



ANNEXURE D

BASIC SPECIFICATIONS FOR THE LIFESTYLE HOUSES

Structure:

- To be constructed in accordance with the building plans and building regulations.
- All external walls cavity walls tied together with 'butterfly' wall ties.
- House to be built with maxi cement bricks.
- Steel reinforcing to all concrete foundations and main floors.
- Fireplaces and chimneys, where applicable, to be constructed and finished as per Contractor's choice.

Roof:

- All roofs as per plan.
- Main roof covering is 'Chromadek metal roof sheeting on pre manufactures roof trusses as per Engineer design.
Colour to be grey.
- Fascia board and overhangs to be Nutec cement and painted.
- Aluminium gutters (white colour) with PVC downpipes.

Ceilings:

- Skimmed Rhino board ceilings in all habitable rooms.
- Fancy cornice throughout.
- One trap door in ceiling.
- No ceiling in garage and on covered patio.
- Dropped ceiling bulkhead in kitchen as per plan.

Windows:

- All windows to be aluminium – colour Charcoal.
- Exterior and interior window sills to be plastered.
- Frosted glass in all bathrooms.

Door:

- External doors Aluminium
Three lever chrome locks at all external doors as per Contractor's choice.
- Interior doors Horizontal grooved semi-solid doors (painted)
Two lever chrome locks at all internal doors as per Contractor's choice.
- Interior door frame Timber (painted). 2.1m High.
- Garage door (Main) Sectional overhead type. Including automatic overhead door opener.
Colour as per Contractor's choice.
- Garage door (internal) Fire door; 2.1m High

Paint work:

- External timberwork and steelwork to be painted. Colour as per Contractor's choice.
- External paint colour – As per Contractor's choice
- Internal walls – 2 coats - Dulux
- Internal paint colour – as per Contractor's choice.
- All internal doors, frames and skirtings to be painted with high gloss white paint.
- All internal ceilings, cornices and timberwork to be painted white.
- Fascia's and overhangs to be painted white.



Initial: _____



Plumbing:

- Appliance points as per plan for dishwasher, washing machine, tumble dryer and fridge.
- Scullery sink to be double bowl stainless steel sink with drip tray.
- Baths to be 1.8 white acrylic type, free standing, or built in as per Contractor's choice.
- Prep bowls in kitchen area (if indicated) to be stainless steel.
- Basin: White ceramic granite top as per Contractor's choice.
- Close couple water cistern system with wall mounted Geberits wc's with wall flushing system.
- 150lt geyser, 400KPA including solar panel and geyser wise control system.
- Chrome colour mixer taps to be 'Hans grohe décor range' throughout.
- Shower doors – frameless as per Contractor's choice.
- One external tap to be provided for in garden area.

Plaster

- Interior Smooth plastered 'poly skimmed'.
- External One coat plaster as per plan.
- Decorative plaster bands as per plan
- Garage to be bagged and painted white.

Floor covering:

- ★ Carpet floor covering (in bedrooms) internally as per plan as per Contractor's choice. **Should you wish to replace carpets in bedrooms please indicate option selected on Basic Specification Option.**
- ★ Porcelain floor tiles (kitchen and lounge) internally as per plan as per Contractor's selection provided – **please indicate option selected on Basic Specification Options.**
 - 95mm WSK5 SA Pine skirting boards, painted. Not in bathrooms and kitchen.
 - Patios tiled / paved as per Contractor's choice (if and where applicable)
 - Garage floor to be screed.

Wall tiles (porcelain):

- All internal tiles to be porcelain as per Contractor's selection provided.
- ★ Bathrooms Splashbacks only - **please indicate option selected on Basic Specification Options.**
 - Showers +/- 2.1m high.
- Kitchens None, to have granite or similar splash backs, as per Contractor's choice
Mosaic tiles behind cooking hob.
- All external edges to have slim edging.

Cupboards:

- Kitchen counter tops: granite as per Contractor's choice.
- Kitchen cupboards: wrapped melamine, as per Contractor's choice.
- Bedrooms and other cupboards: Alpine white melamine with impact edges as per Contractor's design.

Electrical:

- Defy built in oven, hob and extractor fan (where applicable) as per Contractor's choice (gas containers if/where applicable not provided).
- All light fittings and positioning as per Contractor's choice.
- 2 x hanging type Eight fittings above server counter in kitchen.
- Outside wall mounted lights as per plan.
- All other rooms to have centrally mounted lights.
- Plugs to all appliances.
- Plug in garage roof space for automatic door opener.
- Main bedroom: 2 x double plugs and 1 x TV point.
- Other bedrooms: 1 x double plug
- Study/study nook: 1 x double plug (*and 1 x telephone point but subject to a contract being concluded with service provider and infrastructure being in place*)
- Living area: 5 x double plugs and 1 x TV point



Initial: _____



- Lounges: 1 x double plug and 1 x TV point (if and where applicable)
- Kitchen: 1 x double plug above counter (*and 1 x telephone point but subject to a contract being concluded with service provider and infrastructure being in place*)
- Scullery: 1 x double plug above counter (where applicable)
- Garage: 1 x double plug
- Store: 1 x double plug (where applicable)

Boundary walls:

- As per plan
- Front pedestrian gates and main development gates as per plan and as per Contractor's design.

Paving:

- As per plan
- Cement pavers, colour as per Contractor's choice.

Lawn / Landscaping:

- Garden areas and external verge irrigated and landscaped as by Contractor's landscape contractor.

General:

- 'Minet' gas fireplace as per plan (if / where applicable) (gas containers not provided)
- House number included
- Insulation in roof space
- Post boxes included
- Electricity connection (pre-paid electricity meter)
- NHBRC
- Plan approval fees
- Architectural fees
- Phone to gate' access system to main gate included
- Satellite dish with Smart USB wired to main TV point in living room for DSTV included.
- Toilet roll holders, soap dishes, towel rails etc to be provided as per Contractor's choice.
- Washing line

Not included:

*Bond registration fees
Extraction fan (bathroom)
Curtain rails and blinds
Bathroom mirrors
Alarm systems
Burglar bars*

General:

- 1 *These specifications serve as guidelines only and the Contractor reserves the right to amend and / or substitute items, at his sole discretion, in the event of any item not being available or being in short supply.*
- 2 *The employer is not permitted to do any work on site while construction is under way without the permission of the Seller.*
- 3 *All PC amounts in this specification are inclusive of VAT.*
- 4 *Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.*

NOTE: Should the above mentioned specification differ from the final plan specification, then this specification will be the final ruling document.



Initial: _____