

3rd on east sectional title options and specifications

Valid June 2023 to December 2023

erITEM	SPECIFICATION
STRUCTURE AND WETWORKS	Project engineer shall do all designs and specifications of all foundations and masonry works. Face brick plinth and steel float or soft scratch plaster. Strip foundations.
ROOFING AND GUTTERING	Roof construction to be grey cement fitted on prefab gang nail trusses as per SABS specifications. Gutters to be chromadeck.
BOUNDARY WALL AND INTERNAL SCREEN WALLS	Outer perimeter wall to be 2.2m double brick wall fitted with 8 strands vertical electric fence and 6 strand horizontal electric fence. Internal boundary Walls not to exceed 1.8m from concrete foundation.
WATERPROOFING	SABS approved min 375-micron dpc under all external walls and sills.
WALL COVERINGS	Internal walls 1 coat white and 2 final coats, colour as per spec house or sample board (Promac paints Husk). Exterior will be as per Architectural guidelines. Polyurethane acrylic white paint on all internal hollow core doors and a wood treating oil on all external hardwood doors. Bathroom and kitchen walls to be tiled halfway with sample tile. Aluminum edge strips are fitted. Bathroom to be tiled with sample.
CEILINGS	Rhinolited Ceilings and insulation for all units. Finish cornice as per sample board. Double Storey ground floor ceiling to be float plastered.
WINDOW FRAMES AND DOOR FRAMES	All windows and sliding doors will be aluminium and comply with SANS10400 part N. All door frames to be wooden. All external doors will be solid wood with 4 lever locks. Internal doors will be patterned hollow core with 2 level locks. All handles as per sample board.
FLOOR FINISHES	As per sample board. Tile skirting. All paving as per development (grey interlocking). Aluminium strips used for finishing.
PLUMBING AND SANITARY	150 Litre Solar Geysers on all units. Connections for washing machine and dishwasher supplied (cold). Two outside taps. Baths 1700mm acrylic built-in baths. Taps and mixers as per display board or similar. Vanity with sit on basins. Semi close coupled toilets top flush. Shower doors or panels. Water connection supplied. Bathroom fittings included and accessories excluded. Water deposit excluded.
ELECTRICAL	Downlights to all rooms except garage. All globes to be LED and hanging lights as per sample. One tv point for lounge and one for main bedroom. All plugs as per plan. Single phase point connection supplied but electrical deposit and meter excluded. 3kva solar backup system provided excludes panels.
KITCHEN AND BUILT-IN CUPBOURDS	Kitchen cupboards, BIC and vanities as per plan. Samples as per board. Quarts as per board. Defy or similar 600 undercounter electric oven and on counter gas hob.
GARAGE	All Chromadeck motorized doors as per plan.
EXTERNAL	All external features will be as per aesthetics of complex. Grass planted inside the yards and on the pavements. Upon occupation the homeowner is responsible for maintenance and condition of grass. No guarantee on grass (forming of weeds, soil patches or dry areas). No individual landscaping supplied. All rubble will be removed and cleared.
GENERAL	Final specifications will be as per final working drawing. Working drawings may be varied to comply with site condition, engineers' requirements or local authority requirements. Owners must make arrangements prior to do any work on site (blinds curtaining etc) ALL OF THE ABOVE SPECIFIATIONS ARE FIXED AND NOT SUBJECT TO ANY CHANGE BY THE PURCHASER.

Developer

Marius van der Merwe

Purchaser signature

OPTIONS CHECKLIST 3RD ON East

UNIT _____

Date _____

Kitchen cupboards (wall mounted cupboards): Choose 1

- ☐ Brookhill
- ☐ Storm Grey
- ☐ Basalt
- ☐ Nordic Ice
- ☐ Iceberg White

Kitchen cupboards (Floor/ under counter cupboards): Choose 1

- ☐ Brookhill
- ☐ Storm Grey
- ☐ Basalt
- ☐ Nordic Ice
- ☐ Iceberg White

Built-in-cupboards and Vanities (All bedrooms and Bathrooms): Choose 1

- ☐ Brookhill
- ☐ Storm Grey
- ☐ Basalt
- ☐ Nordic Ice
- ☐ Iceberg White

All Countertops (quartz): Choose 1

- ☐ Sparkle white
- ☐ Sparkle black

All taps and mixers: Choose 1

- ☐ Black
- ☐ Chrome

All Light switches and plugs: Choose 1

- ☐ Charcoal
- ☐ White

**This document must be filled and signed within 7 days of being received by the purchaser.
Upon signing this document no changes will be tolerated.**

Developer

Marius van der Merwe

Purchaser

Name

OPTIONS CHECKLIST 3RD ON East



Cupboard Samples



Mixers and taps colour



Light switch colours



Countertops colours

OPTIONS CHECKLIST 3RD ON East



Paint colour