



## **Standard Specification**

House		Light fittings	as per unit plans and samples
External Walls	230 brick, plastered and painted with semi-face brick par		do per unic piano una samples
Roof	Chromadeck IBR sheeting, open rafters	TV, telephone & plug points	as per unit plans
Covered Patio	Covered patio under as per plan	117 telephone a play points	
,5 7 61 64 1 44.6	Non-slip terracotta tiles on concrete surface bed	<u>Loft</u>	
Vindows	Standard powder coated aluminium windows	Floor	Cement screed on concrete slab
Burglar bars	Standard to ground floor windows	Floor covering	Laminte flooring selection as per samples
nternal walls	110 brick, plastered & painted	Theorem is	Laminte mooning selection as per samples
Ceilings	Isoboard over truss insulation	Parking	
		Apartment	1 x covered parking bay per apartment
Internal stairways to lofts	Wooden	·	1 x open parking bay per unit for 2 and 3 beds
			Studio & 1 beds - 1 x vistors bay for every 3 apartments
<u>Doors</u>			Parking bays & carports to be allocated by Architect
External rear	Meranti framed, ledged, battened, flush panel,		
_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	varnished	Landscaping	Site cleaned, levelled with grass and general landscaping
Internal	Standard "Albany" type hollow core flush	<u></u>	grass and general landscaping
Incoma	panel door	<b>Boundary wall</b>	2m high brick wall or PVC wall with 5 strand electric fend
External sliding doors	Standard power coated aluminium sliding door	Boundary Wan	Zin riigh Brick Wall of 1 ve Wall With 3 Strand electric ferk
External sharing doors	to patio	Yard walling	1,2m high brick or PVC walling rising to 1,8m high at pat
		Tara Wanning	1,2.11 riight brick of 1 ve waning rising to 1,011 riight at pat
<u> Taps</u>		Entrance gate	Remote controlled entrance gate with 1 remote
Baths	Chrome plated single lever mixer and undertile stoptap	Entrance quee	per dwelling
Basins	Chrome plated one hole single lever mixer		per awaiii ig
Shower	Chrome plated one hole single lever mixer and undertile stoptap	Swimming pool	Swimming pool to communal area
Shower	with chrome plated arm and rose	<u>Swiffining poor</u>	Swirining poor to communar area
Sinks	Chrome plated one hole single lever mixer	<u>Lapa</u>	1 lapa to swimmimg pool area with braai area
Washing machine	Chrome plated single lever and undertile stoptap	<u>Lapa</u>	l lapa to swimming poor area with braar area
vvasining inacinine	chiome placed shighe level and undertile stoptap	Childrens play area	Jungle gym and trampoline
Sanitary Ware		Cilidrens play area	
Baths	1,7 meter long white acrylic bath	Driveway paving	Interlocking concrete paving blocks
WC	White porcelain close coupled suite	Diveway paving	The locking concrete paving blocks
Bathroom basins	White porcelain close coupled saite  White porcelain pedestal type basin	<b>Guard house</b>	Brick guard house to entrance gate with intercom to
	White porcelain drop in type basin to vanity cupboard	<u>Gadra riouse</u>	each apartment
	Chrome plated "pop up" waste seal		caen aparament
Shower	Mosaic tiles on concrete floor to fall to drain		
Shower door	Safety glass panels in white powder coated		
Shower door	aluminium frame		
<u>Geyser</u>	150 litre geyser		
<u>JCYJCI</u>	150 little geysel		While every attempt will be made to adhere to the
<u> Citchen Units</u>	Melamine as per typical layout and sample	NOTE	standard specification, changes may be made by the
diction onits	Rustenberg granite counter tops	NOTE	Architect according to the availability of materials
	Rustemberg granite counter tops		Architect according to the availability of materials
Stove Stove	4 plate "Defy 600S" slimline undercounter		
<del>JCOVC</del>	oven and hob in black		
	Over and nob in black		
looring			
Kitchen wall	1,35 meter high with selection as per tile selection		
Bathroom walls	1,35 meter high to mosaic finish		
En-suite walls	1,35 meter high to mosaic finish	L	J L
Kitchen floors	Tile selection as per sample		
Bathroom floors	Tile selection as per sample  Tile selection as per sample		
En-suite floors	Tile selection as per sample  Tile selection as per sample		
· ·	·		
Lounge / dining floors	·		
Passage floors Bedrooms	Tile selection as per sample		
DEULOOMS	Laminate flooring selection as per sample		

Date	Purchaser	2nd purchaser