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Annexure C

Rozenmeer – Specifications (May 2015) for unit_____ Erf _____

Shelf line 104(Pty) Ltd (hereafter duVELOP) shall erect the Premises substantially in accordance with this specification and in all cases where no specification is provided (or unclear); the client's prescription/choice shall apply. Note that all allowances include VAT. These specifications & finishes must be read in conjunction with the approved Council drawings and Rozenmeer Home Owners Association (RHOA). It remains the responsibility of the owner/developer/seller to ensure that these specifications and finishes correspond with the sales agreements.

1. Brickwork

- 1.1. Foundations: As per approved plan and/or engineer's specification.
- 1.2. Walls: Approved Maxi stock bricks – 222mm x 115mm x 90mm - plastered and painted, Colour to RHOA specifications. Interior Walls: Approved Maxi stock bricks – 222mm x 115mm x 90mm and finished in one coat smooth plaster, with 1 (one) coat Plaster primer and 2 (two) coats poly acrylic paint colour to duVELOP's preferred range.
- 1.3. Garage: bagged and unpainted brickwork.

2. Window Sills

- 2.1. Exterior: Plastered with fall to outside and painted the secondary colour.
- 2.2. Interior: Plastered and Poly screed and painted.

3. Windows

- 3.1. All windows as per plan: Charcoal Gray powder coated aluminium.
- 3.2. Glazing: Clear sheet glass generally. All glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.
- 3.3. No blinds or curtain railings to be provided by duVELOP.

4. Plaster band and Cladding

- 4.1. Plaster bands will be not exceed 150mm and will be a simple flat singel layer on top of plaster work, painted in the secondary colour.
- 4.2. Stone cladding will be simulated stone as per RHOA colour specifications

5. Doors and Door Frames

- 5.1. Front door: meranti solid timber door in timber frame - painted with exterior varnish.
- 5.2. Patio door (where applicable): Charcoal Gray powder coated aluminium sliding door as per plan.
- 5.3. Internal doors: Deep printed hollow core type in solid Meranti timber frame. Painted to match interior wall paint finish.
- 5.4. Gate (if applicable): Pine timber slatted gate painted/varnish to RHOA colour.
- 5.5. Garage doors brown rollup door with plain horizontal lines, or as per developer's choice.

6. Roof Trusses , Covering And Rainwater Goods

- 6.1. Roof to be manufactured and erected with pre-fabricated roof trusses as per engineer's specification.
- 6.2. Roof covering: factory finished small profile corrugated metal roof sheeting, Colour to RHOA specifications.
- 6.3. Fascia: Fibre cement painted, Colour to RHOA specifications.
- 6.4. Rainwater goods: Aluminium gutters Colour to RHOA specifications and PVC down pipes (painted to wall colour).

7. Ceilings

- 7.1. Ground floor poliskimmed exposed concrete decking with grooves siliconed and painted.
- 7.2. First Floor Skimmed gypsum rhino board to underside of trusses. Finished with standard gypsum cornices.
- 7.3. No ceiling to garages.

8. Floor Covering

- 8.1. Will be selected for colour and/or design and/or shape by the Client from the duVELOP preferred range
- 8.2. Interior PC amounts:
 - 8.2.1. Tiles = R_____ per m², (material only)
 - 8.2.2. Laminated flooring = R_____ per m² (material only)
 - 8.2.3. and Carpets = R_____ per m² (Installed)
- 8.3. Lounge, dining, bathrooms and kitchen: Ceramic tiles selected by the owner from the duVELOP's preferred range.
- 8.4. Showers to be waterproofed and finished with ±100x100 square-cut tiles in cement for non-slip finish.
- 8.5. Bedrooms: carpet from duVELOP's preferred range
- 8.6. Garage: Steel Floated Sement



- 8.7. Skirting's: SAP skirting painted white fitted to all exposed interior plastered walls. No skirting to bathrooms.
- 8.8. Patio and driveways to be paved with 200x100 Charcoal cement pavers.

9. Wall Tiling / Finishing

- 9.1. Will be selected for colour and/or design and/or shape by the Client from the duVELOP's preferred range
- 9.2. All tiling will be fixed by a specialist tiller appointed by duVELOP.
- 9.3. Showers to be tiled to height of shower door.
- 9.4. Tiling will not be applied behind cupboards, bath or any other fixture or fitting.

