## **SPECIFICATIONS AND SCHEDULE OF FINISHES**

DATE ISSUED: 12/12/2017 REVISION NO: 1



## **PRELIMINARIES**

All work will be constructed in compliance with the National Building Regulations, SANS 10400, N.H.B.R.C. Regulations, the requirements of the Local Council and the Financial Institutions minimum specification.

All materials / products herein specified are subject to availability. Should any materials not be readily available, the Developer may use his own discretion to select the nearest or similar materials available.

- Reinforced concrete bases and footings as per Engineers design.
- Reinforced concrete bases and footings as per Engineers design.
- Reinforced concrete structure and columns with 255mm reinforced concrete slabs to Engineers design.
- Isolated walls to be fair face clay stockbricks with ruled joints, no painting.
- Perimeter walls to be a combination of fair face clay stockbricks with raked joints, no painting and off shutter reinforced concrete retaining walls as per
Engineers design.
- CRB wall to Engineers design.
- 230mm clay stock brick walls, plastered and painted.
- Off shutter concrete soffit. Height of slab min 2300mm.
- Sub soil drain to base of wall, wick drains vertically to walls all to Engineers Specification.
- Ventilation grilles to perimeter as per Architects drawing and design.
- Parking bays demarcated and numbered with road marking paint.
- 230mm clay stock brick to external walls.
- 115mm and 230mm clay stockbricks to internal walls.
- 170 and 255mm thick beam and block concrete slab as per Engineers design.
- Powder coated aluminium windows to Architects colour as shown on plan.
- All glazing in accordance with the NBR.
- Powder Coated aluminium sliding doors to Architects colour as shown on plan.
- All glazing in accordance with the NBR.
- External cill to brick and plaster, waterproofed and painted.
- One coat wood float plaster finish with recessed joints. One coat undercoat and two coats Dulux Acrylic or similar exterior wall paint.
- One coat bagged plaster finish. One coat undercoat and two coats Dulux Acrylic or similar exterior wall paint.
- 170mm thick beam and block concrete slab as per Engineers design. Insulated screed to falls to outlets.
- Derbigum or similar torch on waterproofing applied by specialist to roof slab areas. 10 Year written guarantee.
- Prefabricated timber trusses as per Engineers design.
- Chromadek corrugated profile roof sheeting or similar with insulation underlay and chromadek ridge and verge capping. Colour "Dove Grey".
- 125 x 100mm Ogee shape Chromadek gutters, hoppers and down pipes
- Two coats plaster (rhinolite finish). One undercoat and two coats Dulux Acrylic or similar interior wall paint.
- Internal wall colours as per sample board.
- Wallpaper to feature wall.
- Window cills to be plastered and painted.
- Two coats plaster (rhinolite finish). One undercoat and two coats Dulux bathroom / kitchen wall paint or similar.
- 4mm frameless mirrors mounted on backing board with led strip lighting all round as shown on Architects plan.
- 600 x 300mm porcelain wall tiles full height in shower area only as shown on Architect's plan, as per sample board.
- Two coats plaster (rhinolite finish). One undercoat and two coats Dulux bathroom / kitchen wall paint or similar.
- 150mm high Café Quartz splashback above counter.
- Café Quartz splashback to hob.
- Concrete slabs to be finished with two coats plaster (rhinolite finish) and one undercoat and two coats Dulux Acrylic or similar paint, colour white.
- Flush plastered gypsum board ceilings to 2nd floor units below roof trusses, one coat undercoat and two coats Dulux Acrylic or similar paint, colour white.
- NMC M2 moulded polystyrene cornice.
- Nino M2 modition polystyrene connect.
