



PHASE 3 STANDARD SPECIFICATION – ANNEXURE A

Erf no: _____

Purchaser: _____

1. SPECIFICATIONS AND STRUCTURE

- 1.1. As per plan to be built in strict accordance with Municipal Building Regulations
- 1.2. External walls constructed with face bricks
- 1.3. Internal wall constructed with maxi bricks

2. ROOF

- 2.1. Roof covering of cement tiles
- 2.2. Gang-nailed roof trusses by specialist manufacturer
- 2.3. Fibre cement fascia boards, painted
- 2.4. Aluminium gutters with pvc down pipes

3. CEILINGS

- 3.1. Skimmed gypsum board ceilings with 75mm cove cornices
- 3.2. One trap door in ceiling
- 3.3. Insulation material on ceiling
- 3.4. No ceiling or insulation material in garage

4. WINDOWS

- 4.1. All window frames to be aluminium
- 4.2. Exterior window sills: to be plastered
- 4.3. Interior window sills: to be plastered

5. DOORS AND FRAMES

- 5.1. Front door: Aluminium door
- 5.2. Interior doors: Hollow core doors, with steel frames (painted)
- 5.3. Garage internal door: Fire door, with steel frame (painted)
- 5.4. Living room: Aluminium sliding door
- 5.5. Garage door: Alu-zinc horizontal slatted charcoal sectional door with 2 remotes
** No guarantee for any leakage under garage doors.*
** The wind can force the water in under the garage door as far as 2m +*

6. IRONMONGERY

- 6.1. Aluminium handle with latch lock to front door



- 6.2. Two-lever chrome lockset to all internal doors



7. PAINTING

- 7.1. Ceilings: two layers of white PVA
- 7.2. All internal walls: two layers of contractor's PVA – (as per developer's samples, available at developer's office)
- 7.3. All internal doors, frames and skirtings: high-gloss paint – standard colour

8. PLUMBING

- 8.1. Washing machine connection, cold water point only
- 8.2. Dishwasher connection, cold water point only
- 8.3. Two external brass garden taps
- 8.4. 150 litre geyser with solar panel
- 8.5. Hot water pipes in ceiling to be insulated.

9. SANWARE

- 9.1. Kitchen:
 - Sink: Franke Nouveau Sink 1160 x 460 x 49
 - Sink Mixer: Hansgrohe Décor E2 Sink Mixer



9.2. Bathroom & En-Suite

Bath in bathroom only:

1700 x 700 Bath with Nikki Bath Spout & Clicker Waste
 Hansgrohe Decor E² Shower Finish Set Mixer



Basins:

Betta Consal Washing Hand Basin & Half Pedestal
 Hansgrohe Décor E2 Basin Mixer No PUW & Clicker Waste
 Type C house only – hand basin behind garage to be 430 x 280 in size.



Toilet:

Lecico Neon Box Suite



Showers:

Hansgrohe Décor E2 Shower Finish Set Mixer
 Cromia shower head



10. PLASTER

- 10.1. Internal: Smooth plaster
- 10.2. External: Face brick, with plaster bands
- 10.3. Garage Internal: To be bagged finished – not plastered & painted

11. FLOOR COVERING

- 11.1. Carpet to all bedrooms (as per developer's samples, available at developer's office) - Vinyl flooring is an optional extra
- 11.2. Tiles in the kitchen, bathrooms, entrance, dining, living & braai rooms (as per developers samples, available at developer's office)
- 11.3. 70 mm SA Pine skirting, painted (Not fitted in bathrooms, garage, kitchen & scullery)
- 11.4. Garage cement screed

12. WALL TILES

- 12.1. Bathrooms: Floor to ceiling
 - 12.2. Kitchen: 600mm above counter tops
 - 12.3. Shower floors: To be tiled
- * All tiles as per developers samples, available at developer's office*
** Please note: No guarantee can be given by the developer on the shade colour of the tiles.*

13. CUPBOARDS

Cupboards according to plan and as per developer's samples
Doors with impact edging, melamine white interior and white interior backing

