





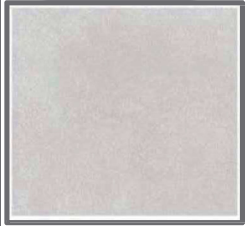

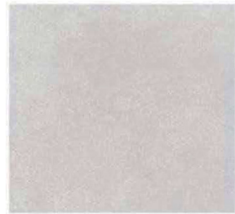
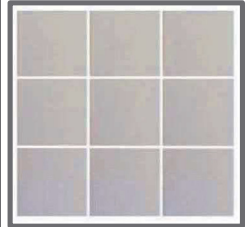



















REF	DESCRIPTION	SPECIFICATION	SIZE	COLOUR CODE	IMAGE
1	Foundation	Concrete foundations as per structural engineer design and specifications or as otherwise specified by structural engineers due to specific ground conditions	n/a	n/a	n/a
2	Surface beds	A) Surface beds are 85mm thick. Concrete mix as per Engineers design	n/a	n/a	n/a
		B) External walls: Cement masonry walls to be painted in colour scheme by architect. Chimney walls to be plastered & Painted.	n/a	As per ref# 13	n/a
		C) Plaster brickwork with 600mm apron in paving around exterior walls & Painted walls	n/a	As per ref# 13	
		D) Internal walls: Interior walls to be plastered and painted	n/a	n/a	n/a
		E) Brick force will be used	n/a	n/a	n/a
		G) Lintels will be used over door and window openings to engineers specifications.	n/a	n/a	n/a
4	Structure	All in accordance with Engineers design and specifications	n/a	n/a	n/a
5	Water proofing	To all Showers, cementitious waterproofing or equal approved provided	n/a	n/a	n/a
6	External Wall Finish	A) External walls are a combination of plaster & acrylic PVA paint.	n/a	see ref# 13	n/a
7	Aluminium Windows	A) Aluminium window frames as per window schedule. Standard black plastic handles as supplied by manufacturers. No security bars will be supplied.	n/a	Dark Grey	
		B) Obscure Glass in bathrooms.	n/a	n/a	n/a
		C) Clear float glass to other windows.	n/a	n/a	n/a
		D) Safety Glass to be installed for all Glazed sliding doors and all glazing below S00mm AFFL. All handles ate black plastic - as per manufacturer	n/a	n/a	n/a
		E) Built-in window sills with water proofing.	n/a	n/a	n/a
		F) No security bars	n/a	n/a	n/a

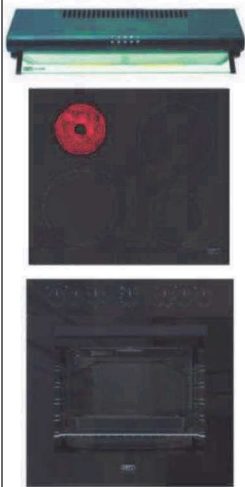






REF	DESCRIPTION	SPECIFICATION	SIZE	COLOUR CODE	IMAGE
8	Door Frames	A) Internal doors: Hollow core doors painted.	813 x 2032mmH Or similar approved by the developer	natural to grey colour scheme	see ref# 13
		B) Wooden door frames painted.	n/a	to match colour of door	n/a
		B.1) Lockset: Ironmongery 4 level cylindrical lock on external doors and 2 lever mortice lock on internal doors. Including 2 keys.	57mm back set, 57mm centre	Chrome	n/a
		B.2) Door handle: 16mm diameter lever handle on plate or similar approved by the developer.	n/a	Chrome	
		C) External doors: Wooden doors painted. Wooden door frames	813 x 2032mmH Or similar approved by the developer	Natural to grey colours	see ref# 13
D) Stoep doors: Crealco 700 Aluminium glazed sliding door with safety glass. Push bolt to be installed on all glazed aluminium sliding doors as per door schedule.			Charcoal aluminium		
9	Roof	A) Trusses and covering:			
		A.1) Pitch roofs and flat roofs will be used	n/a	n/a	n/a
		A.2) Trusses will consist of timber trusses according to the engineers specifications.	n/a	n/a	n/a
		A.3) Trusses will be covered by ceiling	n/a	n/a	n/a
		A.4) All roofs to be roof tiles (Marley – Double Roman Standard)			
A.5) Waterproofing will be used where necessary according to the Developers specification.					

