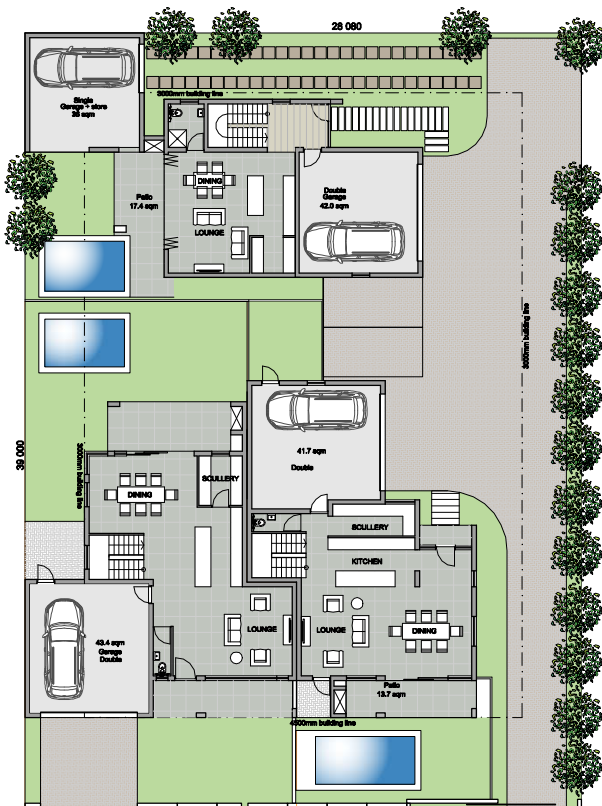


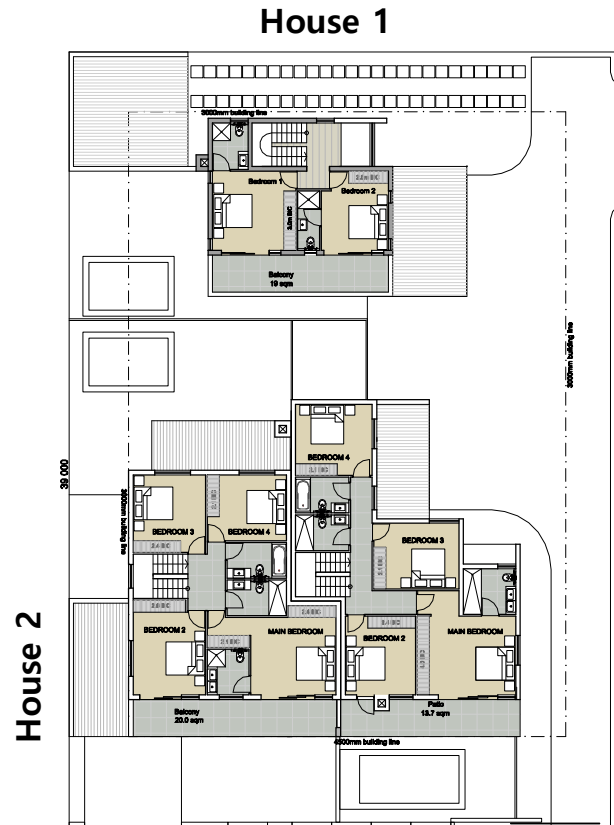
ANNEXURE A

DRAWINGS, ELEVATION AND BUILDING FLOOR PLAN

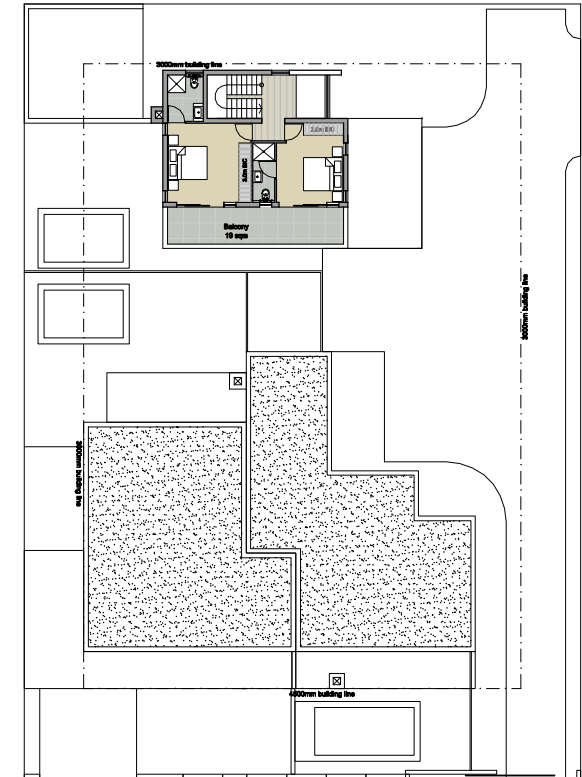
STIRLING PLACE



FIRST STOREY



SECOND STOREY



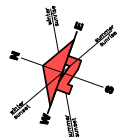
THIRD STOREY

SITE DEVELOPMENT PLAN scale - NTS

Stirling Place
43 Strathblane Way, ERF 2615
MELKBOSSTRAND

Plans

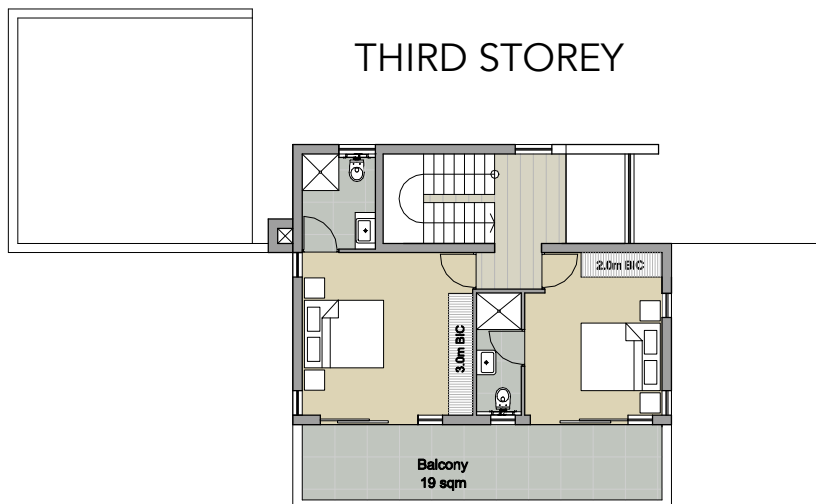
Project no. AX.23.003
Drawing no. 1001 - SDP
Revision 0
Date 26 Sept 2023



