



FOUNDATIONS AND STRUCTURE	
GEOTECHNICAL	A geotechnical report has been compiled and is available on request.
FOUNDATIONS	Strip footings. The foundation design shall be at the discretion of the professional engineer to suit unit specific ground conditions.
STRUCTURE	Load bearing brickwork, rib & block precast slabs, beams & columns.
WALL CONSTRUCTION	
EXTERNAL WALLS	Cement maxi's.
INTERNAL WALLS	Cement maxi's.
GARAGE WALLS (INTERNAL)	Bagged masonry in Cement maxi's
FIRE WALLS	In accordance with planning authority requirements.
WALL FINISHES	
EXTERNAL	Painted smooth plaster.
INTERNAL	Painted single coat plaster or ceramic tiled from sample selection.
DOORS	
EXTERNAL DOORS & FRAMES	Painted or varnished, solid hardwood.
INTERNAL DOORS & FRAMES	Painted, hollow-core in a timber frame.
GARAGE DOOR	Aluminium sectional overhead door (white)
IRONMONGERY	Brushed stainless steel.
BALUSTRADES	
INTERNAL BALUSTRADES	Painted mild steel.
WINDOWS	
WINDOWS	Powder coated Aluminium. (white)
WINDOWSILLS	Plastered & painted
SHUTTERS	Powder coated Aluminium (where applicable). (white)

The materials and finishes depicted here will serve only as a guideline and the Contractor reserves the right to amend the specification at his sole discretion. Any deviation in specification will be of similar quality and design look & feel.



ROOF	
TRUSSES	Treated timber.
ROOF COVERING	Pre-painted corrugated steel.
INSULATION	Shall be provided in ceilings.
FACIAS & BARGEBOARDS	Painted fibre cement.
GUTTERS	Aluminium with PVC downpipes.
CEILINGS	
INTERNAL	Either painted skimmed plasterboard or painted skimmed plaster.
CORNICES	Shadowline
EXTERNAL (where applicable)	Painted fibre cement board.
FLOOR COVERING	
FLOOR COVERING	Selected from the range of laminate timber, carpet, Vinyl or porcelain tiles in the sample selection provided.
SKIRTINGS GENERAL	Painted hardwood.
SKIRTINGS BATHROOMS	Tiled
SANITARY WARE	
BATH	Acrylic 1800mm x 800mm.
BASINS	Porcelain.
TOILETS	Wall hung porcelain, concealed cistern
SHOWER SCREENS	Framed aluminium glazed. (white)
ACCESSORIES	Brushed Stainless steel.
BRASSWARE	
TAPS & MIXERS	Hansgrohe high quality chrome-plated.
GARDEN STANDPIPE	Brass
ELECTRICAL	
SOCKETS, SWITCHES	From a high-quality range.
LIGHT FITTINGS	Shall be provided per electrical layout (INTERNAL: generally LED downlights throughout, with fluorescent light in garage. EXTERNAL: Outdoor fittings)
EXTRACTORS FANS	Provided in bathrooms which do not have windows.
HOT WATER CYLINDER	Solar water heating system with 150L geyser

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TELECOM, TV & INTERNET	
TV CONNECTION POINT	Provided in living room.
TELEPHONE POINT	Provided in living room.
SECURITY SYSTEMS	
COMPLEX	Gated and security controlled.
UNITS	No alarms.
JOINERY	
WARDROBES	Melamine in colour per sample boards.
KITCHEN CUPBOARDS	Melamine in colour per sample boards. With Engineered stone countertops
APPLIANCES	
OVEN, HOB & EXTRACTOR	From high quality Bosch range.
WASHING & DISHWASHER	Allowance for water supply & drainage point only. Appliances excluded.
EXTERNAL	
PAVING	Cement brick
LANDSCAPING	None (Optional Extra)
BOUNDARY WALLS	Side – Plastered & painted cement block work
	Back – Vibracrete

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