

TSOTANG DEVELOPMENT SERVICES cc

CK REG NO.: 05/025720/23

NHBRC REG NO: 1-116338201

C I D B REG NO: 170762

Address: Office 45A, 1st floor

Vaal Gate Centre, Attie Fourie Str

VANDEBJIL-PARK

Office no: 012 771 6310

Mobile: 082 488 9021

E-mail: tsotang.dev@gmail.com

www.tsotang.co.za



TSOTANG
PROPERTY DEVELOPMENT SERVICES

New Home Questionnaire

Home Owner: _____

Name: _____

Tel: _____

Cell: _____

Email: _____

Site Address : _____

Stand or Erf No: _____

Current Address: _____

What's the cost to build my home.....

Management and careful planning of your Budget is one of the most essential considerations when building

It is therefore vital for you having your Budget in mind, when considering the wide range of options that is available, whilst you complete our "New Home Questionnaire"

With the emphasis on your home having the additional facilities of private enjoyment areas and places of sanctuary is important. Having all this in mind combined with very practical “Green Built” designed elements to suit your lifestyle, and more than ever your individual preferences **but most of all your Budget.**

i. Overview of the Stand

- a) What is the exact size of your stand/erf or plot?

- b) What is the incline of, or slope of the soil on you stand?

- c) Any large rocks or dolomite formations visible on your stand?

- d) How many large trees or scrubs that needs to be removed from your stand?

- e) Does the actual stand have easy access for large construction trucks ?

- f) Must a boundary wall with entrance gates be constructed?

- g) Do you have a set of plans clearly showing the boundary wall design with “side” views and full specifications?

- h) What is the length and height of the boundary wall to be build?

- i) During construction will it be possible for construction workers to sleep on the stand/site?

ii. Specification's

The following information and correctness of your answers is very important to be able to determine and arrive at a "true and accurate" costing estimate of your project

a) What Roof structure and design do you require?

Standard upstand "A" frame roof trussers _____

Gable wall "Triangular" roof trusses _____

Flat roof design with wooden laminated beams
and purlins _____

Flat roof design with steel "I" beams and girders _____

Roof trusses with "Bali" design _____

Roof trusses to be manufactured as "Exposed" roof trusses with bolted on
steel plates, bolts and nuts as a feature _____

Concrete slab as final roof top _____

Concealed roof skylight _____

Concrete slabs as "water gutters" (Specify) _____

b) What Roof top Coverings do you require?

Ultra modern - roof "shingle" tiles _____

Slate "stone" roof tiles _____

Concrete "marley" tiles _____

Clay roof tiles _____

"Harvey" tile - steel roof sections _____

Chromadek - steel sections _____

IBR - galvanized steel sheeting _____

Corrugated galvanized steel sheeting _____

Concrete roof top - with waterproofing _____

Grass "thatching" as main roof _____

Other "roof covering" (Specify) _____

c) What Brickwork do you require?

"Green Built" brickwork with wall cavities _____

“Green Built” brickwork with wall insulation

build into wall cavities _____

Clay NPF stock brick’s _____

Clay semi-face brick’s _____

Clay face brick’s _____

Clay face brick’s and plastered

stock bricks combined _____

Cement stock brick’s _____

Cement “face” brick’s _____

“Shuttered” concrete wall sections _____

Natural rock-as brick’s _____

Wall cladding - exterior _____

Wall cladding - interior _____

Other (Specify) _____

d) What Plaster finishing do you require?

1) Wall finishing - Interior

Plastered - smooth and float _____

Plastered - “Scratch” plaster _____

Plastered - “Terralene” machine finish _____

Plastered - “Rhinolite” smooth finish _____

Plastered - thin gauged “bag wash” _____

Plastered - Italian “cracked” plaster _____

Plastered - for wall paper _____

Plastered - for wall paneling _____

Other - finishing (Specify) _____

2) ~~Wall finishing - Exterior~~

Plastered - smooth and float _____

Plastered - “Scratch” plaster _____

Plastered - “Terralene” machine finish _____

Plastered - thin gauged "bag wash" _____

Plastered - Italian "cracked" plaster _____

Other plaster/finishing (Specify) _____

e) What Windows do you require?