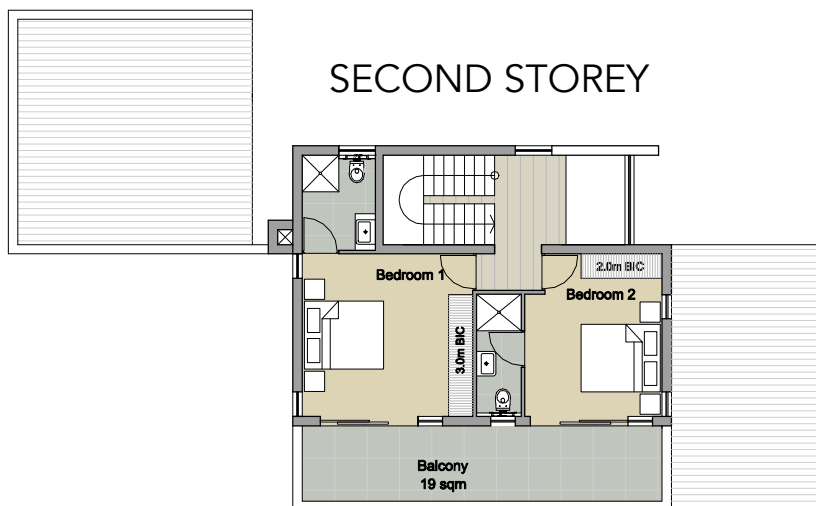
AXION
ARCHITECTS
TEL: 021 844 8870 50 HALLA ROAD, BERTHOOD PARK, MELVILLE 7001
E-MAIL: info@axion.co.za

typical plan layout:
 * Unit types vary to
 optimise views and
 outdoor links based on
 location of unit on site.
 * Unit sizes vary.

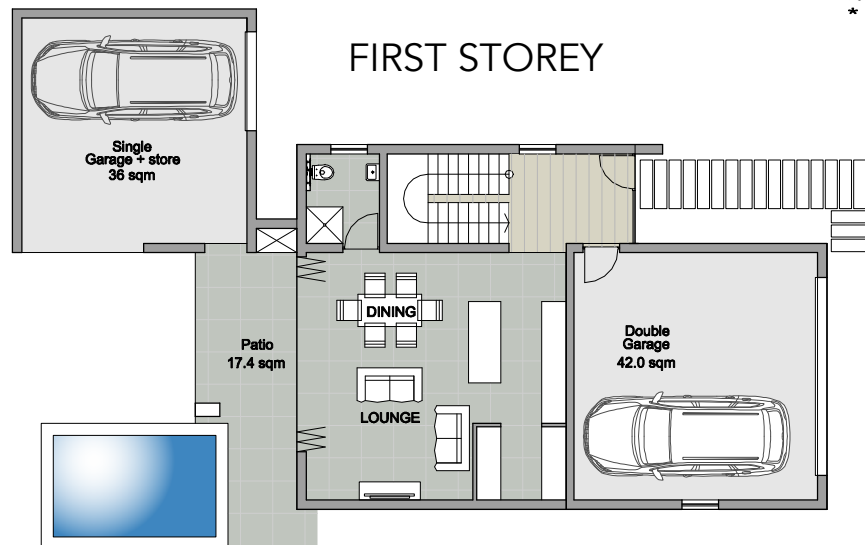
THIRD STOREY



SECOND STOREY



FIRST STOREY



HOUSE 1	313.7 sqm
4 Bedroom, D/G	
Ground	159.1 sqm
- House	63.7 sqm
- Garage	36 sqm + 42 sqm
- Braai Patio	17.4 sqm
First	77.3 sqm
- House	57.9 sqm
- Balcony	19.4 sqm
Second	77.3 sqm
- House	57.9 sqm
- Balcony	19.4 sqm

257.5 sqm excl. balconies and braai stoep

* (House 1A - Primary Design)



SITE DEVELOPMENT PLAN

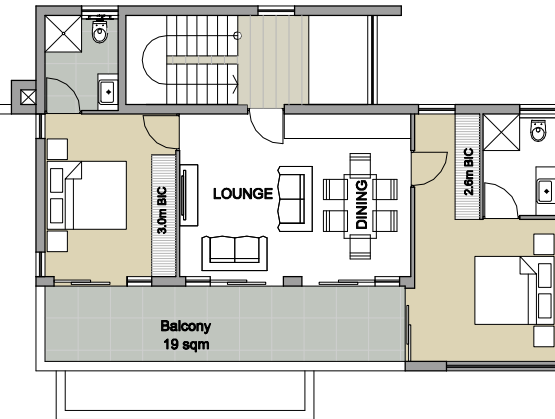
Stirling Place
 43 Strathblane Way, ERF 2615
 MELKBOSSTRAND

Plans

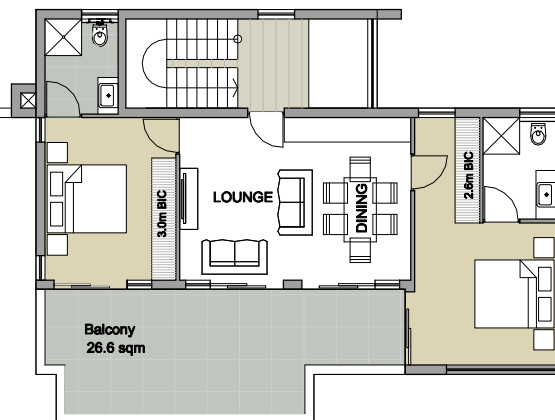
Project no. AX.23.003
 Drawing no. 1002 - SDP
 Revision 0
 Date 26 Sept 2023

