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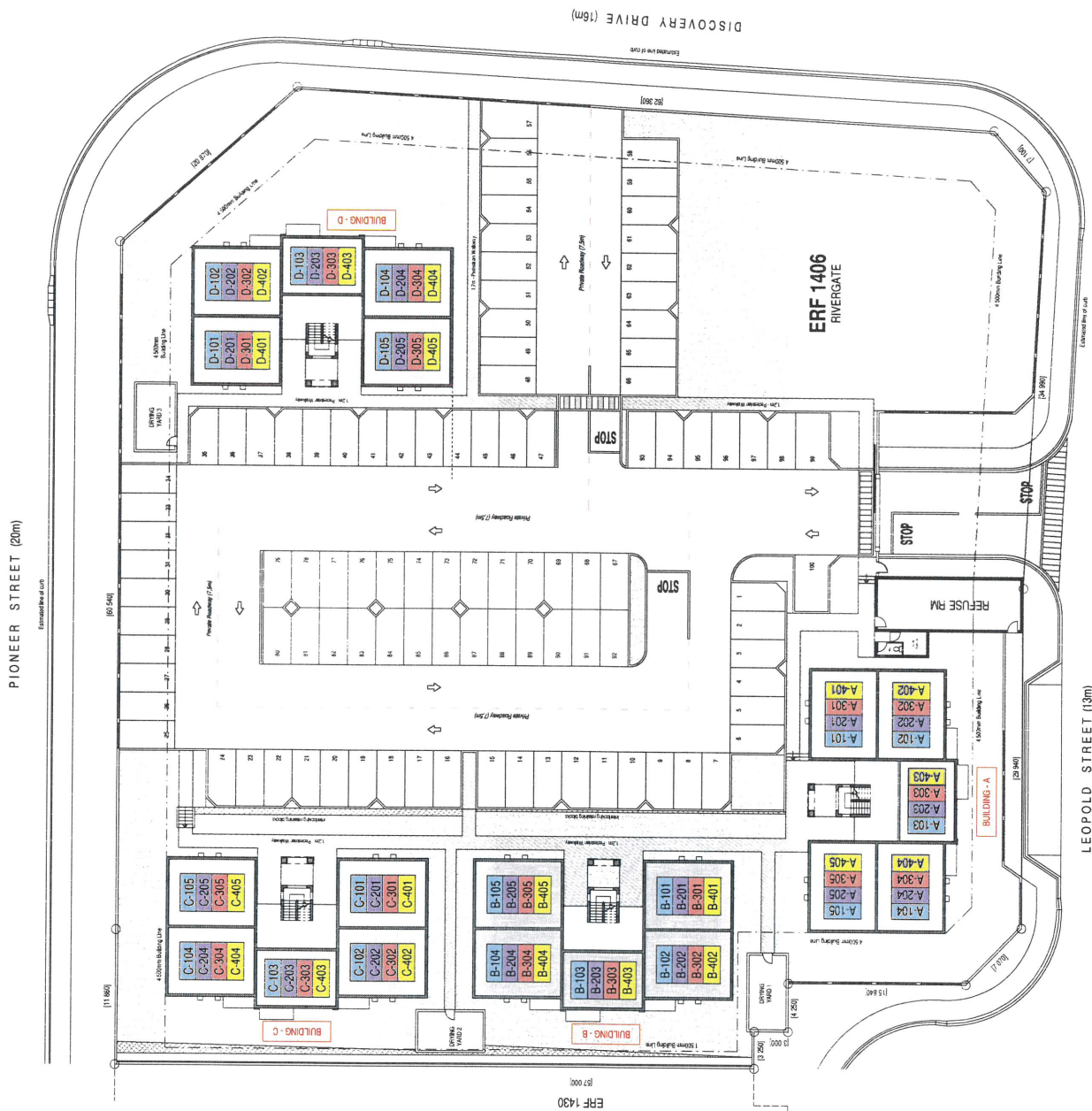
PIONEER VIEWS

PROCEDURES & VARIATIONS TO PLANS FOR CONSTRUCTION		DETAILS		AREAS	
REV	DATE	DESCRIPTION	DATE	DESCRIPTION	AREA
1	08.03.24	Ground Amendments	14.08.24	GROUND UNITS	4.47sqm
2	20.1	Ground Amendments	14.08.24	FIRST UNITS	14.0sqm
3	2.0	Ground Amendments	14.08.24	SECOND UNITS	14.0sqm
4	11.05.24	New Drivng 1/2th	14.08.24	THIRD UNITS	14.0sqm
5	2.2	Ground Amendments	14.08.24	ALL UNITS TOTAL	51.2sqm
6	2.2	Ground Amendments	14.08.24	REST ROOM	7.0sqm
				TOTAL AREA	4.37sqm

