

# KLEINJE WINGERD - Outline Building and Finishes Specifications

Please note that all finishes and fittings are as per developer's choice and samples provided.

No further choices or variation available to purchasers.

No credit provided should owner decide to select own finishes.

All building elements will be in compliance with the NHBC and National Building Regulations deemed to satisfy requirements and/or be as per rational design prepared by a professional consultant.

## 1. FOUNDATIONS, COLUMNS, BEAMS, SLABS, LINTELS

All foundations / columns / beams / slabs / lintels to be steel reinforced concrete, according to structural engineers design.

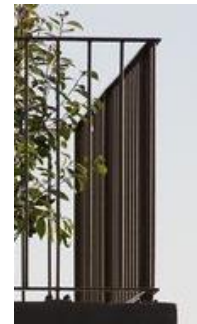
## 2. WALLS EXTERNAL

- 2.1. **WALLS GENERAL:** Solid cement maxi-brick cavity walls to external envelope where exposed to wind driven rain. Variety of wall finishes as per renders and described below.
- 2.2. **WALL SURFACES 1: Flush jointed brickwork in regular bond.** Brickwork cleaned of all mortar and painted to create uniform textured wall finish. Coated with plaster primer and two coats of external quality paint finish. Colours: **Billiard Green (charcoal green)** or **Liveable Green (off-white green)** in composition as per rendered images.
- 2.3. **WALL SURFACES 2: Single coat cement plaster surface finish,** coated with plaster primer and two coats of external quality paint finish. With **light stipple roller textured paint finish.** Colour: **Billiard Green**
- 2.4. **WALL SURFACES 3: Single coat cement plaster surface finish,** coated with plaster primer and two coats of external quality paint finish. With **medium stipple roller textured paint finish.** Colour: **Sage Green**



- 2.5. **WINDOW CILLS:** Brick on edge cill, with 35 degree slope and minimum 25mm projection from wall to form weather-drip. Cill finished and painted as per wall surface in which it occurs.
- 2.6. **EXTERNAL WALLS:** Existing **1.8m high plastered brick perimeter walls to all boundaries.**
- 2.7. **COPINGS:** Plastered brick header coarse copings, on damp proof membrane, with 15 degree top slope and 25mm deep projecting drip/overhang to inside. Finished with single coat waterproof cement plaster, to all parapet and projecting walls. Sealed with fibre reinforced paint waterproofing. Coated with primer and two coats of external quality paint finish to match wall below.
- 2.8. **GENERAL:** All walls to receive damp proof course (plastic DPC) at wall base and to perimeter of all doors, windows and other openings; weepholes above all horizontal DPCs on mortar fillets in cavity walls; cavity wall ties and brick force reinforcement; reinforced concrete lintels or reinforced concrete beams by structural engineer to all openings. All in compliance with the National Building Regulations deemed to satisfy requirements and NHBC requirements. Additional reinforcement as deemed necessary by structural engineer may be applied.

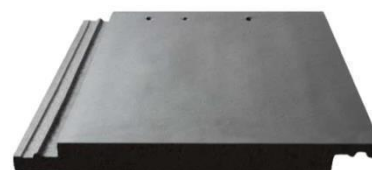
- 2.9. **BALUSTRADES & HANDRAILS: Enamel painted galvanized mild steel handrails and balustrades – colour: dark-grey.** Plastered walls in some places. All balustrades of non-climbable design and a minimum of 1 meter higher than adjacent finished floor level. Look and feel as per examples shown. Fixings to top and sides of floor structure, walls and columns adjacent, to structural engineers design. Round galvanized mild steel handrails fixed to walls on both sides of all stairwells.



- 2.10. **GARDEN WALLS & FENCES: 1.8m high plastered brick separating privacy wall** between directly adjoining private garden spaces. Painted to match separating wall between covered patios. **1.2m high enamel painted, treated S.A pine picket fences – colour: dark-grey,** with square top profile, to remainder of perimeter of garden space. Horizontally slatted painted timber gate with lockable galvanized mild steel latch.