13.1. Type A & B

- Kitchen: Top and bottom units in coloured melamine, with Rustenburg granite tops
- Scullery: Bottom cupboards as per plan
- Bedroom 1: 2.4m in white melamine
- Bedroom 2: 1.8m in white melamine
- Bedroom 3: 1.8m in white melamine (Excluding type B - 2 bedroom house)
- Bathroom & En-suite: Mirror cabinet above basin (White)

13.2. Type C - Duplex

- Kitchen: Top and bottom units in coloured melamine, with Rustenburg granite tops
- Bedroom 1: 2.4m in white melamine
- Bedroom 2: 1.2m in white melamine
- Bedroom 3: 2.1m in white melamine
- Bathroom & En-suite: Mirror cabinet above basin (White)

14. ELECTRICAL

- 14.1. Plugs & Switches:
 Plug point positions as per building plan
 One telephone & one TV point

White CBI plugs & lights switched throughout the house



CBI light switch



CBI plug



CBI USB plug (1x in kitchen next to telephone point)

14.2. Lights:

Light point positions as per building plan



Ceiling LED 330mm:
1x Living Room
1x Dining Room
3/2x Bedrooms
1x Passage
1x Entrance
1x Bathroom
1x En-Suite



Double LED Fluorescent:
1x Kitchen 1200mm



LED Slim :
1x Scullery 600mm
1x Garage 1200mm



External:
1x Front Entrance
1x Rear Sliding Door

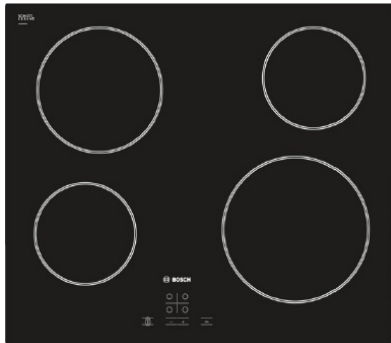
Above quantities vary per house type

15. **OVEN, HOB & EXTRACTOR:**

15.1. 600mm under counter Bosch oven



15.2. 600mm Bosch ceramic hob



15.3. 600mm Bosch stainless steel extractor



16. BOUNDARY WALLS

- 16.1. Precast concrete walls
- 16.2. Electric fencing on the rear wall

17. GARDEN GATES

- 18. 1 x Steel framed gate with fibre cement slats painted.

19. PAVING

- 19.1. Clay pavers as per developer's choice, as per plan

20. LAWN

- 20.1. Roll on lawn to areas not paved

21. COLOUR SCHEMES



Beige



Grey

22. EXCLUDED ITEMS

- Bond registration fees
- Curtain rails
- Washing lines
- Landscaping
- Irrigation
- Burglar Bars, Safety gates / Alarm
- Vanities
- Bathroom accessories - toilet roll holders, soap dishes & towel rails

Please Note:

These specifications serve as guidelines only and the developer deserves the right to amend and / or substitute items, at his sole discretion, in the event of any item not being available or being in short supply. Furniture & electrical appliances indicated on plan is just for illustrative purpose and are not included.

EXTRAS

All the above mentioned items and specifications are standard issue.
 Any amendments or optional items will be paid for by the client before building commences.
 All changes must be in writing and signed by the contractor and purchaser.