AXION
 ARCHITECTS
 TEL: 021 844 8100 10 HILLIA ROAD, BERTON
 FAX: 021 844 8101 BERTON PARK
 info@axion.co.za BERTON PARK

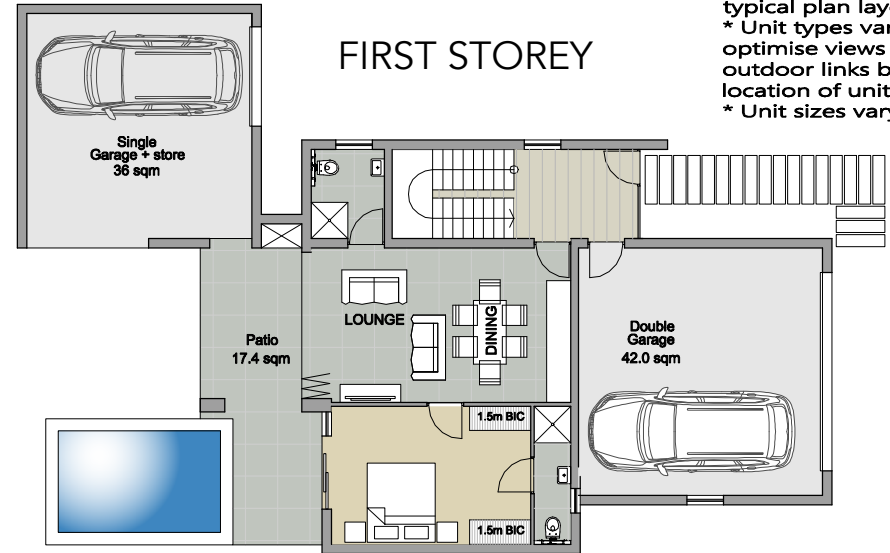
THIRD STOREY



SECOND STOREY



FIRST STOREY



typical plan layout:
 * Unit types vary to optimise views and outdoor links based on location of unit on site.
 * Unit sizes vary.

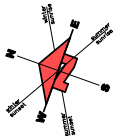
HOUSE 1 384.8 sqm
 4 Bedroom, D/G
 Ground 165.6 sqm
 - House 70.2 sqm
 - Garage 36 sqm + 42 sqm
 - Braai Patio 17.4 sqm

First 113.4 sqm
 - House 86.8 sqm
 - Balcony 26.6 sqm

Second 105.8 sqm
 - House 86.8 sqm
 - Balcony 19.0 sqm

264.7 sqm excl. balconies and braai stoep

* (House 1B - Alternate Design)



SITE DEVELOPMENT PLAN

Stirling Place
 43 Strathblane Way, ERF 2615
 MELKBOSSTRAND

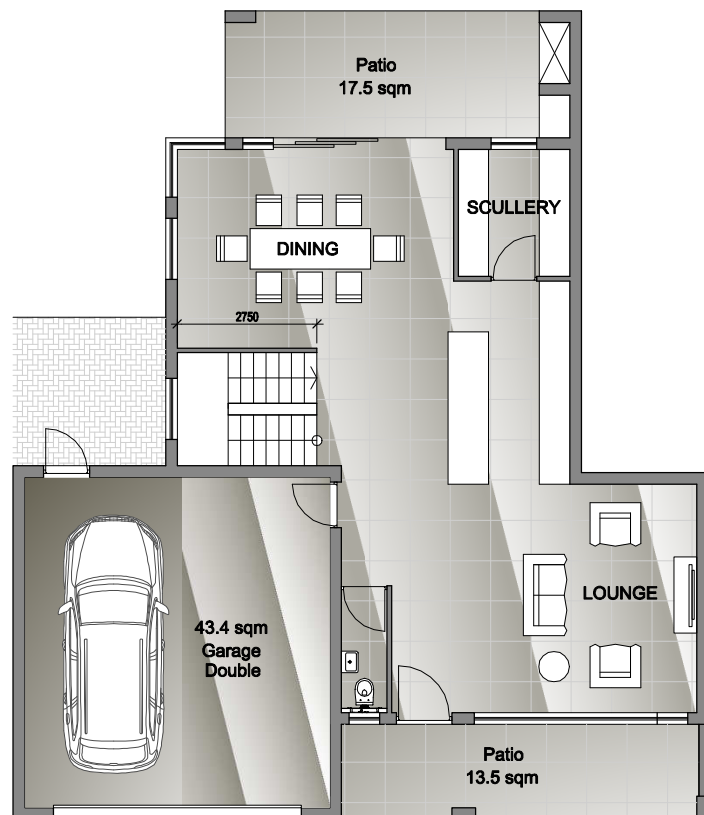
Plans

Project no. AX.23.003
 Drawing no. 1003 - SDP
 Revision 0
 Date 26 Sept 2023

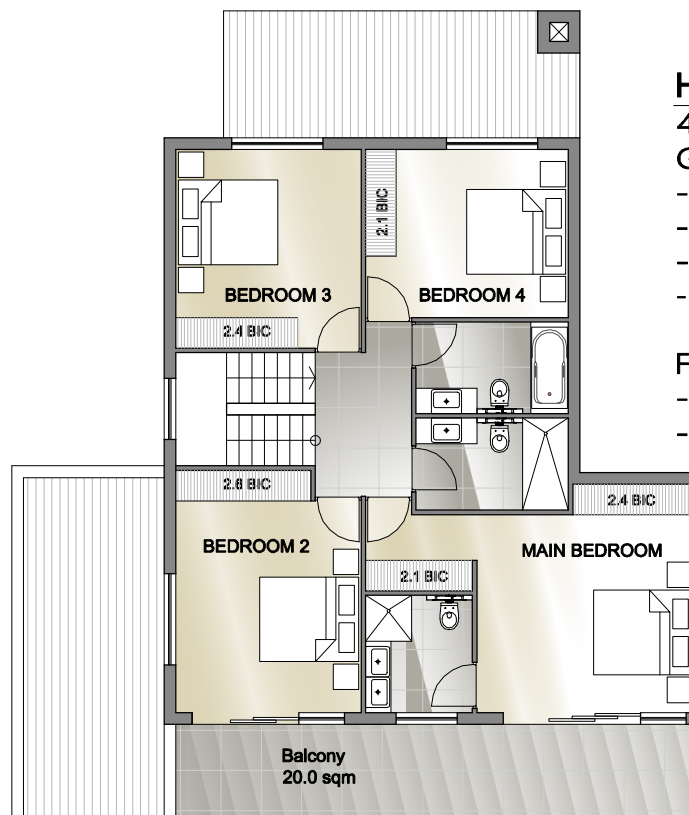
AXION
 ARCHITECTS
 TEL: 021 844 8800 10 HILLA RICHARDS STREET
 FAX: 021 844 8801 10 HILLA RICHARDS STREET
 WWW.AXIONARCHITECTS.CO.za

typical plan layout:
 * Unit types vary to
 optimise views and
 outdoor links based on
 location of unit on site.
 * Unit sizes vary.

