

LIST OF  
SPECIFICATIONS

ANNEXURE "C"



ONE BEDROOM SUITE WITH SLEEPER/STUDY

**A. SANITARY WARE:**

HAND WASH BASIN:

*Sanitary unit allocated per bathroom*

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

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 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):

*Sanitary unit allocated per bathroom*

- 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:

*Sanitary unit allocated per bathroom*

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

SINK:

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

**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).

BEDROOM & 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.

ELECTRIC HOB

- SMEG SE2640TD2 60cm TC Ceran Hob.

HOB EXTRACTOR FAN

- SMEG KSET61E stainless steel semi integrated extractor hood.

**E. CEILINGS:**

SOFT CEILINGS

“Gypsum” plaster board on SA Pine battens at maximum with 6mm “Creststone” gypsum plaster - painted.

CONCRETE SOFFIT

Smooth gypsum plaster - 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:

- One wall mounted 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.

**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).

#### 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 Lounge.
- One telephone outlet (point only) in Kitchen.

I. **AIR CONDITIONING** Every Apartment 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 Living Room area.