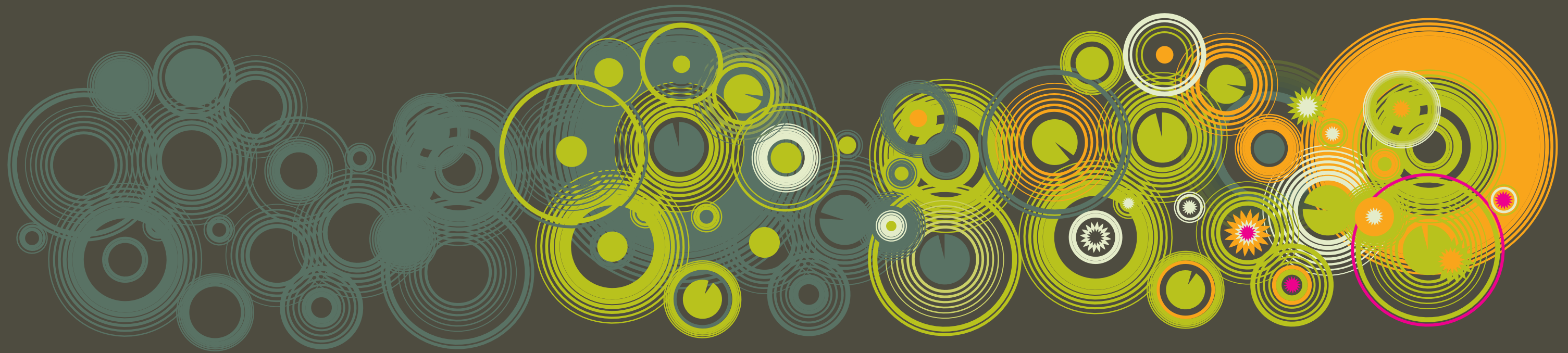




01
02
03

technical specification -
heritage house, progress
house, and prospect house
354 rivonia boulevard, rivonia.



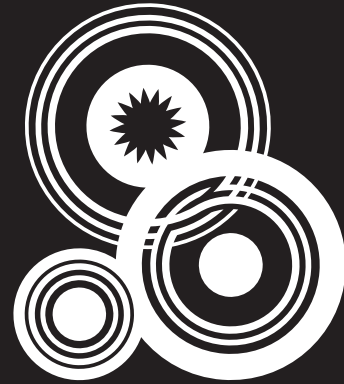
L I L L I P A R K

Lillipark is an exciting development in two distinctive ways.

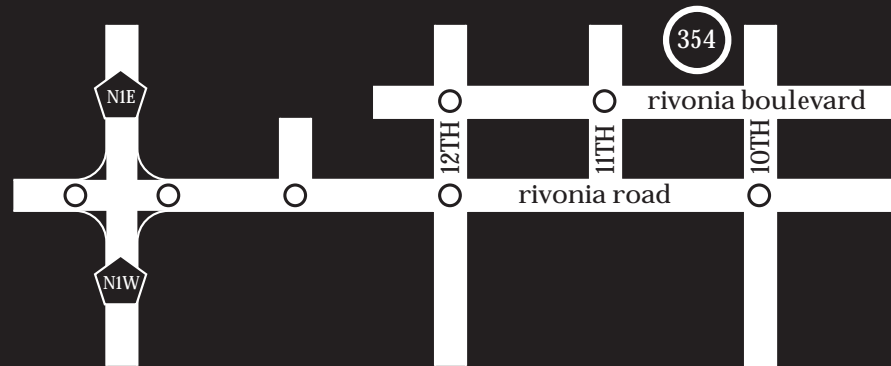
One, it looks forward in time (after looking back in time) with enormous hope and vision.

And two, it sets out to make time itself tangible and manifest through an inspired architectural vision.

This prestigious sectional title office park development is situated in the heart of Rivonia, one of fastest growing and most sought after office nodes in Gauteng, with access to major arterial highways in a North-South and East-West orientation.



354 rivonia boulevard, rivonia.



