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## Annexure D – Type A, B, C, D Building Specifications and Schedule of Finishes

### PRELIMINARIES

All work will be constructed in compliance with the National Building Regulations, SANS 10400, NHBRC Regulations, the requirements of the Local Council and any major financial institution, but this specification will override those requirements should any conflict arise. In the event of any discrepancy arising between the provision of the plans and those of the Building Specifications, the provisions of the Building Specifications will prevail.

#### 1. Foundations

- 1.1. 20 Mpa concrete strip foundations as per engineer's design
- 1.2. Reinforced where necessary as per engineer
- 1.3. Foundations are designed in accordance with a geotechnical report

#### 2. Walls and finishes

- 2.1. SABS cement stock bricks to main structure for plaster
- 2.2. Face brick (fba) to plinth
- 2.3. Internal walls plastered and painted
- 2.4. Brick force as per engineer's detail and building regulations
- 2.5. Garden walls combination of face brick (fba) to above garden ground level & SABS cement stocks plastered & painted. Walls to be minimum 1.6m height from inside garden ground level.

#### 3. Roofs

- 3.1. Chromadek IBR profile roof sheeting – charcoal colour
- 3.2. Insulation under sheeting (Sisalation 405)
- 3.3. Gutters and down-pipes to all roofs where required
- 3.4. Flat roofs – concrete with waterproofing to engineer's specification

#### 4. Floor finishes – as per the Show house

- 4.1. All internal floors tiled
- 4.2. Tiling colour and size as per the Show house
- 4.3. Skirtings – supawood painted skirting to all internal floors
- 4.4. Exterior – entrance and patio areas – tiled

#### 5. Wall tiling – as per the Show house

- 5.1. Kitchen – engineered stone splashback 80mm high x 20mm, no wall tiling other than the hob splashback
- 5.2. Bathrooms – engineered stone splashback above vanity counter and tiled above bath
- 5.3. Showers – tiled to approximately 2.1m high
- 5.4. No bathroom walls tiled other than as stipulated in 5.2 and 5.3 above

#### 6. Ceiling

- 6.1. Ground floor & first floor – plastered & painted rhino board or slab (where required) with cornice (where required)
- 6.2. Insulation in roofs where required as per regulations (see 3.2)

#### 7. Windows and glazing

- 7.1. All frames powder coated aluminium - charcoal colour

- 7.2. Clear glass in all windows and obscure glass in bathroom and staircase windows
  - 7.3. Burglar proofing supplied to all ground floor window openers
  - 7.4. Glazing in accordance with NBR
- 8. Frames and doors**
- 8.1. Patio sliding door - Aluminium sliding door and glass sidelights - charcoal colour
  - 8.2. Front door-Aluminium double pane door-charcoal colour-glazing to developer's specification
  - 8.3. Internal doors - Masonite hollow core internal doors with silver handles and 2 lever lock set
  - 8.4. Garage garden door - meranti horizontal slatted with silver handles and 3 lever lock set
  - 8.5. Garage vehicle access door – aluzinc sectional door. Automated.
- 9. Accessories**
- 9.1. No accessories supplied or fitted for curtains - client to supply and fit own
  - 9.2. No wallpaper supplied or fitted by the developer
  - 9.3. No accessories supplied or fitted in bathrooms other than fitted mirrors
- 10. Built in cupboards – colour as per the Show house and layout as per the plan**
- 10.1. Fitted to all bedrooms as per architect's floor plan
- 11. Kitchens – colour and layout as per the Show house**
- 11.1. Double bowl sink with pillar style sink mixer
  - 11.2. Kitchen worktops in 20mm engineered stone
- 12. Appliances**
- 12.1. Stainless steel under-counter oven with chimney style extractor and glass 4 plate hob
  - 12.2. Gas hob an additional extra – see list of Upgrade options
- 13. Sanitary Ware and Plumbing as per the Show house**
- 13.1. 150L Geysers and heat pumps fitted to all units
  - 13.2. 1 Cold water point connection for each dishwasher, washing machine & fridge/freezer (for water dispenser or ice maker)
  - 13.3. Only white sanitary ware provided
  - 13.4. Tops to all vanities in 20mm engineered stone
  - 13.5. Toilet - close couple toilet and cistern
  - 13.6. Basins - as per developer's standard range
  - 13.7. Bath - standard 1700mm acrylic
  - 13.8. Taps - as per developer's standard range
  - 13.9. Shower doors - clear glass with aluminium supports where required
- 14. Electrical**
- 14.1. 1 stove and geyser connection
  - 14.2. 220v single phase supply
  - 14.3. Light points as per electrical layout plan
  - 14.4. Light fittings as per developer's standard range
  - 14.5. Plug points as per electrical layout plan
  - 14.6. 1 DB board (distribution board) in garage
- 15. External work**
- 15.1. Paving to walkways only (cement pavers)
  - 15.2. Private gardens to be roll on lawn and selected plants as per developer