**PROPOSED NEW DEVELOPMENT
FOR INVULA ESTATES OF 80x
UNITS ON ERF 1406, RIVERGATE
6 Leopold Street**

Graham Holland
Architectural Design

DRAWN TM	SCALE : AS indicated	REVISION 2.1.2
SHEET : 20	MODIFIED DATE 05/09/2024	DRAWING No : 23-37



UNIT DISTRIBUTION MAP

1 : 200

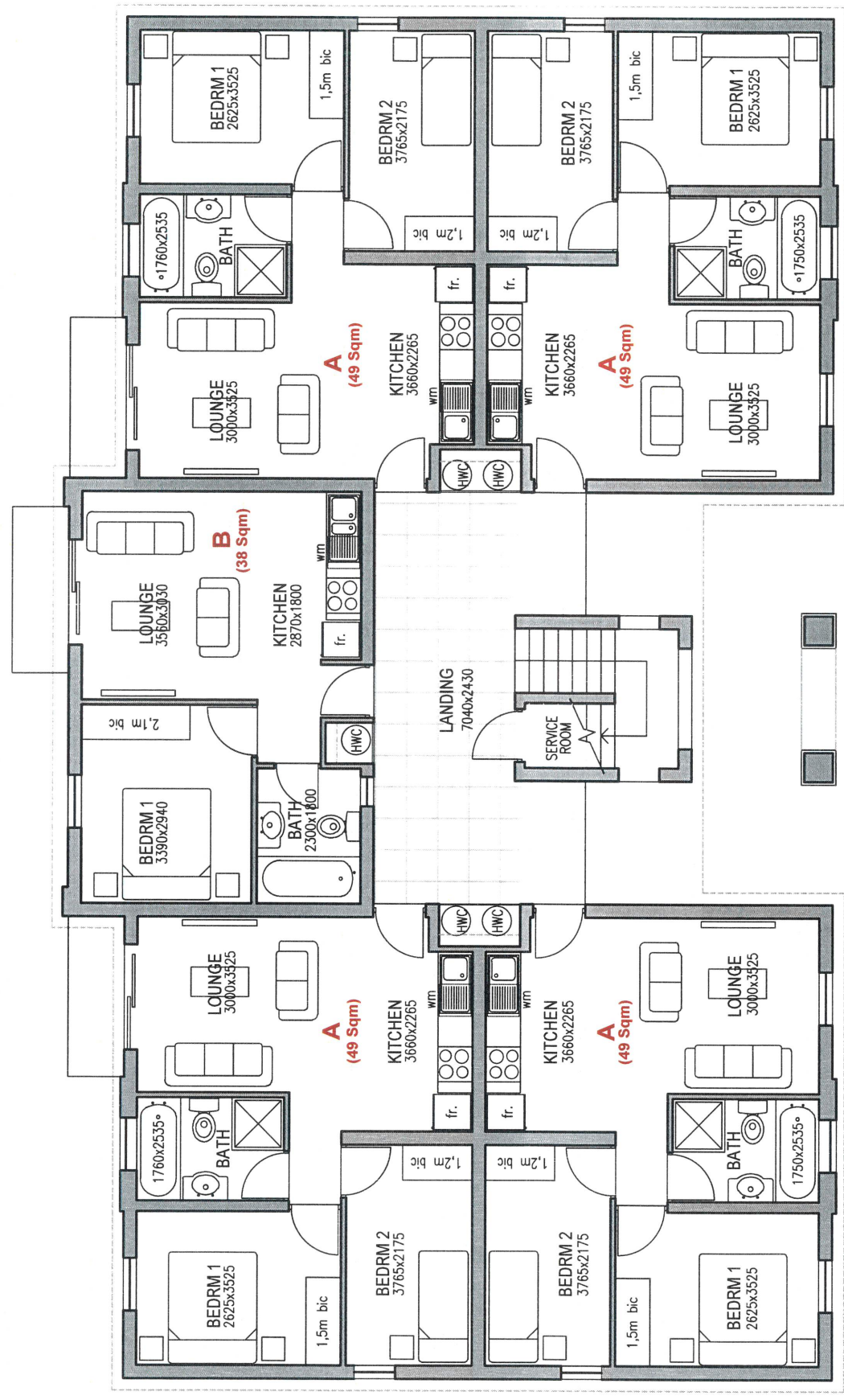
BUILDING A			BUILDING B			BUILDING C			BUILDING D		
FLOOR	UNIT	AREA	FLOOR	UNIT	AREA	FLOOR	UNIT	AREA	FLOOR	UNIT	AREA
1	A-001	43.76	1	B-001	43.76	1	C-001	43.76	1	D-001	43.76
2	A-002	43.76	2	B-002	43.76	2	C-002	43.76	2	D-002	43.76
3	A-003	43.76	3	B-003	43.76	3	C-003	43.76	3	D-003	43.76
4	A-004	43.76	4	B-004	43.76	4	C-004	43.76	4	D-004	43.76
5	A-005	43.76	5	B-005	43.76	5	C-005	43.76	5	D-005	43.76
6	A-006	43.76	6	B-006	43.76	6	C-006	43.76	6	D-006	43.76
7	A-007	43.76	7	B-007	43.76	7	C-007	43.76	7	D-007	43.76
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11	A-011	43.76	11	B-011	43.76	11	C-011	43.76	11	D-011	43.76
12	A-012	43.76	12	B-012	43.76	12	C-012	43.76	12	D-012	43.76
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100	A-100	43.76									

