

Southwark MEWS

PARKLANDS PROJECTS FOR BVI:

SOUTHWARK MEWS - 73 UNITS

MATERIAL AND FINISHES SPECIFICATION

All work will be constructed in compliance with the National Building Regulations SABS 0400 and the requirements of the local council, the NHBRC and the Financial Institution's Minimum Specifications.

All finishes as per architect's or engineer's specification or developer's choice to be approved by the purchaser.

1. FOUNDATIONS AND STRUCTURE

Raft foundations are to be built in strict accordance with the municipal building regulations and engineer's specifications.

All external walls are to be built in two brick skins externally and with a 50mm cavity between, tied together with galvanized wire ties. Wherever this cavity breached, a damp proof course is to be built in.

No termite poisoning is required for the Western Cape.

2. ROOF STRUCTURE, COVERING AND FASCIAS

Gang nails trusses as per engineer's design.

The roof covering shall be Marley Double Roman cement roof tiles or similar approved with matching ridge tiles. Colour to be determined by the architect and approved by the purchaser.

An approved waterproofing system to be applied to all flat roof areas, where applicable.

3. DOORS AND FRAMES

All frames to be Meranti.

The front door and kitchen door (where applicable) to be a solid Meranti panel door with swing steel security gate, Xpanda Homestyle or similar approved. Colour to be determined by the architect and approved by the purchaser. All internal doors to be painted hollow core doors.

NOTE: (If gates can be manufactured with master locks and keys at no additional cost, it will be provided with such otherwise only with factory fitted keys and locks.)

Front doors on top floor to be fitted with an aluminum weather bar.

4. IRONMONGERY

Locks internally to be chrome handles fitted with Union 2 lever locksets and externally fitted with Union 3 lever locksets.

NOTE: (If security gates can be fitted with master keys and locks as described above, will also investigate to provide front door keys with master lock at no extra cost, if possible.)

Unit and parking numerals to be provided.

5. WINDOWS

All windows shall be Meranti with burglar bars on opening and fixed sections on ground floor and walkways to accessible windows only.

6. PLASTER

EXTERIOR WALLS: Smooth plaster and paint

INTERNAL WALLS: One coat cement smooth plastered throughout.

WINDOW SILLS: Plastered sills externally as shown on drawings.

7. WALL TILING

Wall tiles shall be approved by the purchaser.

Areas tiled are as follows:

KITCHEN: Walls shall be tiled above floor cupboard units to a height of 450mm.

BATHROOM: To be tiled to 1.5m high all round, and full height in the shower in bath.

BEDROOMS: Tiled throughout the whole unit with tile skirting, to be approved by the purchaser.

8. FLOOR COVERING

Floor tiles with tiled skirting to all unit floor areas, floor tiles to be approved by the purchaser.

Paving apron around building on ground floor level, 1m wide, finished with 50mm cement paver.

First and second floor walkways finished with non-slip tiles, tiling as approved by purchaser.

Staircases to be finished with tiles, tiling as approved by purchaser. All stairs to be provided with galvanized metal edging.

Roads & drive ways as per engineer's design to allow for stormwater runoff, 60mm charcoal interlocking cement paving blocks.

Parking areas as per engineer's design, 50mm cement paver, coloured to demarcate parking areas. Colour to be determined by architect and approved by purchaser.

Open parking with no carports.

9. CEILINGS

Ground floor and first floor to be underside of concrete slab.

Second floor 6.4mm gypsum ceiling board skimmed ceilings with 75mm gypsum cornices, including ceiling trap door fitted to 38x38mm branding to roof trusses.

10. PAINTING

All external plaster surfaces to be finished with one coat of masonry and two coats of Ultratex waterproofing paint (Frontline Coatings), Colour to be determined by architect to be approved by purchaser.

All internal plaster surfaces to be finished with one filler coat and two coats of PVA, colour off-white or similar to be approved by purchaser.

All ceilings to be finished with one coat of Masonry and two coats of PVA, colour white.

All woodwork to be varnished - developer's choice to be approved by purchaser.

All steelwork galvanized and painted black. Most steelwork will be epoxy coated Zincalume.

Internal doors and frames to be finished with one coat of primer, one coat undercoat and one coat eggshell enamel. Colour off- white or similar to be approved by purchaser.

11. PLUMBING

All internal taps to be H2flo Tampa Range or similar approved.
(H2flo is SABS approved and provides 10 year manufacturing guarantee)

SANITARY FITTINGS: (All white except sink)

SINK: Stainless steel double “drop in” type with draining board. Chrome sink mixer complete with swivel spout outlet.

BATH: 1700 x 700mm Acrylic White - with handles. Fitted with undertile taps and bath sprout. Access to bath from service duct (External)

BASIN: 560MM “classic” basin with pedestal with chrome pillar taps.

SHOWER: Shower arm and rose fitted on wall above bath. Fitted with chrome undertile taps.

WC: Closed-coupled suite with white plastic seat. (Front flush)

WATER METER: Prepaid water meter as supplied by Lenroc Industries (www.metersprepaid.co.za) or similar approved. Option to revert to conventional meters.