FIRST STOREY



SECOND STOREY



HOUSE 2 292.2 sqm

4 Bedroom, D/G

Ground	165.2 sqm
- House	89.3 sqm
- Garage	44.9 sqm
- Braai Patio	17.5 sqm
- Patio	13.5 sqm

First	127.0 sqm
- House	107.0 sqm
- Balcony	20.0 sqm

SITE DEVELOPMENT PLAN

Stirling Place
 43 Strathblane Way, ERF 2615
 MELKBOSSSTRAND

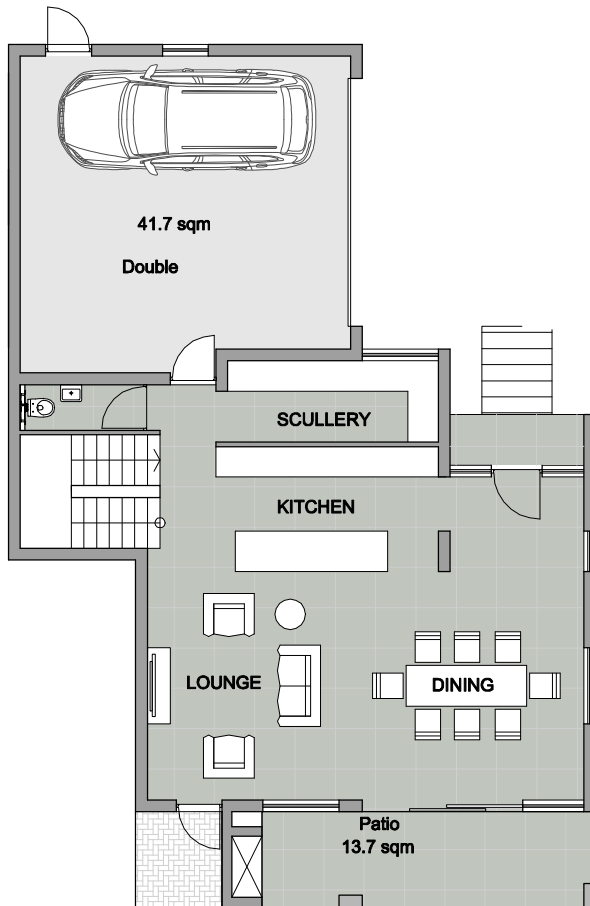
Plans

Project no. AX.23.003
 Drawing no. 1004 - SDP
 Revision 0
 Date 26 Sept 2023

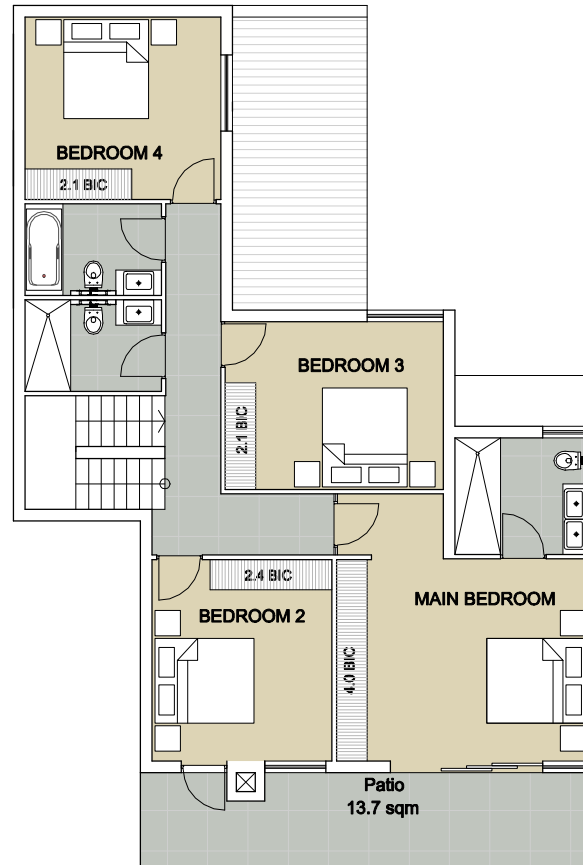


AXION
 ARCHITECTS
 TEL: 021 844 8800 10 HILLA HILL STREET
 FAX: 021 844 8801 10 HILLA HILL STREET
 WWW.AXIONARCHITECTS.CO ZA MELBOURNE, VIC 3000

FIRST STOREY



SECOND STOREY



typical plan layout:
* Unit types vary to
optimise views and
outdoor links based on
location of unit on site.
* Unit sizes vary.

HOUSE 3 280.1 sqm

4 Bedroom, D/G

Ground 151.1 sqm

- House 82.6 sqm
- Garage 45.4 sqm
- Braai Patio 20.3 sqm
- Patio 2.8 sqm

First 129.0 sqm

- House 112.1 sqm
- Balcony 16.9 sqm

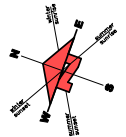
SITE DEVELOPMENT PLAN

Stirling Place

43 Strathblane Way, ERF 2615
MELKBOSSTRAND

Plans

Project no. AX.23.003
Drawing no. 1005 - SDP
Revision 0
Date 26 Sept 2023



AXION
ARCHITECTS
TEL: 021 844 8870 10 HILLIA ROAD, BERTON
FAX: 021 844 8871 BERTON PARK
WWW.AXIONARCHITECTS.CO.za

ANNEXURE B - STRATHBLANE - SPECIFICATION AND FINISHES

GENERAL

- The building shall be constructed in accordance with the approved building plans and in compliance with National Building Regulations.
- Materials and finishes shall be selected from the developer's standard range.
- All specified finishes, fittings and appliances are provided subject to availability, if not available it can be replaced by similar quality fixture as per Developer's choice.

BUILDING STRUCTURE

- Walls to be constructed with bricks.
- External walls shall be cavity walls tied together with 'butterfly' wall ties.
- Foundations to be concrete strip foundations. Steel reinforcing if required by Engineer.
- Concrete surface bed.
- Reinforced concrete suspended slabs.
- Unplaster clay brick feature panel if selected.