10. Build-In-Cupboards

- 10.1. The Build-in-Cupboards will have a Provisional Cost (PC) of no more than: R_____
- 10.2. Top and bottom cupboards as indicated on plan.
- 10.3. Bedrooms: Internal & External: White melamine
- 10.4. Kitchen: Internal: White melamine. External: White melamine with the option of incorporating 1x sheet colour melamine (3x colours to choose from) for variance, with impact edging – from developer range.
- 10.5. Counter Tops: Standard Granite tops from duVELOP's preferred range.
- 10.6. Handles: From duVELOP's preferred range.

11. Sanitary Ware

- 11.1. The Sanitary ware will have a Provisional Cost (PC) of no more than: R_____
- 11.2. All sanitary ware to be white. Taps and mixers as per duVELOP's choice.
- 11.3. Bath: standard as per contractors range
- 11.4. Basin: Free-standing porcelain basin
- 11.5. Toilet and cistern: White glazed porcelain (Semi-close couple).
- 11.6. Kitchen sink and tap: Standard 1.2m drop-in double bowl stainless steel with work top Mixer type tap
- 11.7. Garden: 2 garden tap/s
- 11.8. Shower doors: natural aluminium
- 11.9. Hot water cylinder Horizontal 150L Solar powered.
- 11.10. Water connection and supply 15mm diameter pipe, internally
- 11.11. Washing machine/ dishwasher outlet and cold water point will be provided as indicated on plan
- 11.12. Bathroom fittings (towel rails, toilet roll holders, etc.)

12. Electrical Installation

- 12.1. Positions of the switchboard, electrical outlets and switches, TV and phone points as indicated on the plan, may for practical reasons, need to be altered/omitted and such alteration will be at duVELOP's discretion. The following minimum installations will apply. Each indicated room will be supplied with one plug point. A



plug point will be installed for each appliance as per drawing. The exception to the rule will be an addition plug point to the kitchen living room and master bed room.

13. Oven & Hob

13.1. The developer shall supply and install an under-counter oven, hob and extractor fan (all standard 600mm). The cost of these items will form part of the kitchen PC

14. Light Fittings

14.1. The light Fittings will have a Provisional Cost (PC) of no more than R _____

14.2. All rooms will have one (1) light point each from developers range, with watertight light fittings to the Bathrooms and External lights. Externally there will be one above garage, one above front door and one above one backdoor

15. Ironmongery

15.1. Internal doors are to be fitted with standard two lever mortise locksets and chrome plated fittings.

15.2. External doors are to be fitted with three-lever mortise lockset and aluminium fittings.

16. House Number

16.1. House numbers will be of a suitable type provided by Developer

17. Landscaping and Gardening

17.1. Site to be levelled and cleared of rubble. Roll on lawn to be provided with,

17.2. 1 Large (50L) tree to front yard.

17.3. 9 Iceberg roses and 9 lollypop trees to entrance.

17.4. Perimeter walls to be built as per drawing and RHOA specifications.

18. Security

18.1. The RHOA shall provide access control at the main entrance, and as they see fit from time to time.

19. Included

19.1. Water and electricity connections

19.2. Architectural fees

19.3. Plan approval fees

19.4. NHBRC fees

19.5. Builders security deposits

19.6. Insurance

20. Excluded

20.1. Washing line

20.2. Curtain rails

21. General

21.1. Where the work includes detail such as barbecues and the like, the Developer will not be liable if such detail differs from any drawing depicting same or from any previously constructed detail.

21.2. Each unit will be fitted with a water-meter and a electrical meter, with one water and one electrical bulk meter to be installed at the entrance to this development.

21.3. These specifications serve as a guideline only and the Developer reserves the right to amend and/or substitute items, at his sole discretion, in the event of an item not being available or in short supply.

21.4. The purchaser is not permitted to do any work on site while construction is under way without the permission from Developer and/or Main Contractor.

21.5. All construction procedures and standards will be in accordance with the requirements of the National Building Regulations and the NHBRC

21.6. Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

Notes:
