



ANNEXURE C

BASIC SPECIFICATIONS

IMPORTANT: Please note: The materials specified in this schedule are subject to availability. Should the materials not be available at the time required, the **Developer/Contractor** may select a similar alternative at its sole discretion.

CHOSEN MOOD:

Collected Nordic	Initial
Natural Nordic	Initial

1. BRICKWORK

Exterior Walls: Cement maxi's to be used and finished in one coat plaster, with one (1) coat undercoat and two (2) coats exterior acrylic paint to walls. Windowsills, and other trim will be White aluminium.

Interior Walls: Cement maxi's and finished in one coat smooth plaster, with one (1) skim coat and two (2) coats interior acrylic paint.

2. WINDOWSILLS

Exterior: Plastered and painted.

Interior: Plastered and painted.



3. WINDOWS

All windows will be White aluminium as per developer's choice. All glazing specifications to be confirmed pending SANS 204 calculations. Window sizes on marketing drawings may need to be adjusted pending SANS 204 calculations.

4. DOORS AND DOOR FRAMES

Front door: Standard white aluminium door with glass in standard aluminium frame as per developer's choice.

Internal doors: Hollow core door in timber frame as per developer's choice.

Sliding doors: Standard aluminium glass sliding doors in standard aluminium frame. Specification SD 2121 as per developer's choice.

5. ROOF TRUSSES AND COVERING

Roof trusses: Pre-fabricated wooden roof trusses.

Roof covering: 'Raincloud' coloured S-profile type sheeting or equal approved (OEA) and insulation as per developer's choice.

6. FLOOR COVERING

Kitchen, Lounge, entrance hall and passage

Floor tile will be as per Developer/Contractor's sample board.

Bedrooms: **Neutral Nordic Mood** - 60x60cm Soho Grey Matt Tile
Natural Nordic Mood - 60x60cm Soho White Matt Tile

Bathrooms: **Neutral Nordic Mood** - 60x60cm Soho Grey Matt Tile
Natural Nordic Mood - 60x60cm Soho White Matt Tile

Showers: Grey Mosaic Tile with Dove Grey grout.

Patios: 100x100mm Cobble as per developers choice.

7. BUILT IN CUPBOARDS

Kitchen Cupboards: **Neutral Nordic Mood** - 16mm Iceberg White Melamine (Natural Touch Finish) and Jefferson Board (Linear Finish) with high impact edging and Black Lip Handle.



Natural Nordic Mood - 16mm Folkstone Grey Melamine (Natural Touch Finish) and Jefferson Board (Linear Finish) with high impact edging and Brushed Aluminium Lip Handle.

Kitchen top: Quality Engineered Stone:

Neutral Nordic Mood – Nixie Legacy Quartz

Natural Nordic Mood – Stealth Legacy Quartz

Bedroom Cupboards: **Neutral Nordic Mood** - 16mm Iceberg White Melamine (Linear Finish) with high impact edging and Aluminium Lip Handle.

Natural Nordic Mood - 16mm Folkstone Grey Melamine (Linear Finish) with high impact edging and Aluminium Lip Handle.

Bathroom Vanity: 16mm Jefferson Board (Linear Finish) with high impact edging and Aluminium Lip Handle as per developers choice.

8. SANITARY WARE

Type and colour selected by the Developer/Contractor.

Basin: Bathroom vanity as per developers choice.

Shower doors: Frameless glass as per developers choice.

Toilet and cistern: Concealed cistern with soft closing seat as per developers choice.

Bath: Built in white acrylic bath as per developer's choice.

Kitchen sink: Smeg Stainless Steel Double Bowl underslung sinks as per developer's choice.

Taps: Hansgrohe taps OEA as per developer's choice.

Hot water cylinder: 200 liters Solar geyser as per developer's choice.

Rainwater goods: 75mm uPVC downpipes.

Garden taps: One garden tap to be provided.

Washing machine: One point to be provided in scullery.

Dishwasher: One dishwashing point to be provided in scullery.

9. ELECTRICAL INSTALLATION



Electrical installation will be as per the approved unit electrical plan.

10. TV ANTENNA

No TV antenna supplied. Only conduit and draw boxes fitted.

11. LIGHT FITTINGS

LED down lights to be installed in skimmed ceilings. LED White track lights to be installed in kitchens, bedrooms and bathrooms where downlights are not applicable. LED tube lights to be installed in garage. All light are as per developer's choice.

Pendants: **Neutral Nordic Mood** – Bronze Glass Pendant
Natural Nordic Mood – Smokey Glass Pendant

12. CEILINGS

Internal: Skimmed "Rhinoboard" with moulded cornices, painted with two (2) coats acrylic. 100mm thick 'Ecotherm' or similar approved insulation on all horizontal gypsum board ceilings where applicable. Insulation thickness may vary, pending SANS 10400 –XA calculations.

Garage: No ceilings.

13. SOFFITS

Internal: Concrete with sealed joints, moulded cornices and one (1) coat scraper coat and painted with two (2) coats acrylic.

14. WALL TILING

Wall tiles: 600mm between top and bottom kitchen cupboards:
Neutral Nordic Mood – 30x60cm Bianco Gloss Tile with white grout.
Natural Nordic Mood – 30x60cm Bianco Gloss Tile with dove grey grout.

Shower: 60x30cm Matt White Tile



Bathrooms: Tile Skirting

15. BATHROOM ACCESSORIES

The following accessories have been allowed for in each bathroom as per Developer/Contractor's choice:

- Toilet roll holder
- Towel ring
- Matching towel rail in main bathroom (not in en-suite and guest toilet)

16. KITCHEN FIXTURES

Oven & Hob: Stainless Steel Bosch 60cm Ceramic electric hob with built in oven under counter as per developer's choice.

Extractor: Stainless steel Integrated Extractor as per developer's choice.

17. IRONMONGERY

Internal doors: To be fitted with standard two lever mortice locksets as per developer's choice.

Door handles: Brushed Stainless Steel handles as per developer's choice.

18. BRAAI/ PATIO

A built-in braai will be supplied at the patio area where allowed by the unit type with a light inside the braai as per developer's choice.

19. BOUNDARY WALL

Boundary wall will be as per Developer/Contractor's specification and plan. Road facing garden/boundary wall built out of block, plastered and painted with one (1) coat primer- and two (2) coats paint. The side and back walls will be Vibracrete (except where the stand boundary is a development boundary).

20. HOUSE NUMBER

Will be a suitable type as per developer's choice.



21. LANDSCAPING AND GARDENING

Instant lawn (Kikuyu) will be planted to the front and back of the house, with paving as per plan. This may change due to specific ERF requirements.

22. FINISHES

The Purchaser hereby acknowledges and agrees that the choice of finishes limited to the range offered by the Developer/Contractor as per this Basic Specification and shall be subject to availability thereof, or a similar product may be substituted.

23. BUILDING STANDARDS

All construction procedures, and standards, will be in accordance with the requirements of the NHBRC and in line with the SANS 10400XA regulations.

24. GENERAL

Barge/Facia boards: Fibre cement painted with one (1) coat primer- and two (2) coats acrylic paint.

Skirtings: Skirting selected by the Developer/Contractor and painted white.

25. WALLING

Will be constructed as per Plan.

Note: *The specification may be changed based on availability of materials without prior notice.*