ROOF

- All roofs as per plan.
- Main roof and low-pitched roofs covering to be Wide deck IBR sheeting or any other similar material/make. Colour: Charcoal.
- fascia's and barge boards will be Nu Tek, painted to Developer's colour of choice.
- Seamless aluminum gutters (charcoal colour) with aluminum downpipes.

CEILINGS

- Concrete soffits to be poly skimmed and painted.
- Skimmed gypsum board ceilings elsewhere (habitable rooms – excludes garage).
- Cornice to developer's standard range.
- 700 x 700mm ceiling trap door.

WINDOWS

- Window frames to be aluminum. Colour: Charcoal
- Windowsills to be plastered.
- Single clear window glass generally, safety glazing where required – all to SANS codes.
- Frosted glass to bathroom windows.

DOORS – *(not all are applicable to each unit)*

- Interior Doors: painted Molded Doors.
- Interior Door Frames: painted timber
- External Front door: aluminium (charcoal colour)
- External Kitchen door: aluminium (charcoal colour)
- Garage door (Main): sectional overhead type, including automatic overhead door opener.
- Garage door (Rear): aluminium (charcoal colour)
- Garage door (Internal): ½ hour fire door
- Aluminum sliding doors as per plan, colour charcoal
- Three lever Chrome locks at all external doors as per Developer choice.
- Two lever Chrome locks on all internal doors as per Developer choice.

PAINTING

- External timber doors and timberwork to be varnished.
- All internal walls – washable PVA.
- All internal doors, frames and skirtings to be painted.
- External paint color – to Developer's choice.
- Internal paint colour – to Developer's choice.
- Unplastered feature wall/s to be sealed.

PLUMBING

- 1x dish washer point
- 1 x washing machine point. (In Garage)
- Double bowl stainless steel kitchen sink
- White designer bath acrylic type.
- White wall hung cabinet and basin as per Developer's selection.
- Close couple WC system.
- 2 x150 liters geyser, 400KPA including solar panel and geyser-wise control system.
- Taps and mixers as per Developer's choice.
- Shower doors as per Developer choice.
- Two external taps provided for.

PLASTER

- Interior: Smooth plastered
- External: One coat plaster
- Garage to be bagged and painted white.

FLOOR COVERING

- Floor tiles internally as per Developer selection provided throughout.
- Bedroom floors to be laminated flooring as per Developers choice.
- 96mm WSK5 SA Pine skirting boards, painted. (Not in bathrooms and kitchen).
- Covered patios / balcony tiles to be as per Developer's choice.

WALL TILES AND KITCHEN TOPS

- Bathrooms: Tiles In shower to ceiling high and feature
- Kitchen: Tile splash back at sink and Engineered stone or any other similar type of top
- All wall tiles and tops as per Developer selection provided.

CUPBOARDS

- Kitchen cupboards to ceiling on 1 wall as per plans: Chipboard melamine as per Developers selection provided.
- Bedrooms cupboards to ceilings as per plans: Chipboard melamine white with impact edges as per Developers design.

ELECTRICAL AND GAS

- Build in oven, 4 burner gas hob and extractor fan as per Developers choice.
- All lights, fittings and positioning as per Developer choice (down lighters to be LED and other bulbs to be Energy Savers).
- 2 x Pendulum type light fittings above server counter in Kitchen where possible.
- LED 5ft light fittings in kitchen and scarily as per Developer choice.
- Outside wall mounted lights.
- Ceiling lights in living and dining area as per Developer choice.
- One pendulum on stairs landing as per Developers choice.
- All other rooms have centrally mounted lights and down lighters in bedrooms with gypsum ceilings.
- Plugs to all appliances.
- Plug in garage roof space for automatic door opener.
- Main Bedroom: 3 x plugs.
- Other Bedrooms: 2 x plugs.
- Landing area up stairs: 1 x plug & fiber point.
- Living Area: 3 x plugs, 1 x TV point, 1 x fiber point.
- Kitchen: 3 x plugs above counter.
- Garage : 1 x plug.
- Covered patio: 1 x Waterproof plug.
- Braai: 1 x light point

BOUNDARY & SCREEN WALLS

- As required brick walls and concrete panels.
- All walls/palisades 1.8m high
- Garden and yard gates as per plan and as per Developers design.

PAVING

- As per plan.
- Cement pavers, colour as per Developers choice.

LAWN / LANDSCAPING

- Open space and road reserve by developer.
- Instant lawn on each erf in yard and in front of house
- Certain trees are to be protected.

GENERAL

Included:

- House number
- Insulation in roof space
- Electricity and water connection fees
- NHBRC registration fees
- All professional fees except where for extras requested by buyer.
- All council application fees.
- Bathroom mirrors, toilet roll holders, soap dishes, towel rails, etc.

Excluded Popular Optional extras:

- 1 x Supply and fit 24000BTU J-Smart with Wi-Fi air con.
- 1 x Supply and fit 18000BTU J-Smart with Wi-Fi air con.
- 2 x Power points for Air cons with isolator switch.
- Supply and install safety gate at front door.
- Supply and install fold away washing line.
- Upgrade braai to 1.2m Jet master type braai.
- Supply and install 3m palace sliding door.
- Supply and install 3m Vista fold stacker door.

Other optional extras include but not limited to:

- Glass Balustrades
- Full kitchen wall subway tile splashback
- Swimming Pool / Splash Pool
- Upgrade kitchen or bedroom cupboard
- Upgrade floor covering and/or wall tiles
- Upgrade appliances
- Upgrade fixtures and fittings
- Exposed brick feature walls (no additional cost)
- Additional landscaping / plants
- Paving/Tiling in uncovered garden areas

ANNEXURE C

STIRLING PLACE

LIST OF PRELIMINARY PARTICIPATION QUOTAS

Each of the three Owners in Stirling Place shall hold an equal participation quota of 1/3 (One-Third)

House	Participation Quota
House 1:	1/3 (33.3%)
House 2:	1/3 (33.3%)
House 3:	1/3 (33.3%)

Annexure D

ANNEXURE D - FICA REQUIREMENTS

Requirements if PERSON:

