

KINGFISHER ESTATE (Glen Marais Ext 73): Building Specification

EXECUTIVE BUILDING PACKAGES

STRUCTURE and MASONARY	An appointed engineer shall be responsible for the design and specification of all foundations and masonry work to be performed. The dwelling to be constructed of solid cement or clay stock bricks. The outside skin to receive one coat of plaster. The inside of the unit to receive one coat of plaster with a steel float finish. All houses to have a Face/Semi-face brick plinth - Contractors choice.
ROOFING and GUTTERS	The roof construction to be cement tile placed on prefabricated SAP "gang nail" or similar trusses, according to SABS specification. Gutters and downpipes to be chroma deck as per plan.
BOUNDARY and SCREEN WALLING	Boundary walls to be 2.4m high and to receive one coat of plaster. All screen/common walling between the units to be 1.8m high pre-fabricated walls or as per contractors discretion. Road frontages will not be walled, unless specified as an option.
WATERPROOFING	SABS approved 375-micron Damp Proof Course (DPC) under all external walls and sills. Shower walls to be waterproofed with water repellent impregnating sealant.
WALLS – PAINT	Interior of house to be painted white – 1 coat primer and 2 top-coats. The exterior, where applicable, to be painted in colours as per architect – 1 coat primer and 2 top-coats. Enamel paint on steel doorframe and internal doors. External doors and frames (if applicable) and skirting to be varnished.
FLOOR AND WALL TILING	Bathroom and kitchen walls to be tiled to ceiling. The entire floor area of the house to receive tiles. Tile selection to be made from Tile Africa or CTM as per PC amount allowed (PC amount: R150.00/m ² incl. VAT, no credit for cheaper options). Provision made for ceramic tile glue only. Tiles bigger than 400mmx400mm requiring porcelain glue and additional labour to be charged for. Listello or special cut tiles and grouting (if required) to be an extra and charged for. Porcelain or any other special tile glue to be charged for.
CEILING	Ceiling to be 9mm Rhino board with rhinolite (excluding garages) finish and cornices. Double storey ground floor ceiling finish might vary depending on slab system used.
WINDOW FRAMES, DOORS and FRAMES	Aluminium windows and doors to comply with 15% of floor area and glazing in accordance with SANS 10400 Part 'N'. Burglar bars will be provided on ground floor openers only. The front/entrance door to be an external quality solid hardwood door with four/five-lever lockset in a wooden frame. External kitchen/scullery door (if applicable) to be external quality solid hardwood door with 3-lever lockset. All internal doors to be hollow-core with 2-lever lockset in a steel frame. Sliding doors, if applicable, to be aluminium with one opening section as per plan.
PLUMBING and SANITARY	All houses to be provided with a 150L solar geyser. Water pipes to be insulated as per plan. Cold water connection plus outlet for washing machine and dishwasher provided. One outside tap over gulley and one outside tap in yard are to be provided. Bath to be 1700mm acrylic. Taps to be Cobra Stella or similar to contractor's choice. Vanity to be provided in bathrooms. Semi close couple WC with front- or top-flush to be installed. Shower doors and panels to be white or natural aluminium pivot or tri-sliders. Water connection and meter provided excluding water deposit excluded.
ELECTRICAL	Downlights to all rooms except the kitchen, scullery, bathrooms, guest toilet and garage. Kitchen, scullery and garage to have one fluorescent light. One external light at entrance, patio and garage. Bathrooms to have water tight fitting as required. One TV point provided in living room and Bedroom 1. All plug points as per plan. One single phase electrical connection excluding prepaid meter and electrical deposit.
KITCHEN and BUILT-IN CUPBOARDS	Kitchen cupboards, BIC's and vanity's to be installed as per Contractors design and plan. Options to be chosen within 14 days of being requested to do so by JTC. Several options available on request. A melamine finish with granite or similar tops provided. Defy 600 or similar under counter oven and hob provided. Changes to cupboards are subject to acceptance of new design and quotation.
GARAGE	1 motorised double Chroma deck roll up door provided.
EXTERNAL	Stand to be cleared of all rubble and vegetation. No flowers or shrubs will be provided. Grass to be provided. Paving to be provided as per plan.
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 neighbour's house. Where a discrepancy occurs between the specifications and the working drawing, the specifications will prevail. The working drawing may be varied to comply with the site conditions, engineer's or local authority requirements and the immediate availability of materials. Owners will not be allowed to work the site during construction. Owners must pay their prepaid meter and water and electricity deposits on request. All PC items are inclusive of VAT. NB: Changes to plans will incur an architect's fee for the owners account.

