

# SEMILLON

*Private Development*

DURBANVILLE



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## SPECIFICATIONS

### **Foundations**

- To engineers' specification

### **Walls**

- Corobrik Solid Clay Bricks 14MPa

### **Windows**

- Aluminium frames as per drawing

### **Plaster**

- Internal walls
  - one coat smooth plaster
- External walls
  - one coat smooth plaster

### **Roof**

- 30° Pitched corrugated roof
- Colourbond ferno zink sheeting
- Radenshield insulation plus isotherm

### **Garage Door**

- Sink alloy door
- Door opener by vista doors

### **Ceilings**

- 6.4mm Plastered rhino-board
- Princess cornices

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### Doors & Frames

- Front door
  - Frame – hardwood, painted white
  - Door – Colonial – 4-panel
  - Lock – 3-lever mortice with aluminium handle
- Internal
  - Frame - Pinewood jam lining- painted white
  - Door – Hollowcore Canterbury
  - Lock – 2-lever mortice with aluminium handle
  - Skirtings – WSK5 – 90mm
  - Architraves around door jams

### Wall Tiles

- Kitchen & Bathroom
  - Porcelain – R150/m<sup>2</sup> {vat incl.}
  - 1.5m in height finished with listello in bathroom
  - Shower – 2.1m in height

### Floors

- Living areas, bathrooms & braai patio
  - Tiles – porcelain @ R150/m<sup>2</sup> (vat incl.)
- Bedrooms
  - Carpets or Laminated flooring @ R200/m<sup>2</sup> {vat incl.}
- Excluding labour
- Extra cost if mosaic is required

### Cupboards

- Kitchen
- Main bedroom – 2.5m
- 2<sup>nd</sup> bedroom – 1.8m
- 3<sup>rd</sup> bedroom – 1.2m
- Cupboards – Total R95 000,00 {vat incl.}
- Labour included

## **Kitchen Appliances**

- Undercounter stove, gas hob & extractor fan by Defy @ R4 100,00

## **Yard walls, gates & fences**

- Garden front and dividing walls 1.5m – 1.8m height will be plastered and painted
- Masonry constructions where applicable
- Yard gates – steel & fibre cement slates

## **Landscaping**

- roll-on lawn – 10m<sup>2</sup> per house
- two stand pipes (garden tap) to be provided in the garden of each unit
- Tiles - 12m<sup>2</sup> at braai area
- Tiles - 3m<sup>2</sup> at Bedroom balcony
- Paving - Driveway
- Corridor - Paving slabs
- Landscaping by developer

## **Electrical**

- Power points
  - 2 double per bedroom
  - 2 single in main bedroom
  - 2 double in main bedroom
  - 3 double in living room
  - 3 double in kitchen
  - 2 double in kitchen
  - 1 double in garage
  - 1 single in garage – door opener
  - 1 telephone point

## **Light fittings**

- To be selected by purchaser from Spectra Lighting - Total R10 000 {vat incl.}

## **Bathroom Fittings & Accessories**

- To be selected by purchaser from Durbanville Sanitaryware – Total R25 000 {vat incl.}
- Shower doors – Total R5 500 {vat incl.}
- Solar hot water cylinder to be provided by Developer

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### **Curtain tracks {excluded}**

- To be supplied by purchaser

### **DSTV – points only {dish and cabling not included}**

- Points in living area, main bedroom & 2<sup>nd</sup> bedroom

### **Notes & Optional extra's**

- Plan changes to be discussed with developer & builder
- All extra's must be discussed with the developer and builder and be in writing
- Additional fees apply to changes on building plans etc.

The material specified in this specifications document will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion. Any deviation in specification will be of similar quality.