1. copy of photo page of Identity Document or Passport;
2. copy of SARS document bearing your relevant income tax number. Please be advised that the South African Revenue Services (SARS) will not process this transaction without your income tax number. If you are not a registered South African taxpayer, **we are required to register you and will assist you to complete the application.** .
3. copy of utility bill less than 2 months old reflecting your residential address (not postal), ie. bank statement, municipal rates and taxes invoices, telkom account, recent official SARS document, VAT registration certificate;
4. If married in community of property, a photocopy of your spouse's Identity Book;
5. If married, a copy of your marriage certificate;
6. If married out of community of property, a copy of your Antenuptial Contract;
7. If divorced, a copy of your Final Order of Divorce;
8. **What purpose you intend to use the property for [i.e. primary residence, rental, investment etc].**
9. **Your future address.**

Annexure D

Requirements if **[PROPRIETARY] LIMITED**

1. Resolution signed by all Directors authorizing the Company to purchase the property;
2. Conversion Certificate; (from a CC to a Company – If applicable)
3. Certificate of Incorporation (CM1);
4. Certificate to Commence Business;
5. Memorandum and Articles of Association;
6. Notice of Registered Office and Postal address (CM22);
7. Notice of Directors (CM27);
8. Copy of a Utility Bill less than 2 months old reflecting full name of the Company and address (not postal), ie. bank statement, municipal rates and taxes invoices, telkom account, recent official SARS document on letterhead, VAT registration certificate;
9. Copy of document issued by SARS bearing the relevant income tax and VAT
10. registration number (if applicable) and the name of the Company;
11. Full contact details of the Auditors of the Company;
12. For all Directors, please let us have the following:-
 - copy of photopage of Identity Document or Passport;
 - copy of utility bill less than 2 months old reflecting the Directors residential address (not postal), ie. bank statement, municipal rates and taxes invoices, telkom account or a recent official SARS documentation on a letterhead
- 13. What purpose you intend to use the property for [i.e. primary residence, rental, investment etc].**
- 14. Your future address.**

Annexure D

Requirements if **CLOSE CORPORATION**

Resolution signed by **all** Directors authorizing the Company to purchase the property;

1. Resolution signed by **all** Members authorizing the Close Corporation to purchase the property;
2. The full name/s of the person/ signing the documents on behalf of the Close Corporation
3. Copy of the Founding Statement (Form CK1) and Certificate of Incorporation of the Close Corporation;
4. Copy of the Amended Founding Statement (Form CK2), if applicable;
5. Copy of a Utility Bill less than 2 months old reflecting full name of the Close Corporation and address (not postal), ie. bank statement, municipal rates and taxes invoices, telkom account, recent official SARS document on letterhead, VAT registration

certificate;

6. Copy of document issued by SARS bearing the relevant income tax and VAT

registration number and the name of the business concerned;

7. For all Members, please let us have the following:-
 - • copy of photopage of Identity Document or Passport;
 - • copy of utility bill less than 2 months old reflecting the Directors residential address (not postal), ie. bank statement, municipal rates and taxes invoices, telkom account or a recent official SARS documentation on a letterhead.
8. **What purpose you intend to use the property for [i.e. primary residence, rental, investment etc].**
9. **Your future address.**

Annexure D

Requirements if **TRUST**

FICA Resolution signed by **all** Trustees authorizing the Company to purchase the property;

1. The full name/s of the person/s signing the documents on behalf of the Trust.
2. Copy of the Letter of Authority of the Trust.
3. Copy of the Trust Deed
4. Income Tax registration number of the Trust
5. Copy of utility bill less than 2 months old reflecting the residential address of the Trust (not postal), ie. bank statement, municipal rates and taxes invoices, telkom account, recent official SARS document.
6. For all Trustees, please let us have the following:-
 1. copy of photopage of Identity Document or Passport;
 2. copy of utility bill less than 2 months old reflecting the Trustee's residential address (not postal), ie. bank statement, municipal rates and taxes invoices, telkom account, recent official SARS documentation letterhead, VAT registration certificate;
7. **What purpose you intend to use the property for [i.e. primary residence, rental, investment etc].**
8. **Your future address.**

ANNEXURE E

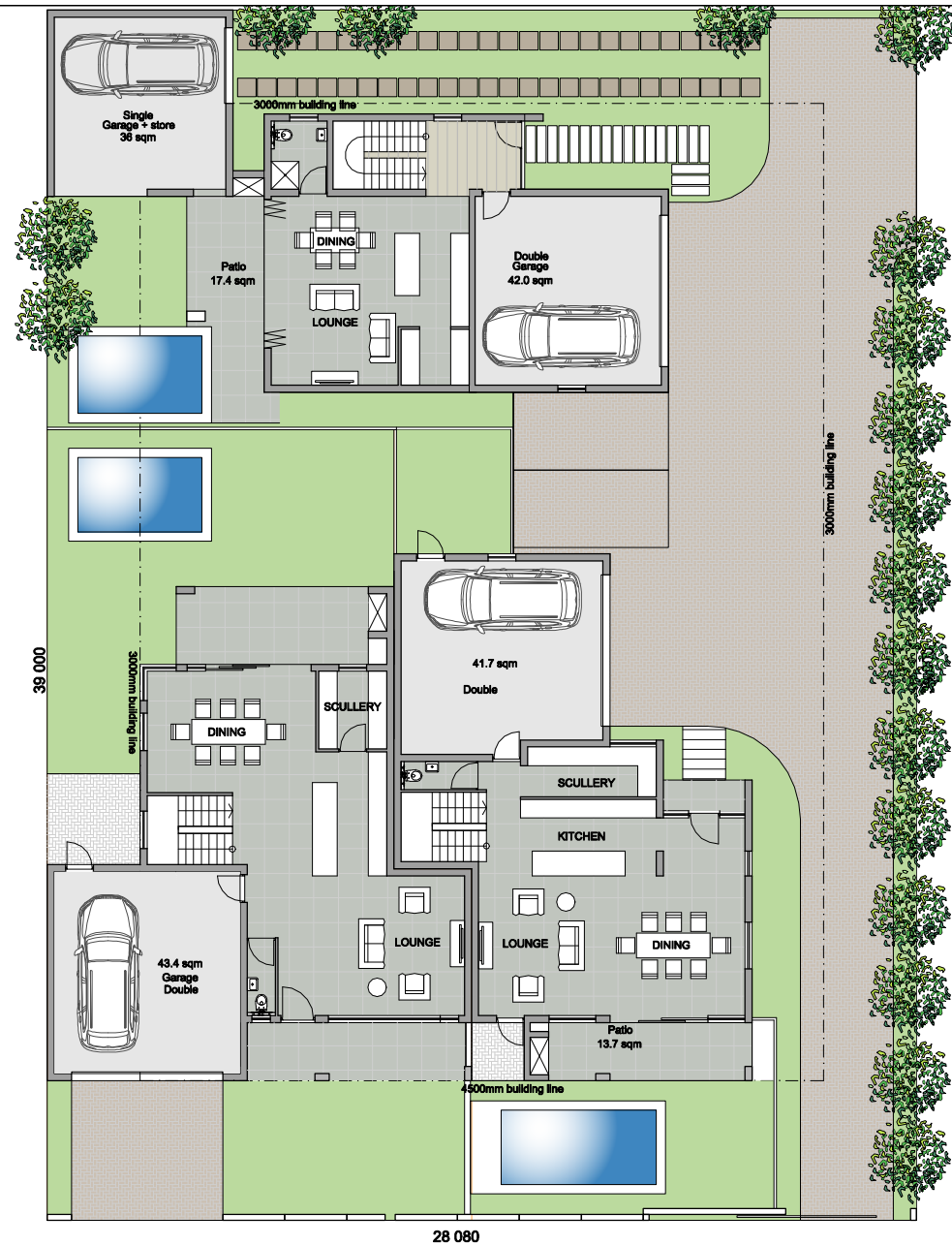
SDP (Provisional)

