc vat)
- **Option 2** – Supply and install of security gate at the front of the porch R4 724.50 (inc vat)

## 6. Tiles & Tilling:

### Allowed changes for tiles:

- All wall and floor tiles to be the standard Grey tile chosen (District 9). No tiles can be supplied by client directly.
- The standard pattern wall tiles for the bathrooms and kitchen is as follow:
  1. Main and 2<sup>nd</sup> bathroom: walls to be tiled with the Blue/Grey Deco tile, combined with the Standard District 9 Grey tile
  2. Kitchen: walls to be tiled with the District Vogue tile, combined with the Standard District 9 Grey tile.
- Other options is available on the wall tiles for the bathrooms and kitchen:
  1. Instead of tiling the main and second bathroom walls with the Blue/Grey Deco tile, it can be replaced with a mosaic border, combined with the Standard Grey tile (see sample boards)
  2. Or the Kitchen wall tiles (District Vogue) can be used in the bathrooms as well, instead of the Blue/Grey Deco tile.
  3. In the Kitchen the Blue/Grey Deco tile can also be used or the mosaic border, instead of the Standard District Vogue tile.

### No changes allowed on the following items:

- No additional tiles can be chosen for any wall or floor areas. The standard has to be used throughout the house.
- No additional mosaics or pattern tile can be chosen, as well as supplied by client
- No changes for different edge strips or grout colour

## 7. Windows:

- Sliding doors at patio can be changed to stacking or folding doors. Price will be given on request.
- No sandblasting allowed or tinted glass. This can be done after occupation
- Sliding door and wall to be moved out to make the Lounge bigger and the patio smaller. (Only at Single Unit)

## **8. Electrical & Light fittings:**

- Not allowed to change or supply own Light fittings
- Can discuss the possibility of down lights (quote can be done on request)

## **9. Plumbing / Sanitary ware:**

### **Double Units:**

#### **Main bathroom:**

- Corner shower can be changed to a 1.2m straight walk in shower – no additional costs
- No taps, toilet or basins can be changed
- Bath to be 1800 x 800. Cannot be changed to corner, due to space in the bathroom

#### **2nd bathroom:**

- Bath / shower combo can be change to either a corner shower, with no bath
- or a bath with no shower at no additional costs
- No taps, toilet or basins can be changed
- Bath to be 1800 x 800

### **Single Units:**

#### **Main bathroom:**

- Curved shower screen can be changed to a straight shower screen
- Curved walk in shower can be changed to a 1800 x 800 bath – no additional costs
- No taps, toilet or basins can be changed

#### **2nd bathroom:**

- Bath / shower combo can be change to either a corner shower, with no bath
- or a bath with no shower at no additional costs
- No taps, toilet or basins can be changed