### 3. ROOFS

- 3.1. **MAIN ROOF COVERING: Marley Modern through colour concrete roof tiles,** on radiant barrier under tile membrane, with matching ride and verge tiles.
- 3.2. **WALKWAY ROOF COVERING: Dark grey factory coated metal roof sheeting,** with concealed fixings and coating colour finish to both sides. All flashings on these in same material as well as general valley gutters, headwall-, sidewall-, edge flashings of same material. All roofs installed by roofing specialist, with roofing certificate and guarantees for watertightness.
- 3.3. **PITCHED ROOF STRUCTURE:** Treated SA pine roof trusses to structural engineers design and specification. Separating walls between apartments built up and finished off to roof tiling above. Battens and elements breaching fire walls to be treated according to fire engineers specifications to achieve 60 minute fire rating between apartments.
- 3.4. **APARTMENT ROOF INSULATION: Insulation (135mm thick)** installed on top of all top floor apartment ceilings according to regulations.
- 3.5. **FASCIA & BARGE BOARDS: Medium density fibre cement fascia boards with PVC H-profile fascia joiners** to junctions and corners. Coated with primer and two coats of dark grey external quality paint finish, to match colour of gutters.
- 3.6. **GUTTERS AND DOWN-PIPES: Factory coated dove grey Ogee profile extruded aluminium gutters** with matching fixings and fittings by specialist. **PVC downpipes painted to match external wall finish,** with fixings and fittings as per manufacturers specifications.
- 3.7. **CONCRETE FLAT ROOFS (MINIMAL): Torch-on bituminous waterproofing.** Taken up 150mm against all perimeter upstands. Applied to screed to fall to full bore outlets on concrete roof slabs to structural engineers design. All to receive 10 year waterproofing guarantee after installation of all services and fittings to roof.
- 3.8. **SERVICES COVER:** See painted slatted fibre cement riser covers for all and any other horizontal or vertical service covers or boxings.



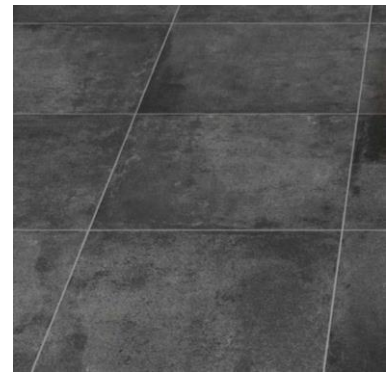
## 4. FLOOR SURFACES

- 4.1. **FLOOR STRUCTURE - UPPER FLOORS:** Steel-reinforced precast concrete floor slabs, combined with steel-mesh-reinforced structural concrete topping to structural engineers design and details.
- 4.2. **FLOOR STRUCTURE - GROUND FLOOR:** Steel-reinforced-site-cast concrete-surface bed, on damp proof membrane, to structural engineers design and details.
- 4.3. **STAIRS:** Steel reinforced precast concrete stairs with tile finish on screeds as per walkways.



- 4.4. **FINISH IN APARTMENTS: Light grey 600 x 600mm ceramic floor tiles** fixed with water resistant adhesive and grouting to cement screed on ground and to smooth floated structural topping on upper floors. Matching 100mm high **cut tile skirting**, with joints aligned to floor tiles. Tiles laid in square pattern, with matching light-grey grouting. Matching tiles with non-slip finish and rating for wet conditions in bathroom and kitchen.

- 4.5. **FINISH TO UPPER FLOOR WALKWAYS:**  
**Dark grey 350 x 350mm non-slip ceramic floor tiles**, on cement screed to ground floor, or smooth floated structural topping on upper floors, with 1:50 crossfall to prevent water ponding. Matching 100mm high **cut tile skirting**, with joints aligned to floor tiles.



- 4.6. **FINISH TO REFUSE ROOM & GENERAL ABLUTIONS:** Smooth steel floated concrete slabs, coated with paint on concrete hardener sealer. Refuse-room floor to have 1:50 fall to floor drain.



- 4.7. **GROUND FLOOR WALKWAYS & GROUND FLOOR PATIOS: Tan concrete coloured bond pavers** for pedestrian traffic on compacted sand filling and sub base, to civil engineers design and specifications. Deep brick on edge border to patio paving.

- 4.8. **FOOTPATHS and PARKING AREAS: Sandstone look exposed aggregate concrete pavers**, for pedestrian and vehicle traffic where applicable, on compacted sand filling and sub base, to civil engineers design and specifications. **Precast concrete kerbs** only as deemed necessary for stormwater channelling.