LILLIPARK SECTIONAL TITLE PRICE LIST

	FLOOR	UNIT No.	UNIT AREA M ²	BALCONY AREA M ²	BASEMENT PARKING (PROPOSED)	EXTERNAL PARKING (PROPOSED)	SELLING PRICE (UNIT & BALCONY) Excl VAT.
HERITAGE HOUSE	GROUND FLOOR	A-101	195.4	8.3	2	6	2,272,000
		A-102	239.6	8.3	2	8	2,780,300
		A-103	223.5	8.3	2	7	2,595,150
	FIRST FLOOR	A-201	195.4	8.3	2	6	2,272,000
		A-202	239.6	8.3	2	8	2,780,300
		A-203	226.9	8.3	2	8	2,634,250
	SECOND FLOOR	A-301	195.4	8.3	2	6	2,272,000
		A-302	239.6	8.3	2	8	2,780,300
		A-303	226.9	8.3	2	8	2,634,250

BASEMENT PARKING BAYS R 58,000.00 Per Bay (Excl VAT)

EXTERNAL PARKING BAYS R 18,000.00 Per Bay (Excl VAT)

	FLOOR	UNIT No.	UNIT AREA M ²	BALCONY AREA M ²	BASEMENT PARKING (PROPOSED)	EXTERNAL PARKING (PROPOSED)	SELLING PRICE (UNIT & BALCONY) Excl VAT.
PROGRESS HOUSE	GROUND FLOOR	B-101	188.6	14.2	2	6	2,211,500
		B-102	185.8	15.0	2	5	2,181,700
		B-103	185.8	15.0	2	5	2,181,700
		B-104	188.6	15.3	2	6	2,214,800
	FIRST FLOOR	B-201	188.6	14.2	2	6	2,211,500
		B-202	185.8	15.0	2	5	2,181,700
		B-203	185.8	15.0	2	5	2,181,700
		B-204	188.6	15.3	2	6	2,214,800
	SECOND FLOOR	B-301	188.6	11.6	2	6	2,203,700
		B-302	185.8	15.0	2	5	2,181,700
		B-303	185.8	15.0	2	5	2,181,700
		B-304	188.6	14.2	2	6	2,211,500

BASEMENT PARKING BAYS R 58,000.00 Per Bay (Excl VAT)

EXTERNAL PARKING BAYS R 18,000.00 Per Bay (Excl VAT)

	FLOOR	UNIT No.	UNIT AREA M ²	BALCONY AREA M ²	BASEMENT PARKING (PROPOSED)	EXTERNAL PARKING (PROPOSED)	SELLING PRICE (UNIT & BALCONY) Excl VAT.
PROSPECT HOUSE	GROUND FLOOR	C-101	406.9	43.4	9	7	4,809,550
		C-102	126.5	9.3	3	2	1,482,650
		C-103	157.4	8.3	3	4	1,835,000
		C-104	149.1	10.1	3	4	1,744,950
		C-105	144.9	12.5	4	2	1,703,850
	FIRST FLOOR	C-201	406.9	35.2	9	7	4,784,950
		C-202	126.5	10.8	3	2	1,487,150
		C-203	157.4	8.3	3	4	1,835,000
		C-204	149.1	10.1	3	4	1,744,950
		C-205	144.9	12.5	4	2	1,703,850

BASEMENT PARKING BAYS R 58,000.00 Per Bay (Excl VAT)

EXTERNAL PARKING BAYS R 18,000.00 Per Bay (Excl VAT)

NOTE: TRANSFER FEES AND BOND COSTS ARE NOT INCLUDED IN THE ABOVE AMOUNTS.

STANDARD BUILDING SPECIFICATIONS AND SCHEDULE OF FINISHES
FOR SECTIONAL TITLE OFFICE BUILDINGS AT LILLIPARK

01 general specification

- 1.1 Parking is provided to comply with Municipal requirements.
- 1.2 All specifications will be in accordance with Municipal requirements and National Building Regulations.

- 1.3 The requirements and recommendations of an approved Fire Protection Consultant will be complied with.
- 1.4 Any specifications contained herein will take precedence over any notes subsequently added to drawings.

02 basement parking & stores

- 2.1 Foundations
 - 2.1.1 Foundations as designed by the Structural Engineer.
 - 2.1.2 Foundation designs will be based on the recommendations as stipulated in the geotechnical report as compiled by Crossman, Pape & Associates (Consulting Geotechnical Engineers & Engineering Geologists).
 - 2.1.3 All columns will be founded on pad footings and all brickwork walls will be founded on strip footings.

