



SPECIFICATIONS

(16/07/2020)

1. FOUNDATIONS

- 1.1 Concrete foundations as per structural engineer design and specifications or as otherwise specified by structural engineer due to specific ground conditions

2. WALLS AND STRUCTURE

- 2.1 10 MPA Cement stock bricks
- 2.2 External walls: Combination of face brick and plaster with paint - colour to developers' specification
- 2.3 Internal walls: Feature wall to be plastered & painted – colour to developers' specification
- 2.4 Brick force will be used
- 2.5 concrete beams will be done to engineer's specification (if applicable)
- 2.6 Lintels will be used over door and window openings to engineer's specification

3. ROOFS

- 3.1 Flat roofs will be used
- 3.2 Trusses will consist of lightweight steel or timber trusses acc. to engineer's specifications
- 3.3 Trusses will be covered by ceiling on top floor unit. First floor and Second floors' ceiling and all balcony roof slabs will consist of a V jointed slab to be painted as per developer's specification
- 3.4 Pitched roofs to be 0.50mm thick 700mm cover Chromadek roof sheeting. Colour to developer's specification
- 3.5 Waterproofing will be used where necessary according to the Developers specification
- 3.6 Guttering, down pipes - Chromadek gutters and down pipes to match colour of roofs
- 3.7 Nu-tech board fascia painted fixed with countersunk brass screws

4. FLOOR FINISHES

- 4.1 Tile 500mm x 500mm ceramic tiles in kitchen, lounge, passage patio, bathrooms and bedrooms as per developer's specification
- 4.2 Non-slip tile will be used on exterior including passages, patios and balconies

5. WALL TILING

- 5.1 Kitchen: Ceramic tiles above stove & sink to underside of cupboard - 450mm high

- above worktops, basin & bath
- 5.2 Bathroom: Ceramic tiles from floor 1.5m height all around (full in shower)
- 5.3 Tile colour as per developer's specification
- 6. CEILINGS**
- 6.1 Applicable to top floor units only
- 6.2 Rhino ceiling board with bishop strips, painted white
- 6.3 Rhino cornice will be provided, painted white
- 7. WINDOWS**
- 7.1 Aluminium window frames – colour: charcoal, or similar approved to the discretion of the Developer
- 7.2 Obscure glass in bathroom windows
- 7.3 Clear float glass to other windows
- 7.4 Safety glass to be installed for all glazed sliding doors
- 7.5 Windows - Burglar bars on all open section and accessible windows – excluding sliding doors
- 8. DOORS AND FRAMES**
- 8.1 Internal doors: Horizontal slatted doors painted, size 813 x 2032mm high doors, or similar approved to the discretion of the Developer
- 8.2 Internal doors: Horizontal slatted doors painted, size 813 x 2032mm high doors, or similar approved to the discretion of the Developer
- 8.3 Wooden door frames painted or varnished as to developer' discretion
- 8.4 Lockset: 3 lever latch lock
- 8.5 Door handle: QS Ironmongery Stainless steel to the discretion of the Developer
- 8.6 External doors: Horizontal slatted doors painted or varnished approved to the discretion of the Developer. Wooden door frames for all external doors
- 8.7 Balcony doors: Aluminium glazed sliding door with Safety glass. Colour: charcoal
Push bolt to be installed on all glazed aluminium sliding doors. Specification to the discretion of the Developer
- 9. CURTAIN TRACKS**
- 9.1 Single track to bathroom and kitchen windows or similar approved to the discretion of the Developer
- 9.2 Double track to be fitted to bedroom windows and sliding doors
- 9.3 All installations according to the discretion of the Developer
- 9.4 Client can fit own rails at own cost after transfer - no credit will be provided
- 9.5 Own installation can only be done after registration
- 10. BUILT IN CUPBOARDS**
- 10.1 Kitchen layout - According to plan
- 10.2 Top cupboards to be provided
- 10.3 Built in cupboards in bedrooms
- 10.4 All cupboards standard colour melamine finished with edging – as per developers' specification

