



Black Olive

Estate

NEW SPECIFICATIONS LIST: FOR DOUBLE UNITS

SECTION 1 - Preliminary and General:

- Engineer's certificates for all slabs
- N H B R C Registration
- Geological engineer (Ground testing)
- Approval of plans (included)
- Detention pond as per Engineers details
- A Central Pre-paid electrical box to be installed in appropriate location (as per Architects drawings)
- Each Unit to receive their own pre-paid meter. Connection fee at the Council will be for the client's account
- Body Corporate or Homeowners will be registered with opening of the Township
- Future entrance and exit gates at Holding 13, to be done after project of 42 units is completed. Body Corporate or Homeowners will be responsible for this
- Boundary wall at the back of the complex (between Holding 806 and Holding 13, to stay a precast wall, as this wall will have to be removed, once the 2nd entrance is build.

SECTION 2 – Foundations:

- Foundations - Pour of 25mpa Concrete
- Foundations - Install steel cages (as per Engineers details)
- Brickwork to be done - to match rest of complex
- Ground floor - Place and power float of concrete (25mpa)

SECTION 3 – Super Structure & Materials:

- Super Structure - Semi Face brick
- Super structure - Plastered reveals around windows and garage door
- Internal brick - Clay Stock bricks
- Building sand - Yellow local
- Plaster sand - Washed
- Cement - Build it 32.5
- Lintels - Double lintels at all windows, doors and arches
- Double walls - 9" Brickforce (every 5 rows)
- Single walls - 4,5" Brickforce (every 5 rows)
- Filling for foundation - Sub-base

SECTION 4 – Roofing, waterproofing and insulation:

Roofing:

- Roof to match Drawing and specifications of architect
- Type of roof – Dark Grey Cement roof tiles
- Pitch of roof – 26°

Water proofing

- All Balcony's to have waterproofing

Insulation / Aerolite

- 135mm thick Aerolite to be installed on first floor ceilings (excluding porch, garages and concrete areas)

SECTION 5 – First Floor slab:

- Supply and install of Fabpanels
- Place of topping on top
- Design to be as per Architects and Engineers detail
- Bottom of concrete to only be sealed. Not plastered

SECTION 6 - Ceilings & Cornices:

- First floor Ceilings - to be strip ceilings with normal cornices
- Ground floor ceilings - to be concrete finish, no cornices allowed for
- Ground floor ceilings - to be sealed for concrete finish
- First floor ceilings - to be painted white
- Cornices - Standard 75mm gypsum

SECTION 7 - Plaster / Paint:

Plaster

- Plaster of internal walls - Scratch finish (Paint to be of one-color choice throughout.)
- Plaster of external walls – reveals around windows - Scratch finish (only certain areas, as per Architect details)
- Plaster of ground floor ceilings - Scratch finish (Paint to be white)

Paint

- Internal walls to be painted with Duram wall sheen paint (3 x Different paint colours to choose from as per sample boards at Agents offices)
- External cobbling around windows to be painted with Duram Flexiwall paint (As per Architects specifications)
- Ceilings on 1st Floor to be painted with Duram paint – white
- Ceilings on the ground floor to be Concrete finish
- Wooden Front door and frame to be painted with Woodoc 35 (Varnished)
- Wooden Kitchen door and frame to be painted with Woodoc 35 (Varnished)
- Internal doors to be painted one coat under undercoat and 2 coats enamel - white

SECTION 8 – Windows:

- Windows - Grey Aluminum windows (As per architect's schedule)
- Sliding doors - Grey Aluminum windows (As per architect's schedule)
- Sizes Of Windows - As per plan
- Glass - Clear glass in all windows / Obscure glass in bathrooms

SECTION 9 - Internal frames, doors, locks, handles and Curtain rails:

Frames

- Internal frames - 813 Non screed steel frames
- Front door - 813 Wooden frame
- Kitchen door - 813 Non screed steel frame (not stable door)
- Colour - All steel frames to be painted white Enamel. Front & kitchen door to be varnished.

Doors

- Internal Doors - 813 Townsend doors
- Front door - 813 Wooden 6 Panel door
- Kitchen door - 813 Wooden 6 Panel door (not stable door)
- Colour - All doors to be painted white Enamel. Front door to be varnished.

Locks and Handles

- Internal and Front Door - QS locks & Handles (Oulu range)

Curtain Rail

- Curtain Rails - Standard double Kirsch rails to be installed at bedrooms and lounge windows
- No rails allowed for bathrooms and kitchen

SECTION 10 – Electrical & Plumbing:

Electrical per Unit

Lights and plug points

- Internal Centre lights x 16
- External lights x 2
- Double Plugs x 12
- Single Plugs x 7
- TV Point x 1
- Geyser point x 1
- Stove point x 1
- Pre-Paid meter to be installed

General:

- Streetlights as per Electrical Engineers plan
- Telkom sleeves to be installed, but connection to be done by other
- Fibre sleeves to be installed, but connection to be done by other

Plumbing

- Plumbing to be done in bathrooms and kitchen
- Plumber to supply all material
- Sewer and waterline to be installed by plumber
- Outside taps (2 x Garden tap)
- 1 x 150L solar geyser complete & installed
- Supply and install of water meter
- Fire Hydrants as per Architects drawings
- Fire Reels as per Architects drawings

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|-----------------------------------|--|
| • Plumbing points - Main Bath | 1 x toilet, 1 x bath, 1 x shower and 1 x single basin |
| • Plumbing points - 2nd Bath: | 1 x toilet, 1 x bath / shower combo and 1 x single basin |
| • Plumbing points – Guest toilet: | 1 x toilet and 1 x single wall hung basin |
| • Plumbing points - Kitchen: | 1 x double sink, 1 x Washing Machine point and 1 x Dish Washer point |