600mm v 600mm Parcolain floor tiles laid in equate pattern to all floors as standard floor finish Colour as not comple board
600mm x 600mm Porcelain floor tiles laid in square pattern to all floors as standard floor finish.Colour as per sample board.  or 2mm timber vinyl flooring to all floors. Colours as per sample board. (ADDITIONAL COST)

Front Door  Front Door  Front Door  Internal Doors  Internal Doors  Internal Doors  Ironmongery  Ironmongery  SANITARY WARE & TAP FITTINGS  W.H.B.  - Eurotrend Chic Basin 600 - Isca Bordo Square, Tall B W.C.  Shower  Isca Bordo Square, Tall B W.C.  Shower Base  - Café Quartz threshold with Shower Enclosure  Bath  - Libra Flow Free-standing - Isca Bordo Square Sink k Washing Machine & Dishwasher  Bathroom Accessories  GAS INSTALLATION & WATER HEATING  GAS INSTALLATION & WATER HEATING  Water  FITTINGS  Kitchen Cupboards & Work tops  FOR Bison Melawood Super White of Kitchen stove, oven & cooker hood  Kitchen stove, oven & cooker hood  EXTERNAL WORK  Access Control & Security  Motorized entrance and e - Access Control & Security  Individual caces sortiol are special or special control system to caces can set to cace caches caches caches caches caches caches cac	
Front Door  Front Door  Internal Doors  Internal Doors  Internal Doors  Ironmongery  Front Door  Ironmongery  Front Door  Ironmongery  A Salita Salit	to bathrooms.  Inti panelled door fitted to Meranti door frame.
Front Door  - 2032 x 813 x 40mm Mera - Door and frame finished v - Door and frame finished v - Doors and frames to be fit - Cylinder thumb turn lock a - SANITARY WARE & TAP FITTINGS  W.H.B.  - Eurotrend Chic Basin 600 - Isca Bordo Square, Tall B - W.C Macnell Solo Orion CC St - Shower - Isca ISC-2217-CH 400mm - Shower Base - Café Quartz threshold wit - Shower Enclosure - Frameless toughened gla - Libra Flow Free-standing - Isca Bordo Square Conce - Sink - Libra Flow Free-standing - Isca Bordo Square Conce - Sink - Kwikhot KWK-SD1-460-S - Isca Bordo Square Sink M - Washing Machine & Dishwasher - Bathroom Accessories - Eurotrend Flat single tow Eurotrend Flat single tow Eurotrend Flat single tow Eurotrend Flat single robe  GAS INSTALLATION & WATER HEATING  Gas Reticulation: - Egoli towns gas connectic - Individual gas meter to ea - Paloma 27 litre/min or sim - Water - Individual cold water mete - FITTINGS  Kitchen Cupboards - Work tops - 20mm thick Café Quartz - Vanity - 20mm Café Quartz workt  Built in cupboards - Melawood Super white dc - Kitchen stove, oven & cooker hood - Bosch 60cm gas hob stain - Stapic Saturn Slim 6w 11 - All ceiling light fittings to it - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to it - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to it - Light plug, TV and data p - Syazio Saturn Slim 6w 11 - All ceiling light fittings to it - CCTV surveillance system - ClickOn access control system to - CCTV surveillance system - ClickOn access control system to - CCTV surveillance system - ClickOn access control system to - CCTV surveillance system - ClickOn access control system to	anti panelled door fitted to Meranti door frame.
Internal Doors  Internal Doors  Ironmongery  Irongers  Ironmongery  Irongers  Ironger	·
Internal Doors  - 2032 x 813 x 40mm Maso - Doors and frames to be fil  Ironmongery - QS stainless steel square - QS Pello stainless steel in the composition of the c	with one coat undercoat and two coats Dulux or similar Eggshell Enamel, colour to Architects choice.
Ironmongery	
Ironmongery  - QS stainless steel square - QS Pello stainless steel id - Cylinder thumb turn lock of Cylinder thum	onite flush panel patterned doors fitted to meranti doorframe.