- 15.3. Show house garden not indicative of typical garden design and plant list
  - 15.4. 1 Garden tap to all units - position to be determined by developer
  - 15.5. Communal gardens to be roll on lawn and landscaping as per developer
  - 15.6. All levels, dimensions, depths of excavations, height of plinths, number of steps and positioning of garden walls to be determined by developer
  - 15.7. Garden sizes and configuration may vary from plan to accommodate site conditions
  - 15.8. Developer does not take responsibility for the control of pests, ants, weeds, etc. after occupation
  - 15.9. One garden gate - position to be determined by developer
  - 15.10. House numbers - to be supplied and fitted as per developer
- 16. Paint work**
- 16.1. Two coats acrylic pva to external walls as per architect's specification
  - 16.2. Two coats emulsion pva for internal use as per architect's specification
  - 16.3. External timber doors primed and painted as per architect's specification
  - 16.4. Skirtings primed and painted as per architect's specification
- 17. Security**
- 17.1. Electric fence fitted to complex perimeter walls (where required)
  - 17.2. CCTV cameras to be installed by the developer
  - 17.3. Access control system at main gate with 24 hour manned security
  - 17.4. Individual armed response not included
- 18. Telecommunications & DSTV**
- 18.1. Fibre-to-the-Home termination point with required device provided to each unit that will enable the following services\*:
    - 18.1.1. Data (Internet)
    - 18.1.2. VOIP (Telephone service)
    - 18.1.3. Wi-Fi

*\*Monthly subscription fees will apply.*
  - 18.2. Wi-Fi Hotspot in clubhouse
  - 18.3. No Telkom lines provided
  - 18.4. DSTV-ready points installed in the lounge and main bedroom
  - 18.5. DSTV over Fibre – developer to install one communal DSTV dish at the clubhouse area connected / pre-wired to each unit
- 19. Carports**
- 19.1. Type A & B: One covered carport per unit
  - 19.2. Type C & D: No covered carports provided
- 20. General**
- 20.1. All settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee
  - 20.2. These specifications serve as guidelines only and the developer reserves the right to amend/or substitute items, at his sole discretion, in the event of any item not being available at the time
  - 20.3. The developer is responsible for the supply of a metered water (household consumption) and pre-paid electrical connection to each unit
  - 20.4. The unit purchaser is responsible for the consumer deposits as required by the relevant authorities



Signed by Purchaser(s) on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (day/month/year)

at \_\_\_\_\_ (place)

\_\_\_\_\_  
NAME PURCHASER(S)

\_\_\_\_\_  
SIGNATURE PURCHASER(S)

Signed by Seller on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (day/month/year)

at \_\_\_\_\_ (place)

\_\_\_\_\_  
NAME SELLER

\_\_\_\_\_  
SIGNATURE SELLER

Signed by Builder on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (day/month/year)

at \_\_\_\_\_ (place)

\_\_\_\_\_  
NAME BUILDER

\_\_\_\_\_  
SIGNATURE BUILDER