

## 1. FOUNDATIONS

- 1.1 Strip concrete foundations as per engineer's specifications

## 2. WALLS AND STRUCTURE

- 2.1 Clay stock bricks to main structure, plastered & painted: as per engineer's specification  
2.2 External walls: plastered & painted combined as per elevational design  
2.3 Internal walls: selected wall to be flush jointed semi-face brick, remaining walls plastered and painted  
2.4 Brick force as per engineer's detail and building regulations  
2.5 Concrete and steel beams will be done to engineer's specification  
2.6 Lintels will be used over door and window openings exceeding 600 mm

## 3. ROOFS

- 3.1 Mono / flat roofs will be as per engineer's specification  
3.2 Trusses will consist of wooden SA Pine trusses engineer's specification and in accordance with SANS 10400  
3.3 Chromadek Klip-Lok 700 profile roll-formed roof sheeting with necessary insulation  
3.4 Waterproofing will be used where necessary  
3.5 Gutters and down-pipes to all roofs where required

## 4. FLOOR FINISHES

- 4.1 Kitchen, living room and dining area tiled with Greenstone Beige EcoTec Matt Porcelain Floor Tile - 600 x 600mm  
4.2 Covered Terraces - Greenstone Beige EcoTec Matt Porcelain Floor Tile - 600 x 600mm  
4.3 Exterior - entrance and staircase, Greenstone beige EcoTec matt slip resistant Porcelain floor tile - 600 x 600mm  
4.4 Skirtings - 100mm tiles to external floors  
4.5 Skirtings - 100mm white painted bullnosed Supawood to internal walls

## 5. WALL TILING

- 5.1 Kitchen: Botanist Grey shiny feature ceramic wall Tile - 800 x 265mm above stove & sink to underside of top hung cupboards  
5.2 Bathroom: Horizontal Cashmere White Matt Ceramic Wall Tile - 800 x 265mm  
5.3 Showers - tiled to approximately 2.1m high  
5.4 No bathroom walls tiled with exception to shower and 450mm frame above the bath

## 6. CEILLINGS

- 6.1 Skimmed Rhino board ceiling to top floor units  
6.2 Pre-selected cornice to be used on top floors  
6.3 Concrete floor slab ceilings to be left un-plastered and un-painted  
6.4 All skimmed ceilings to be painted white

## 7. WINDOWS

- 7.1 Aluminium frames powder coated - charcoal coloured  
7.2 Obscure glass in bathrooms and clear float glass to other windows  
7.3 Glazing in accordance with NBR

## 8. DOORS AND FRAMES

- 8.1 Internal doors: white painted horizontal slatted hollow core doors and painted hardwood frame, 2 lever lock  
8.2 External door: Glazed aluminium front door and 3 levers lock set  
8.3 Aluminium sliding doors and glass sidelights - charcoal coloured

## 9. ACCESSORIES

- 9.1 Kitchen and Bathroom - 25mm aluminium venetian silver by developer  
9.2 White double track Superior to be fitted to lounge and bedrooms  
9.2 No wallpaper supplied or fitted by the developer

## 10. BUILD IN CUPBOARDS

- 10.1 As per plan: Melawood Supatexture will be used - colour - Napoca  
10.2 Bathroom vanities - wall hung Melawood Supatexture with Caesarstone tops - colour - Primordia

## 11. KITCHEN

- 11.1 Stainless steel sink: as per plan - plan determines double bowl installation  
11.2 Melawood Supatexture kitchen cupboards - colour - Napoca  
11.3 Caesarstone counter tops - colour - Primordia

## 12. APPLIANCES

- 12.1 Bosch under-counter oven and counter top hob with extractor fan provided

## 13. SANITARYWARE AND TAPS

- 13.1 200l Geysers fitted to all units  
13.2 Washing and dishwasher point connections  
13.3 Only white sanitary provided  
13.4 Toilet - Siri white wall hung toilet pan - incl. seat and Tivoli white Globe flush plate  
13.5 Basins - Cubo white wall hung cabinet & basin - 450 x 595 x 460mm  
13.6 Bath - Vogue seamless white freestanding bath - 1700 x 790mm with ITD Chrome square Nikki spout and overflow  
13.7 Taps - Timbavati bath diverter mixer, Timbavati shower mixer, Timbavati basin mixer and ITD chrome Katiki sink mixer tap  
13.8 Shower doors - clear glass with aluminium supports where required

## 14. ELECTRICAL INSTALLATION

- 14.1 One stove and geyser connection provided  
14.2 220V single phase supply, 1 DB Board  
14.3 Light points as per electrical layout plan  
14.4 Light fittings - Eurolux c340sc square stainless steel ceiling light bathroom ex 2xE27 13w CFL IP44, Brightstar cf1391 chrome mirror and frosted glass with polished chrome clips to entrance, living and dining area, Brightstar DL106 die cast aluminium tilt downlight (Satin Chrome finish) to bedrooms and Radiant KA22 Fluorescent - light open 2ft. 2x18w T8 to kitchen  
14.5 Plug points as per electrical layout plan  
14.6 One DB board (distribution board) in kitchen passage

## 15. EXTERNAL WORK

- 15.1 Paving to walkways only (concrete pavers)  
15.2 Private gardens to be roll on lawn and selected plants as per developer  
15.3 One garden tap to units - position to be defined by developer  
15.4 Communal gardens to be roll on lawn and landscaping as per developer  
15.5 All levels, dimensions, depths of excavations, height of plinths, number of steps and positioning of garden walls to be determined by developer  
15.6 Unit numbers - to be supplied and fitted as per developer

## 16. PAINT WORK

- 16.1 Two coats acrylic PVA to external walls as per architects' specification  
16.2 Two coats emulsion PVA for internal use as per architect's specification  
16.3 External timber doors primed and painted as per architect's specification

## 17. PARKING

- 17.0 Parking bays provided as follows:  
17.1 1 covered bay to Units 01 - 08  
17.2 2 covered bays to Units 09-12

## 18. GENERAL

- 19.1 Refuse yard as per site development plan  
19.2 All settlement cracks are regarded as a maintenance item and are not covered under the contractors' guarantee  
19.3 These specifications serve as guidelines only and the developer reserves the right to amend / or substitute items, at his sole discretion, in the event of any item not being available at the time  
19.4 The developer is responsible for the supply of a metered water (household consumption) and pre-paid electrical connection to each unit  
19.5 The unit purchaser is responsible for the consumer deposits as required by the relevant authorities

# SPECIFICATION