- QS Pello stainless steel le - Cylinder thumb turn lock a Eurotrend Chic Basin 600 - Isca Bordo Square, Tall B W.C Macneil Solo Orion CC Si Shower - Isca ISC-2217-CH 400mm Shower Base - Café Quartz threshold with Shower Enclosure - Frameless toughened gla Bath - Libra Flow Free-standing - Isca Bordo Square Conce Sink - Kwikhot KWK-SD1-450-S - Isca Bordo Square Conce Sink - Isca Bordo Square Sink M Washing Machine & Dishwasher - Isca shut off angle valves Bathroom Accessories - Eurotrend Flat toilet roll in - Eurotrend Flat single row - Individual gas meter to ea - Paloma 27 litre/min or sim - Individual cold water mete - Paloma 27 litre/min or sim - Individual cold water mete - Paloma 27 litre/min or sim - Undividual cold water mete - Paloma 27 litre/min or sim - Layout as per detailed dra - Vanity - 20mm Café Quartz workt  Built in cupboards - Melawood Supe - Kitchen stove, oven & cooker hood - Bosch 60cm gas hob stain - Spazio Saturn Slim 6w 11 - All ceiling light fittings to 1 - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to 1 - LED concealed cabinet st - Switches & Plug Points - I - EXTERNAL WORK  Access Control & Security - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	inished with one coat undercoat and two coats Dulux or similar Eggshell Enamel, colour to Architects choice.
SANITARY WARE & TAP FITTINGS  W.H.B.  - Eurotrend Chic Basin 600 - Isca Bordo Square, Tall B  W.C Macneil Solo Orion CC St Shower - Isca ISC-2217-CH 400mm Shower Base - Café Quartz threshold wit Shower Enclosure - Frameless toughened gla Bath - Libra Flow Free-standing - Isca Bordo Square Conce Sink - Kwikhot KWK-SD1-450-S - Isca Bordo Square Conce Sink Washing Machine & Dishwasher - Isca shut off angle valves - Eurotrend Flat soap holde - Eurotrend Flat soap holde - Eurotrend Flat single robe  GAS INSTALLATION & WATER HEATING  Gas Reticulation: - Egoli towns gas connectic - Individual gas meter to ea - Paloma 27 litre/min or sim - Individual cold water mete - Paloma 27 litre/min or sim - Unity - Water - Individual cold water mete - Paloma 27 litre/min or sim - Layout as per detailed dra - Vanity - 20mm Café Quartz worket - Busch 60cm gas hob stain - stainless steel wall extrac  ELECTRICAL WORK  Units - All units to be fitted with a - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to 1 - LED concealed cabinet st - Switches & Plug Points - I - EXTERNAL WORK  Access Control & Security - CCTV surveillance system - ClickOn access control ar - Elight strand electric fence	e section pull handles or similar with cylinder thumb turn lock and door closer to front door.
SANITARY WARE & TAP FITTINGS  W.H.B.  - Eurotrend Chic Basin 600 - Isca Bordo Square, Tall B W.C Macneil Solo Orion CC Si Shower - Isca ISC-2217-CH 400mm Shower Base - Café Quartz threshold with Shower Enclosure - Frameless toughened glate Bath - Libra Flow Free-standing - Isca Bordo Square Concest Sink - Kwikhot KWK-SD1-450-Sink - Kwikhot KWK-SD1-450-Sink M Washing Machine & Dishwasher - Isca Bordo Square Sink M Washing Machine & Dishwasher - Isca Short of angle valves - Bathroom Accessories - Eurotrend Flat toilet roll in Eurotrend Flat single robe in Eurotrend Fla	ever handle on backplate or similar with three lever lockset and floor mounted doorstop to internal doors.