**Parking lines: Dark grey cobble pavers**, set into parking surface.

**Parking space numbers: Reflective vinyl stickers**, applied to kerb face at head of parking bay.

**Traffic calming features at entrances: Dark grey cobble pavers.**



- 4.9. **SHOWER FLOOR: Non-slip dark grey floor tile** to match wall tile as shown below, with waterproof adhesive and flush grouting, on cement screed sloped to drain, on concrete base, on waterproofing (to floor and wall of shower all round).

## 5. WALLS INTERNAL

- 5.1. **WALLS GENERAL:** Solid cement maxi-brick single or double skin walls as per plan. **Single coat cement plaster as surface finish**, coated with plaster primer and two coats of internal quality paint finish. Colours: **White** throughout. **One wall in accent colour** specified by buyer.
- 5.2. **WINDOW CILLS:** Single coat cement plaster surface finish, coated with primer and two coats of internal quality paint finish to match wall colour.

### 5.3. WALL TILING:

**Kitchen: Glazed ceramic wall tiles**, with water resistant adhesive and grouting, above all worktops up to underside of top cupboard level. Tiled splashback 0.6 meter high. Colours: grey or white to fit dark or light kitchen colour scheme.

**Bathroom: Ceramic wall tiles to match light grey floor tile**, with water resistant adhesive and grouting,



300mm above hand basin and **2100mm tiling to shower and bath enclosure in darker grey tile**. As adjacent in 600x300 or 600x600mm. Waterproofing to whole shower wall (and floor) beneath plaster (or screed) level.



**General:** Matching PVC edge trim to all vertical and horizontal tile corners and edges.

- 5.4. **GENERAL:** Brickforce, lateral support, etc to all walls in compliance with NBR, NHBRC and structural engineer's requirements. Wet riser walls to receive paint-on bituminous waterproofing or similar to all inside faces.

## 6. CEILINGS


- 6.1. **TOP FLOOR APARTMENTS:** 6,4mm Gypsum plasterboard ceilings fixed to 38 x 38mm South African pine branders at 450mm centres with precoated galvanised mild steel H-section jointing strips.
- 6.2. **OTHER APARTMENTS: Painted smooth off shutter precast concrete panels**, with neatened recesses at panel joints, coated with primer and two coats of white internal quality ceiling paint finish.
- 6.3. **CORNICE: High density foam XPS cornice**, 70x70mm to perimeter of all rooms in apartment. Coated with primer and two coats of White internal quality ceiling paint finish.
- 6.4. **TOP FLOOR WALKWAYS (refuse room also): Painted exposed roof structure** and factory coated metal sheeting. 300(w) x 50(h)mm high solid galvanized mild sheet tray, to support any horizontal services (minimal).
- 6.5. **WALKWAYS: Smooth off shutter surface of precast concrete panels.** Cleaned of all debris and left unpainted. No exposed conduits – all in topping above. With light fittings at suitable intervals.



## 7. WINDOWS & SLIDING DOORS

- 7.1. **Powder coated finish to aluminium** frames and opening sections, with wool pile seals, in compliance with AAMSA and SANS 613 requirements. **Colour: Charcoal-grey.** As per plans and renders.
- 7.2. **Burglar bars optional extra.** To be part of aluminium frames, with same finish, and inside fixed only.
- 7.3. Black coated aluminium handles and stainless steel hinges by GHI or similar.
- 7.4. Opaque glass at bathrooms and kitchens with clear glass to other windows.
- 7.5. Safety glazing in accordance with SANS 10400 where required.

## 8. DOORS

- 8.1. **Front doors: Horizontally slatted timber door and frame,** with 30 min fire and exterior ratings. Sanded down and coated with primer and two coats of **external quality oil based enamel paint finish.** Charcoal or light grey to colour scheme. **Hardware:** Four lever lockset with striker plate fixed to wood with Coupe Oulu anodised aluminium flush handles, door number, door hook, grey rubber doorstop.
- 8.2. **Internal doors: Hollow core doors** with timber frames, sanded down and coated with primer and two coats of **External quality oil based enamel paint finish all round.**  **Hardware:** Two lever lock, grey rubber doorstops, stainless steel handles as per sample.
- 8.3. **Service duct cover panels:** Medium density fibre cement sheeting fixed to treated 50x50mm SA pine frames, to form 2.4 x 0.6meter removable panels. All coated with primer and two coats of external quality paint finish to match external wall finish.



