



DIEMERSFONTEIN

SPECIFICATIONS LIST – VILLAGE PHASE 3

Walls:

- Exterior - Clay maxi bricks 14Mpa, plastered and painted with 1 coat plaster primer and 2 coats Plascon paint.
- Interior - Clay maxi bricks 14Mpa, plastered and painted with 1 coat plaster primer and 2 coats Plascon paint.

Roof:

- Pre-fabricated roof truss with 0,47mm Colour bond corrugated sheeting (Charcoal).

Fascia Boards:

- Fibre cement painted white.

Rain water goods:

- Aluminium with PVC down pipes.

Windows:

- Powder coated aluminium frames – White / Charcoal

Window sills:

- External/Internal – plastered and painted as per colour specs.



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Door frames:

- Internal – hardwood painted.
- Patio – Sliding Door aluminium – White / Charcoal

Doors:

- All other outside doors aluminium.
- Hollow core moulded interior doors painted.

Ironmongery:

- Internal – 2 lever locks

Ceilings:

- 6.5mm Gypsum skimmed ceiling with 40mm Isotherm Donn Shadow line Cornice
- No ceiling in garage

Paint:

- All paint used will be Plascon external/internal.

Sanitary ware:

- As Per On-Tap Specification(Hans Grohe) – Allowance R30000.00 Including Shower Doors
- If type has guest toilet – add R5750.00



Floor and wall coverings as per developers spec + range:

- Wall tiles: 1,5m high kitchen and bathrooms – R200 / per M2 (Material)
- Showers : 2,1 high.
- Floor tiles: Kitchen, bathrooms and living areas - R200 / per M2 (Material)
- Bedrooms: Vinyl / Carpets Etc. - R350/ per M2 (Material and Labour)
- Client to Choose from local Suppliers (Paarl)

Cupboards:

- Kitchen:
 - Melamine with Rustenburg granite tops Stainless Steel bar handles 100mm. Client to Choose Colour.
 - Stove Gas Hob & Electric under counter Oven. – R6000.00
- Bedrooms:
 - Melamine – Client to choose colour
- Kitchen & Bedroom Allowance Combined : R60000.00
- If Type A1 then allowance : R55000.00



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Electrical:

The following have been included:

- Lounge – 3 double plug points.
- Above working surface in Kitchen – 3 double plugs.
- Refrigerator/freezer – 1 double plug point.
- Washing machine and dishwasher – 1 double plug.
- Oven / Hob – 1 oven point.
- Main Bedroom – 2 double plug point.
- 2nd Bedroom – 2 double point.
- 3rd Bedroom – 2 double plug point.
- Intercom – No.
- TV point – Conduits to be provided for 2 TV point(Lounge) / Main Bedroom.
- Extractor fan – Single plug point.
- Garage – 2 Double plug point.

Light Fittings :

- Allowance – R5000.00

Driveway / Drying Yard / Walkway:

- Wheatstone Pavers

Garage:

- Alu-Zinc sectional overhead door with electrical motor Colour White / Charcoal



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Garden:

- 2 outside taps
- No Landscaping (site cleared of rubble and levelled).

Landscaping & Gardening:

- Site to be levelled and cleared of rubble. Ready for grass or similar.

Included:

Plans : Standard Unchanged Plan Type A1 - G
NHBC fees
20litre Gas Geyser
Electrical Meter
Water Meter
Grass
36m² Paving to Driveway
Gas Point
10m² Yard Paved with 2.1m high walls
1000litre Water Tank

Not Included

- Bathroom Accessories.
- Curtain Rails.
- Bond Registration Fees.
- Water and electricity connections (prepaid electricity Meter) Deposit by client.
- Extractor Fan.
- Plans submission to Council
- HOA building deposit
- ARC site inspection



General:

- Each Unit will be fitted with a water meter.
- These specifications serve as a guideline only and the developer reserves the right to amend and/or substitute items ,in the event of an item not being available or in short supply.
- The purchaser is not permitted to do any work on site while construction is under way without the permission of the developer and / or main Contractor.
- All construction procedures and will be in accordance with the requirements of the National Building Regulations and the NHBRC.
- Settlement cracks are regarded as maintenance items and are not covered under the contractors guarantee.
- All plans to be redrawn to client specification will be an extra cost if client has made changes.
- Any variation orders are paid up front by client.
- NBRC 5 year guarantee.



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Optional extras:

Plug point R1000.00

Light Point R1000.00

Telkom Point R1000.00

Plumbing point R4000.00

Grass R 100.00 pm²

Paving R500.00pm²

Gas Point R5000.00

Built in Braai – 1m mega master with turbo cowl – R37000.00

Fireplace – 750mm mega master brick chimney and turbo cowl – R40000.00

Boundary wall – plaster and paint 1.2m High – R2700.00 / pm

Boundary wall – plaster and paint 1.8m High – R4025.00 / pm

Picket Fence 1.2m High – R1500.00 / pm

Picket Fence 1.8m High – R2100.00 / pm

(Prices may change depending on supply costs)