

UNIT TYPE | SIMPLEX | 3 BEDROOM

WALL & CEILING FINISHES

ITEM	SPECIFICATION
Plastered Surfaces	1 Coat plaster & Painted.
Kitchen area	Plaster & Painted with a 100mm Splash back return throughout the kitchen & a full splashback behind the hob.
Bathrooms	Shower Cubicle: All walls are fully tiled and grouted as per Show Unit. Bathtub Area: Wall tiling extends to half-height behind the bathtub as per Show Unit.
Internal Ceilings	6.4mm Herc, Bishop Strips, with Moulded Cornice.

GARAGE

ITEM	SPECIFICATION
Plastered Surfaces	1 Coat plaster & Painted.
Ceilings	Exposed trusses, exposed underlay of roof
Roofing	MITEC Design, 600mm Overhang, 135mm Isotherm, 250 Micron Underlay under Roof tiles.

FLOOR FINISHES

ITEM	SPECIFICATION
Internal Floors	Tiled and grouted.
Patio & Covered Entrance Floors	Tiled and grouted.
Skirtings	Tiled and grouted.

DOORS, DOORFRAMES & WINDOWS

ITEM	SPECIFICATION
Patio door	Aluminium Sliding door - Powder coated, with glass panels (In accordance with Architects drawings and schedules).
Back door	External Solid Timber door.
Internal doors	Hollow core hardboard door.
External doorframes	1.6mm Double Rebate Steel doorframe.
Internal doorframes	1.2mm Double Rebate Steel doorframe.
Windows	Aluminium Window frames - Powder coated, with glass panels (In accordance with Architects drawings and schedules).

IRONMONGERY

ITEM	SPECIFICATION
Internal doors	Lever Handle, 3 Lever Latch Lock & Door stop.
External doors	Lever Handle, Cylinder Latch Lock & Door stop.

ELECTRICAL

ITEM	SPECIFICATION
Electrical layout	As Constructed onsite.
Electrical Meter	Supplied & Installed by Impact Metering.
Plugs	CBI plugs as per layout .
Light switches	CBI switches as per layout.
Data Points	1x Point per house.

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ELECTRICAL - CONTINUED

ITEM	SPECIFICATION
TV Points	1x provisional point installed.
Oven, Hob & Extractor	Hob: 4 Gas Burner. Oven: electric oven. Extractor: Stainless extractor.
Lights - General	Bathrooms, Bedrooms, Lounge: LED Clip-on Slim Ceiling Light. Kitchen: Track light 3 spotlights.
Lights - External	Round light.

PLUMBING

ITEM	SPECIFICATION
Plumbing Installation Description	Complete hot & cold water reticulation done with Pex pipes & fittings as per Show Unit. Complete Sewer reticulation as per Engineer Designs & Show Unit.
Water meter	Supplied & Installed by Impact Metering.
Appliance water points	2x Appliance water points with Angle valves for dishwasher & washing machine.
Back-up Water installation	Communal Backup water storage from complex main connection.
Garden Irrigation - Ground Floor	1x Provisional point for irrigation at front of house.
Geyser	SABS approved 150l Geyser with Smart Solar PV water heating System.
Toilets	Top flush - Water closet.

PLUMBING - CONTINUED

ITEM	SPECIFICATION
Basins	Freestanding basin including, mixer & pop-up waste.
Kitchen Zink	Mixer & Double Bowl sink.
Built-in Bath	Bath, including concealed bath mixer, spout, Pop-up waste, bath overflow.
Shower Taps & Heads	Shower mixer, shower trap, Shower arm & shower rose.
Shower screens	Frameless Glass Panel shower screens & Frameless Glass
Mirrors	Floating Mirrors above basins.
Bathroom Accessories	Single Towel Bar, Toilet Roll Holder and Robe Hooks.

BIC

ITEM	SPECIFICATION
Kitchen Cupboards	Cupboards carcasses with 1mm impact edging on doors.
Kitchen & Vanity Tops	20mm Eezi Quartz Counter Tops.
Wardrobes	Cupboards carcasses with 1mm impact edging on doors.
Kick plates	100mm Kick Plate.

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PAINT - EXTERNAL & INTERNAL

ITEM	SPECIFICATION
External - Walls	Dulux Trade 100 low sheen or Similar. Colour: As per show Unit.
Internal - Walls	Dulux Trade 100 low sheen or Similar. Colour: As per show Unit.
Internal - Doors	Dulux Perglo Solvent Based non-drip enamel or Similar. Colour: As per show Unit.
External - Doors	Silkwood M2 or Similar. Colour: As per show Unit.
Ceilings	Dulux Bergermaster Nukote PVA or Similar Colour: As per show Unit.

GARDENS, COURTYARDS & BOUNDARY WALLS

ITEM	SPECIFICATION
Areas demarcated	As per the Marketing drawings.
Boundary & Screen walls Finishing	Facebrick - FBS.
Garden Sizes - Ground Floor	As per the Marketing drawings, may differ at the discretion of the Developer.
Landscaping - Ground Floor	Instant Lawn and trees as per council approved LDP.

EXTERNAL FINISHES - BUILDING

ITEM	SPECIFICATION
Façade Finishes	1 Coat Plaster & Painted panels, Plastered and painted panels, and Facebrick panels as per the elevations.
Roofing	MITEC Design, 600mm Overhang, 135mm Isotherm, 250 Micron Underlay under Roof tiles.

OTHER SPECIFICATIONS

ITEM	SPECIFICATION
Paving - Ground Floor Units	50mm Bevel paving bricks.
Paving - Road	60mm Interlocker paving bricks.
Built-in Braai	700mm Built in Braai.
Gas installation	Gas Connection point provided for hob (9kg Cylinder not included) & COC included.
Safety & Security	Safety Gates to External doors. Burglar bars to all Ground Floor & Passage Windows.
Solar	5 kw inverter and battery. Solar panels

IMPORTANT INFORMATION

AVAILABILITY OF MATERIAL

ALL MATERIALS SPECIFIED HEREIN ARE SUBJECT TO AVAILABILITY. THE DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY LISTED ITEM WITH AN ALTERNATIVE OF EQUIVALENT QUALITY AND STANDARD, WITHOUT PRIOR NOTICE.

The show units serve as examples of the finishes of all the units in the complex except if expressly indicated otherwise.