Aluminium windows _____

Aluminium "sliding" window openings _____

"Swartland" wooden "cottage" pane windows _____

"Swartland" wooden "Standard" windows _____

Steel windows _____

PVC windows _____

Other windows (Specify) _____

f) What Doors do you require?

Wooden - door frames _____

Aluminium - door frames _____

Steel - door frames _____

Solid - wooden doors _____

"Hollow core" - wooden doors _____

Swartland wooden sliding doors _____

Aluminium - "glass paneled" doors _____

Aluminium - sliding doors _____

Aluminium - sliding "stack" doors _____

Aluminium - mediteranian louver "stack" doors _____

Other doors (Specify) _____

g) What Ceilings do you require

- Rhino board - ceilings _____
- Nutec board - ceilings _____
- Meranti "tung and groove" - ceilings _____
- Isoboard (Green Built) - ceilings _____
- Camfly decorative - ceilings _____
- Concrete (plastered) - ceilings _____
- Exposed trusses - with "shutter board" ceilings _____
- Decorative ceilings _____
- Overhead "bulk head" sections _____
- Ceiling insulation material's (Specify) _____
- Other Ceilings (Specify) _____

h) What Flooring do you require?

- Ceramic tiled floors _____
- Porcelain tiled floors _____
- Clay "terracotta" tiled floors _____
- "Marble" stone floors _____
- Natural stone floors _____
- Slate stone floors _____
- Carpeted floors _____
- Carpet "tiles" floors _____
- Laminated - wooden floors _____
- Solid hardwood - wooden floors _____
- Solid "bamboo" - wooden floors _____
- "Parkay" wooden blocks - flooring _____
- "Marley" PVC vinyl - flooring _____
- Lino PVC - flooring _____
- Cement screeded floors _____
- Resin "epoxy" coated floors _____
- Cemcrete "coloured" floors _____

Africote "coloured" floors _____

Other flooring (Specify) _____

iii. Special "requirements"

a) Kitchen detail

Do you require a pantry? _____

Must a breakfast nook be installed? _____

Do you require a "island" unit for your stove combination? _____

The installation of a gas line and gas stove? _____

Kitchen cupboard's (Specify) _____

Do you require lots of "packing" space? _____

Does your fridge or freezer need a cold water tap connection? _____

Under floor heating? _____

Kitchen accessories (Specify) _____

Other specifications (Specify) _____

b) ~~Bathroom detail~~

Do you require a separate bidet? _____

The installation of "frameless" glass shower doors? _____

Heated "towel" railing unit? _____

Allowance for a bathroom "load speaker" for music or intercom? _____

Bathroom fully tiled to ceiling height? _____

Only "half-way" tiled? _____

Granite top - vanity units? _____

Under floor heating? _____

Other specifications (Specify) _____

c) Bedroom detail

Build-in cupboards (Specify) _____

Build -in cupboards with sliding glass "mirror" doors _____

Under floor heating? _____

Air conditioner? _____

Kitchenette with under counter fridge? _____

"Prep" bowl with water tap? _____

Wall mounted TV unit/bracket? _____

Built-in Security jewelry "safe" box and Alarm control panel box?

Intercom system _____

iv. Theme

a) What Architectural styles do you like? i.e. Contemporary "Green-Built" design, Tuscany, Farm Style, Flat Chromadek Roof, with "I" Beams or perhaps just Concrete, Glass and Stainless steel, etc.

b) Would you prefer a more "Open Plan" feel or a private/defined feel in your home?

c) Describe what you would like visitors to see as a "first impression" when they enter your home

v. Exterior/Garden Area

a) Keeping the Cost factor in mind, please make an "x" next to the exterior features you feel that are most important to you, for your home