- 2.6 Internal Division
 - 2.6.1 Brick internal walls generally where walls indicated on drawings.
 - 2.6.2 Doors to store or core areas shall be painted semi-solid doors in pressed steel door frames.
 - 2.6.3 Fire doors provided where necessary.
 - 2.6.4 The entrance from the parking area to the foyer shall be a fire rated single leaf door.

- 2.2 Lowest Floor Construction
 - 2.2.1 All basement surface beds will be concrete and provided with joints to accommodate movement.
 - 2.2.2 All surface beds along the perimeter, which are exposed to driving rain, will be provided with a slope and channel to the outside of the buildings to prevent the ponding of water.
 - 2.2.3 Surface beds, 125mm thick, will be provided with a power-float finish.

- 2.7 Floor Finishes
 - 2.7.1 Smooth power floated finish to basement floor generally.
 - 2.7.2 Parking bays shall be demarcated using high quality road marking paint.
 - 2.7.3 Lobbies and stairs shall be tiled with ceramic tiles (PC R120/m² supplied only).

- 2.3 Structure
 - 2.3.1 The structure shall be designed by the Structural Engineer to achieve economical structural design.
 - 2.3.2 Column spacing to be to Structural Engineer's requirements for economic structural design.
 - 2.3.3 Stairs shall be in reinforced concrete with finishes as described hereinafter.
 - 2.3.4 All columns will be founded on pad footings and all brickwork walls will be founded on strip footings.
 - 2.3.5 Retaining walls will be constructed out of reinforced brickwork, provided with a waterproofing membrane on the soil side as well as drainage pipes at the bottom of such walls to dissipate any build up of water behind the walls.
 - 2.3.6 New suspended slabs for the buildings will be of flat slab design and construction. Slabs will generally be designed to cater for office loads as stipulated in the relevant SANS Code of Practice. Special area, and loading conditions, will be addressed independently. Slabs will be provided with sleeves and penetrations to accommodate electrical and mechanical services.

- 2.8 Internal Wall Finishes
 - 2.8.1 Perimeter brick wall finish shall be a clay stock brick built to a fair face.
 - 2.8.2 All other walls to have one coat plaster and acrylic PVA paint.

- 2.4 Roof Covering
 - 2.4.1 Derbigum or similar waterproofing system with 10 year guarantee on graded screeds to concrete flat roofs where applicable.
 - 2.4.2 All waterproofing details to be endorsed by the suppliers of Derbigum (or other equal and approved before installation).
 - 2.4.3 Trafficable flat roofs will be paved or tiled as described hereinafter.
 - 2.4.4 Rainwater disposal: full-bore rainwater outlets with down pipes encased in concrete columns to the Engineer's specifications.

- 2.9 Ceilings
 - 2.9.1 Underside of basement slab shall be off-shutter concrete.
 - 2.9.2 Exposed pipes shall be painted with colour coded enamel paint.

- 2.5 External Walling
 - 2.5.1 Retaining walls shall be to Engineer's specification.
 - 2.5.2 Non-retaining walls shall be brick or block walls.
 - 2.5.3 Exposed external façade shall be plaster and paint with face brick and natural stone finish to architect's drawings.
 - 2.5.4 Where possible natural ventilation to the basement shall be achieved using openings in the external walls with breeze block wall construction, steel grilles or as per architect's drawings.
 - 2.5.5 Emergency exits from basement shall be provided as per Fire Department requirements.
 - 2.5.6 Basement entrance – motorized steel sliding gate.

- 2.10 Fittings
 - 2.10.1 No joinery or metalwork fittings provided in basement areas.

- 2.11 Electrical Installation
 - Refer to 3.11

- 2.12 Plumbing and Drainage
 - 2.12.1 No staff ablutions provided in the basements – all ablution facilities are on the ground, 1st and 2nd floors of each block as shown on the layout drawings issued by the Architect.

- 2.13 Fire Services
 - (As advised by Chimera Fire Protection Consultants (Pty) Ltd

- 2.13.1 The basements will be naturally ventilated and not be fitted with sprinkler protection
- 2.13.2 Fire hydrants shall be provided in accordance with National Building Regulations.
- 2.12.3 All buildings shall be provided with Fire Hose Reels and Fire Extinguishers in accordance with National Building Regulations.