BUILDING REFERENCE & AREA
SCHEDULE

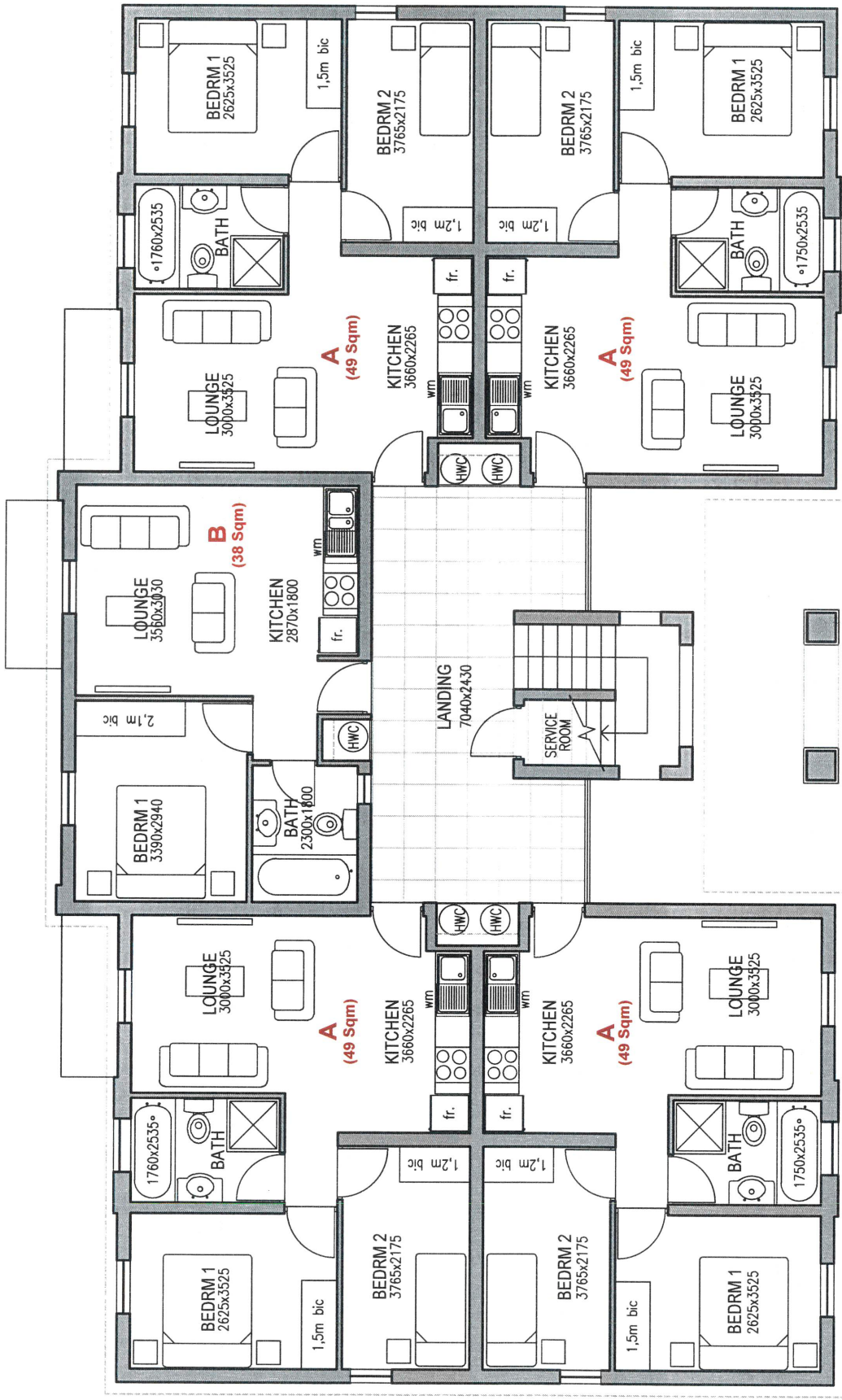
DATE :	20-02-2026	DRAWN :	GH	BASE REVISION :	1.x
SHEET :	1 OF 2	DRAWING REVISION:	S-1.5.5		

