

1. GENERAL

- 1.1 NOTE – In case of conflict this document overrides any notes & specifications on approved drawings and marketing material, architectural guidelines & website material content.
- 1.2 All Building work shall comply with the requirements of the Local Authority and the NHBRC and be carried out strictly in accordance with the National Building Regulations (SANS 10400 including Part XA & SANS 204), the Building Standards Act No. 103 of 1977, Model Preambles of Trades (1995 edition) and the approved building plans and specifications.
- 1.3 All materials and finishes as specified below or similar approved and selected by Developer.
- 1.4 The Developer reserves the right to amend and/or substitute items/finishes, at his sole discretion, in the event of any item/finish not being available or being in short supply. These items/finishes to be of similar or better quality.
- 1.5 NOTE: All drawings and specifications subject to final adjustments by Architect and/or Developer.

2. BRICKWORK

- 2.1 Brickwork – Cement maxi – (90 x 220 x 115mm) as per Architects drawings.
- 2.2 Internal Walls – Cement maxi, 90mm brick walls except where load bearing walls are required, 190mm walls (refer drawings). Walls plastered and painted.
- 2.3 External Walls – cavity walls, plastered and painted.
- 2.4 Boundary/Garden Walls – constructed of 90mm cement maxi where applicable. Plastered and painted.

3. SURFACE BEDS

- 3.1 Reinforced concrete as per engineers' detail.

4. CONCRETE FLOOR SLABS

- 4.1 Concrete floor slabs to structural engineer's design and specifications to get minimum 25mm screed and approved floor finish, as indicated on drawings and specified elsewhere under flooring.

5. ROOF, FASCIA, BARGE BOARD, GUTTERS, ETC.

- 5.1 Main roofs – Kanonberg Slate in colour charcoal, or similar approved.
- 5.2 Fascia's and bargeboards – Medium density fibre-cement board, plain finish, painted charcoal to match roof.
- 5.3 Rainwater goods – Seamless Aluminium or similar approved standard domestic gutters and downpipes – colour charcoal to match roof

6. WINDOWS AND GLAZED DOORS

- 6.1 All windows and doors as per Architects Window & Door Schedule.
- 6.2 Windows, glazed patio and entrance doors – powder coated aluminium in colour Charcoal.
- 6.3 Aluminium louvres, where shown on Architects drawings, powder coated in colour Charcoal.
- 6.4 All glazing to comply with SANS 10400 – XA & SANS 204 & SANS 10400.
- 6.5 All glazing specifications to be confirmed pending SANS 204 calculations. Window sizes and glazing to doors shown on marketing drawings may need to be adjusted pending SANS 204 calculations.
- 6.6 Bathrooms windows have obscure glazing.

7. DOORS

- 7.1 Internal doors, painted – 813 x 2032mm horizontal grooved hollow core door with two-level lockset.
- 7.2 Door frames to be timber with surround timber architraves.
- 7.3 All timber doors & frames to be painted with 1 x undercoat & 2 x finishing coats enamel paint selected by Developer.
- 7.4 All ironmongery as selected by Developer. Door handles to be satin chrome.
- 7.5 Automated chrome double garage doors – colour to match aluminium windows.

8. FLOOR COVERING

- 8.1 Floor Tiles as per Developer's choice – PC Allowance of R 200.00 supply only.
- 8.2 Carpets in bedrooms as per developers choice – PC Allowance of R 350.00 Supply & Fit.
- 8.3 Vinyl flooring as per Developer's choice - PC allowance of R 160.00 supply only.
- 8.4 Tiles to garage floors – PC allowance of R 100.00.

9. SKIRTING

- 9.1 22 X 100mm 'WSK6' or similar approved painted white SA Pine skirting internally except Bathrooms and around cupboards.

10. INTERNAL AND EXTERNAL WALL FINISH

- 10.1 All internal walls to be cement plastered, poly skimmed and painted.
- 10.2 All internal/external window sills to be plastered. Bathrooms sills to be tiled.
- 10.3 All internal and external paint as selected by Developer.

11. WALL TILES

- 11.1 Bathrooms – All wall Tiling to ceiling height – PC allowance of R 200.00.
- 11.2 Bathrooms – Shower base tiles - PC allowance of R 300.00.
- 11.3 Kitchen – Wall tiling - PC allowance of R 200.00, tiled splash back from top of worktop to underside of top cupboard, generally ±600mm high.

12. CEILINGS

- 12.1 Skimmed & painted 6,4mm gypsum board ceilings in dwellings.
- 12.2 Radenshield double sided insulation to all roof areas.
- 12.3 Cornices (SC-08) to be painted white.
- 12.4 Ceilings in garage with cover strips to be painted white.

13. KITCHEN, BEDROOM, LINEN & VANITY CUPBOARDS

- 13.1 All Kitchen, Bedroom, Linen & vanity cupboard/s are grain finish as per Developers choice.
- 13.2 Kitchen – Eezi Quality engineered stone counter top as per PC allowance.
- 13.3 Stainless Steel Double Bowl under mount sinks as per Developers choice.
- 13.4 Hansgrohe Single Lever Sink Mixer as per Developers choice.
- 13.5 Stainless Steel 90cm Gas on Glass Hob & 73cm Oven Thermofan with built in Extractor Fan – PC Allowance of R 18 000.00 supply only.

14. PLUMBING AND SANITARYWARE

- 14.1 Cold & Hot water supply and outlet for a washing machine and dishwasher.
- 14.2 Bathroom vanity as per Developers choice.
- 14.3 Hansgrohe Taps as per Developers choice.
- 14.4 Shower Arm and Rose as per Developers choice.
- 14.5 Livingstone Baths – Charlotte – Baths – Freestanding – White
- 14.6 2 x 150lt solar geysers installed by specialist as per Developers choice.

15. SOLAR SYSTEM

- 15.1 3kVa Photo Voltaic Installation which includes the following:
 - 15.1.1 3kVa Inverter 24V Off Grid
 - 15.1.2 6 x 330 Watt Tier 1 Solar Panels
 - 15.1.3 6 x Mounting Structure
 - 15.1.4 All DC Fuses, Cabling, MC4'S, Fuse Holders, DC Fuses, DC
 - 15.1.5 SPD and consumables
 - 15.1.6 All AC Breakers, AC Cabeling and consumables
 - 15.1.7 2 x 100AH 12V Deep Cycle AGM Batteries
 - 15.1.8 Battery Cabinet
 - 15.1.9 Splitting of Loads, Electrical Work and Commisioning

16. BRAAI

- 16.1 Where applicable, one mild steel built-in-braai at patio as per Developers choice.

17. OTHER FIXTURES & FITTINGS.

- 17.1 Purchaser to supply & fit curtain rails, blinds and mirrors.

18. UPGRADE SPECIFICATIONS AND/OR OPTIONAL EXTRAS

- 18.1 All optional extras will only apply if opted by the owner or client and will not form part of the standard specifications as a default.
- 18.2 The extras and/or variation orders will be paid by the client prior to construction of the said unit or extra.