

CONISTON HEIGHTS- 120 UNITS

MATERIAL AND FINISHES SPECIFICATION

All work will be constructed in compliance with the National Building Regulations SABS 0400 and the requirements of the Local Council, the NHBRC and the Financial Institution's Minimum Specifications.

All finishes as per architect's or engineer's specification or developer's choice to be approved by purchaser.

1. FOUNDATIONS AND STRUCTURE

Raft foundations are to be built in strict accordance with the municipal building regulations and engineer's specifications.

All external walls are to be built in two brick skins externally and with a 50mm cavity between, tied together with galvanised wire ties. Wherever this cavity is breached, a damp proof course is to be built in.

No termite poisoning required for Western Cape.

2. ROOF STRUCTURE, COVERING AND FASCIAS

Gang nails trusses as per engineer's design.

The roof covering shall be cement roof tiles or similar approved with matching ridge tiles. Colour to be determined by architect and approved by purchaser.

An approved waterproofing system to be applied to all flat roof areas, where applicable.

3. DOORS AND FRAMES

All frames to be Meranti.

The front door (where applicable) to be a solid Meranti panel door with swing steel security gate. Colour to be determined by architect and approved by purchaser.

All internal doors to be painted white hollow core doors.

All front doors on top floor to be fitted with weather bar.

4. IRONMONGERY

Locks internally to be chrome handles fitted with Union 2 lever locksets and externally fitted with Union 3 lever locksets.

Unit and parking numerals to be provided.

Burglar bars on windows which open and an additional night lock on the sliding doors.

5. **WINDOWS**

All windows shall be aluminium with burglar bars fitted on the windows of the ground units and on the windows facing on to the 1st, 2nd & 3rd floor walkways. (Colour as per Developers choice)

6. **PLASTER**

EXTERIOR WALLS:	Plaster & painted.
INTERNAL WALLS:	One coat cement smooth plastered throughout.
WINDOW CILLS:	Plastered cills externally as shown on drawings.

7. **WALL TILING**

Unit tiles will be as per Developers choice.

Areas tiled are as follows:

Kitchen : Only splash back tiling will be provided above kitchen top (2 rows of tiles)

Bathroom : Tiling to front of bath, splash back tiling to walls

8. **FLOOR COVERING**

Floor tiles (430mm x 430mm) with tiled skirting to all unit floor areas.

Tiled apron around building on ground floor level, 1m wide, finished with non-slip tiles or similar and in price range.

First floor and second floor walkways finished with non-slip tiles or similar and in price range.

Staircases to be finished with tiles, similar to walkways. All stairs to be provided with galvanised metal edging.

Roads & drive ways as per engineer's design to allow for storm water runoff, 50mm bond cement paving blocks.

Parking areas as per engineer's design, 50mm cement paver, coloured to demarcate parking areas. Colour to be determined by architect and approved by purchaser.

Open parking with no carports.

9. **CEILINGS**

Ground floor and first floor to be underside of concrete slab.

Second floor 6,4mm gypsum ceiling board skimmed ceilings with 75mm gypsum cornices, including ceiling trap door fitted to 38x38mm brandering to roof trusses.

10. PAINTING

All external plaster surfaces to be finished with one coat masonry and two coats of quality PVA paint. Colour spec as per Developers choice.

All internal plaster surfaces to be finished with one filler coat and two coats of acrylic PVA. Colour spec as per Developers choice

All ceilings to be finished with one coat masonry and two coats PVA, colour white.

All woodwork is to be painted, as per Developers choice.

All steelwork (balustrades) galvanised and epoxy.

Internal doors and frames to be finished with one coat primer, one coat undercoat and one coat enamel. Colour white or similar approved and in price range.

11. PLUMBING

All internal taps to be H2Flo Studio Range or similar approved and in price range. (H2Flo is SABS approved)

Sanitary fittings: (All white except sink).

Sink: Stainless steel double "drop in" type with draining board.
Chrome sink mixer complete with swivel spout outlet.

Bath : 1700 x 700 mm Acrylic White - with handles.
Fitted with undertile taps and bath spout.

Basin : Basin with vanity.

Shower: Shower doors and panels, where applicable, to be fitted with epoxy coated white aluminium pivot with a 500 panel or similar approved and in price range.

Shower rose & arm: Developers choice

WC: Close-coupled suite with white plastic seat (top/front flush)

Readable water meters provided to each unit- A representative from Body Corporate will do the monthly readings.