_____ Additional - Garden security

_____ Garden flood lights

- _____ Solar heating panels
- _____ Spa/Jacuzzi
- _____ Braai Area
- _____ Boma/Lapa
- _____ Sun deck/private patio area
- _____ Additional covered parking
- _____ Clothing washing line
- _____ Bar/Outdoor kitchen
- _____ Fountain/Water feature
- _____ Irrigation system
- _____ Septic tank/Lilli Put
- _____ Other (List):

vi. Interior - Features

- a) Do you prefer high ceilings (3 meters +) or low ceilings (2.400 - 2.600 meters)?
- b) Do you need a “recessed” wall to display Art or other collection items?
- c) Does the bedrooms need to have extra space in the rooms for desk space, computer equipment or gym equipment, etc.?
- d) Keeping the Cost factor in mind, please mark an “x” next to the interior features you feel are most important to you, for your home

- _____ Hi-Fi or home theatre system
- _____ Under floor heating
- _____ Bar with seating
- _____ Bar (basic)

- _____ Bar with “prep” bowl and water tap
- _____ In-door fountain or water fall, feature
- _____ Fireplace in living or TV room
- _____ Fireplace in lounge area
- _____ Additional prep bowl or fridge in main bedroom _____
- Separate cupboard in main bedroom suite (for kettle and cups) _____
- Intercom system
- _____ Alarm system
- _____ Gas line for gas appliances
- _____ Other (List)

vii. Technology

- a) What kind of lighting do you want in your home? How many lighting control switches do you wish to have (ex: whole house system, zoned or single-switched or two-way switched)?

- b) Do you want a Central Vacuum system with vacuum cleaning points in every room?

- c) Do you want a Home Automated system? If so, what functions should be automated? Audio/Hi-Fi, Lighting, Awnings, Sunscreens, Security, Gates, Irrigation system or Solar water system

viii. New Home Plans / Drawings

- a) Have you had a set of house plans or drawings drawn-up for your proposed new Home or Renovation project? _____
- b) Was this done by a registered Architect? _____
- c) Have the plans been “approved” by the local Town Council or Municipality?

- d) Have the plans been “approved” by the Estates, Body Corporate or Home Owners Association?

- e) Does the plans clearly indicate all the electrical _____ “points” and light fitting positions?

- f) Does the plans clearly show the complete waste sewer line and plumbing configuration?

- g) ~~Could you let us have a copy of your set of approved plans/drawings?~~

h) What is the Size of the entire House together with the Outbuildings measured in square meters?

To be newly constructed _____

To be renovated or additions added _____

After you have answered all of the above questions, it comes to “mind” and one realizes the massive variety of choices that you have, just looking at the wide range of building materials or products that is available. Not only the selection of materials but the many choices of interior features and design that could certainly change your Lifestyle
.....

You will surely agree that there is no quick and easy formula to be able to calculate the actual cost of your particular project. It is therefore impossible for any reputable Construction Company to quote on, or to determine the correct Building cost based on

the Size of your House calculated in square meters times the going “Builders building rate” formula, calculated in “Rand” value.

In many instances of Bad building experiences that people often talk about, this old and outdated formula of quoting has created a substantial Money loss, that was directly related to poor quality of workmanship. This however can be avoided by You, being made fully aware of all the Costs involved, for the variety of selected detail relating to your Project **Before You Start Building!**

For a relative small or nominal fee we could assist you to have a “true and accurate” plan costing estimate done by Professional plan costing estimators where a list of all building materials and quantities such as bricks required, packets of cement, liter’s of paint, lengths of skirting’s, etc. are listed. All labour rates are also included such as the cost to lay bricks, plaster walls, erect the roof, hang doors, paint walls, fix tiles, etc. All the material and labour rates are also split onto separate spread sheets covering the various Building stages under separate sections such as foundations, then super structure or roofing etc.

The above information as completed on the “New Home Questionnaire”, together with a comprehensive and accurate BUILD-AID plan costing Estimate will be the acceptable documents, that will be welcomed by the Banks or Financial Institution’s because of it’s detail and accuracy, when they process your Home Loan or Bond application. Thank you for taking the time and effort to complete this New Home Questionnaire.