REF	DESCRIPTION	SPECIFICATION	SIZE	COLOUR CODE	IMAGE
10	Internal Wall Finishes	A) One coat cement plaster (with partial skimming where necessary) to walls with acrylic PVA finish.			
		B) Subway - Gloss Glazed Ceramic Wall Tile bevelled 100 x 200mm 500mm high above worktops in kitchen, subject to final kitchen design. (Prime cost amount of R190/m2 allowed for)		White/ grey	
		B.2) Optional upspec: toughened clear glass tiles (@R700p/m2)			
		C) Wall tiles in bathrooms to match floor tile. To developers choice. PC R120.00/m2	1200mm high on all walls and 2100mm high in showers. Decorative tile edge on top of tiles.	Grey	
11	Internal Ceilings	A) Rhino ceiling board, painted white - one coat and two coats acrylic paint	n/a	White	n/a
		B) Polystyrene cornice will be provided, painted white - One undercoat and two coats PEM 600 acrylic paint. Profile to be approved by the Client.	n/a	White	
12	Floor Finishes	A) 30mm Thick cement plaster screed	n/a	n/a	n/a
		B) Ceramic floor tiles in kitchen, lounge, passage, patio, bathrooms and bedrooms (Prime cost allowed of R120/m2) to developers choice.	600x600mm	Natural to Grey colour scheme	
		C) Cut tile in shower for floors same as floor tile.	100x100mm	Natural to Grey colour scheme	
		D) PVC/Timber skirtings to floors.	100mmHigh	To developers choice	

REF	DESCRIPTION	SPECIFICATION	SIZE	COLOUR CODE	IMAGE
13	Painting	A) External plaster walls - undercoat and two finishing coats acrylic PVA	n/a	Plascon or similar: Ponte Plaster	
		B) External Plaster bands - undercoat and two finishing coats acrylic PVA	n/a	Plascon or similar: Hanging Greige	
		C) Internal Plastered walls - undercoat and two finishing coats Super acrylic PVA	n/a	Plascon or similar: Tranquil	
		D) Timber doors and frames - undercoat and two coats satin enamel	n/a	to match	as above
		E) Ceilings - undercoat and two coats super acrylic PVA	n/a	White	n/a
		F) Concrete soffits - undercoat with two coats super acrylic PVA		White	
		G) Metalwork - apply undercoats and two coats satin non-drip enamel		Charcoal - to match aluminium colour	
		H) Above to read with architects drawings			
14	External Works	A) Cement Paving bricks used for driveway. Pattern and colour as per paving layout drawing by architect.	n/a		
		B) All levels, dimensions, depths of excavation, height of plinths, number of steps to eb determined on site by developer.	n/a	n/a	
		C) Each owner to control pests, ants etc. after occupation	n/a	n/a	
		D) Cement paving bricks to be used for parking spaces. Pattern and colour as per paving layout drawing by architect.	n/a	n/a	


REF	DESCRIPTION	SPECIFICATION	SIZE	COLOUR CODE	IMAGE
15	Signage	A) 150mm high powder coated numbers on units walls - position to Architects specification	150mm High	n/a	design & font to developers approval
		B) Street signage to Main Gate to later details	TBC	TBC	To match 33@View Logo
16	Silicone sealant	A) Silicone sealant to be provided between sanitaryware; tiles and kitchen cupboards & worktops.	n/a	to match tile of stone top finish	n/a
17	Plumbing Installation\...	A) 1 x Coldwater inlet and 1 x waste outlet for washing machine	n/a	n/a	n/a
		B) White ceramic closed coupled WC's with machine cistern - Lecico Neon Closed closet. (Prod Code:07449)	n/a	White	
		C) Calig White cabinet white handle and white 600mm basin as supplied by CTM or similar approved by the developer.	n/a	White	
		D) Glass shower door with frame - white pivot shower door. Built-in shower or similar to developers choice. No tray	900mmWx 900mm x 1.8mH	White	
		E) Toilet Paper Holder, Stainless Steel Washroom Wall Mount Toilet Roll Holder and single towel rail provided per bathroom.	n/a	stainless steel	
		F) Hans Grohe - Vernis Blend Single lever basin mixer 70 with isolated water conduction and pop-up waste set (Art. Nr.71570000) or similar approved by the developer.	n/a	stainless steel	





REF	DESCRIPTION	SPECIFICATION	SIZE	COLOUR CODE	IMAGE
17	.../Plumbing Installation	G) Hans Grohe - Vernis Blend Single lever shower mixer for concealed installation (Art. Nr.71649000) or similar approved by the developer.	n/a	Stainless steel	
		H) Shower arm, shower traps & wastes or similar approved by the developer. Shower base not raised, level with floor. Shower panels fixed to floor. As per Architect detail	traps 100x100sq	Stainless steel	
		I) Hans Grohe - Vernis Blend Single lever bath mixer for concealed installation (Art. Nr.71649000), with chrome nicci spout or similar approved by the developer.	n/a	Stainless steel	
		J) 1700x700 Tamrin Macneil come bath - Hard plastic white bath built-in according to the developers specification	1,8m external measurement	white	
		K) Hans Grohe -Decor Single lever kitchen mixer 160, ljet (Art. Nr.31806223) or similar approved by the developer.	n/a	Stainless steel	
		L)100x100mm Shower waste or similar approved by the developer.	100x100mm	Stainless steel	
18	Fire Services	A) hydrants and fire extinguishers in accordance with the local authorities requirements in accordance to SANS 10400 PartT.	n/a	n/a	n/a

