
This specification supersedes all previous issues.

Should details herein conflict with those in the plans, the plans take precedence. The specification of an item does not imply that it is included unless it is shown on the plans. The term Prime Cost shall mean the net cost of the articles mentioned and shall include VAT and 5% attendance by the contractor.

Materials to be SABS standard or similar quality.

Where more than one brand is specified the developer reserves the right to make the final decision.

All construction to be in accordance with Council Regulations and specifications.

1. MAIN CONTRACTOR

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|-------------------|--|
| 1.1 FOUNDATIONS | To Engineer’s design. |
| 1.2 UPPER FLOORS | 20mm screed on reinforced concrete slab in varying thickness to receive the selected floor finish, or power floated reinforced concrete slab to receive selected floor finish. |
| 1.3 WALLS | Clay ROK / Cement imperial (dependent on availability) brick walls. 50mm cavity to external walls. |
| 1.4 BOUNDARY WALL | Combination of plastered and painted masonry walls to a minimum height of 2.1m and / or Palisade fence 1.8m high |

2. ROOF CARPENDER

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|----------------------------|--|
| 2.1 ROOF | Roof finish to be “DIAMONDECK” sheeting or equal approved to manufacturer’s specification on sisalation underlay, on rafters or trusses at 1 200 c.c, or as specified. Ridges and barges to be constructed as per manufacturer’s specification, as with valleys which are to be closed. Roof colour to Architect’s sample. All trusses to be secured with galvanised hoop iron 600mm minimum into brickwork below. Gable walls tied to rafters as per NBR. Galvanised flashing to valleys. |
| 2.2 RAINWATER AND DISPOSAL | Gutters (where so indicated) to be aluminium “Ogee” 125mm, colour to be chosen. Downpipes standard 75 Ø PVC white with standard fixings to wall. All rainwater collected in underground storage linked to irrigation system for gardens. |

3. PLUMBER

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|---------------|--|
| 3.1 BATHROOMS | <p>Baths to be plexicor 1700mm with bathmixer as per sample.</p> <p>Optional extra to upgrade from bath to shower with frameless shower doors.</p> <p>Shower taps per sample, mixer set only.</p> <p>Wash hand basin to be either clear glass bowl or white porcelain rectangle bowl per sample.</p> <p>WHB taps as per sample.</p> <p>Heated tile rail optional extra.</p> <p>Electrical razor point optional extra.</p> <p>Main bathroom mirror included</p> <p>Optional extra – mirror in second bathroom</p> |
|---------------|--|

Optional extra – to upgrade to double vanity in main bathroom

3.2 KITCHEN

Curveline single bowl sink and sink mixer per sample. Upgrade to double sink. Stop tap for dishwasher or washing machine. 1 x 100 litre 200kPa geyser with tray, overflow and vacuum breakers per 1 bed unit and 1 x 150 litre unit to 2 and 3 bed units. 1 plumbing points per kitchen.

3.3 MIXER POSITIONS

Positioned centre of hand basins, except in the shower where the mixer is to be closest to the shower entrance on the wall at 1.3m height shower to have arm and rose at standard height.

3.4 SANITARYWARE

Mercury range fittings and fixtures WC to be IMK 309 close-couple.

4. ELECTRICIAN

4.1 ELECTRICITY SUPPLY

60 amp single phase only – Prepaid meter to each unit.

4.2 POINTS

Architect to determine the extent and placement of lighting points. Minimum number of points - light switches at 900mm height. Optional extra to insert more plug points / downlights.

Master bedroom:

2 double plug points
2 recessed down light points
Optional extra point for air-conditioning
Optional extra for under floor heating

En-suite bathrooms:

1 recessed down lights
Optional extra for razor points

Other Bedrooms (general):

2 recessed down lights
2 double plug points
Optional extra for under floor heating

Kitchen:

Electrical installation to accommodate the Specialist kitchen layout
max 4 plugs
2 down lights
1 oven point
Isolater

Dining room & Lounge:

2 light points
1 television outlet
2 double plug points
1 single plug point
1 ADSL telephone point
Optional extra point for air-conditioning
Optional extra for under floor heating

4.3 COMMON PROPERTY

Prepaid meter for common areas.
Power supply for gate motor and intercom.
Entrance gate lights, walkway, entrance lights and parking.
Area lights to be on a day / night switch.

5. PLASTERER

5.1 WALLS

External plaster: One coat 5:1 cement plaster with steel floated finish.

Stippled or smooth plaster: Stippled as per “external plaster” but 4:1 mix finished with a cement grout lightly applied with a flicking machine to approved textured stipple finishing.

Internal plaster: One or two coats plaster: the first coat 5:1 cement / lime as described above and the second coat with Cretestone, if applicable or other equal approved wall finishing. Plaster applied in accordance with manufacturer’s instructions.

5.2 FLOORS

Screeded wood floated to all units for finish as selected.

Tiles as per sample for exterior

Tiles as per sample kitchen area and bathroom

Laminate wood flooring living, lounge, dining room area

Carpets as per sample bedroom

Optional extra Tiling throughout

5.3 WINDOW CILLS

SA meranti timber cill painted to Architect’s specification (where required).