- 2.14 Lift Installation
 - 2.14.1 See office specification 3.13.

- 2.15 Air-conditioning and Ventilation
 - 2.15.1 The basements will be naturally ventilated in accordance with National Building Regulations.
 - 2.15.2 Should any storage areas be walled off, additional ventilation required will be for the tenants account.

- 2.16 Other Services
 - 2.16.1 No other services provided.

- 2.17 Sundries
 - 2.17.1 Balustrades shall be steel with a tubular handrail to Architect's detail.
 - 2.17.2 The following sundry items are provided:
 - Emergency Signage as required.
 - Fire stopping in shafts and fire barriers as required.

03 offices

- 3.1 Foundations
 - Generally as per 2.1 above where applicable.

- 3.2 Lowest Floor Construction
 - Generally as per 2.2 above, where applicable.

- 3.3 Structure
 - 3.3.1 The structure shall be designed by the Structural Engineer to achieve economical structural design.
 - 3.3.2 New suspended slabs for the buildings will be of flat slab design and construction. Slabs will generally be designed to cater for office loads as stipulated in the relevant SANS Code of Practice. Special areas, and loading conditions, will be addressed independently. Slabs will be provided with sleeves and penetrations to accommodate electrical mechanical services.
 - 3.3.3 Slabs shall generally be reinforced concrete on a reinforced concrete column grid.
 - 3.3.4 Column spacing to be to Structural Engineer's requirements for economic structural design.
 - 3.3.5 For the support of the roof, which will be of timber truss construction with steel sheeting, the perimeter of the building will be provided with a reinforced concrete ring beam.

- 3.4 Roof Covering
 - 3.4.1 The roof covering shall be a profiled sheet metal with continuous secret fixing finished to the architects specification.
 - 3.4.2 Insulation shall be provided laid over the roof trusses.
 - 3.4.3 Derbigum or similar waterproofing system with 10 year guarantee on graded screeds to concrete flat roofs where applicable.
 - 3.4.4 All waterproofing details to be endorsed by the suppliers of Derbigum (or other equal and approved before installation).
 - 3.4.5 Trafficable flat roofs will be paved or tiled as described hereinafter.
 - 3.4.6 Rain water disposal: Rainwater gutters with outlets and rainwater down pipes encased in concrete columns to Engineers design.

- 3.5 External Walling
 - 3.5.1 One brick (230mm) or 330mm Thick brick cavity walls generally.
 - 3.5.2 External facades will be plaster and paint with face brick and natural stone finish to Architect's design.
 - 3.5.3 Suite entrance doors shall be powder coated aluminium manually operated swing doors.
 - 3.5.4 Internal sills to be plastered and painted (to match the internal wall finish).
 - 3.5.5 External cills to be brick on edge or as per architects detail.

- 3.6 Internal Division
 - 3.6.1 Brick wall generally.
 - 3.6.2 Internal doors shall be semi-solid veneered doors suitable for painting in standard painted steel frames.
 - 3.6.3 Fire doors and frames shall be provided to Fire Department requirements.
 - 3.6.4 Ironmongery shall be Union or other locally manufactured ironmongery.

- 3.7 Floor Finishes
 - 3.7.1 The general concrete finish will be power-floated, but areas with tiling etc. will be provided with a suitable finish for the specific placement of these elements.
 - 3.7.2 Toilet areas shall be tiled with ceramic tiles (P.C. R120/m² supplied only).
 - 3.7.3 Fire escape stairs shall be finished with grano screed with readings to treads.
 - 3.7.4 Lift lobbies, balconies and corridors shall be tiled with ceramic tiles (P.C. R100/m² supplied only).

- 3.8 Internal Wall Finishes
 - 3.8.1 All brick walls shall be finished with a two coat plaster with a steel troweled finish and painted with a plaster primer.
 - 3.8.2 Wall tiles to toilets shall be ceramic tiles. (P.C. R100/m² supplied only)

- 3.9 Ceilings
 - 3.9.1 1200mm x 600mm Suspended ceiling with lay in acoustic tiles to offices and public areas.
 - 3.9.2 Flush plastered gypsum board suspended ceilings to toilets.
 - 3.9.3 Concrete soffits shall be finished with one coat plaster and PVA paint.