REF	DESCRIPTION	SPECIFICATION	SIZE	COLOUR CODE	IMAGE
19	Electrical Installation.../	A) 1 x 1501 geysers.			
		B) 1 x stove connection. DEFY SlimlineGlass UndercounterOven DB0482 (DB04S8) , 4 Vitroceramic Plates. DHD409 - Black Ceran, 600 Slimline Cookerhood - Black - OCH 290 - Black or UNIVA (of similar spec and value) approved by the developer	standard	Black	
		C) Single phase supply	n/a	n/a	n/a
		D) Light fittings:			
		D.1) Bright Star Lighting DL035 WHITE SW Cool White Integrated Downlighter or similar approved by the developer. 2 light fittings per Bedroom, 2 light fitting per bathroom, 4 light fittings per kitchen and lounge, 1 light fitting at entrance.	n/a	White	
		D.2) Entrance door, Patio and courtyard Light:Bright Star Lighting BH074 BLACK Rectangle, Eyelid,ixISW ES, Die Cast, Polycover IP44 or similar approved by the developer.	n/a	Black	
		D.3)Garage: Bright Star Lighting FTL723 WHITE or similar approved by the developer. Garage door will have automation.	n/a	White	
		E) Plug points:			
		E.1) 2 x double plug for appliances in the kitchen (Fridge & washing machine)	std	white	
		E.2) 1 x double plug above kitchen worktop	std	white	
E.3) 1 x double plug in lounge	std	white			



X _____




Initial

		E.4) 1 x plug (3 prong & 2 prong and USB) in the each bedroom.	std		
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REF	DESCRIPTION	SPECIFICATION	SIZE	COLOUR CODE	IMAGE	
	.../Electrical Installation	E.6) 1 x DSTV Point	std	white	n/a	
		E.7) Conduit provided for Telkom/Fibre installation. Should we make use of fibre it will be a complete installation and owner will only be liable for the activation fee which will be determined at a later stage.	n/a	n/a	n/a	
		F) Light Switches				
		F.1) 1-Lever 2-Way Switch 2X4 C/W White Cover Plate or similar approved by the developer.	n/a	White		
		F.2) 2-Lever 2-Way Switch 2X4 C/W White Cover Plate or similar approved by the developer.	n/a	White		
	F.3) 3-Lever 2-Way Switch 2X4 C/W White Cover Plate or similar approved by the developer.	n/a	White			
		A) Kitchen layout - as per approved plan & 3D's. In 16mm thick melawood finish				
		A.)bottom cupboards to be provided	16mm Thick	Lockeport linear		

X _____

20	Kitchen Cupboards	A.1) Top cupboards to be provided	16mm Thick	storm grey	
		A.1) Engineered stone top with 2mm chamfered front edge.	20mm Thick	Grey	


REF	DESCRIPTION	SPECIFICATION	SIZE	COLOUR CODE	IMAGE
21	Built In cupboards	B) Bedroom Cupboards: B.1) First bedroom - one BIC - as per approved plan, in melawood finish	1,8m x 2,3mH , 16mm Thick	Lockeport linear	
		A) Single track to bathroom & kitchen windows, to the developers discretion	As per plan dimensions	white	
22	Curtain tracks	B) Double track to be fitted to bedroom windows and sliding door, to the developers discretion.	As per plan dimensions	white	
		C) Client can fit own rails at own cost - no credit will be provided. Own installation can only be done after registration.	As per plan dimensions	n/a	n/a
		A) Carport will be provided per unit as approved by the developer, depending on sale agreement	As per Architects design and plan	n/a	n/a
23	Carports/ Courtyards	C) Clothing line to be provided in courtyard.	As per architects plan	White	See General work
		A) Colour and availability of finishing items may vary, but if need be, will be substituted with similar product of equal standard unless otherwise communicated.			
		B) Structural engineer will sign off on all foundations and beams.			
		C) Certificates from electrical, plumbing, roofing and glass will be issued upon completion of the property.			

X _____

Initial

24

General work

D) Snag list/ fault listing will be issued by client for attention and rectification within the timeframe as per the offer to purchase.			
E) Parking bays/ car ports as per Architects site plan			
F) White aluminium fold away washing line as in picture or similar approved by the developer.		White	
G) Guard house as per Architects site plan.			
H) Entrance Gate as per architects site plan.			
I) Refuse area as per Architects site plan.			
J) Perimeter wall and fencing as per Architects site plan - electrified.			
K) Landscape gardens as per Landscape Architects and local authorities approval.			