

SPECIFICATIONS

STELLENDALE VILLAGE - APARTMENTS

STANDARD OPTION

Walls:

Exterior: Cement maxi brick, plastered and painted with one plaster primer coat and two coats Dulux
Interior: Cement maxi brick, plastered and painted with one filler coat and two coats Dulux (as per chosen option)

Roof:

Pitched roof - Charcoal grey roof tiles

Facias:

Fibre cement painted white

Rain water goods:

Aluminium with PVC down pipes

Windows:

Aluminium frames

Window sills:

Exterior – plastered and painted
Interior – plastered and painted

Door frames:

Exterior – hardwood painted white
Interior – Steel door jambs painted as per chosen option
Patio – Charcoal Aluminium Powder coated

Doors:

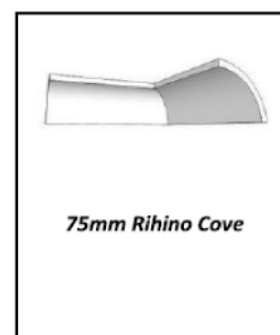
Front Semi-solid painted white
Back Semi-solid painted white
Interior Hollow core painted as per chosen option

Ironmongery:

External doors: 3 x lever locks
Internal doors: 2 x lever locks

Ceilings:

Rhino board with 'H' section coverstrips,
75mm cove cornice painted with two coats



Paint Specification

Outside walls

- One coat DULUX masonry primer
- Two coats of colour DULUX

Inside walls

- One coat Acrylic
- Poly skim all walls for smooth finish
- One coat of DULUX masonry primer
- Touch up all imperfections with polyfilla and re-apply DULUX masonry primer
- Two coats of colour DULUX Acrylic

Sanitary Ware:

Toilets White throughout
Semi-close couple
Basins Vanity basin
Accessories Toilet roll holder, towel rail and soap dish and mirror to bathrooms



ENTRADA BASIN MIXER
HFEN1240/CH

Showers:

Rose and arm
White epoxy coated shower doors (door only)



SHOWER ARM & FLANGE 150 MM
HFSH1300/CH

SHOWER HEAD
5 SETTING
HFSH9975/CH

ENTRADA CONCEALED
BATH/SHOWER
MIXER HFEN1200/CH

Taps:

All internal taps to be mixers as per above – standard unit



Geyser:

Complete hot and cold-water reticulation, including colour coded taps. 150lt Solar water heater, Self-filler tank, thermostatic mixing valve, 12 vacuum tubes and stand.



Sink:

700 mm single stainless steel drop in



General:

Cold water plumbing point in kitchen

Floor and wall covering:

Wall tiles: Splashback to kitchen units (as per chosen option) 300mm above top – R100p/m²
Splashback around basin – one tile each side and 300mm above
Showers to be tiled inside to 1.8m

Floor tiles: Kitchen, bathroom(s) and living areas (as per chosen option) – R100p/m²

Grout: Light grey

Cupboards:

Kitchen: Cupboards as per plan
Chipboard inside (white) and melamine outside
Rustenburg Granite counter tops – 20mm
Doors with impact edging

Bedrooms: 1350mm 3door cupboards to both rooms
Chipboard inside and melamine outside (white)
Doors with impact edging

Light fittings:

One light to each room
Outside lights, watertight bulk heads, as per plan



Telephone/TV and electrical points:

- One double plug and single light point per bedroom (ceiling type, glass bowl type)
- One single light point per bathroom (ceiling type, glass bowl type)
- One double plug point in lounge.
- One TV point in lounge (communal dish to each block - plug and play ready).
- Two double plug points in kitchen and single light point in kitchen (ceiling type, glass bowl)
- Electrical point with isolator for stove connection
- One free standing stove and oven included - defy or similar (delivered and installed prior to occupation)
- External light fittings to be water tight above front, lounge & kitchen doors (where applicable)

Perimeter walls:

All walls to be 190 Block wall plastered and painted white, where road Facing filled with palisade sections as per architects plan.
Not road facing walls to be 1.8m vibracrete

Driveway:

Paving as per plan.

Landscaping:

Site levelled and cleared of rubble
All Ground floor apartments will have paving laid to exclusive use gardens

Included:

Electricity connection (pre-paid electricity meter)
Standard bathroom fittings (Toilet paper holder; Towel ring; Towel rail)
NHBC
Plan approval fees
Architectural fees
3 strip burglar bar to all open windows

Pre-paid electricity meters
Water meter - will be read monthly and billed separately
Fibre installed to each block - occupant/owner to arrange for installation to each unit - supplier Octotel
One covered parking bay per unit
Security - development falls within the greater Stellendale Village with access controlled entrance and patrolling guards. Cell to gate and biometric system installed at main entrance.

General:

- 1 These specifications serve as guidelines only and the Developer reserves the right to amend and / or substitute items, at his sole discretion, in the event of any item not being available or being in short supply.
- 2 The employer is not permitted to do any work on site while construction is under way without the permission of the Seller.
- 3 All PC amounts in this specification are inclusive of VAT.
- 4 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

NOTE: Should the above mentioned specification differ from the final plan specification, then this specification will be the final ruling document. This specification document takes preference over unit drawings.

EMPLOYER(S): _____ DATE: _____

SELLER: _____ DATE: _____