STIRLING PLACE



SITE DEVELOPMENT PLAN scale - NTS

Stirling Place
43 Strathblane Way, ERF 2615
MELKBOSSTRAND



Project no. AX.23.003
Drawing no. 1000 - SDP
Revision 0
Date 26 Sept 2023

AXION ARCHITECTS
TEL: 021 944 8018
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info@axion.co.za
11 MILLA ROAD STREET
ROOIBOS PARK
MIDVALE 1601



Stirling Place
43 Strathblane Way, ERF 2615
MELKBOSSTRAND

Project no.	AX.23.003
Drawing no.	1001 - SDP
Revision	0
Date	26 Sept 2023

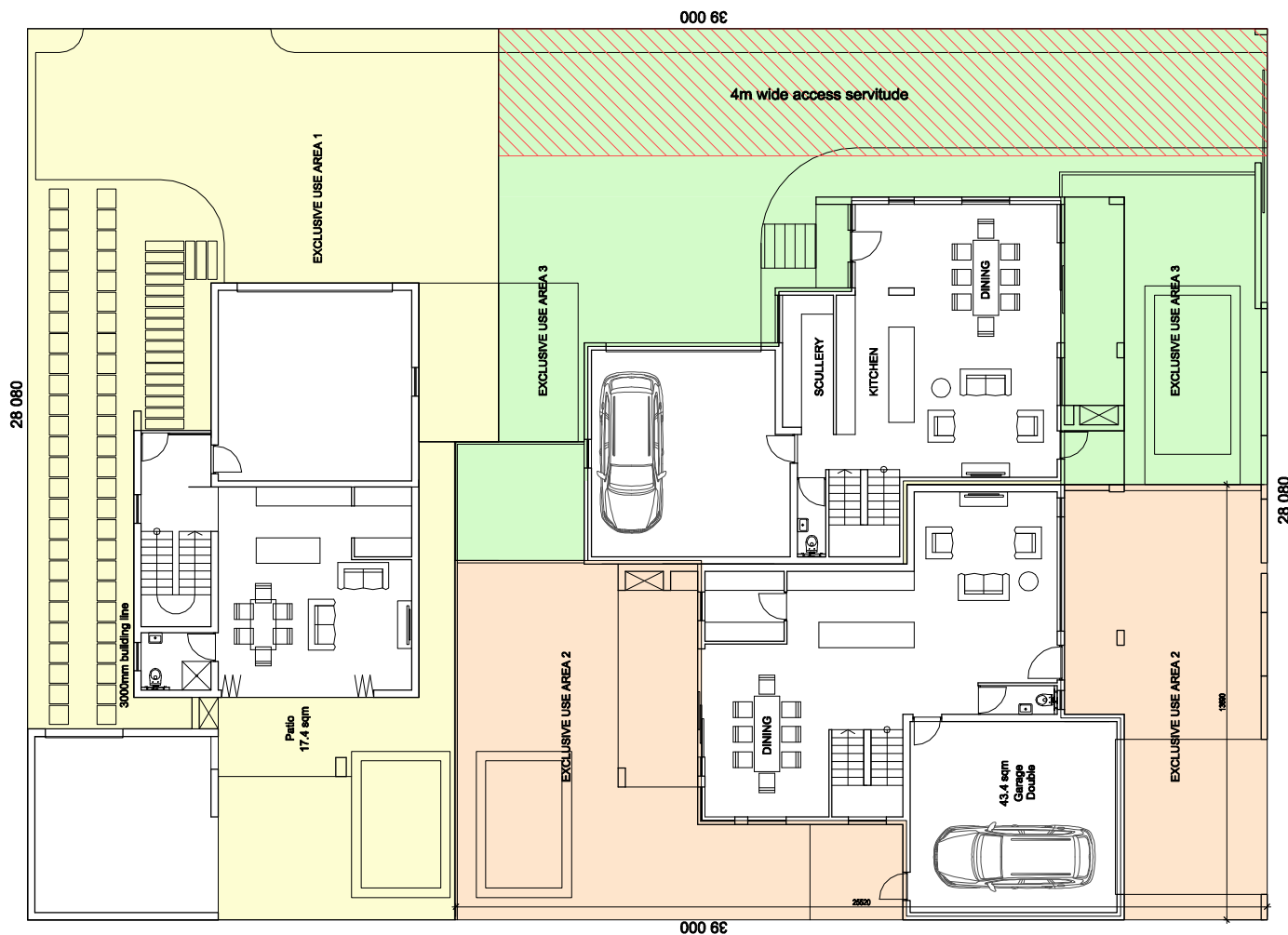


**AXION
ARCHITECTS**

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FAX: 021 814 3237
info@axionarch.co.uk

10 BELLA ROSA STREET
POWDER MILL
BIRMINGHAM B15 1JG

typical plan layout:
 * Unit types vary to
 optimise views and
 outdoor links based on
 location of unit on site.
 * Unit sizes vary.