PROJECT: PROPOSED DEVELOPMENT FOR IMVULA ESTATES ON ERF 1406 RIVERGATE

UNIT LAYOUT



GROUND FLOOR PLAN



UPPER FLOOR PLAN

ANNEXURE C – DRAFT PARTICIPATION QUOTA

Section number	Unit number	Area	PQ
1101	A-101	48	1.3101
1102	A-102	48	1.3101
1103	A-103	37	1.0099
1104	A-104	48	1.3101
1105	A-105	48	1.3101
1201	A-201	48	1.3101
1202	A-202	48	1.3101
1203	A-203	37	1.0099
1204	A-204	48	1.3101
1205	A-205	48	1.3101
1301	A-301	48	1.3101
1302	A-302	48	1.3101
1303	A-303	37	1.0099
1304	A-304	48	1.3101
1305	A-305	48	1.3101
1401	A-401	48	1.3101
1402	A-402	48	1.3101
1403	A-403	37	1.0099
1404	A-404	48	1.3101
1405	A-405	48	1.3101
2101	B-101	48	1.3100
2102	B-102	48	1.3100
2103	B-103	37	1.0099
2104	B-104	48	1.3100
2105	B-105	48	1.3100
2201	B-201	48	1.3100
2202	B-202	48	1.3100
2203	B-203	37	1.0099
2204	B-204	48	1.3100
2205	B-205	48	1.3100
2301	B-301	48	1.3100
2302	B-302	48	1.3100
2303	B-303	37	1.0099
2304	B-304	48	1.3100
2305	B-305	48	1.3100
2401	B-401	48	1.3100
2402	B-402	48	1.3100
2403	B-403	37	1.0099
2404	B-404	48	1.3100
2405	B-405	48	1.3100
3101	C-101	48	1.3100
3102	C-102	48	1.3100
3103	C-103	37	1.0099
3104	C-104	48	1.3100
3105	C-105	48	1.3100
3201	C-201	48	1.3100
3202	C-202	48	1.3100
3203	C-203	37	1.0099
3204	C-204	48	1.3100

Section number	Unit number	Area	PQ
3205	C-205	48	1.3100
3301	C-301	48	1.3100
3302	C-302	48	1.3100
3303	C-303	37	1.0099
3304	C-304	48	1.3100
3305	C-305	48	1.3100
3401	C-401	48	1.3100
3402	C-402	48	1.3100
3403	C-403	37	1.0099
3404	C-404	48	1.3100
3405	C-405	48	1.3100
4101	D-101	48	1.3100
4102	D-102	48	1.3100
4103	D-103	37	1.0099
4104	D-104	48	1.3100
4105	D-105	48	1.3100
4201	D-201	48	1.3100
4202	D-202	48	1.3100
4203	D-203	37	1.0099
4204	D-204	48	1.3100
4205	D-205	48	1.3100
4301	D-301	48	1.3100
4302	D-302	48	1.3100
4303	D-303	37	1.0099
4304	D-304	48	1.3100
4305	D-305	48	1.3100
4401	D-401	48	1.3100
4402	D-402	48	1.3100
4403	D-403	37	1.0099
4404	D-404	48	1.3100
4405	D-405	48	1.3100
TOTAL		3664	100.0000

PIONEER VIEWS

Basic Specification – 1 & 2 Bedroom Apartments

1. FINISHES

The purchaser hereby acknowledges that and agrees that the choice of finishes will be limited to the range offered by the developer as per these standard specifications and shall be subject to availability thereof.

2. BUILDING STANDARDS

All construction procedures and standards will be in accordance with the requirements of the NHBRC.

3. BRICKWORK & PLASTER

- 3.1 Exterior walls: Cavity wall construction with SABS approved cement Maxi bricks, plastered and painted with one (1) coat plaster primer and two (2) finishing coats as per developer's choice.
- 3.2 Interior walls: Single skin wall with SABS approved cement Maxi bricks, plastered and painted with one (1) coat plaster primer and two (2) finishing coats as per developer's choice.