- 3.10 Fittings
 - 3.10.1 Granite vanity slabs to toilets per architects detail.

- 3.11 Electrical Installation
 - 3.11.1 Power supply and Metering: A three-phase power supply will be made available from the supply authority on the stand boundary, and will be rated at 70W/m² of gross sellable area. The sectional title buildings will have a main distribution board in the parking basement from where the building will be metered as a whole, and the various floor meter panels will be fed. Each sectional title unit will be fed from it's respective floor D.B. and will be metered as this point.

- 3.11.2 Low Voltage reticulation
 - All sectional title units will be fed via a dedicated armoured cable rated at 400V/23IV 50Hz with its respective earth wire. A separate distribution board mounted on surface will be strategically positioned in each unit to supply lighting and small power within.

- 3.11.3 Building Reticulation
 - 3.11.3.1 Lighting
 - Generally artificial illumination to the open plan office area will be recessed, low brightness luminaries placed in a 1200 x 600 tee type ceiling to an average light level of 400 lux. Recesses low voltage downlighters will be provided to ablution area's to an average level of 250 lux, and will be strategically placed over basins, WC's and urinals etc. Light switching to the sectional title unit will be via a master switch positioned adjacent to the entrance door placed internally. Emergency lighting to fire escapes and sectional title units will be in strict accordance with the rational fire design. Basement parking and storage areas shall be illuminated to an average level of 160 lux via 1200 x 2L surface mounted channel type fluorescent fittings.

- 3.11.3.2 Power Outlets
 - Allowance has been made for one clean "dedicated" and one normal switched socket outlet per 15m² of GLA, positioned on power skirting around the perimeter of the sectional title unit. Six sockets per circuit wired directly back to the distribution board will be allowed for. "Dedicated" clean socket outlets will be of the shaved earth pin type and will be equipped with an insulated earth wire, connected directly back to the distribution board for each circuit.

3.11.3.3 Services Solutions

The reticulation of communications services (e.g. data and voice cabling) will be accommodated in a dedicated compartment of the power skirting. Conduit feeds from the power skirting to the ceiling void for "deep space" reticulation will be provided with each sectional title unit. All sleeves, risers and cable trays required to install cables from the communications supply authorities will be provided throughout the building.

3.11.3.4 Power to Air-conditioning Systems

Power supplies to the air-conditioning units will be provided for in this perimeter power skirting as one 20A single point per 35m² of GLA.

3.11.3.5 External Lighting

The external and common areas lighting will be provided in keeping with the architectural mood of the building. All lighting to corridors and escape routes will be provided to comply with the relevant SANS Codes of Practice, and will be of type to compliment the general architectural feel of the development.

3.11.3.6 Lightning Protection

Earthing to the mains, and lightning protection to the structure only will be provided in accordance with SANS 10313.

3.12 Plumbing and Drainage

3.12.1 Standard Vaal or equal white range sanitary fittings shall be provided.

3.13 Lift Installation

3.13.1 A lift is provided from the ground to all office levels in Heritage/Progress House.

3.14 Fire Services

3.14.1 All buildings shall be provided with Fire Hose Reels and Fire Extinguishers in accordance with the National Building Regulations.

3.15 Air-conditioning and Ventilation

3.15.1 Air-conditioning is to be provided for by the purchaser. Routing infrastructure in terms of service ducts and electrical supply infrastructure have been provided for.

3.16 Other Services

3.16.1 Sleeves from Telkom manhole terminate at a central location in the sectional title building and shall feed each sectional title office by means of sleeves from thereon.

3.17 Access Control

3.17.1 The access control system shall be the same throughout Heritage House, Progress House and Prospect House.

3.18 Sundries

3.18.1 Balustrades shall be steel with a tubular handrail to Architect's detail.

3.18.2 The following sundry items are provided:-
Emergency signage as required.

- Mirrors over basins 600 x 600 mm.
- Soap dishes and toilet roll holders as specified by the Architect.
- Fire stopping in shafts and fire barriers as required.

