

BUILDING SPECIFICATION SEDIBA RETIREMENT VILLAGE FLORA GARDENS VANDERBIJLPARK

1. FEES, CONNECTION & CHARGES

- 1.1 All fees regarding to connection charges will be paid by the seller
- 1.2 The seller will be responsible for the approved plan.
- 1.3 The seller will provide water connection on site.

2. FOUNDATIONS

- 2.1 All load bearing, as well as internal walls, will be founded on concrete strip footings or Raft foundation as per the engineer's approval.
- 2.2 Rafts will be designed with a rebate plinth.
- 2.3 Face brick to extend to below floor level

3. SUPERSTRUCTURE

- 3.1 Houses to be built with Ocon semi-face bricks on all the exterior walls, and clay stock bricks in all interior walls.
- 3.2 Building will be done as per signed plan and working drawings unless otherwise agreed by the parties in writing.

4. ROOF

- 4.1 Constructed with engineer designed prefabricated timber roof trusses.
- 4.2 Other type of roof structure may be considered such as Mitek light steel trusses. This will be subjected to cost saving, supply and not delay the construction.
- 4.3 Roofs will be 17,5 degrees and covered with Chromadek IBR roof sheeting or alternative.
- 4.4 Sisolation will be installed under roof sheeting, and 75mm insulation will be installed on ceilings unless roof sheeting with insolation inside the sheeting is used.
- 4.5 Seamless Chromadek gutters and downpipes will be fitted.
- 4.6 Chromadek barge boards to be provided on gable ends.

5. DOOR FRAMES & LOCKS

- 5.1 All doorframes to be wooden frames that will be installed.
- 5.2 Front door to be Charcoal colour aluminium, as indicated on plan.
- 5.3 Back door to be charcoal colour aluminium as indicated on window schedule. Openers with side windows.
- 5.4 All Internal doors hollow core Masonite with 3 lever lock and with brass handles, unless other supplied by the developer to be installed.

- 5.5 Garage door to be fitted with charcoal sectional chromadek doors with motors and standard caravan door height.
- 5.6 Proper fire door will be fitted between the garage to the house.

6. WINDOWS

- 6.1 Charcoal aluminium window frames, with burglar bars on all openers.
- 6.2 Sheet glass as recommended by glazier to SABS specification.
- 6.3 Obscured glass will be installed to bathrooms and WC's windows.
- 6.4 Windowsills – external will be precast windowsills to fit the full length of the window without joints.
- 6.5 Windowsills on the inside will be tiled with the same type and colour as the floor tiles.
- 6.6 Double curtain tracks to be fitted to all windows.

7. WALL FINISHES

- 7.1 External walls to be Ocon semi-face bricks. Plaster bands around windows. Areas on external walls will be plastered and painted as per the architect design.
- 7.2 Internal walls to be smooth plaster finish. Skim coat to be applied
- 7.3 Glazed wall tiling between kitchen cupboards and splash back above sink and worktops.
- 7.4 Splash back tiling in guest toilet above hand washbasin.
- 7.5 Bathrooms to be tiled 1,2m high.
- 7.6 Showers to be tiled to ceilings.
- 7.7 Shower doors to be single glass panel 2m x 1.2m x 9mm
- 7.8 PC for tiles – R110.00 / square meter. Samples available and the developer have the choice to supply alternative tiles.
- 7.9 Fold down washing line provided 3m with four lines.

8. FLOOR FINISHES

- 8.1 Ceramic tiles throughout house.
- 8.2 Samples available and the developer have the choice to supply alternative tiles.
- 8.3 Tiled skirting 100mm high on all areas where floors is tiled.
- 8.4 Garage floor to be finished smooth.

9. CEILINGS

- 9.1 Ceilings in all rooms to be 9mm Herculite fixed with joints plastered.
- 9.2 Install polystyrene cornice as per sample supplied by the developer.
- 9.3 Ceilings painted two coats white PVA.

10. PAINTING

- 10.1 All plastered surfaces to be painted one coat plaster primer
- 10.2 All plastered surfaces to be painted two coats quality sheen PVA.
- 10.3 All exposed metal surfaces to be covered with universal undercoat and finished with water based anti-corrosion paint.
- 10.4 All wooden surfaces under roof outside to be treated with black Carbolineum or Wood Coat black PVA
- 10.5 Internal doors to be painted with universal undercoat and final coat of water-based enamel paint.

11. PLUMBING

- 11.1 All sanitary fittings are to be standard type white vitreous China.
- 11.2 Toilet to be white close couple.
- 11.3 Wash hand basins wall hung with bottle trap.
- 11.4 A double bowl stainless steel sink will be installed (included in the kitchen PC).
- 11.5 Taps are Isca lever type range or similar.
- 11.6 Complete cold and hot water reticulation, including a SABS approved 26lt gas geyser installed.
- 11.7 Two washing machine point, and one outside/external tap is provided. Outside point for washing machine over gulley.

12. ELECTRICAL

- 12.1 All electrical will be done according to approved electrical plan.
- 12.2 Solar panels will be installed on the unit's North side and will be connected to a central system managed by the developer.
- 12.3 Stove to be under counter electric oven and gas hob with cooker hood.
PC R9 200,00

13. CARPENTRY

- 13.1 As per approved plan layout.
- 13.2 Bedroom cupboards, melamine as per plan.
- 13.3 One-bedroom unit cupboards allowance PC R13 000,00
- 13.4 Two-bedroom unit cupboards allowance PC R13 000,00
- 13.5 Three-bedroom unit cupboards allowance PC R13 000,00

14. KITCHEN

- 14.1 As per plan approved plan.
- 14.2 All items include fittings and sink, including granite tops to be supplied and installed by nominated Subcontractor.
- 14.3 One-bedroom unit kitchen cupboards PC R33 800,00
- 14.4 Two-bedroom unit kitchen cupboards PC R33 800,00
- 14.5 Three-bedroom unit kitchen cupboards PC R33 800,00

15. PAVING

- 15.1 Paving in front of garages to the edge of the street, as per plan.
- 15.2 Gravel on sidewalks.

16. BOUNDARY / INTERNAL WALLS

- 16.1 The property will be levelled to dispose of storm water to the extent that is determined by the developer.

17. SITE WORK

- 17.1 The building site will be cleaned at completion of every unit completed.
- 17.2 Instant lawn will be planted around the houses.

18. IMPORTANT NOTES

- 18.1 All material specified are subject to availability.
- 18.2 Where any material is not readily available, the Developer may, after consultation with the client, use the nearest similar material available.
- 18.3 All rates and prices include VAT.

19. PC ALLOWANCES

19.1	Garage tube light	R 450,00
19.2	Kitchen and living room	R 650,00
19.3	Ceiling lights	R 250,00
19.4	Bathroom ceiling light	R 300,00
19.5	Outdoor ceiling light	R 250,00
19.6	Outdoor bulkhead	R 350,00
19.7	Internal ceiling fan	R 200,00
19.8	Toilet roll fitting	R 200,00
19.9	Bath & shower Diverter (if applicable)	R 700,00
19.10	Towel rail	R 400,00
19.11	Hand wash basin	R 800,00
19.12	Basin Mixer	R 800,00
19.13	Towel ring	R 300,00
19.14	Toilet	R1500,00
19.15	Soap Dish	R 150,00
19.16	Zink mixer	R1400,00
19.17	Shower mixer	R 550,00
19.18	Shower spout	R 300,00