Balanced hot water pressure shall be provided, supplied from 150 liter 400 kpa geyser (Kwikot or similar approved)

OUTSIDE/ GARDEN TAPS: 50mm brass taps to be installed as follow:
1 off at wash bay
1 off at refuse area

LAUNDRY AREA: Undertile stopcocks and outlets as required for washing machines.

A washing machine under tile tap and outlet to be provided as shown on plan.

Aluminum gutters and downpipes shall be used.

12. ELECTRICAL INSTALLATION

PLUGS:

KITCHEN:

- 1 single plug - fridge
- 1 single plug - washing machine
- 2 single plugs above counter
- 1 isolator plug for stove
- 1 plug for extractor fan

LOUNGE/ DINING ROOM:

- 1 TV point - DSTV point provided (no decoder) centralized system with HD capabilities.
- 2 single plugs
- 1 Telkom point
- 1 Intercom phone, connected to Intercom system at entrance gate.

MAIN BEDROOM:

- 1 single plug
- 1 double plug

BEDROOM 2:

- 1 single plug
- 1 isolator plug for geyser

LIGHTS:

- Ball & gallery (Throughout unit)
- Di-cast aluminum black (Outside)
- All fittings to be fitted with energy saving globes and to be approved by Purchaser.

STOVE:

All units will be fitted with under counter oven and stove, Defy Slimline 600 range or similar approved. No extractor fan provided.

ELECTRICAL METERS:

Bulk electrical meter (ESKOM) provided to site boundary, prepaid electrical meters provided to each unit. Meter readings and management to be conducted by Power Measurement (powermeasurement.co.za) (Approved by ESKOM)

13. CUPBOARDS:

All cupboards white square line Melamine.

Kitchen cupboards to be installed complete by specialist in position indicated on plan.

Kitchen counters - Post form tops - moss granite or similar approved.

Built-in cupboards are provided to all bedrooms finished externally in white Melamine. One third shelving and two thirds hanging space required.

NOTE: Kwikot geyser to be fitted in built-in cupboard in second bedroom fitted vertically with waterproofing at bottom and overflow to the outside. Cupboard door to be adjusted to allow for opening of doors for easy access to water meter and geyser.

14. SECURITY SYSTEMS:

Gatekeeper system will be installed for vehicle access gate. No remotes will be issued.

Electric fence will be installed around the perimeter of each property on top of the boundary wall.

Vehicle access gate will be a sliding gate fitted with an industrial strength motor. (Centurion or similar approved)

Conduits for future installation of CCTV will be provided but no CCTV system.

15. GLAZING:

Clear sheet of glass generally. Obscure glass to bathroom.

All glass panel doors to be safety glass at bottom.

16. LANDSCAPING:

Grassing and plants to the entire site shall be provided as indicated on plan with irrigation as approved by the Environmental Department of the Local Council Plan to be provided to the purchaser for comments before submission to council.

17. EXCLUSIVE USE GARDENS:

Any walls facing the road should be plastered and painted. All other dividing walls will be 1.8m Vibracrete with gates where applicable, painted as per architect's specifications and purchaser approval to match development.

18. STAIRWELL:

Concrete as designed by engineer.

19. BALUSTRADES:

Balustrades to be Zinalume epoxy coated. Colour to be determined by architect, approval by purchaser.

20. CURTAIN RAILS:

Double curtain rails to all windows excluding Bathrooms and Kitchen, Only single track.

21. BATHROOM ACCESSORIES:

Toilet roll holder

1 single towel rail (min 600mm long)

Rail over bath for curtain (Excluding curtain)

Medicine cupboard with mirror above basin (size 280x350x116 with single opening door, Styline or similar approved)

Alternative of mirror with shelf will be acceptable subject to approval of purchaser.

22. BOUNDARY WALL:

As per the HOA and council requirements, 40% of the road facing boundary wall cannot be solid. Road facing boundary wall consists of 60% 1.8m high plastered and painted brick wall and 40% epoxy coated Zinalume with pointed edges as per plan. Colour to be determined by the architect and approved by the purchaser, to match the rest of the designs. All other boundary walls to be Vibacrete, painted to match development as determined by architect and approved by purchaser.

23. POST BOXES:

Numbered PVC post boxes - Colour to be determined by architect and confirmed by purchaser. (Similar to post boxes installed at Coniston Mews)

24. EXTERNAL WORK:

Signage to the complex to be installed on the boundary wall at entrance to the complex as per approved plans.

Washlines and Drying Yards External to be constructed as per approved plans.

Refuse Area to be constructed as per approved plans with roof, tap and drain. Refuse bins can be ordered at council at no cost and can only be ordered via the owner/property manager once the buildings are to be occupied.

Recreational Areas - Jungle gyms will be provided.

StormWater Detention Pond will be constructed, secured and landscaped as per the engineer's design and council approval.

Storeroom/ Caretaker facilities, a storeroom will be provided for storing of attic stock and gardening equipment as per approved plans. An electrical and telephone point to be provided in the office area as well as a large window for view over the development/ access gate.

Outside toilet will be provided for use by caretaker and/ or gardeners.

Car wash bay will be provided with a tap and drain.

Gate House will not be provided and if required will be charged for separately. Also see storeroom/caretaker facilities above.

ALL OTHER FINISHES TO DEVELOPERS SPECIFICATIONS & APPROVED BY PURCHASER.