3.18.3 Louver drapes, curtains and curtain rails are excluded.

4.3 External Electrical

4.3.1 Refer to 3.11

4.4 Landscaping

4.4.1 Provision for landscaping and irrigation are in accordance with the landscape architect's design.

4.5 Covered Parking

4.5.1 Shade net car ports are not provided.

4.6 Refuse Area

4.6.1 A refuse collection area will be provided as indicated on the Architect's drawings.

- Telephone and PABX system (with the exception of conduits).
- CCTV Systems
- Tenants fittings and furniture
- Fire Sprinkler system in basement
- Standby generator.

6.3 All design changes and potential additional building works which the purchaser may request the Seller or it's representative to effect, shall be costed and agreed to in writing between the seller and the purchaser prior to the execution thereof and shall be for the purchaser's account.

02 project team

2.1 Client

Hollyberry Props 54 (Pty) Ltd

2.2 Development Managers

Crowie Projects
Contact Person: Misha Tolksdorff
Office Phone: 011 – 803 7000
Office Fax: 011 – 803 7111
Mobile No: 083 272 0041
Email : misha@crowie.co.za

2.3 Project Managers

Focus Project Management

2.4 Architects

Fairbairn Architecture

2.5 Brand Identity

INK Brand Design

2.6 Quantity Surveyors

Bathuleng Wallace Raubenheimer
Registered Quantity Surveyors

2.7 Legal Advisor/ Transferring Attorneys

tba

2.8 Structural & Civil Engineers

P D Naidoo & Associates

2.9 Electrical Engineers

Quad Africa Consulting

2.10 Sales Enquiries - PACE Property Group

Contact Person: Anne & Carlos
Office Phone: 011 – 217 5959
Office Fax: 011 – 783 1286
Mobile (Anne): 082 699 6884
Mobile (Carlos): 083 442 6866
Email Address: anne@pace.co.za
Email Address: carlos@pace.co.za

03 estimated commencing operating costs (exclusive of vat)

Operating costs/ levies shall be those costs incurred by the Body Corporate in respect of maintaining and running the building and/ or the property, including but not limited to:

Municipal rates and taxes:

- Cleaning expenses (Pertaining to common areas only);
- Security expenses (Pertaining to common areas only);
- Insurance premiums ;
- Landscaping maintenance;
- The cost of electricity, water, gas, oil or any other fuel used in the building for any purpose (Pertaining to common areas only);
- Building amenity cost, towels and other toilet services and the cost of maintaining indoor and outdoor plants (Pertaining to the common areas only);

- Cost of repairs and maintenance of whatever kind (Pertaining to the common areas only);
- Administrator and accounts costs;
- Wages, salaries and other employment costs for all employers of the Body Corporate engaged specific for this building;
- A management fee;
- Water & Electricity which is to be metered individually and will be for the owners account.

The estimated capacity costs/ levies would be approximately R14, 50/m²

04 external works

4.1 Paving

4.1.1 Interlocking block paving to parking areas.

4.1.2 Interlocking block paving to walkways.

4.1.3 Kerb's provided to Engineer's requirements

4.1.4 Paved channels to be provided where required to sides of building for water run-off.

4.1.5 Parking bays shall be demarcated using a high quality road marking paint.

4.2 Boundary Enclosures

4.2.1 Boundary fencing / walling to be provided as indicated on the Architect's drawing.

05 EXCLUSIONS (UNLESS REQUIRED BY LOCAL AUTHORITY)

5.1 Exclusions including but not limited to the following are:

- Computer data cabling installation
- UPS
- Corporate signage, except for internal directory board
- Intercom system
- Louver drapes, curtain tracks and curtains
- Refuse Compactors
- Alarm system

06 DEVIATIONS

6.1 Should the purchaser wish to effect any deviations from the Unit's standard specifications and plans, such said deviations shall be subject to the seller's reasonable and written approval.

6.2 Should the purchaser request the seller's design and cost consultants to effect any alterations and subsequent costing exercises in regards to the unit, all professional costs in regards thereto shall be for the purchaser's account on an upfront and pre-agreed to basis in writing.

04 development action plan and estimated timetable

Building commencement date:

1st May 2007

Beneficial occupational date:

1st June 2008

05 unit signage boards

No signage boards may be erected on the external façade without the developer's written consent.

Disclaimer:

- E and OE computer generated images
- The developer reserves his right to amend and or deviate from the information in this document

- This document does not constitute a part of any contract of sale and the provisions of any contract of sale entered into in respect of the sale of any units shall be binding on the parties without reference to this document.