STANDARD BUILDING PACKAGES

STRUCTURE and MASONARY	An appointed engineer shall be responsible for the design and specification of all foundations and masonry work to be performed. The dwelling to be constructed of solid cement or clay stock bricks. The outside skin to receive one coat of plaster. The inside of the unit to receive one coat of plaster with a steel float finish. All houses to have a Face/Semi-face brick plinth - Contractors choice.
ROOFING and GUTTERS	The roof construction to be cement tile placed on prefabricated SAP "gang nail" or similar trusses, according to SABS specification. Gutters and downpipes to be chroma deck as per plan.
BOUNDARY and SCREEN WALLING	Boundary walls to be 2.4m high and to receive one coat of plaster. All screen/common walling between the units to be 1.8m high pre-fabricated walls or as per contractors discretion. Road frontages will not be walled, unless specified as an option.

WATERPROOFING	SABS approved 375-micron Damp Proof Course (DPC) under all external walls and sills. Shower walls to be waterproofed with water repellent impregnating sealant.
WALLS – PAINT	Interior of house to be painted white – 1coat primer and 2 top-coats. The exterior, where applicable, to be painted in colours as per architect – 1 coat primer and 2 top-coats. Enamel paint on steel doorframe and internal doors. External doors and frames (if applicable) and skirting to be varnished.
FLOOR AND WALL TILING	Bathroom and kitchen walls to be tiled to ceiling. The entire floor area of the house to receive tiles. Tile selection to be made from Tile Africa or CTM as per PC amount allowed (PC amount: R120.00/m ² incl. VAT, no credit for cheaper options). Provision made for ceramic tile glue only. Tiles bigger than 400mmx400mm requiring porcelain glue and additional labour to be charged for. Listello or special cut tiles and grouting (if required) to be an extra and charged for. Porcelain or any other special tile glue to be charged for.
CEILING	Ceiling to be 6,4mm Rhino board with paint finish and cornices. Double storey ground floor ceiling finish might vary depending on slab system used.
WINDOW FRAMES, DOORS and FRAMES	Aluminium windows and doors to comply with 15% of floor area and glazing in accordance with SANS 10400 Part 'N'. The front/entrance door to be an external quality solid hardwood door with four/five-lever lockset in a wooden frame. External kitchen/scullery door (if applicable) to be external quality solid hardwood door with 3-lever lockset. All internal doors to be hollow-core with 2-lever lockset in a steel frame. Sliding doors, if applicable, to be aluminium with one opening section as per plan.
PLUMBING and SANITARY	All houses to be provided with a 150L solar geyser. Water pipes to be insulated as per plan. Cold water connection plus outlet for washing machine and dishwasher provided. One outside tap over gulley and one outside tap in yard are to be provided. Bath to be 1700mm acrylic. Taps to be Cobra Stella or similar to contractor's choice. Basin pedestal to be provided in bathrooms. Semi close couple WC with front- or top-flush to be installed. Shower doors and panels to be white or natural aluminium pivot or tri-sliders. Water connection and meter provided, but water deposit excluded.
ELECTRICAL	Light fittings to be contractors choice according to architects electrica layout/plan. Kitchen, scullery and garage to have one fluourescent light. One external light at entrance and patio. Bathrooms to have water tight fittings as required. One TV point provided in living room and Bedroom 1. All plug points as per plan. One single phase electrical connection excluding prepaid meter and electrical deposit.
KITCHEN and BUILT-IN CUPBOARDS	Kitchen cupboards and BIC's to be installed as per Contractors design and plan. Options to be chosen within 14 days of being requested to do so by JTC. Several options available on request. A melamine finish with granite or similar tops provided. Maximum allowance of R30 000.00 allowed for kitchen cupboards. Defy 600 or similar under counter oven and hob provided. Changes to cupboards are subject to acceptance of new design and quotation. BIC's as per plan limited to standard range only.
GARAGE	1 motorised double Chroma deck roll up door provided. No garage door provided for the SS-type units.
EXTERNAL	Stand to be cleared of all rubble and vegetation. No flowers or shrubs will be provided. Grass to be provided. Paving to be provided as per plan.
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 neighbour's house. Where a discrepancy occurs between the specifications and the working drawing, the specifications will prevail. The working drawing may be varied to comply with the site conditions, engineer's or local authority requirements and the immediate availability of materials. Owners will not be allowed to work the site during construction. Owners must pay their prepaid meter and water and electricity deposits on request. All PC items are inclusive of VAT. NB: Changes to plans will incur an architect's fee for the owners account.