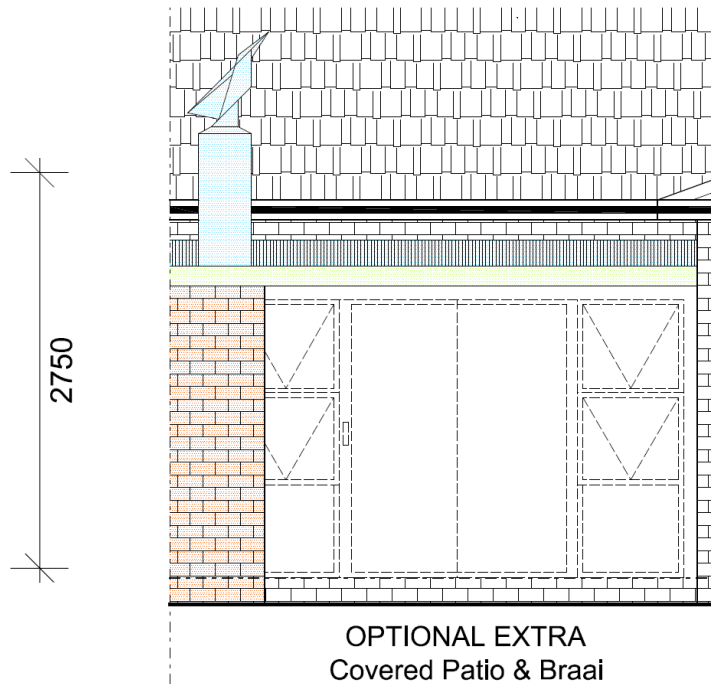
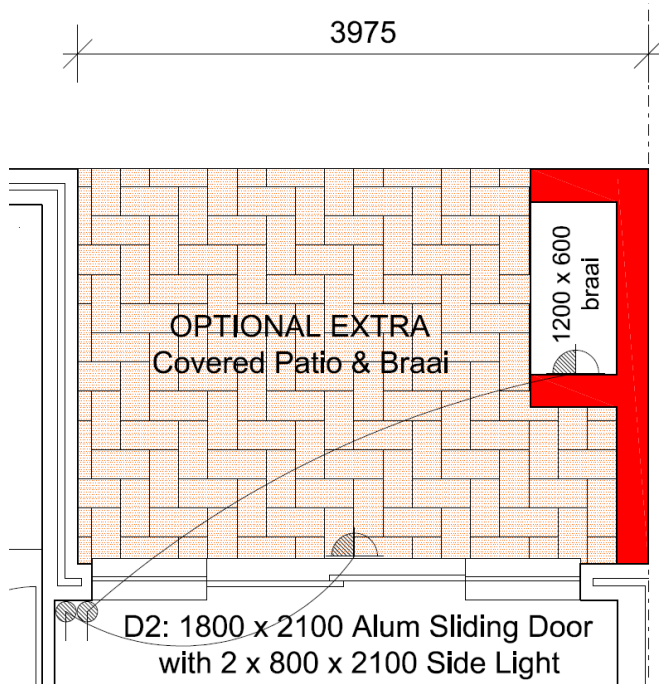
If the Seller agrees to any additions as set out below, an administration fee of R1 000.00 (One Thousand Rand) will be charged.

OUTSIDE BRAAI

Type A & B only
 Face brick braai with 1.2m steel insert & cowl R 40,000.00

LEAN-TO ROOF

Type A & B only
 White aluminium with white polycarbonate sheeting (11m²) R 35,000.00
 * Please note this area cannot be enclosed with doors & windows



PAVING

Extra paving per sqm R 350.00

GARAGE

Plastering of garage: Double Garage Type A & B: R 12,000.00 Single Garage Type C: R 9,000.00
 Painting of garage: Double Garage Type A & B: R 6,000.00 Single Garage Type



C: R 4,000.00 Ceiling in garage, painted: Double Garage Type A & B: R 12000.00 Single Garage Type
 C: R 8,000.00

PLUMBING

Additional washing machine point in garage: R 2000.00
 Hot water point for washing machine: R 1200.00

ELECTRICAL

Additional single plug point R 730.00
 Additional double plug point R 760.00
 Down light point – client to supply light fittings R 330.00
 Additional TV point R 520.00
 Additional telephone point R 520.00
 Bathroom extractor fan point – client to supply fitting R 730.00

FLOOR COVERINGS

	Type A	Type B	Type C
Bedrooms: Carpet to tiles	R 11,300.00	R 8 000.00	R 10,600.00
Bedrooms: Carpet to vinyl flooring	R 12,600.00	R 9,200.00	R 12,600.00
Living Area: Tiles to vinyl flooring	R 20,800.00	R 18,000.00	R 26,000.00

Signed at _____ on _____ 20__

Purchaser

Purchaser

Signed at _____ on _____ 20__

Kwali Mark Construction CC