

PROJECT SPECIFICATION: SEVEN OAKS - WITTEDRIFT

1. EXTERNAL FINISHES:

- 1) WALLS - Up to floor level flush pointed brickwork (bricks as selected by developer).
- 2) WALLS - Superstructure Plastered & Painted (colour as selected by developer).
- 3) WINDOWS & DOORS - Charcoal finished aluminium (incl burglar bars to opening sections).
- 4) ROOF - Diamondek 425 sheeting finished in charcoal colour.
- 5) FRONT & BACK DOORS - Charcoal finished aluminium.
- 6) GARAGE DOORS - Overhead motorised type with remote finished in charcoal colour.
- 7) GUTTERS & DOWNPIPES - Aluminium finished in charcoal colour.

2. INTERNAL FINISHES:

2.1 WALLS

- 2.1.1 Smooth plastered & painted.
- 2.1.2 Wall tiling:
Kitchen/scullery: splashback above tops.
Bathrooms: tiled floor & to ceiling.

PC for tiles - R 350.00 Incl/m2

2.2 FLOOR COVERINGS

- 2.2.1 Tiles as indicated on Unit Plans (exposed area's) PC for tiles - R350.00 incl/m2

2.3 BUILT- IN CUPBOARDS

- 2.3.1 Kitchen - finished in a white picco board with white shelving.
 - 20mm Rustenberg granite tops as per layout.
 - Neptune 128mm handles.
- 2.3.2 All bedrooms - finished in a white picco board with white shelving.
 - Neptune 192mm handles.
- 2.3.3 All vanity units - in white picco board with 20mm Rustenberg granite tops.
 - Neptune 128mm handles.

2.4 APPLIANCES (black)

Units A-H
Defy DHD413 - 820mm Ceran CP Hob.
Defy DBO772 Std Gemini 730mm Oven.
Defy DCH295 - 900mm Cookerhood.
(gas option available as optional extra)
Units I-K
Defy 600 slimline black combo of oven, hob & extractor.

2.5 INVERTER BACK-UP POWER SYSTEM

5kva inverter system with 4 panels

ohs/feb25

2.6 SANITARYWARE

- 2.6.1 concealed cistern & pan.
- 2.6.2 Basins with mixers on vanity cupboard.
- 2.6.3 Shower with mixer, arm & rose.
- 2.6.4 Stainless steel double bowl sink with mixer complete.
- 2.6.5 Solar geyser system complete with panels, controller etc.
- 2.6.6 Washing machine outlet with coldwater tap.
- 2.6.7 Water meter per unit.

2.7 CEILINGS

2.7.1 Internally

- 2.7.1.1 Skimmed rhinoboard.
- 2.7.1.2 Standard gypsum coved cornice.

2.7.2 Externally

- 2.7.2.1 4mm Nutec ceiling board with h-strips.
- 2.7.2.2 Timber strip cornice.

2.8 CURTAIN TRACKS

PC amounts allowed -

- Type A1 - R 3 300.00 Incl
- Type B1 - R 3 400.00 Incl
- Type C1 - R 3 600.00 Incl
- Type D2 - R 3 300.00 Incl
- Type E2 - R 3 600.00 Incl
- Type F2 - R 4 000.00 Incl
- Type G2 - R 3 500.00 Incl
- Type H2 - R 3 400.00 Incl
- Type I1 – R2 950.00 Incl
- Type J1 – R3 060.00 Incl
- Type K1 – R3 160.00 Incl

2.9 BATHROOM FITTINGS

(mirrors, soap dishes, toilet roll holders & towel rails)

PC amounts allowed -

- Type A1 - R 4 000.00 Incl
- Type B1 - R 4 000.00 Incl
- Type C1 - R 4 000.00 Incl
- Type D2 - R 4 000.00 Incl
- Type E2 - R 4 000.00 Incl
- Type F2 - R 4 000.00 Incl
- Type G2 - R 4 000.00 Incl
- Type H2 - R 4 000.00 Incl
- Type I1 – R2 400.00 Incl
- Type J1 – R4 000.00 Incl
- Type K1 – R4 000.00 Incl

ohs/feb25

2.10 LIGHT FITTINGS

(internal & external)

PC amounts allowed -

Type A1 - R 11 780.00 Incl

Type B1 - R 12 350.00 Incl

Type C1 - R 12 900.00 Incl

Type D2 - R 11 500.00 Incl

Type E2 - R 13 200.00 Incl

Type F2 - R 13 800.00 Incl

Type G2 - R 14 360.00 Incl

Type H2 - R 12 900.00 Incl

Type I1 - R 7 500.00 Incl

Type J1 - R 7 760.00 Incl

Type K1 - R 10 600.00 Incl

2.11 ELECTRICAL POINT ALLOWABLES

2.11.1 As indicated on layout plans of units.

2.11.2 Pre-paid system per unit.

3. GENERAL:

3.1 BRAAI'S

Units A - H

1m Stainless steel units.

3.2 WATER TANKS

5000l Water tank with pump connected to house (manual switch over).

3.3 SECURITY

3.3.1 Remote controlled entrance gate to complex with cell based intercom system.

3.3.2 Camera system at entrance/exit gates.

3.3.3 8 Strand electric fencing to external walling of complex monitored by security company.

3.3.4 Inverter power back - up system for above.

3.4 GRASSING

Area's as indicated.

3.5 PAVING TO UNIT

Cement pavers as indicated on Unit Plans.

3.6 EXTERNAL ERF WALLING

1.8m High flush pointed brick wall painted to 3 courses above ground level as per Site Plan.

ohs/feb25

3.7 INTERNAL ERF WALLING

- 3.7.1 1.8m High flush pointed brick wall facing internal roads (bricks as selected by developer).
- 3.7.2 1.8m High cement finished precast walling between units as per site plan.
- 3.7.3 1.8m High clear view fencing to front & between north boundary units.
- 3.7.4 Gates - galvanised frames with composite boarding.
- 3.7.5 Common property will not be walled or fenced.

3.8 MAIN INTERNAL ROADS

Cement pavers

3.9 SLIP ROADS & PARKING AREAS

Cement pavers

3.10 COMMON AREA

Timber raised boardwalk & deck as per Site Plan.

NOTE:

- 1) General specification takes preference over drawings.

ohs/feb25