



***HIGHLANDS ESTATE  
NEWCASTLE***

***Phase 1***

**BASIC SPECIFICATION**

**Issue: November 2015**

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## **1. STRUCTURE & BRICKWORK**

The building is an existing structure that will be refurbished. No changes will be made to the existing structure.

## **2. WALLING**

Perimeter walling will be:

- External boundary wall be precast walls painted as per Principle Agents colours with electrical fence on top.

## **3. WATERPROOFING**

SABS approved 375 microns Damp Proof Coursing (DPC) under all external walls and windowsills.

## **4. EXTERNAL FINISHES**

External walls to be finished as follows:

- 15mm plaster and paint or colour coated plaster as per sample.

All windows shall be Aluminium windows. Glazing in accordance with SABS code of practice. Obscure glass to selected bathroom windows.

All exterior handrails and columns to be painted steel.

Stand will be cleared of all rubble and vegetation. No irrigation will be installed.

## **5. INTERNAL WALL FINISHES**

- Wall tiles – Splash back areas only, as per Show unit 5 & 6.
- No textured or special finishes allowed for.
- Internal wall one coat plaster and two coats paint as per Principle Agents selection
- Face brick as per Principle Agent to selected accent walls.

## **6. WINDOWS, DOORS & FRAMES**

- Doorframes will be standard steel frames.
- Internal Semi solid Doors painted finish
- The main entrance door shall be external quality solid hardwood panel door with 3-lever lockset.

- The contractor shall supply 2 keys for the front and back door. Internal doors are provided with two keys each.

## **7. FLOOR FINISHES**

- Ceramic tiles as per Principle Agents selection board thru out

## **8. CEILINGS**

- The ceiling will be a concrete finish with two coats of paint.

## **9. SANITARY FITTINGS**

- All units will be provided with a high-pressure geyser each.
- All sanitary fittings to be white.
  - Bath shall be a acrylic bath for specific units. (Not all units will have a bath)
  - Taps will be as per Principle Agent's specification.
  - Wash hand basins with standard pedestal.
  - Semi close couple WC + double flaps.
  - Shower curtain with rail will be provided. No shower doors.

## **10. KITCHEN FITTINGS (As per show unit 5 & 6)**

Kitchen cupboards will be steel cupboards with a stainless steel double bowl sink shall be installed as per kitchen plan. See Show unit 5 & 6.

Cold-water connection plus outlet for washing machine will be provided under counter. Tops will be for front-loading washing machines. Colour selection as per Principle Agents specification.

Electrical stove. Excluded. Owner to provide each own stove – 3 plate only.

## **11. ELECTRICAL (Electrical layout as show unit 5 & 6)**

- Lights to all rooms will be cheese cake. External lights at patio, and entrance.
- One TV point in living room, a single plug point fitted to bedroom 2 and 3. One plug point to bedroom 1 and living room. Kitchen to have one plug point above counter.
- Pre-paid meter to be installed

## **12. PAINT**

- Interior off-white.
- Exterior painted P.V.A in colours as per Principle Agent. Enamel paint on steel doorframes and internal doors. Emulsion P.V.A paint primed and painted on internal walls and ceiling. External doors and frames to be painted.

## **13. PARKING BAYS (CARPORTS and GARAGE will be extra)**

- One parking bay per unit will be allowed for as per site layout.

## **14. INTERNAL ROADS**

- To be black top finish with kerbs and road markings.

## **15. CUPBOARDS (see detail drawings)**

- BIC's as per Principle Agent plan

## **16. GENERAL**

The finishes are as per this specification and the final working drawing, and not necessarily the same as the artist's impression or any show house or neighbours house. Where a discrepancy occurs between the specifications and the working drawing the specifications will prevail. These specifications may be varied to comply with site conditions and local authority requirements. The owner will not be allowed to work on the site during construction. The water and electricity deposits must be paid one month prior to occupation. When the provisions of the Financial Institute's minimum requirements are in conflict with the National Building Regulations, then the latter shall take precedence over the requirements. In the event of any discrepancy arising between the plan and the "Specification and Finishing Schedule", the provisions of the latter shall prevail.

## **17. EXCLUSIONS**

The following are excluded:

- 17.1 Electrical appliances
- 17.2 Burglar bars – only supplied in ground floor units
- 17.3 Stoves
- 17.4 DSTV Decoders, Telephone Lines and connections, TV antennas.
- 17.5 Dustbins
- 17.6 Garden service
- 17.7 Shower Doors

ACCEPTED AND AGREED UPON BY ALL THE RELEVANT PARTIES, at.

On this the. Day of ..... 2015.

Signatures:

1. \_\_\_\_\_ on behalf of .....

Name: .....

2. \_\_\_\_\_ on behalf of .....

Name: .....

3. \_\_\_\_\_ on behalf of .....

Name: .....