

## **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 Through 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.

## **INTERNAL FINISHES :-**

### **WALLS.**

- 1) SMOOTH PLASTERED & PAINTED.
- 2) WALL TILING :-  
KITCHEN/SCULLERY : SPLASHBACK ABOVE TOPS.  
BATHROOMS : TILED FLOOR & TO CEILING.

PC FOR TILES - R 250.00 Incl/m<sup>2</sup>

### **FLOOR COVERINGS.**

- 1) TILES AS INDICATED ON UNIT PLANS.(exposed area's)

PC FOR TILES - R 250.00 Incl/m<sup>2</sup>

### **BUILT- IN CUPBOARDS.**

- 1) KITCHEN - FINISHED IN A WHITE MELAMINE WITH WHITE SHELVING.  
- 20mm RUSTENBERG GRANITE TOPS AS PER LAYOUT.  
- NEPTUNE HANDLES.
- 2) ALL BEDROOMS - FINISHED IN A WHITE MELAMINE WITH WHITE SHELVING.  
- NEPTUNE HANDLES.
- 3) ALL VANITY UNITS IN WHITE MELAMINE WITH 20mm RUSTENBERG GRANITE TOPS.  
- NEPTUNE HANDLES.

### **APPLIANCES.(black)**

DEFY 600 SLIMLINE BLACK COMBO  
OVEN, HOB & EXTRACTOR.

### **INVERTER BACK-UP POWER SYSTEM.**

5KVA INVERTER SYSTEM WITH 4 PANELS.

### **SANITARYWARE.**

- 1) CONCEALED CISTERN & PAN.
- 2) BASINS WITH MIXERS ON VANITY CUPBOARD.
- 3) SHOWER WITH MIXER, ARM & ROSE.
- 4) STAINLESS STEEL DOUBLE BOWL SINK WITH MIXER COMPLETE.
- 5) SOLAR GEYSER SYSTEM COMPLETE WITH PANELS, CONTROLLER ETC.
- 6) WASHING MACHINE OUTLET WITH COLDWATER TAP.
- 7) WATER METER PER UNIT.

# PROJECT SPECIFICATION : - SEVEN OAKS - WITTEDRIFT.(52)

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## CEILINGS.

### INTERNAL.

- 1) SKIMMED RHINOBOARD.
- 2) STANDARD GYPSUM COVED CORNICE.

### EXTERNAL.

- 1) 4mm NUTEC CEILING BOARD WITH H-STRIPS.
- 2) TIMBER STRIP CORNICE.

## 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

## 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

## 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 - R 290.00 INCL

EXTRA FOR BRAAI AWNING - R 580.00 INCL

## ELECTRICAL POINT ALLOWABLES.

1) AS INDICATED ON LAYOUT PLANS OF UNITS.

2) PRE-PAID SYSTEM PER UNIT.

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## **GENERAL :-**

### **WATER TANKS.**

5000L WATER TANK WITH PUMP CONNECTED TO HOUSE.(manual switch over)

### **SECURITY.**

- 1) REMOTE CONTROLLED ENTRANCE GATE TO COMPLEX WITH CELL BASED INTERCOM SYSTEM.
- 2) CAMERA SYSTEM TO EXTERNAL BOUNDARY PERIMETER MONITORED BY SECURITY COMPANY.
- 3) 8 STRAND ELECTRIC FENCING TO EXTERNAL WALLING OF COMPLEX MONITORED BY SECURITY COMPANY.
- 4) INVERTER POWER BACK - UP SYSTEM FOR ABOVE.

### **GRASSING.**

AREA'S AS INDICATED.

### **PAVING TO UNIT.**

CEMENT PAVERS AS INDICATED ON UNIT PLANS.

### **EXTERNAL ERF WALLING.**

1.8m HIGH FLUSH POINTED BRICK WALL AS PER SITE PLAN.(bricks as selected by developer)

### **INTERNAL ERF WALLING.**

- 1) 1.8m HIGH FLUSH POINTED BRICK WALL FACING INTERNAL ROADS.(bricks as selected by developer)
- 2) 1.8m HIGH CEMENT FINISHED PRECAST WALLING BETWEEN UNITS AS PER SITE PLAN.
- 3) 1.8m HIGH CLEAR VIEW FENCING TO NORTH BOUNDARY.
- 4) GATES - GALVANISED.

### **MAIN INTERNAL ROADS.**

CEMENT PAVERS.

### **SLIP ROADS & PARKING AREAS.**

CEMENT PAVERS.

### **COMMON AREA.**

- 1) TIMBER RAISED BOARDWALK & DECK AS PER SITE PLAN.
- 2) COMMON PROPERTY WILL NOT BE WALLED.

### **BRAAI'S.**

#### **OPTIONAL EXTRA.**

1m STAINLESS STEEL UNIT IN BRICKWORK.

CEMENT PAVERS AS INDICATED ON UNIT PLANS.

### **AWNING.**

#### **OPTIONAL EXTRA.**

TIMBER STRUCTURE WITH IBR METAL SHEETING.

SIZE AS PER BRAAI LAYOUT PLAN.

### **NOTE :-**

- 1) GENERAL SPECIFICATION TAKES PREFERENCE OVER DRAWINGS.

ohs/oct25