## 9. BUILT IN FURNITURE

- 9.1. **Layout and configuration** as per unit plans and artist impressions on website. **3D images** below for colour and material palette only.
- 9.2. **Kitchen worktops: Leathered finish to black granite worktops** as per image, 20mm thick, sealed all round to finishes.
- 9.3. **Kitchen cupboards: Doors, drawers and visible side panels to have an option** and selection of **Ash Woodgrain, Charcoal or High Gloss White** finish, with matching impact edging all round. Standard white melamine carcasses and edging otherwise.

High level top hung cupboard (600w) and **space for variable size fridge** below.

Two **base drawer units** beside built-in oven, with **tall side hung door cabinets** (300 & 450w) above.

Supply and install a Defy 671 slimline multifunction oven - DBO483, with a energy rating, black glass and aluminium face. H 600 x W 595 x D 570 mm with a Defy 60cm slimline touch control vitroceramic hob. High level top hung cupboard above.

Electrical point and switch provided for owner to install unvented cooker hood should it be desired.

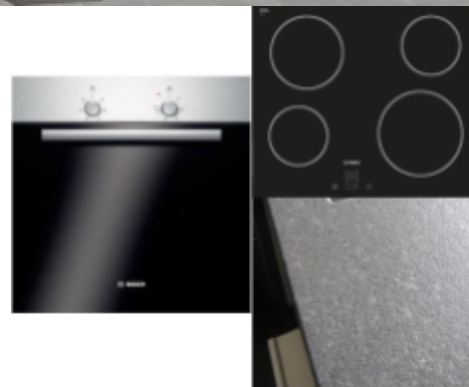
Two **base units with side hung doors** and shelf (450w), one below single sink, with **high level cabinets** and **microwave hatch** above.

One **450mm wide full height broom cupboard** with distribution board inside.

One 600mm wide opening under worktop for washing machine / dish washer with plumbing.

Stainless steel kickboard all round.

- 9.4. **Bedroom wardrobes:** Standard white melamine doors, carcasses and edging. Doors to be 450mm wide. Four door cupboards to main bedroom. Three doors to second bedroom. Stainless steel hinges and bar handles as above.



## 10. SANITARYWARE, PLUMBING AND TAPS

- 10.1. **Stainless steel single bowl sink**, with chrome plated SABS approved brass **mixer tap**.
- 10.2. **White porcelain close coupled dual flush toilet**, similar to artist impression attached.
- 10.3. **White ceramic basin**, on 550x400mm **white powder coated vanity cabinet**, with chrome plated SABS approved brass **mixer tap**.
- 10.4. **Ceramic tile shower floor** with safety **glass door and side panel with chrome or polished aluminium frame**. **Low flow showerhead** and chrome plated SABS approved brass **mixer tap**.
- 10.5. **OPTIONAL: White acrylic 1700x700mm bath** to two bed units, with glass screen similar to shower screen above, with chrome plated SABS approved brass diverter, mixer tap, normal shower head and bath spout filler.
- 10.6. Photovoltaic / solar geyser to each apartment. Tanks installed above top floor apartments, other in walkway recesses or walkway roof space and not in apartment space for access and maintenance purposes.
- 10.7. Prepaid water meter.
- 10.8. Outside tap for ground floor units.



*toilet roll holder*



*towel rail*



*towel hook*



*optional*



## 11. ACCESSORIES

- 11.1. Double curtain track to be fitted to lounge and bedrooms. Standard white factory coated finish.
- 11.2. Double 900mm long towel rail, toilet roll holder, soap dish holder at shower. Chrome plated or SS finish.
- 11.3. Bathroom mirror, 800 x 300w mm, screw fixed to wall. Screw heads covered with chrome plated dome caps.

