

## Specifications

### Important Notices:

- This Specification List is for houses 1, 2 & 3 at Chantecler Terrace, 7 Chantecler Lane, Constantia
- Should the details set out herein conflict with those in the plans, the details set out herein take precedence.
- The Seller reserves the right to amend the specifications or substitute any item reflected herein with items of a similar standard and quality provided that the amendments do not diminish the overall the value of the property.
- As this document was compiled prior to final building plan approval, engineering or construction of the project, the Seller, Architect and Structural Engineer are entitled to amend the design, specification or parts thereof, if required.

## Security and Access Control

### ***Estate and common areas:***

- Located at the top of a secure cul-de-sac with minimal road frontage
- Guardhouse with safety glass
- Combination plastered walling and security fencing with 8 strand electric fence to full estate perimeter
- High-definition infrared Hikvision CCTV IP camera system with audio capability to full estate perimeter and main entrance (linked to an App allowing viewing via mobile phone)
- CCTV camera system is fully compatible for both on-site and off-site monitoring with on-site recording and play back facilities
- Access control via Hikvision intercom to both guardhouse and individual houses (linked to an App allowing operation via mobile phone)
- Inverter with battery back-up for all common area security systems including CCTV cameras, electric fence, guardhouse, main gate and intercom (upgrade options available)
- Separate pedestrian gate with biometrically controlled access
- Bollard lighting along driveway and common areas

### ***Houses:***

- No road frontage or exposure for any of the houses
- Low-E, safety glass on all doors and windows
- Wireless Hikvision alarm system with 4x internal motion sensors as well as 4x external motion sensors/beams (linked to an App allowing operation via mobile phone)
- Direct access control via 2x full colour, wall mounted intercom monitors per house

## **WiFi / Internet Access**

- Each house will be fully fibre enabled (contract with service provider for homeowners account)
- WiFi coverage throughout entire house via an 8 port Unifier PoE switch with 2x WiFi boosters (one per floor to extend coverage)
- 3kVa inverter with standby battery to provide backup power for lights, TV, WiFi, alarm, garage door and intercom installations during load shedding

## **Electrical**

- Onesto Matrix switchgear
- Combination plug sockets including 3-pin & 2-pin plug points  
LED downlights with selected dimmer units (bedrooms, lounge & dining room)
- PC sum allowed for pendant(s) above kitchen island
- Electrical point for chandelier/pendants above stairs, dining table, living room and patio (client to supply light fittings)
- Electrical point for ceiling fans (optional extra) in all bedrooms

## **Flooring Finishes**

- Engineered oak (Oggie) – entrance, kitchen, dining room, living room and upstairs landing and passage
- Carpets (Belgotex Mantra) – all bedrooms & study
- Tiles – all bathrooms, scullery and covered patio
- Grano screed - garage

## **Kitchen and Scullery**

- Imported MEIR mixers – [www.meir.com.au](http://www.meir.com.au)
- Soft close fittings to doors and drawers
- Engineered stone worktops with splashbacks
- Freestanding SMEG electric/gas combo cooker (900 wide) and extractor
- Feature island with underslung Blanco coloured granite prep bowl, open shelving and wine display
- Separate scullery/laundry area with connections/piping for all appliances (washing machines tumble dryer and dishwasher)
- Double underslung sinks
- Joinery design includes broom / ironing board cupboard, pull out spice rack, tray drawer, microwave hatch, ironing rail

## **Bathrooms**

- En-suite bathrooms to all bedrooms including downstairs study/guest suite
- Imported MEIR taps, spouts and bathroom accessories
- Free-standing bath in main en-suite
- Heated towel rail (in Main en-suite bathroom only)
- Engineered stone vanities and splashbacks in all bathrooms (double oak veneer vanity in main en-suite)
- Concealed Giberit cisterns with dual flush plates
- Frameless walk-in glass shower enclosures
- Bevelled mirrors included in all bathrooms (main en-suite and guest bathroom mirrors to have backlit LED strip lighting)

## **Garage / Outdoor**

- Double garage with automated door and direct access into the scullery/laundry
- Communal borehole & storage tanks
- Spacious tiled patio (wrap around patio – house 1 only)
- Built-in wood burning braai with engineered stone counters, prep bowl and under counter built-in storage
- Gardens designed by Alan Dawson Gardens with computerised irrigation (borehole linked)
- Dedicated wash yard with wall mounted washline, stainless steel wash trough, refuse area
- Built water feature in outdoor courtyard with sub-merged lighting
- Spectacular mountain views - site terraced to maximise views from all houses
- Guardhouse has separate toilet and basin
- Swimming pools (optional extra)

## **Additional features**

- NHBC registered and guaranteed
- Diamondek 0.47 Colourbond roof sheeting
- Plastered finish with feature 'bagged' walls externally
- Generous open plan spaces with high ceilings / exposed trusses
- Ample built-in cupboards with shaker door finish
- Linen cupboard
- Moulded cornices and timber skirtings throughout
- Glass fronted wood burning fireplace in Living Room
- Floating staircase with solid oak treads
- Spacious work from home / office / guest bedroom (downstairs) with full en-suite bathroom
- Upstairs pyjama lounge (house 1 only)
- Powder coated aluminium doors and windows with Low-E, safety glass
- 300l energy efficient solar/heat pump geyser
- Comprehensive hand over pack provided on delivery of home containing NHBC enrolment certificate, all compliances certificates, approved plans and contact details for all sub-contractors.

## PC sums

<i>All amounts include VAT</i>	<b>House 1</b>	<b>Houses 2 &amp; 3</b>
Joinery	R350 000	R350 000
Counters	R90 000	R90 000
Sanitaryware (including kitchen sinks and taps, bathroom accessories, heated towel rail (main e-suite only), braai prep bowl and mixer, external wash trough)	R150 000	R130 000
Flooring: - Engineered oak (supply and install) - Tiles (supply only): o Main en-suite and guest en-suite o Patio, scullery & other en-suites - Carpets (supply and install)	R1 000 / m <sup>2</sup>  R400 / m <sup>2</sup> R300 / m <sup>2</sup> R400 / m <sup>2</sup>	R1 000 / m <sup>2</sup>  R400 / m <sup>2</sup> R300 / m <sup>2</sup> R400 / m <sup>2</sup>
Landscaping & irrigation	R90 000	R90 000
Appliances (supply and install)	R20 000	R20 000
Braai (supply and install)	R10 000	R10 000
Fireplace (supply and install)	R30 000	R30 000
Kitchen island pendant(s) (supply only) – in total	R6 000	R6 000

- The PC sums set out above are for reference purposes in the event of any variation to the Specifications set out herein being agreed to in writing by the Developer.
- Should the Purchaser request a variation, the Developer will advise the Purchaser whether it can accommodate such request within the PC sum applicable or whether such variation will result in an additional amount being payable by the Purchaser.
- All variation requests are to be handled in accordance with clause 9 of the Sale Agreement.