SECTIONAL TITLE DIAGRAM

Stirling Place

43 Strathblane Way, ERF 2615
 MELKBOSSTRAND

Project no. AX.23.003
 Drawing no. 1006 - SDP
 Revision 0
 Date 26 Sept 2023



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 info@axion.co.za
 11 MILLA INDIA STREET
 RICHMOND PARK
 JOLLYVILLE TOWN

ANNEXURE F

ESTIMATED BUDGET AND LEVIES

Stirling Place Body Corporate Proposed/Estimated Budget:
R 3 000

Monthly Levies	
Bank Cost	R 240
Insurance	R 1 125
Refuse removal	R 543
Electricity	R 250
Fixed water charge	R 292
Reserve for maintenance on boundary wall	R 550
Total Monthly Expenses/Levies	R 3 000

Proposed/Estimated Levy per House	
House 1	R 1 000
House 2	R 1 000
House 3	R 1 000
Total	R 3 000

ANNEXURE G

STIRLING PLACE

UPGRADE TO SPECIFICATIONS AND ADDITIONAL COSTS

House number:

House Type: (n/a unless House 1)

Purchaser:

BY THE SELLER

At _____ on the ____ day of _____ 20__

AS WITNESS:

1. _____

2. _____

SELLER

BY THE PURCHASER

At _____ on the ____ day of _____ 20__

AS WITNESS:

1. _____

2. _____

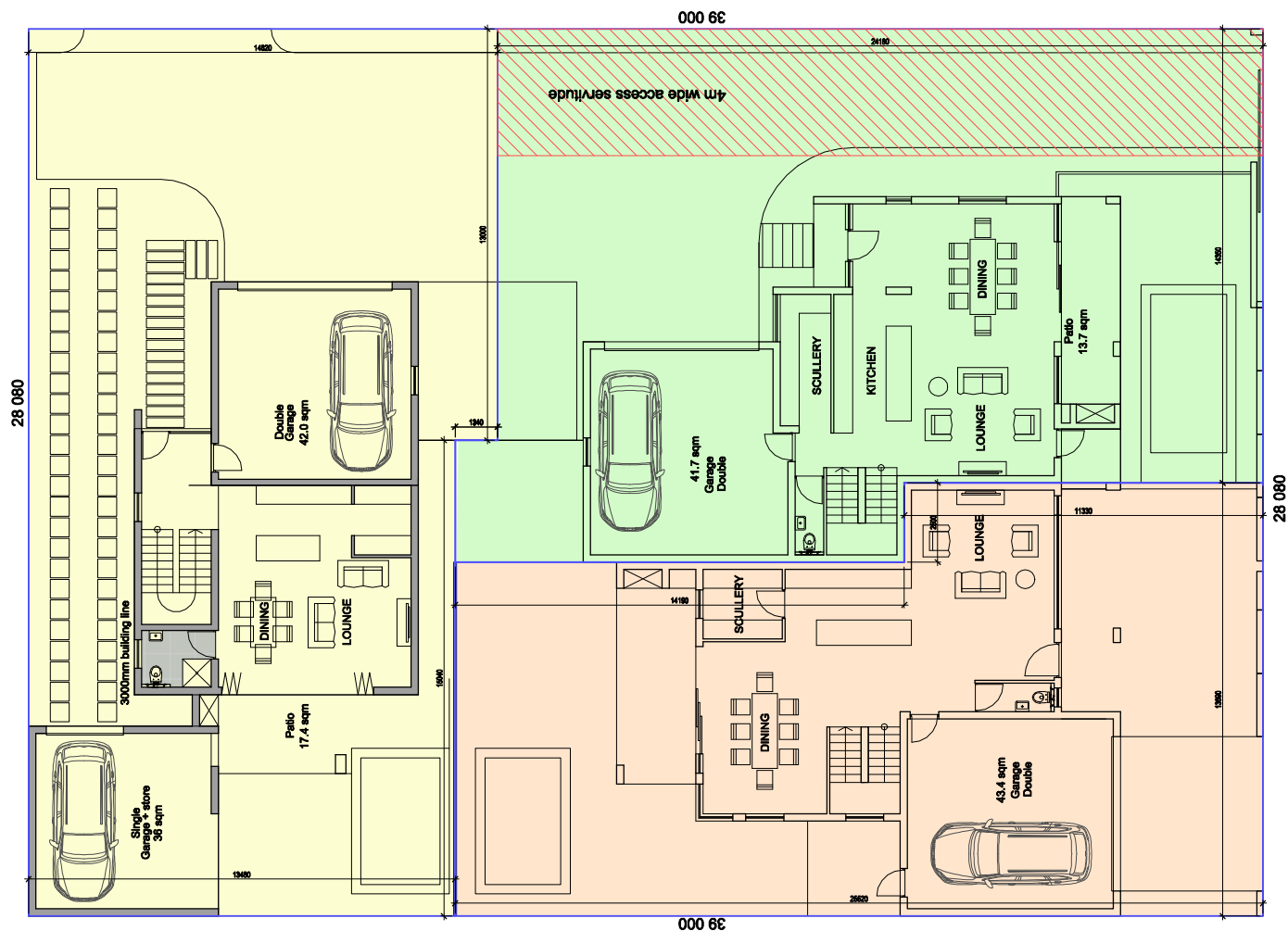
PURCHASER

ANNEXURE H

PROPOSED SUBDIVISIONAL PLAN

STIRLING PLACE

typical plan layout:
 * Unit types vary to
 optimise views and
 outdoor links based on
 location of unit on site.
 * Unit sizes vary.



SUBDIVISION DIAGRAM

Stirling Place
 43 Strathblane Way, ERF 2615
 MELKBOSSTRAND

Project no. AX.23.003
 Drawing no. 1007 - SDP
 Revision 0
 Date 26 Sept 2023



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 info@axion.co.za
 11 MILLA INDIA STREET
 RICHMOND PARK
 JOLIFHLE TOWN

ANNEXURE I

STIRLING PLACE

Acknowledgement of Receipt

1. Architectural Guidelines

Signature

2. Conduct Rules

Signature

3. Management Rules

Signature

DATE