



**BRACKENFELL - 2015:**  
**FINISHING SPECIFICATIONS**  
**NO COSTS INCLUDED:**

**SPECIFICATIONS & STRUCTURE :**

- 1.1 Foundation walls are to be build in strict accordance with Municipal building Regulations.
- 1.2 All external walls to be build in 230 mm Cavity walls tied together with “butterfly” wall ties.
- 1.3 Dwelling to be constructed in 14 MPa Clay Maxi bricks on interior and exterior.( AS PER BUILDERS’ samples )
- 1.4 Readymix concrete to foundations and ground floor slabs
- 1.5 Reinforcing steel to foundations
- 1.6 Special foundations due to bad ground conditions will be for the clients account

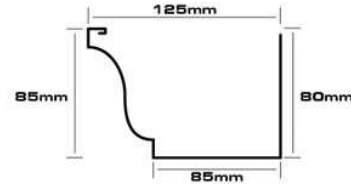
**DOORS & FRAMES :**

- 2.1 Meranti 1,2m horizontal slatted Pivot front door.( PD60 )
- 2.2 Back door – Aluminium single hinge door.
- 2.3 Internal doors - “Classique” hollow core , painted white.
- 2.4 All external door frames to be Meranti.
- 2.5 All internal door frames to be Meranti.
- 2.6 Garage door – sectional double aluzink
- 2.7 Aluminium sliding doors where applicable



## **ROOF :**

- 3.1 The roof covering shall be “double roman” roof tiles as per “ MARLEY ROOF TILES” ( Std. colours )
- 3.2 Gangnailed roof trusses by specialist manufacturer.
- 3.3 Fascia boards shall be of asbestos cement with 300mm overhangs where applicable
- 3.4 Aluminium Gutters with PVC downpipes. ( downpipes painted wall colour )
- 3.5 Stormwater to street boundary

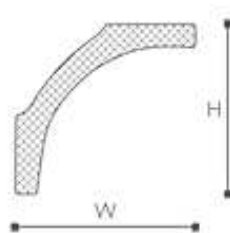


## **WINDOWS :**

- 4.1 All frames shall be epoxy-coated aluminium standard colours.

## **CEILINGINGS :**

- 5.1 Rhinoboard skimmed ceilings with 75 mm cornices.
- 5.2 One trap door in dwelling.
- 5.3 No ceiling in garage.
- 5.4 Where applicable the underside of Topfloor Decking System will have cornice only – not skimmed



## **FLOOR COVERING :**

- 6.1 Carpets as per plan to bedrooms PC = R 200.00/m<sup>2</sup> ( supply and fit )
- 6.2 Floor tiles as per plan PC = R 100.00/m<sup>2</sup> (CTM BRACKENFELL)
- 6.3 75 mm SA Pine skirtings, oiled new teak ( Not fitted in bathroom, kitchen and garage )
- 6.4 Scratches on porcelain tiles : No liability accepted by developer as some porcelains scratch very easily.



 **Belgotex Carpets**

  
**MILLENNIUM**  
FLOOR COVERINGS

## **PLASTER :**

- 7.1 Internal : Smooth plastered.
- 7.2 External: Plastered with fine slush
- 7.3 Cills : Plastered internally & externally.

## **WALL TILES : PC = R 100/m<sup>2</sup>**

- 8.1 Bathroom : Floor to 1,5m height ( showers to ceiling height )
- 8.2 Kitchen : Floor to 1,5m height.
- 8.2 Shower floor to have tiles.
- 8.3 PVC edge trims to all corners.
- 8.4 Borders/mosaics/porcelain tile fix and labour for clients account.

**C T M Big Savings. More Style.**

## **PLUMBING :**

- 9.1 No towel rails, toilet roll holders and soap dishes included.
- 9.2 Washing machine and dishwahaer connection ( cold water only )
- 9.3 Two outside taps will be provided.
- 9.4 Sink : 1,2 m Double bowl stainless steel as per builder
- 9.5 Bath : 1,7m white bath with handles as per builder.
- 9.6 Courier Basin : White with pedestal as per builder.
- 9.7 WC : Close coupled Betta Lux top flush system – white with seat as per builder.
- 9.8 White aluminium shower doors included
- 9.9 150 litre geyser, 600 kPa Kwikhhot
- 9.10 Chrome plated taps throughout as per developer. ( Garda Lite mixers )



## **IRONMONGERY :**

- 10.1 3-Lever lockset to front door . Client to supply stainless steel handle to developer for fitment.
- 10.2 2-Lever chrome lock with stainless steel Pello handles to internal doors.
- 10.3 3-Lever chrome lock to external door with standard handles as per aluminium supplier..