SECTION 11 – Kitchen, Build In cupboards and stove:

Kitchen

- Cupboards - Melamine colours
Dark Grey cupboards at the bottom, with light grey cupboards on top
- Tops – 20mm Pro quartz Snow White
- 1 x CAM Double Sink
- Allowed for:
 - Washing machine point
 - Dish washer point
 - Tumble dryer point
 - Fridge
 - Double sink
 - Microwave cupboard
 - Groceries cupboard

Build in cupboards

- Melamine cupboards
Light grey cupboards to be installed

- Main bedroom
2 x 500mm hanging space, 2 x 500mm shelves, 1 x 500mm hanging space
(Sizes not according to plan. Any additional cupboards are an optional extra)

- 2nd bedroom
2 x 500mm hanging space and 2 x 500mm shelves
(Sizes not according to plan. Any additional cupboards are an optional extra)

- 3rd Bedroom
2 x 500mm hanging space and 2 x 500mm shelves
(Sizes not according to plan. Any additional cupboards are an optional extra)

- Linen cupboard
1 x 600mm shelves

Stove

- Defy - 600mm Oven (Silver)
- Defy - 600mm Glass Touch Hob (Black)
- Italian Design - 600 Canopy hood to be installed inside cupboard (Stainless steel)
- **Optional extra - Bigger oven, hob or extractor**

SECTION 12 - Floor finishes:

Wall and floor finishes

Wall tiles:

- Main bath – Tile in the shower from floor to ceiling. Tile above and on the sides of the bath, halfway up. Feature wall / mosaics behind vanity. Rest of walls to be plaster and painted.
- 2nd Bath – Tile bath / shower combo from floor to ceiling. Feature wall / mosaics behind vanity. Rest of walls to be plaster and painted.
- Guest toilet – Tile behind toilet, from floor to ceiling. Rest of the walls to be painted. Tiled splash back above basin.
- Kitchen Walls to be painted. Allowed for splash backs.
- Grout to match the colour of the tiles.
- Glue – Standard Ceramic glue.

Floor tiles:

- Porch, Patio, Lounge, Staircase, Dining, both bathroom floors to be tiled

Wooden floors for 3 x Bedrooms

- Supply and install of wooden floors

Grout

- Floor and wall Tiles - Light Gray or Dark Gray

Glue

- Standard Tile adhesive

Skirting's

- 75mm Super wood Skirting's for whole house – Colour to match wooden flooring
- Tiled skirtings at tiled areas

SECTION 13 - Sanitary ware:

Toilets:

- White Tamarin couple toilet (Top flush)

Baths:

- Main Bath - 1800mm x 800mm square build in bath
- 2nd bath - 1800mm x 800mm square build in bath

Shower:

- Main Bath - 1 x 900mm x 900mm Shower
- 2nd Bath - Shower screen at bath (Combo)

Taps:

- 1 x sink Mixer
- 3 x Cold under tile stop taps (1 x mashing machine & 1 x dish washer)
- 1 x Concealed diverter mixer for Bath / shower combo
- 1 x concealed bath mixer, with nikki spout
- 1 x Concealed shower mixer
- 3 x Basin Mixers
- 2 x Shower arm and rose

Toilet accessories:

- Main bath: 1 x double rail, 1 x toilet roll holder, 1 x towel ring and 1 x Shower rack
- 2nd bath: 1 x double rail, 1 x toilet roll holder, 1 x towel ring, 1 x Soap holder at the bath and 1 x shower rack
- Guest toilet: 1 x toilet roll holder and 1 x towel ring

Vanity's:

- Main bath 900mm Light Grey melamine colour cupboard, with white top & white countertop basin
- 2nd bath: 750mm Light Grey melamine colour cupboard, with white top & white countertop basin
- Guest toilet: Wall hung basin

Mirrors:

- Main bath Round mirror
- 2nd bath: Round mirror
- Guest toilet: Oval mirror

SECTION 14 – External:

Balustrades, Side Gate and staircase:

- Stainless steel at staircase and landing at the double volume area
- Single wall to be build, with 1 x 900mm side gate (As per Architects drawings)
- Stairs to be build and tiled, the rest of the stairs above the guest toilet to be concrete.

Paving & leveling of stand:

- Grey interlocking Paving - Supply and install of paving in front of garages and entrance to front door, to be as per Architects plan
- Grey interlocking Paving - Supply and install of paving at marked areas for additional parking space
- Paving at kitchen yard - Supply and install of 3m x 2.5m paving at kitchen yard
- Leveling - All areas of property to be cleaned and levelled

Garage Door:

- Double garage door - 4880 Grey Chromadeck door (Horizontal)
- **Optional extra** - **Garage Door Motor & plug point**

Gutters:

- A 1.2m paved walkway around the house, as per Engineers details.
- Seamless Grey gutters to be installed, with downpipes, as per Architect details

Boundary Walls

- External Boundary Walls
 - Front wall to be build 2.1m high
 - Wall between Holding 806 and 7 to be build 2.1 high with Semi Face brick
 - Wall between Holding 806 and 9 to be build 2.1 high with Semi Face brick, but only until existing precast wall
 - Wall at the back, between Holding 806 and 13 to stay as is. Precast wall just to be fixed and painted.
- Internal Boundary wall - to be build 1.8m high
- Semi Face Bricks - to match rest of complex
- Footings to be poured - 25mpa
- Electric fence to be installed around entire complex

Entrance gate, guard house and refuse area:

- Entrance and exit gates on Sport Road to be motorized
- One gate for exit and two gates for entrance. One will be for residence only and one for visitors.
- Guard house to be build, as per Architects drawings
- Refuse room to be build next to the entrance gate, as per Architects drawings