



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.
- 2<sup>nd</sup> Bedroom – 2 double point.
- 3<sup>rd</sup> 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  
36m<sup>2</sup> Paving to Driveway  
1 x Gas Point  
10m<sup>2</sup> 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
- Grass



## 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.
- NHBRC 5 year guarantee.



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**Optional extras:**

Plug point R1050.00

Light Point R1050.00

Telkom Point R1050.00

Plumbing point R4150.00

Grass R 105.00 pm<sup>2</sup>

Paving R515.00pm<sup>2</sup>

Gas Point R5150.00

Built in Braai – 1m mega master with turbo cowl – R38200.00

Fireplace – 750mm mega master brick chimney and turbo cowl – R41200.00

Boundary wall – plaster and paint 1.2m High – R2800.00 / pm

Boundary wall – plaster and paint 1.8m High – R4150.00 / pm

Picket Fence 1.2m High – R1550.00 / pm

Picket Fence 1.8m High – R2170.00 / pm

(Prices may change depending on supply costs)