6. CEILING CARPENTER

Rhinoboard suspended ceilings fixed to 38 x 38mm battens at 450 c.c. to underside of rafters where so directed. All Rhinoboard ceilings to be securely fixed to the underside of roof if so required. Ceilings to be skimmed (cretestone) and painted if so directed by the finishes schedule. All Rhinoboard ceilings to be separated from the walls by a shadowline cornice as per detailed drawing. Isotherm insulation 50mm to u/s sheeting.

Where gypsum plasterboard ceilings are indicated or where bulkheads are formed for extraction purposes, all surfaces to be skimmed in cretestone to a true and even surface.

7. INTERNAL CARPENTER

7.1 EXTERNAL DOORS

Natural anodised aluminium.

7.2 FRONT DOOR

Solid meranti moulded doors with raised and fielded panels for high gloss enamel paint finish (as per Architect’s schedule).

7.3 INTERNAL DOOR FRAMES

Pressed wood frames – painted,

7.4 INTERNAL DOORS

Single doors to be 40mm Supawood semi solid core door.

7.5 WINDOWS

Natural anodised aluminium (as per Architect’s schedule).

7.6 SKIRTINGS

All internal skirtings, where so specified to be 90 x 19mm SAP moulded type – painted.

7.7 IRONMONGERY

Front doors to be fitted with cylinder locks and satin chrome finish handles. Internal doors to be fitted with light pattern two lever locks and satin chrome handles, to Architect’s sample.

7.8 POST BOXES

Stainless steel / aluminium post box fitted at main gate, or wooden post boxes built in in foyer.

8. SPECIALIST CONTRACTORS

- 8.1 TV AERIAL Master Antennae System providing all free to air and subscription services (excluding decoders).
- 8.2 ENTRANCE GATE MOTOR remote controlled “ET Systems” T5 AC / DC motor with safety beams and exit induction loop to be operated by remotes to vehicle entrances.
- 8.3 INTERCOM / ACCESS CONTROL “Airphone” with one handset per unit with direct dial keypad at entrance gate.
- 8.4 SHOWERS Clear glass side hung panel walk-in style showers in aluminium frame as per showerline or equal and similar.
- 8.5 INTERNET Building to receive conduit for internet connectivity via ADSL.
- 8.6 BALCONIES Per Architect’s design – tiled with handrail to NBR.
- 8.7 REFUSE ROOM AND COMMUNAL LAUNDRY AREA PROVIDED

9. GLAZIER

- 9.1 GLASS As per National Building Regulations.

10. JOINER

- 10.1 KITCHEN UNITS All doors to be supawood sprayed as per approved sample. Chrome handles with solid chip-base melamine interiors. Granite tops to approved sample. Kitchens to be detailed and designed in consultation with the principal agent and a kitchen manufacturer. Optional extra to extend kitchen top and create bar / eating counter
- Kitchen appliances; Defy range or similar hob, oven, and extractor fan to be provided as standard items.
- 10.2 BEDROOMS Melamine postformed doors and carcasses to match kitchen doors (as per Architect’s layout). Supplied and fitted by specialist. Optional extra to upgrade to sprayed supawood same as kitchen

11. TILER

- 11.1 WALLS Tiles to splash back in kitchen, 1200mm high in bathrooms and to 1900mm in shower areas. Tiles as per sample. Optional extra to tile to ceiling height in bathrooms and kitchen.
- 11.2 FLOORS Timber laminate flooring in living areas
Carpets in bedrooms as per sample
Tiles per sample for bathroom and kitchen
Tiles per sample for patio.
Optional extra to tile throughout as per Kitchen / Bathroom tiles.
- 11.3 ACCESSORIES Mercury Toilet roll holders, towel rail and soap dishes to be supplied. 600 x 450mm mirror to main bathroom only.

12. METAL WORK

12.1 EXTERNAL GATE

Steel motorised sliding gates (to Architect's design). Residents obtain 2 remotes each.

12.2 BALUSTRADES

As per Architect's design and to NBR.

13. PAINTING

All paint used to be by Dulux (Pty) Limited or similar. Surfaces are to be properly cleaned and dry before any paint is applied.

Colours	Internal	Architect's choice
	External	Architect's choice

Two coats "Acrylic PVA" to internal walls.

Two coats "Dura 65" to all ceilings / soffits.

Solid timber to have knots treated with "Knotting" and to receive one coat of "Pink Wood Primer" before being installed.

After installation, apply one coat "Universal Undercoat" and two coats "Pearl Glow".

Metal work is to be cleaned and primed at the factory before installation. After installation, apply "Primer" and "Undercoat" as specified for metal work and two coats "Eggshell Enamel" in colour to be selected by Architect.

14. PAVING

14.1 DRIVEWAY / ENTRY

Driveway and basement floor to be power-floated concrete, reeded on ramps for easy flow. Tiles to balconies and walkways to be as per Architects sample.

15. LANDSCAPER

Per Specialist Design