

# PROJECT SPECIFICATION: SEVEN OAKS – WITTEDRIFT (52)

## 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 – Charcoal finish Double Roman though colour cement tiles



- 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 250.00 Incl /m<sup>2</sup>

### 2.2 FLOOR COVERINGS

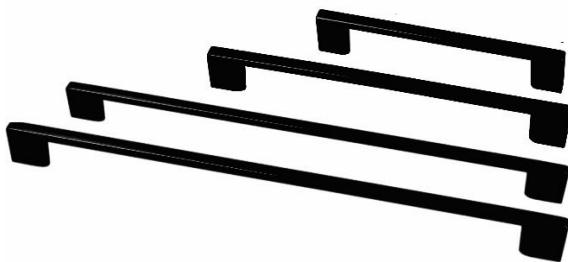
- 2.2.1 Tiles as indicated on Unit Plans (exposed area's)
- 2.2.2 PC for tiles – R250.00 incl/ m<sup>2</sup>

### 2.3 BUILT- IN CUPBOARDS

- 2.3.1 Kitchen
  - finished in a white melamine with white shelving
  - 20mm Rustenberg granite tops as per layout.
  - Neptune handles



Rustenberg Granite



Neptune Handles

- 2.3.2 All bedrooms
  - finished in a white melamine board with white shelving
  - Neptune handles.
- 2.3.3 All vanity units
  - in white melamine board with 20mm Rustenburg granite tops
  - Neptune handles.

## 2.4 APPLIANCES (black)

Oven, Hob and Extractor  
PC Amount – R11 500,00 inclusive

## 2.5 INVERTER BACK-UP POWER SYSTEM

5kva inverter system with 4 panels

## 2.6 SANITARYWARE

2.6.1 Concealed cistern & pan



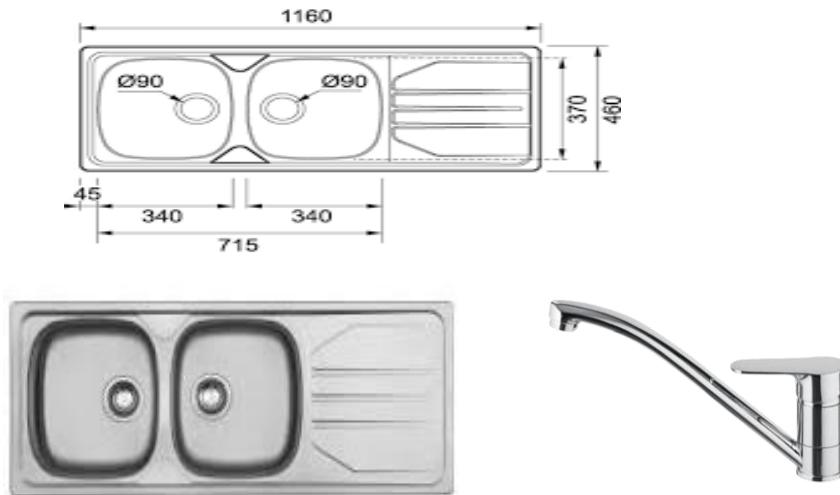
2.6.2 Basins with mixer tap on vanity cupboard



2.6.3 Shower with mixer tap, arm & rose



2.6.4 Stainless steel double bowl sink with mixer complete



2.6.5 Bath of 1700mm with Handles and Mixer Tap



2.6.6 Solar geyser system complete with panels, controller etc.

2.6.7 Washing machine outlet with coldwater tap

2.6.8 Water meter per unit

## 2.7 CEILINGS

2.7.1 Internally

2.7.1.1 Skimmed rhinoboard

2.7.1.2 Standard gypsum covered 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 A - R 2 700.00 Incl  
Type B - R 3 000.00 Incl  
Type C - R 3 100.00 Incl  
Type D - R 3 400.00 Incl  
Type E - R 3 700.00 Incl

## 2.9 BATHROOM FITTINGS

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

PC amounts allowed:

Type A - R 2 400.00 Incl  
Type B - R 2 400.00 Incl  
Type C - R 2 400.00 Incl  
Type D - R 4 200.00 Incl  
Type E - R 4 200.00 Incl

## 2.10 LIGHT FITTINGS

(internal & external)

PC amounts allowed:

Type A - R 6 000.00 Incl  
Type B - R 6 300.00 Incl  
Type C - R 6 600.00 Incl  
Type D - R 6 900.00 Incl  
Type E - R 7 400.00 Incl  
Extra for Double Garage – R290.00 incl.  
Extra for Braai Awning – R580.00 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 WATER TANKS

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

## 3.2 SECURITY

3.2.1 Remote controlled entrance gate to complex with cell based intercom system  
3.2.2 Camera system to external boundary perimeter monitored by security company  
3.2.3 8 Strand electric fencing to external walling of complex monitored by security company  
3.2.4 Inverter power back - up system for above

## 3.3 GRASSING

Area's as indicated

## 3.4 PAVING TO UNIT

Cement pavers as indicated on Unit Plans.

### 3.5 EXTERNAL ERF WALLING

1.8m High flush pointed brick wall as per Site Plan, (bricks as selected by developer).

### 3.6 INTERNAL ERF WALLING

- 3.6.1 1.8m High flush pointed brick wall facing internal roads (bricks as selected by developer)
- 3.6.2 1.8m High cement finished precast walling between units as per site plan
- 3.6.3 1.8m High clear view fencing to north boundary
- 3.6.4 Gates - galvanised

### 3.7 MAIN INTERNAL ROADS

Cement pavers

### 3.8 SLIP ROADS & PARKING AREAS

Cement pavers

### 3.9 COMMON AREA

Timber raised boardwalk & deck as per Site Plan  
Common Property Wall will not be walled

### 3.10 BRAAI'S

Optional Extra:  
1m Stainless steel units.  
Cement Pavers as indicated on unit plans.

### 3.11 AWNING

Optional Extra:  
Timber Structure with IBR metal sheeting  
Size as per braai layout plan.

#### NOTE:

General specification takes preference over drawings.