



Finishing Specification

1. Preambles

- All work will be constructed in compliance with the National Building regulations, S.A.B.S 0400, Local Authority minimum requirements, financial institution minimum specifications and SAGA specifications.

2. Superstructure

- All walls to be built in 85 x 110 x 220 mm brick, reinforced every 4th course.
- All brickwork to be built in class 2 cement mortar.
- Precast lintels over openings and doorways.

3. Floors

- Existing surfaces to be made good and leveled to take floor finish.

4. Waterproofing

- Waterproofing to terrace and balconies to be “cemcrete” or similar and approved in accordance with S.A.B.S and supplier specifications.

5. Roofs

- Existing roof to be made good and re-waterproofed to architect approval.

6. Plaster

- Internal plaster to be refurbished and/ or 1 coat (5:1) cement plaster 12 mm thick finished to a smooth finish.
- Internal cills to be plastered.

7. Ceilings

- Exposed concrete slab and beams to be cement washed and painted with PVA paint
- Bulkhead to be 6.4 mm gypsum plasterboard, taped, rhinolite and skimmed.

8. Flooring

- Laminated timber floor (2 choices of colour: maple laminate or teak laminate) to all rooms except bathrooms
- Aluminium edge to finish laminated timber floor
- Polished porcelain tiles to bathroom and toilet
- Selected mosaic tiles to showers.

9. Door frames

- Front door frame to be 2032 mm high x 813 mm wide standard meranti
- Internal frame to be 2032 mm high x 813 mm wide standard meranti
- All sliding doors to be “natural” anodized aluminium and glass.

10. Window frames

- Existing window frame to be refurbished and painted
- New opening section to be steel frame and glass with brass hardware

11. Doors

- Front door to be 40 mm thick semi solid Masonite door with cylinder lockset and stainless steel handles
- Internal doors to be 40 mm thick hollow core Masonite door with 2 lever lockset and stainless steel handles.

12. Cupboard

- Cherry or rosewood carcass and impact cherry or rosewood wrap doors with stainless steel handles

13. Kitchen

- Base units: white carcass, cream exposed side with impact African Wenge impact doors and stainless steel handles
- Wall units: White carcass, cream exposed with African Wenge impact door frame and glass panel (2 choices of glass: clear or milky glass)
- 30mm Giallo Veneziano granite top
- Stainless steel single bowl with drip tray in studio and one bedroom units
- Stainless steel 1 ½ bowl with drip tray in 2 bedroom units
- "ISCA" kitchen mixer satin chrome finish
- Stainless steel "Defy" Slimline 600SSU undercounter oven
- Stainless steel "Defy" Slimline 600 solid plate hob
- Stainless steel "Defy" 600 cookerhoods extractor
- Metallic finish "Defy" C255 fridge
- Metallic finish "Defy" automaid 600 washing machine or Metallic finish "Defy" dish maid

14. Sanitaryware

- 150 litres geyser in bathroom ceiling void
- Timber vanity with clear glass basin and top in en-suite bathroom
- Black glass bowl in second bathroom of two bedroom units and in bathroom one OF bedroom units
- "ISCA" basin mixer high, chrome finish in both bathrooms
- White acrylic bath
- "ISCA" wall mounted bath mixer and bath spout in chrome finish, pop up waste
- Showers to be built in-situ with showerlux or similar door and "ISCA" shower mixer, "Gio" shower arm, "ISCA" rose all in chrome finish
- White porcelain wash down suite
- 750mm towel rail, towel ring, single robe hook, soap dish with holder, glass with holder, to fitted in each bathroom
- Toilet paper ring and brush holder in each toilet

15. Electrical

- Wall light to bedrooms
- Single open tube fluorescent concealed in pelmet
- Down lighters to bulkhead
- 2 Pendant glass light to dining area
- 2 No 15A power outlet to bedrooms
- 1 No double 15A power outlet and 3 No 15A power outlet to kitchen
- 2 No double 15A power outlet to living space
- 1 No stove isolator
- 1 No geyser isolator
- 1 No telephone outlet and 1 No intercom point to security/reception per apartment
- Home theatre with DVD/CD player
- Centralized TV system to be installed, system comprises of Satellite dish and terrestrial aerial
- Note that no decoders are supplied, this is for individual purchaser's account
- One aerial outlet per apartment-extra points are optional extras
- Satin chrome switch & plug covers

16. Wall tiling

- 300x600mm polished porcelain wall tiling to a height of 2.4 metres, provided in the bathroom and shower

17. Painting

- One coat undercoat and 2 coats PVA to internal wall and ceiling
- 2 coats eggshell enamel to doors and window frame.

18. Further notes

- This specification and schedule supersedes the building plans.
- All items specified and sampled are subject to availability at time of building and may be substituted for similar products of similar quality and visual appeal. This will be approved by the Architect/Interior Designer prior to implementation.