11. KITCHEN FITTINGS

- 11.1 Drop-in single bowl sink
- 11.2 Sink mixer - Chrome pillar sink mixer
- 11.3 Engineered stone or similar approved as per developer's discretion
- 11.4 Built-in oven and hob approved to the discretion of the Developer
- 11.5 Extractor fan provided according to specialist

12. PLUMBING

- 12.1 1x Coldwater inlet and 1 x waste outlet for washing machine
- 12.2 Ceramic closed coupled WC's with matching cistern
- 12.3 Ceramic WHB in bathroom with pedestal
- 12.4 Sanitaryware - Basins - Pedestals – White
- 12.5 Glass shower door with frame - Pivot Shower Door white. Built in shower, no tray– or similar approved as per developer's discretion
- 12.6 Toilet roll holder and single towel rail provided per bathroom
- 12.7 Bathroom mirror will be supplied
- 12.8 Hand wash basin mixer: Chrome Basin Mixers Taps or similar approved as per developer's discretion
- 12.9 Mixer shower: Chrome - Concealed Diverter Mixers
- 12.10 Shower arm, waste trap & head. Chrome - Shower arm, Chrome - Shower Traps and Wastes, Traps & Overflows or similar approved according to developer's choice
- 12.11 Bath: hard plastic bath to be built as per developer's specifications
- 12.12 Bath filler and waste stopper: Chrome - Bath Fillers - Wastes, Traps & Overflows. Chrome - Pop-up Waste - Wastes, Traps & Overflows. Unslotted bath waste, 40mm, chrome, or similar approved according to developer's choice
- 12.13 150 L geyser provided

13. ELECTRICAL INSTALLATION

- 13.1 1 x geyser connection
- 13.2 1 x stove connection
- 13.4 Single phase supply
- 13.4 One flush mounted ceiling light and fitting per room
- 13.5 One V connection point per unit in lounge area
- 13.5 2 x Double plug for appliances in kitchen
- 13.6 2 x Double plug in lounge
- 13.7 1 x Double plug in every room excl. bathroom
- 13.8 1x DSTV Point
- 13.9 1 x double plug point provided in garage (garage motor excluded)
- 13.9.1 Conduit provided for Telkom/Fibre installation. Should we make use of fibre it will be a complete installation and owner will only be liable for the activation fee which will be determined at a later stage.

14. EXTERNAL WORK

- 14.1 Cement paving bricks used for all driveways
- 14.2 All levels, dimensions, depths of excavation, height of plinths, number of steps to be determined on site by developer
- 14.3 Each owner to control pests, ants etc. after occupation

- 14.4 Cement paving bricks in to be used for parking specs
- 14.5 Balustrades: Standard as per Architect detail. 1000mm high mild steel balustrades consisting of vertical flat plate spaced to ensure no more than 80mm gap with vertical stanchions and horizontal handrail

15. GENERAL WORKS

- 15.1 Colour and availability of finishing items may vary, but if need be, will be substituted with similar product of equal standard unless otherwise communicated
- 15.2 A structural engineer will sign off on all foundations and beams
- 15.3 Certificates from electrical, roofing and glass will be issued upon completion of the property
- 15.4 Snag list/ fault listing will be issued by client for attention and rectification within the timeframe as per the offer to purchase
- 15.5 Parking bays and garages as per site plan
- 15.6 Guard house as per site plan
- 15.7 Entrance gate as per site plan
- 15.8 Refuse area as per site plan
- 15.9 Perimeter wall and fencing as per site plan – Electrified
- 15.10 Landscaped gardens as per developer' discretion and local authorities' approval
- 15.11 Access control will be used. The discretion is with the developer to decide on a suitable system for the estate
- 15.12 We will make use of remote control, biometric system or another system according to the developer's discretion
- 15.13 Pre-paid water meters will be provided
- 15.14 Pre-paid electrical meters will be provided
- 15.15 Clubhouse with swimming pool, braai facilities and WC facilities will be provided