



**ANNEXURE 4
STANDARD SPECIFICATION**

EXTERNAL GENERAL	
Bricks	Existing brick painted
Roof	Existing roof to remain
Windows & Glazing	Existing aluminium and glazing
Sliding and Opening Doors	New sliding doors powder coated aluminium with single glazing
Patio and Balconies	Existing patios with existing pavers, New balconies to be added with steel frame and balustrading
INTERNAL GENERAL	
Walls - Internal	Plastered and painted as per show unit.
Ceiling	Ground Floor - Existing Concrete Roof slab - First Floor - Flush plastered ceiling through out.
Floor - Internal	600 x 600 tile - as per show unit.
Skirting	Tile skirting, as per showroom.
Floor - Shower	100mm x 100mm - same tile as floor.
Wall Tiles - Shower walls	600mm x 600mm tile - as per sample.
Wall Tiles - Basin Splash back	Feature splashback as per show unit.
Kitchen Wall Tiles	Feature splashback as per show unit.
Doors	Internal hollow core slatted doors.
Door Frame	Steel double frame.
Entrance Doors	30 minute fire battoned door with self door closer.
Wet Point	One wet point allowed per kitchen.
INTERNAL BEDROOM	
BIC	1,5m cupboard - as per show room.
INTERNAL KITCHEN	
Kitchen Cupboards	Melamine doors - as per showroom.
Kitchen Top Counters	20mm Quartz tops. Colour as per showroom.
Sink	Single - as per showroom.
Sink Mixer	Matt black range - as per showroom.
Built in Oven	60cm built-in Bosch oven - As per showroom.
HOB	60cm built-in ceramic glass hob - as per showroom.
Extractor	Built in bosch extractor - as per showroom.
INTERNAL BATHROOM	
Showers	Glass shower doors with black shower frame - as per showroom.
Shower - Arm	Black arm - as per showroom.
Shower Rose	Black shower head - as per showroom.
Shower Mixer	Black Mixer - as per showroom.
Shower Trap	Black shower trap - as per showroom.
Mirror	Mirror with Black edging as per showroom.
Basin Mixer	Black range mixer - as per showroom.
WC	Close couple suite - top-flush, white - as per showroom.
Towel Hooks	Wall mounted - as per showroom.
Toilet roll holder	Matt Black holder - as per showroom.
Vanity	Floating vanity - top mounted - with quartz top - as per showroom.
INTERNAL ELECTRICAL	
General Lighting Fitting	Track lighting with spots - as per showroom - Downlights in Bathroom as per Showroom
LED fittings	Black Spots with LED bulb fittings throughout - as per showroom.
Single Switch	As per Annexure 2 plan - white.
Double Switch	As per Annexure 2 plan - white.
USB point	As per Annexure 2 plan - white.
Data Point	1 Data point - as per Annexure 2 plan.
Heat Pumps	Centralised heat pump with ring main system - with individual hot and cold water meters.
Electrical Meter	Prepaid electricity meter.
IRONMONGERY	
Front Door Handle	Black range - as per showroom.
Door Stops	Half moon door stop.
Internal Bathroom Door Handle	Black range - as per showroom.

NOTE: *While every attempt will be made to adhere to the standard specification, changes may be made by the Architect according to the availability of materials.*

_____ Date

_____ Purchaser/s

_____ Date

_____ Seller