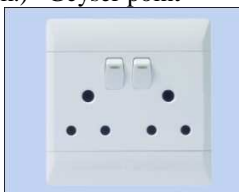
**Developers Warehouse**

## **CUPBOARDS : ( AS PER JFS INTERIORS )**

- 11.1 Kitchen : "Colour" melamine with Rustenburg granite tops. Top cupboards above stove only
- 11.2 Bedrooms : White melamine with PVC edging
- 11.3 Aluminium handles throughout
- 11.4 All as per builders samples and as per plans.
- 11.5 Extras to be done directly with JFS Interiors and paid in full to developer prior to installment.

## **ELECTRICAL : ( Light Fittings PC = R 5000.00 )( Okavango Electrical & Lighting )**

- 12.1 CBI plugs and switches as standard
- 12.2 Light points :
  - a.) One point per room
  - b.) Three external light points
- 12.3 Power points :
  - a.) Two plugs in lounge
  - b.) TV point in lounge ( piped to roof space and blank cover )
  - c.) Telephone point in kitchen ( piped to street and blank cover )
  - d.) Stove point
  - e.) Four plug points in kitchen
  - f.) Two plug points in main bedroom.
  - g.) One plug point in other bedrooms.
  - h.) One plug point in garage.
  - i.) Point for garage opener – included
  - j.) Point for extractor fan above stove
  - k.) Geyser point



## **GARAGE :**

- 13.1 Aluzink double sectional door as per builder
- 13.2 Bagged on interior.( Not painted )
- 13.3 Remote garage opener – included



## **PAINTING : ( PAINT SUPPLIED BY SABRE PAINTS )**

- 14.1 External : Masonry primer under coat and high build acrylic finishing coats. ( client can choose external colour **but must be approved by developer** )
- 14.2 Internal : 1x under/filler coat S888 & 2 x bamboo beige finishing coats.
- 14.3 Skirtings, external wooden doors, pergolajs and door frames oiled with Woodseal new teak.
- 14.4 Faschias and soffits painted same colour as window frames.



## **GLAZING :**

- 15.1 Clear sheet glass generally.
- 15.2 Obscure glass to bathrooms.

## **SITE WALLING :**

- 16.1 PC walls 1,8m high – to three sides where applicable and up to gates from back side of plot.
- 16.2 Screen walls will be build, plastered and painted 1,8m high.
- 16.3 No allowance to close plot on front boundary

## **PAVING :**

- 17.1 50 mm “Cement” brick as per plan and builders samples.



## **BLINDS, BURGLAR BARS AND ALARM SYSTEM :**

- 18.1 No allowance

## **ROLL-ON-LAWN :**

- 19.1 Rest of plot covered in kikuyu roll on lawn

## GATES :

20.1 As per plan galvanized and epoxy frame with "EVALAST" slats on top.

## GENERAL :

21.1 Build in Defy stove and universal black extractor PC = R 4000.00

21.2 **Transfer costs not included**

21.3 All engineers' reports included.

21.4 Interim interest for clients account.

21.5 No face brick homes will be allowed.

21.6 **Bond costs not included**

21.7 No curtain tracks will be fitted

21.8 Positioning of dwellings on plots as per Developer

21.9 Plan drawing fees included

21.10 Fire doors where applicable

21.11 Agents commission included

21.12 NHBRC fees included

21.13 Plan approval fees included

21.14 Water deposit fee included if applicable.

21.15 **Bank initiation and valuation fees excluded**

21.16 Water, sewerage and electricity connections included.

21.17 GSM Intercom system from front guard house to clients' cellphone included

21.18 Solar geyser with led screen

21.19 Geyser blanket not included

21.20 Hot water pipes in roof space to be insulated

21.21 135 mm Think Pink roof insulation in ceiling space

21.22 No allowance was made for double glazed windows

21.23 Extras to be paid immediately as and when claimed by developer. No occupation will take place if not paid In full.

21.24 8-strand electric fence around complex monitored by armed response.

21.25 Trees as per landscaping plan included

21.26 Public open space in complex will be developed as per landscaping plan

21.27 Guard house at entrance with gates, booms, cameras and fingerprint readers for access control.

21.28 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 any item not being available or being in short supply.

21.29 The employer is not permitted to do any work on site while construction is under way without the permission of the Developer

21.30 All PC amounts are vat inclusive

21.31 Settlement cracks are regarded as a maintenance item and are not covered under the contractors' guarantee.

DWELLINGS WILL BE CLEANED PRIOR TO OCCUPATION.

PLEASE DO NOT HESITATE TO CONTACT ME IF YOU REQUIRE FURTHER INFORMATION.

Lourens Vervaart

( Director )

CELL : 0824444058

26 August 2015



