

ANNEXURE C BASIC SPECIFICATIONS

1. BRICKWORK

- 1.1 Exterior Walls: All exterior walls will be of SABS approved cement Maxi stock bricks – 222mm x 115mm x 90mm, plastered and painted.
- 1.2 Interior Walls: Will be of SABS approved cement Maxi stock bricks – 222mm x 115mm x 90mm – and finished in one coat smooth plaster, with one (1) coat undercoat and two (2) coats interior acrylic in broken white/cream.

2. WINDOW SILLS

- 2.1 Exterior: Plastered and painted.
- 2.2 Interior: Will be finished in plaster and painted.

3. WINDOWS

- 3.1 All windows will be as per plan, made of composite material with aluminium trimmings and openers.

4. DOORS AND DOOR FRAMES

- 4.1 Front door: Standard Meranti door in standard Meranti frame, painted with one (1) coat primer- and two (2) coats white gloss enamel paint.
- 4.2 Back door: Standard Meranti door in standard Meranti frame, painted with one (1) coat primer- and two (2) coats white gloss enamel paint.
- 4.3 Internal doors: hollow core type in 1,2mm pressed steel frame, painted with one (1) coat primer- and two (2) coats white gloss enamel paint.

5. ROOF TRUSSES AND COVERING

- 5.1 Roof trusses will be manufactured and erected with pre-fabricated roof trusses.
- 5.2 Roof covering will be of cement tiles of recognized manufacturer and approved PVC underlay.
- 5.3 Colour of roof tiles as per developer's choice.

6. FLOOR COVERING

- 6.1 Kitchen and bathrooms: Will be **ceramic tile of the DEVELOPERS choice**.
- 6.2 Bedrooms, entrance hall and lounge: Will be of Belgotex Conqueror range carpeting selected by the DEVELOPER (With underlay). **Lance, Turret, Moat, Spear, Sword or Bow – Please circle one option only.**

7. BUILT-IN-CUPBOARDS

Bottom colour melamine kitchen cupboard with drop in single sink only. (No top cupboards are allowed for, only bottom kitchen cupboards). **Colour bottom kitchen cupboards – Maple, Royal Mahogany or Cherry Royale – Please circle one option only.**

White melamine built in cupboards to the main bedroom only. (To a maximum length of 1350mm).

8. SANITARY WARE

Will be of a type and colour selected by the DEVELOPER.

- 8.1 Bath: Will be manufactured of white acrylic material.
- 8.2 Toilet: Will be manufactured of white glazed porcelain. (Close Couple).

- 8.3 Basin: Will be manufactured of white ceramic material.
- 8.4 Kitchen sink: Will be standard drop in single bowl stainless steel with extended BIP taps.
- 8.5 Taps: Will be as per DEVELOPERS choice.
- 8.6 Shower: Chrome plated rod only. (If Applicable)
- 8.7 Hot water cylinder: Will be 100 litres semi-pressure type.
- 8.8 Water connection and supply: Will be 15mm diameter apex pipe internally and 22mm polycop piping from the water meter to the building.
- 8.9 Rain water goods: Will be of PVC and will be the DEVELOPER's choice.
- 8.10 Garden taps: One garden tap to be provided on final hand-over.

9. ELECTRICAL INSTALLATION:

Positions of the distribution board and econometer, electrical outlets and switches, T.V. and phone points indicated on the PLAN, may for practical reasons, need to be altered/omitted and such alteration will be at the DEVELOPER's discretion. The following installations have been included:

PLUG POINTS:

Lounge	- 1 double plug point
Above working surface height in kitchens	- 1 double plug point
Refrigerator/freezer	- 1 double plug point
Stove	- Only conduit and draw box
Main bedroom	- 1 double plug point
2 nd /3 rd bedroom	- 1 double plug point per room
Telephone	- 1 telephone point in lounge
TV Point	- 1 TV point in lounge

10. TV ANTENNAE

No TV antennae will be supplied. Only conduit and draw boxes will be fitted.

11. LIGHT FITTINGS

Bedrooms and lounge: Satin chrome with frosted glass and clips or similar.
Bathroom and kitchen: White with Opal glass or similar.
Exterior lights at front and back doors.

12. CEILINGS

Generally, will be a height of 2400, above floor level.

- 12.1 Internal: Will be skimmed Rhino board with cove corners, painted with 2 (two) coats acrylic PVA.
- 12.2 Garage: There will be no ceiling to the garage (If Applicable).

13. WALL TILING

Will be selected for colour and/or design and/or shape by the EMPLOYER from the DEVELOPER's preferred range.

- 13.1 All tiling will be fixed by a specialist tiler appointed by the DEVELOPER.
- 13.2 All tiling will be from sink level 0.3m high in kitchen and bathrooms 0.3m splash back above basin and bath only, but will not be applied behind cupboards, bath or any other fixture or fitting.

13.3 Shower will be tiled from floor to 2.0m height. (if Applicable).

14. GLAZING

Clear sheet glass generally. Obscure glass to bathrooms to glazier's choice and all glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.

15. IRONMONGERY

15.1 Internal doors are to be fitted with standard two lever mortice locksets and chrome plated furniture.

15.2 External doors are to be fitted with three lever mortice lockset with chrome plated furniture to front door and chrome plated furniture to kitchen door.

16. GARAGE (ON REQUEST)

Please ask for quote and it will be provided.

17. HOUSE NUMBER

Will be of a suitable type and will be of the DEVELOPER's choice.

18. SITE CLEARING

The property will be cleared of visible rubble. The existing natural contours of the site will generally be retained and only undue hillocks and mounds will be removed.

19. LANDSCAPING AND GARDENING

Only grass to the front of the house will be done by the DEVELOPER.

20. FINISHES

The EMPLOYER hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the DEVELOPER as per these STANDARD SPECIFICATIONS and shall be subject to availability thereof.

21. BUILDING STANDARDS

All construction procedures and standards will be in accordance with the requirements of the NHBC.

22. GENERAL

Barge/Fascia boards: Cement Fiber or Treated pine painted with one (1) coat primer- and two (2) coats white gloss enamel paint.

Skirtings: SA-Pine painted with one (1) coat primer- and two (2) coats white gloss enamel paint.