4. WINDOWS

- 4.1 All windows will be aluminum with burglar bars affixed to all ground floor windows.

5. WINDOW SILLS

- 5.1 Exterior and interior sills will be plastered and painted.

6. DOORS & DOOR FRAMES

- 6.1 Front door: Standard solid wood door in standard solid wood frame, both painted as per developer's choice.
- 6.2 Internal doors: Standard hollow core door in solid wooden frame, both painted as per developer's choice.
- 6.3 Security gates: Security gate fitted to front door as per developer's choice.

7. FLOOR COVERING

- 7.1 Floor covering will be ceramic tiles for all rooms as per developer's choice.
- 7.2 Painted pine skirting will be provided throughout the, except for the bathroom which will be a tile skirting.

8. KITCHEN & BEDROOM CUPBOARDS

- 8.1 Kitchen cupboards: Melawood cupboards with postform tops.
- 8.2 Bedrooms: Melawood cupboards provided.

9. SANITARY & BATHROOM

Will be of a type selected by the developer depending on availability.

- 9.1 Resin fiberglass shower with glass shower door.
- 9.2 Bath (without handles).
- 9.3 1 Bedroom unit: Shower / bath combo with shower screen.
- 9.4 Close coupled toilet: White, glazed porcelain.
- 9.5 Basin: White, wall hung with half pedestal.
- 9.6 Kitchen sink: Standard drop in single bowl stainless steel.
- 9.7 Taps: Mixer as per developer's choice.

- 9.8 Washing machine outlet point.
- 9.9 Single towel rail fixed to wall.
- 9.10 Toilet roll holder.
- 9.11 Non beveled mirror fixed to wall.
- 9.12 Prepaid water meter provided.

10. WALL TILING

Colour, design, shape and pattern as per developer's choice.

- 10.1 Bathroom: 400mm splashback behind basin
2100mm tiling behind bath (back wall & bath nib wall only)
- 10.2 Kitchen: 400mm splashback behind counter

11. ELECTRICAL

Positions of the distribution board and prepaid meter, electrical outlets and switches may be altered or omitted for practical reasons and will be at the developer's discretion.

11.1 PLUG POINTS

- Lounge: Three (3) plug points.
- Kitchen work counter: Two (2) plug points.
- Refrigerator/Freezer: One (1) plug point.
- Washing machine: One (1) plug point.
- Stove & Oven: Power point and isolator to be provided.
- Extractor fan plug point: One (1) plug point.
- Main bedroom: Two (2) plug points.
- 2nd Bedroom: Two (2) plug points.
- TV point: No TV point or TV-antenna provided.
- Fibre connection: One (1) drawbox and conduit.

11.2 OVEN and HOB

- Oven and hob: As per developer's choice.

12. LIGHT FITTINGS

- 12.1 Bedrooms and lounge: As per developer's choice.
- 12.2 Bathroom and Kitchen: As per developer's choice.
- 12.3 External: As per developer's choice.

13. GLAZING

All glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.

- 13.1 Clear sheet glass to all windows, except for bathroom.
- 13.2 Bathroom: Obscure glass to developer's choice.

14. CURTAIN RAILS

- 14.1 Curtain rails: Single track rails to be provided to all bedroom and living room windows as per developer's choice.

15. IRONMONGARY

- 15.1 Internal doors are to be fitted with standard two (2) lever locksets as per developer's choice.
- 15.2 External doors are to be fitted with three (3) lever locksets as per developer's choice.

16. CEILINGS

- 16.1 Apartments to have skimmed soffits to ground/first/second/third floor and plasterboard ceilings to the top floor, all painted as per developer's choice.

17. PRECAST SLAB & STAIRCASE

- 17.1 Floors: Hollowcore precast as approved by structural engineer.
- 17.2 Staircase: Precast as approved by structural engineer.

18. HOT WATER CYLINDER

- 18.1 150 Litre solar power hot water cylinder.

19. GUTTERS & DOWNPIPES

- 19.1 Will be PVC as per developer's choice.

20. ROOF TRUSSES & COVERING

- 20.1 Roof trusses are wood and pre-manufactured with SABS certification.
- 20.2 Roof covering will be cement tiles with approved Radenshield underlay.

21. PERIMETER BOUNDARY

- 21.1 Will be Clearview or similar with brick piers.

22. UNIT NUMBER & POSTBOX

- 22.1 Unit number painted to unit.
- 22.2 No postbox provided.

23. PARKING

- 23.1 1 Parking uncovered bay will be provided per unit (schedule to body corporate rules).