



Black Olive

Estate

NEW SPECIFICATIONS LIST: FOR SINGLE UNITS

SECTION 1 - Preliminary and General:

- Engineers' 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 40 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 - Raft Foundations with steel and 25mpa concrete

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 concrete areas to have screed and water proofing if applicable

Insulation / Aerolite

- 135mm thick Aerolite to be installed in the whole house, except for the porch, patio and garage

SECTION 5 - 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)

Paint

- Internal walls to be painted with Duram wall sheen (3 x Different paint colours to choose from as per samples)
- External cobbling around windows to be painted with Duram Flexiwall paint (As per Architects specifications)
- All ceilings to be painted with Duram paint - white
- 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 6 - Ceilings & Cornices:

- Ceilings - to be strip ceilings with normal cornices
- Cornices - Standard 75mm gypsum
- Ceilings and cornices - to be painted white

SECTION 7 - 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 Tudor 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 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 – Electrical & Plumbing:

Electrical per Unit

Lights and plug points

- Internal Centre lights x 12
- External lights x 4
- Double Plugs x 12
- Single Plugs x 5 (kitchen)
- Single Plugs x 1 (Garage ceiling)
- 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 taps)
- 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 walk in shower and 1 x single basin |
| • Plumbing points - 2nd Bath: | 1 x toilet, 1 x bath and 1 x single basin |
| • Plumbing points - Kitchen: | 1 x double sink, 1 x Washing Machine point and 1 x Dish Washer point |

SECTION 10 – Kitchen, Build In cupboards and stove:

Kitchen

- Cupboards - Melamine colours
- **Kalapana (Dark Grey) cupboards at the bottom, with (Folkstone Grey) light grey cupboards on top**
- Tops – 20mm Pro quarts Snow White
- 1 x CAM Double Sink
- Kitchen splash backs – to be grey tiled mosaic.
- Allowed for:
 - Washing machine point
 - Tumble dryer point
 - Dish washer point
 - Fridge
 - Double sink
 - Microwave cupboard
 - Groceries cupboard

Build in cupboards.

- Melamine cupboards
- **Folkstone Grey (Light grey) cupboards to be installed.**
- Main bedroom
2 x 600mm hanging space and 2 x 600mm shelves (see attached pictures)
- 2nd bedroom
2 x 500mm hanging space and 2 x 500mm shelves (see attached pictures)
- 3rd Bedroom
1 x 450mm hanging space and 2 x 450mm shelves (see attached pictures)
- Linen cupboard
1 x 900mm shelves

Stove

- Defy - 600mm Oven & Hob set
- Italian Design - 600 Chimney Extractor (Stainless steel)
- **Optional extra - Bigger oven, hob or extractor**

SECTION 11 - Floor finishes:

Wall and floor finishes

Wall tiles:

- Main bath – Tile in the shower from floor to ceiling, with a 300mm Grey mosaic in the center from floor to ceiling. Feature wall with a 300mm Grey mosaic in the center from floor to ceiling behind the vanity. Rest of walls to be plaster and painted.
- 2nd Bath – Tile bath at back and both sides, halfway up. Feature wall with a 300mm Grey mosaic in the center from floor to ceiling behind the vanity. Rest of walls to be plaster and painted.
- Kitchen Walls to be painted. Allowed for tiled splash back around kitchen tops and behind hob, up until the bottom of the extractor.
- Grout to match the colour of the tiles.
- Glue – Standard Ceramic glue.

Floor tiles:

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

Wooden floors for 3 x Bedrooms

- Supply and install of wooden floors

Skirting's

- 75mm Super wood Skirting's for bedrooms – Colour to match build in cupboards
- Tiled skirtings at tiled areas

SECTION 13 - Sanitary ware:

Toilets:

- White Tamarin couple toilet (Top flush)

Baths:

- Main Bath - N/A (Optional extra)
- 2nd bath - 1700mm x 750mm square build in bath

Shower:

- Main Bath - Shower screen panel (walk in shower)
- 2nd Bath - **Optional extra**

Taps:

- 1 x sink Mixer
- 3 x Cold under tile stop taps (1 x mashing machine & 1 x dish washer)
- 1 x Concealed mixer for Bath
- 1 x Concealed shower mixers
- 2 x Basin Mixers
- 1 x Shower arm and rose

Toilet accessories:

- Main bath: 1 x single rail, 1 x toilet roll holder, 1 x towel ring and 1 x Shower rack
- 2nd bath: 1 x single rail, 1 x toilet roll holder, 1 x towel ring

Vanitys:

- Main bath 600mm Cubo White Wall Hung cabinet and basin
- 2nd bath: 600mm Cubo White Wall Hung cabinet and basin
- **Optional extra** **Double vanity and basins**

Mirrors:

- Main bath Round mirror
- 2nd bath: Round mirror

SECTION 14 – External:

Side Gates:

- Single wall to be build, with 1 x 900mm side gate (As per Architects drawings)

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 paving at kitchen yard
- Leveling - All areas of property to be cleaned and levelled

Lawn:

- Lawn on side walks to be supplied and installed by ourselves
- Lawn inside the property – to be done by client

Gutters:

- Seamless Grey gutters to be installed, with downpipes, as per Architect details
- Concrete splash blocks at down pipes, at lawn areas

Garage Door:

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

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