

TENDER: ORCHARDS EXT 116 (ORCHARDS PARK)

Contractor

Applicant

Co-Applciant

Extension

Developer

RHF DEVELOPMENTS

ORCHARDS EXT 116

MER.C.KOR

Date

Stand Nr

House Size

Stand Size

Agent

Applicant(s) / Client(s)/ Purchaser(s)

Contractor

House Type (m²)
Bedrooms / Bathrooms

	50	55	60	65	70	80	90	100	110
	2/1	3/1	3/2	3/2	3/2	3/2	3/2	3/2	3/2
Stand price	R 495 000	R 495 000	R 495 000	R 495 000	R 495 000	R 495 000	R 495 000	R 495 000	R 495 000
Building costs	R 457 500	R 503 250	R 536 500	R 582 250	R 628 000	R 719 500	R 811 000	R 902 500	R 994 000
2nd bathroom	R -	R -	R 12 500	R 12 500	R 12 500	R 12 500	R 12 500	R 12 500	R 12 500
Extra Over Foundation Cost (Engineer design)	R 37 500	R 41 250	R 45 000	R 48 750	R 52 500	R 60 000	R 67 500	R 75 000	R 82 500
Basic House (Excluding Optional Extras):	R 990 000	R 1 039 500	R 1 089 000	R 1 138 500	R 1 188 000	R 1 287 000	R 1 386 000	R 1 485 000	R 1 584 000

Items included in basic house:

Foundation by Engineer design (Extra over)
Hip Roof (Tuscan design) with Seamless Gutters
600mm apron around house (without edging)
Zink Unit Kitchen (Single 50m2 /Double 55m2-110m2)
Aluminium windows without burglar bars
Aluminium Sliding Door 1800mm
Plaster Bands around windows & plaster blocks corners
Solar Geyser on rooftop (Low pressure 50m2-55m2 / High pressure 60m2-110m2)
Floor covering (Ceramic tile @ R100/m2)

R 9 900	R 9 900	R 9 900	R 9 900	R 9 900	R 9 900	R 9 900	R 9 900	R 9 900	R 9 900
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
no	no	no	no	yes	yes	yes	yes	yes	yes
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
yes	yes	yes	yes	yes	yes	yes	yes	yes	yes

Included in Basic House Price: Transfer & bond registration fees; 1,3% NHBRC enrolment fee; Architec fee; Engineer fee; Plan approval fee; Water & Electrical connection fees; Administration, marketing & project management fees & VAT

Excluded from Basic House Price: Initiation Fee & Interim Interest charged by the bank, Rates & Taxes and Water usage by contractor during construction

Optional Extras (Not included in basic house)

Washing Machine point
Dishwasher point
Aluminium Sliding Door 1800mm
Single Garage with automated door (No Ceilings) incl extra over foundation cost
Double Garage with automated door (No Ceilings) incl extra over foundations cost

R 3 000	R 3 000	R 3 000	R 3 000	R 3 000	R 3 000	R 3 000	R 3 000	R 3 000	R 3 000
R 3 000	R 3 000	R 3 000	R 3 000	R 3 000	R 3 000	R 3 000	R 3 000	R 3 000	R 3 000
R 4 800	R 4 800	R 4 800	R 4 800	included	included	included	included	included	included
R 120 000	R 120 000	R 120 000	R 120 000	R 120 000	R 120 000	R 120 000	R 120 000	R 120 000	R 120 000
R 170 000	R 170 000	R 170 000	R 170 000	R 170 000	R 170 000	R 170 000	R 170 000	R 170 000	R 170 000

Total building package

Less deposit

Loan amount

R

R

R



All prices subject to change

