



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:**

Lively	Initial
Vibrant	Initial

**1. BRICKWORK**

- Exterior Walls:** Imperial clay 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 charcoal aluminium.
- Interior Walls:** Imperial clay and finished in one coat smooth plaster, with one (1) skim coat and two (2) coats interior acrylic paint Aristan White.  
Accent wall: Carbon Mood: Exposed brick painted Black.  
Arctic Mood: Exposed brick painted Aristan White.

**2. WINDOWSILLS**

- Exterior:** Plastered and painted.
- Interior:** Plastered and painted.

**3. WINDOWS**

All windows will be Charcoal 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 horizontal groove timber door 813 x 2032 (PD652) in standard timber frame, doors painted with three (3) coats varnish. Doors must be fire rated and to required standards with door closers installed (T68) if required by engineer.
- Internal doors:** Hollow core door in timber frame.
- Sliding doors:** Standard aluminum glass sliding doors in standard aluminum frame. Specification SD 2124

**5. ROOF TRUSSE, COVERING, GUTTERS**

- Roof trusses:** Pre-fabricated wooden roof trusses.
- Roof covering:** Charcoal coloured roof sheets or equal approved (OEA) and insulation.

Initial: \_\_\_\_\_

**Rainwater goods:** Seamless Aluminium OEA gutters with 75mm uPVC downpipes as per developer's choice.

## 6. FLOOR COVERING

**Kitchen & Lounge:** Vibrant Mood: Oak Finish Vinyl as per developer's choice.  
Lively Mood: Oak Finish Vinyl as per developer's choice.

**Bedrooms:** Vibrant Mood: Oak Finish Vinyl as per developer's choice.  
Lively Mood: Oak Finish Vinyl as per developer's choice.

**Bathrooms:** Vibrant Mood: 60x 60cm London Grey Tiles as per developer's choice.  
Lively Mood: 60 x 60cm Milan White Tiles as per developer's choice.

**Patio:** Vibrant Mood: 60 x 60cm London Grey Anti-Slip Tile as per developer's choice.  
Lively Mood: 60 x 60cm Milan White Anti-Slip Tile as per developer's choice.

## 7. BUILT IN CUPBOARDS

**Kitchen Cupboards:** Vibrant Mood: 16mm Super Black Melamine (Peen Finish) with high impact edging and Stainless-Steel bar handle as per developer's choice.  
Lively Mood: 16mm Iceberg White (Peen Finish) with high impact edging and Stainless-Steel bar handle as per developer's choice.

**Kitchen Top:** Vibrant Mood: Atlas Quartz Stealth  
Lively Mood: Rustenburg Granite

**Bedroom cupboards:** 16mm Iceberg White Melamine (Linear Finish) with high impact edging and Stainless-Steel bar handle as per developer's choice.

## 8. PLUMBING & SANITARY WARE

Type and colour as per developer's choice:

**Basin:** Bathroom vanity as per developer's choice.  
**Shower panel/door:** Framed glass as per developer's choice.  
**Toilet and cistern:** Closed couple dual flush toilet as per developer's choice.  
**Bath:** Drop-in white acrylic bath as per developer's choice (two-bedroom unit).  
**Kitchen sink:** Franke Stainless Steel Double Bowl drop-in sinks as per developer's choice.  
**Taps:** As per developer's choice.  
**Hot water cylinder:** Gas geyser as per developer's choice.  
**Washing machine:** One point to be provided.

## 9. ELECTRICAL INSTALLATION:

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

## 10. AUXILLIRY SERVICES

**Satellite TV:** DSTV connection point to be provided  
**Fibre:** Fibre access point to be provided.

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## 11. LIGHT FITTINGS

Track Spotlights for living areas and LED fitting to bedrooms and bathrooms as per developer's choice.

## 12. CEILINGS (Third floor only)

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.

## 13. SOFFITS

Concrete soffits painted with two (2) coats acrylic, joints sealed with moulded cornice.

## 14. WALL TILING

**Wall tiles:** Vibrant Mood: To kitchen 600mm between top and bottom cupboards.  
Lively Mood: To kitchen 600mm between top and bottom cupboards.

**Shower:** 60x30cm Matt White Tile

**Bathrooms:** Tile Skirting

## 15. BATHROOM ACCESSORIES

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

- Toilet roll holder
- Towel ring
- Matching towel rail in bathroom

## 16. KITCHEN FIXTURES

**Oven & Hob:** Bosch 60cm hob 4/burner gas with built in oven under counter as per developer's choice.

**Extractor:** Stainless steel Wall Mounted Extractor as per developer's choice.

## 17. IRONMONGERY

**Internal doors:** To be fitted with standard two lever mortice locksets with brushed aluminium

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

**Front door:** To be fitted with cylinder lockset as per developer's choice.

## 18. APARTMENT NUMBER

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

## 19. LANDSCAPING AND GARDENING

Instant lawn (Kikuyu) will be planted to the apartment where applicable.

## 20. 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.

## 21. 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.

## 22. 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.

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

Initial: \_\_\_\_\_