## 12. ELECTRICAL INSTALLATION

- 12.1. One distribution board located in broom cupboard per apartment.
- 12.2. Prepaid electrical meter.
- 12.3. Kitchen: One stove connection, switch and isolator, switch for future hob extractor provided.  
Two double plug points to worktop at oven side. Single plug at microwave level.  
Single plug at fridge position. Single plug at washing machine position.  
One double plug point to worktop at sink side.
- 12.4. Bedrooms: Two single plug points to each bedroom.
- 12.5. Apartment lights: One surface mounted LED bulkhead light fitting each to bedroom, lounge, dining, kitchen, bathroom.
- 12.6. Light and plug point positions as per flat layout plan.
- 12.7. Light fittings, switches and plug covers as per sample boards provided.
- 12.8. All plugs and fittings to be SABS compliant and installed according to regulations and by-laws.

### 13. TELECOMMUNICATIONS

- 13.1. Fibre to home reticulation provided to each apartment. HOA approved service provider to provide cabling, infrastructure, service, price plans, etc. Activation and hardware not included.
- 13.2. No Telkom hard lines provided.

### 14. LANDSCAPING

- 14.1. **SOFT LANDSCAPING:** Roll-on lawn to majority of surface area of private gardens, communal gardens and swales. Combined with trees and shrubs as per approved landscaping plan.
- 14.2. **GENERAL:** All final surface levels, dimensions, positioning of garden walls to be determined by developer. Configuration may vary slightly from plan to accommodate site condition. Developer does not take responsibility for the control of pests, weeds, etc. after occupation.

### 15. SECURITY

- 15.1. **PERIMETER WALL:** Existing perimeter wall.
- 15.2. **VEHICLE GATES & GUARD HOUSE:** Existing 24hour manned gatehouse at estate entrance.
- 15.3. **PERIMETER SECURITY:** 6-strand **electric fence** fitted to top of all **complex perimeter** walls, fences and gates.

### 16. PARKING ALLOCATION

- 16.1. **One (1) parking bay** allocated by default for sole use per **apartment**.
- 16.2. **Forty-three (43) parking bays** reserved for **visitors**.
- 16.3. Additional bays for sale (open or shaded).

### 17. AMENITIES

- 17.1. Covered braai area with two 900mm built in braais, worktop with rinse bowl and mixer, gents and ladies ablutions adjacent to pool area. Evening lighting. Open braai areas next to swimming pool.
- 17.2. Four laundry rooms each with industrial washing one machine and one dryer.
- 17.3. Swimming pool.
- 17.4. Enclosed dog park.
- 17.5. Multipurpose sand court (beach volleyball, football etc.).
- 17.6. Children's play area.

### 18. INCLUDED

- 18.1. Transfer fees
- 18.2. Bond fees
- 18.3. Electricity-, water, sewer connections
- 18.4. NHBRC fees
- 18.5. Plan approval fees
- 18.6. All consultants fees (architect, engineers, etc)

### 19. EXCLUDED

- 19.1. Bank initiation fees



## 20. PURCHASER CHOICES

20.1. Purchaser to circle options below.

20.2. Paint and tile codes to be confirmed with purchaser prior to construction.

	Option 1	Option 2	Option 3
Living Room Accent Wall	Liveable Green	Charcoal	White
Floor Tiles	Light Grey	Dark Grey	White
Wall Tiles	Light Grey	Dark Grey	White
Kitchen Cupboards – Top	Ash Woodgrain	Charcoal	White
Kitchen Cupboards – Bottom	Ash Woodgrain	Charcoal	White
Shower over bath combo (replacing shower - type 2A & 2B unit plans only) R5 200	YES	NO	
Shade net for parking bay (R15,750, incl VAT)	YES	NO	
Additional open parking bay (R21,000, incl VAT)	YES, Number: _____	NO	
Shade net for additional parking bay (R15,750, incl VAT)	YES, Number: _____	NO	

## 21. GENERAL

These specifications serve as guidelines only and the developer / building contractor reserves the right to amend and / or substitute items, with an alternative with a similar look, feel and quality, at his/her sole discretion, in the event of any item not being available, in short supply or in the case of changes required by the local authorities.

The purchaser is not permitted to do any work on site while construction is under initial building contract.

**NOTE:** Should the above mentioned specification differ from the final plan specification, then this specification will be the final ruling document.

PURCHASER(S): .....

DATE: .....

DEVELOPER: .....

DATE: .....