Balanced hot water pressure shall be provided, supplied from a 150 litre 400 kpa geyser. Provision will be made for an outside lockable enclosure for the geyser.

Undertile stopcocks and outlets as required for washing machines

A washing machine undertile tap and outlet is to be provided as shown on plan.

12. **GUTTERS**

Aluminium gutters and down pipes shall be used- as per Developers choice of colour

13. **ELECTRICAL INSTALLATION**

PLUGS:

KITCHEN

1 single plug – fridge
1 single plug – washing machine
2 single plugs above counter
1 isolator plug for stove

LOUNGE / DINING ROOM

2 single plug

Note: Provision for Wi Fi capability will be provided for the following:

1 Wi Fi point

MAIN BEDROOM

2 single plug

BEDROOM 2

1 single plug

LIGHTS

Ball & gallery (throughout unit)
Di-cast aluminium black (outside)
All fittings to be fitted with energy saving globes.

STOVE

All units will be fitted with built-in slimline oven and hob.

ELECTRICAL METERS

Bulk electrical meter (Eskom) provided to site boundary, prepaid electrical meters provided to each unit. Meter readings and management to be conducted by an approved Eskom meter supplier.

13. **CUPBOARDS**

All cupboards square line melamine- or similar approved and in price range
Kitchen cupboards to be installed complete by specialist in position indicated on plan.

Kitchen counters – Rustenburg granite or similar approved and in price range.

1.2m Built-in cupboards are provided to all bedrooms finished externally in white Melamine. One third shelving and two thirds hanging space required. Minimum of two doors per room.

14. **SECURITY SYSTEMS**

Approved GSM switch system- or similar approved and in price range will be installed for vehicle access gate and communication and access to units. No remotes will be issued.

Electric fence will be installed around the perimeter of each property on top of boundary wall.

Vehicle access gate will be a sliding gate fitted with industrial strength motor (GSM Switch Centurion or similar approved and in price range).

Pedestrian access gate with a GSM Switch Centurion system- or similar approved and in price range.

Back-up battery system aimed at keeping main access gate and electric fencing powered.

15. **GLAZING**

Clear sheet glass generally. Obscure glass to bathroom.
All glass panel doors to be safety glass at bottom.

16. **LANDSCAPING**

Grassing and plants to entire site shall be provided as indicated on plan with irrigation as approved by the Environmental Department of the Local Council Plan to be provided to purchaser for comments before submission to council.

A jungle gym will be installed on common property.

17. **STAIRWELL**

Concrete as designed by engineer.

18. **BALUSTRADES**

Balustrades to be galvanised and epoxy coated (where applicable).

19. **CURTAIN RAILS**

Double curtain rails to all windows (excluding bathroom and kitchen).

20. **BATHROOM ACCESSORIES**

Toilet roll holder
1 Single towel rail (min. 600mm long)
Rail over bath for curtain (excluding curtain)
Mirror

21. **BOUNDARY WALL**

As per council requirements, 1.8m high plastered and painted brick wall and 40% epoxy coated as per plan. Colour to be determined of balustrades to match rest of the design. Some sections of the boundary wall may include the use of palisade fencing or ClearVu, or such similar product, depending on council requirements and / or final plan approval.

22. **POST BOXES**

Numbered PVC post boxes – colour to be determined by developer.

23. **FIBRE**

Fibre infrastructure to be installed and each unit to be fibre ready. Activation and router not included.

24. **EXTERNAL WORK**

Signage to complex to be installed on boundary wall at entrance to complex as per approved plans.

Washlines and Drying Yards to be constructed as per approved plans.

Braai to be will be a Mega Master. (Similar in price range for the Developer.)

Refuse Area to be constructed as per approved plans with roof, tap and drain. Refuse bins can be ordered at council at no cost and can only be ordered via the owner/property manager once the buildings are to be occupied.

Security/Manager room, an electrical and telephone point to be provided in office area, which can be used at an access control system at main entrance gate and pedestrian gate.

Outside toilet, will be provided for use by caretaker, security and/or gardeners.

Irrigation: borehole water system to be installed for irrigation purposes to developer specification.

25. **PARKING AND INTERNAL ROADS**

Roads and driveways as per engineers design to allow for stormwater run off or other. 50mm Cement bond pavers.

Parking area as per engineers design, 50mm cement paver, coloured to demarcate parking areas.

One dedicated open parking bay per unit, with the option to purchase an additional parking bay.

Open visitors parking bays.