

LIST OF  
**SPECIFICATIONS**

ANNEXURE "C"



**TYPE A1 HOMES**

**A. SANITARY WARE:**

**HAND WASH BASIN:**

- One white vitreous china wall mounted basin per bathroom.
- Hansgrohe (or similar approved product) chromium plated single lever basin mixer with trap and waste assembly per basin.

**SHOWER:**

- Tempered safety glass frameless shower door closure to a portion of the shower (remainder of the shower is open).
- Shower tiled with white ceramic wall tiles & sloped shower floor completed with smaller format porcelain tiles.
- Hansgrohe (or similar approved product) chromium plated single lever wall mounted mixer tap with chromium plated hand shower on rail.
- Stainless steel bathroom floor drain in shower.

**WATER CLOSET (WC):**

- One white vitreous china wall mounted pan with seat and cover.
- Geberit (or similar approved product) standard concealed cistern built into the wall complete with Geberit (or similar approved product) white acrylic flush actuator plate and stainless steel grab rails.
- One stainless steel wall mounted single roll, toilet roll holder.

**ACCESSORIES:**

- One 800mm stainless steel wall mounted double towel rail.
- One stainless steel wall mounted robe hook.

**SINK:**

- One stainless steel underslung sink.
- Hansgrohe (or similar approved product) chromium plated single lever deck mounted deck mixer.

**WASH TROUGH:**

- One stainless steel wash trough in garage.
- Hansgrohe (or similar approved product) chromium plated mixer tap.

**B. JOINERY:**

**KITCHEN:**

- 32mm Engineered stone (as per the Developer's specification) polished work surface with polished edge (or similar approved product).
- 16mm Chipboard Cabinets with Melamine laminate finish (colour as per mock-up room) with doors manufactured from 16mm chipboard with Melamine finish and PVC high impact edging (colour to be confirmed).
- Handles to all drawers and cupboard doors to be chromium appearance square components (or similar approved product).

**OTHER CUPBOARDS:**

- 16mm Chipboard Cabinets with Melamine laminate finish (colour to be confirmed) with doors manufactured from 16mm chipboard with Melamine finish and PVC high impact edging (colour to be confirmed).

- Handles to all drawers and cupboard doors to be chromium appearance square components (or similar approved product).

#### C. ELECTRICAL:

##### SWITCHES:

- Clipsal S3000 range - white (or similar approved product).

##### LIGHTS:

- LED type downlighters.

#### D. APPLIANCES:

Either of the following appliances can be provided as standard to units, but may be interchanged and exchanged at the sole discretion of the developer depending on availability and product service levels.

##### ELECTRIC OVEN

- SMEG SF6381X stainless steel faced built in electric oven.

##### GAS HOB

- Gas hob by developer.

##### HOB EXTRACTOR FAN

- SMEG KSET61E stainless steel semi integrated extractor hood.

##### BRAAI

- Jetmaster 1000 Contractor (or deemed similar quality by developer) black mild steel braai, including: light fitting, potjiehook, charcoal starter, charcoal tray, nickel-plated grill, door & rotating cowl.

#### E. CEILINGS:

##### SOFT CEILINGS

- "Gypsum" plaster board on SA Pine battens at maximum with 6mm "Crestone" gypsum plaster - painted.

##### TIMBER CEILINGS (High volumed ceiling over Living Area only)

- SA Pine timber tongue and groove ceiling fixed between rafters to expose trusses. Ceiling and trusses painted.

##### CEILING HATCH (where applicable)

- Powdercoated hatch with concealed opening.

#### F. INTERNAL WALLS:

##### NEW WALLS

- Brick: Standard 106 "ROK" claybricks: SABS 227/NFP, 10,5 MPa.
- Finish: 1 Layer sand / cement mortar finished with steel trowel and painted (colour to architect's specification).

##### BATHROOMS

- Glazed tiles: 300 x 600mm Glazed white ceramic white tiles to portions of the walls.
- Tile coin (corner): Aluminium or stainless steel angle corner.

##### MIRROR:

- Mirror above wash hand basin in position as approved by architect.

#### G. FLOORS

##### TILES

- To shower cubicle areas: Small format full-bodied porcelain tiles on screed on concrete surface bed – as per the Developer's specification.

##### VINYL FLOORING

- Wall to wall vinyl "timber planking" on top of cement screed finish will be allowed throughout the apartment (including bedrooms), similar to the ARBOUR floor range (or deemed equivalent product) of vinyl products.

#### CEMENT SCREED

- An unpainted and untreated cement screed finish will be provided to the garage.

#### H. ELECTRICAL

##### UNIT ELECTRICAL

##### PERMANENT SUPPLY

- Each unit will be supplied with a single phase supply to a distribution board inside the unit (in position as specified by the Electrical Engineer).
- Light Switching  
Light switching will be performed via Clipsal S3000 switch modules (white) complete with LED "on" indicator lamps.
- Socket Outlets  
Socket outlets shall be of the Clipsal S3000 type (white).  
An allowance of two general 16A switched socket outlet shall be provided in every bedroom.
- There will be an external electrical supply and control point for the Air Conditioning system on the roof level of the development (or in a position as agreed by the consulting engineers and developer).
- An electrical vertically mounted heat pump will be supplied in the garage.

##### UNIT ELECTRONIC

Each unit will be supplied with the following telephone and television points (in position as specified by the Electrical Engineer):

- One television outlet (point only) in Living Area.
- One telephone outlet (point only) in Kitchen.

- I. **AIR CONDITIONING** Every House will be supplied with infra-structure only (i.e. coolant pipe work and power supply built into the walls but **no** air conditioning unit or equipment) to support one "high wall split type" air conditioning unit to the main living room area.

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#### OPTIONAL EXTRAS:

The following optional extras can be made available if agreed and confirmed with the developer:  
*Please note that the cost of all optional extra items must be confirmed with the Developer.*

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#### AIR CONDITIONING:

Option A: Main Living Area

24,000 Btu SAMSUNG (or deemed similar quality by the developer) high wall split air conditioning unit to the main living area, with the condenser installed elsewhere (as specified by the consulting electrical and mechanical engineer).

Option B: Master Bedroom

12,000 Btu SAMSUNG (or deemed similar quality by the developer) high wall split air conditioning unit to the master bedroom, with the condenser installed elsewhere (as specified by the consulting electrical and mechanical engineer).

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CARPET:	<u>Bedroom Areas:</u> Wall to wall carpets in lieu of the standards vinyl flooring on top of under-carpet felt, deemed similar in quality to the Belgotex Westmister range of carpets.
TELEPHONE OUTLET:	An additional telephone outlet point can be provided in accordance with the Electrical Engineer's detail and design.
TELEVISION OUTLET:	An additional television outlet point can be provided in accordance with the Electrical Engineer's detail and design.
SMEG APPLIANCES:	The unit can be fitted with a range of SMEG kitchen appliances as agreed with the developer.

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