W.H.B.  - Eurotrend Chic Basin 600 - Isca Bordo Square, Tall B W.C Macneil Solo Orion CC Si Shower - Isca ISC-2217-CH 400mm Shower Base - Café Quartz threshold wit Shower Enclosure - Frameless toughened gla Bath - Libra Flow Free-standing - Isca Bordo Square Conce Sink - Kwikhot KWK-SD1-450-S - Isca Bordo Square Sink M Washing Machine & Dishwasher - Isca shut off angle valves - Eurotrend Flat toilet roll h - Eurotrend Flat single tow - Individual gas meter to ea - Paloma 27 litre/min or sin Water - Individual cold water mete FITTINGS  Kitchen Cupboards - Work tops - 20mm thick Café Quartz workto - Layout as per detailed dra - Vanity - 20mm Café Quartz workto - Bosch 60cm gas hob stair - stainless steel wall extrace  ELECTRICAL WORK  Units - All units to be fitted with a - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to b - LED concealed cabinet st - Switches & Plug Points - I  EXTERNAL WORK  Access Control & Security - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	and recessed pull handle to manufacturers specification to sliding doors.
W.C. Shower Shower Shower   Slaca ISC-2217-CH 400mm Shower Base   Café Quartz threshold with Shower Enclosure   Frameless toughened glater   Shower Frameless toughened glater   Shower Frameless toughened glater   Sink   Frameless toughened glater   Sink   Skidhor KWK-SD1-450-S   Eurotrend Flat songle volves   Eurotrend Flat toilet roll h Eurotrend Flat single rober   Eu	
W.C. Shower Shower Shower Base Café Quartz threshold with Shower Enclosure Bath Bath Libra Flow Free-standing Libra Flow	0 x 380 x 130mm, colour white, to bathrooms.
Shower Base - Café Quartz threshold with Shower Enclosure - Libra Flow Free-standing - Isca Bordo Square Conce Sink - Libra Flow Free-standing - Isca Bordo Square Conce Sink - Kwikhot KWK-SD1-450-S - Isca Bordo Square Sink M - Isca Shut off angle valves - Eurotrend Flat toilet roll h - Eurotrend Flat single robe - Individual gas meter to se - Paloma 27 litre/min or sim - Individual cold water meter - Layout as per detailed draw - Layout as per	Basin Mixer ISC-5925CH. Gio BW202U Basin waste pop-up unslotted
Shower Base - Café Quartz threshold with Shower Enclosure - Frameless toughened glater   Bath - Libra Flow Free-standing   - Isca Bordo Square Concessoriek   - Washing Machine & Dishwasher   Bathroom Accessories	uite, closed couple toilet with matching seat, colour white.
Shower Enclosure	n shower arm, Isca ISC-2780CH Veritas square shower rose, Gio A1020-700 slimline shower channel and trap.
Bath  - Libra Flow Free-standing - Isca Bordo Square Conce - Kwikhot KWK-SD1-450-S - Isca Bordo Square Sink M - Isca shut off angle valves - Eurotrend Flat toilet roll h - Eurotrend Flat soap holde - Eurotrend Flat single rowe - Individual gas meter to eat - Paloma 27 litre/min or sim - Individual cold water meter - Layout as per detailed drawer -	th porcelain tiles to Architects layout and specification.
Sink  - Isca Bordo Square Conce - Kwikhot KWK-SD1-450-S - Isca Bordo Square Sink M - Isca Shut off angle valves - Eurotrend Flat toilet roll h - Eurotrend Flat toilet roll h - Eurotrend Flat single robe - Individual gas meter to ea - Paloma 27 litre/min or sing - Individual cold water mete - Layout as per detailed draward - Melawood Super white do - Melawood Super white do - Melawood Super white do - Bosch 60cm gas hob stain - stainless steel wall extract - Spazio Saturn Slim 6w 11 - All ceiling light fittings to h - LED concealed cabinet stainless steel wall extract - Switches & Plug Points - I - EXTERNAL WORK - Access Control & Security - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	ass panels and door.
Sink   - Kwikhot KWK-SD1-450-S	Bath (1720 x 800 x 600mm), colour white with Gio BTW201 pop up waste and Exafill filler and overflow.
Sca Bordo Square Sink M	ealed mixer ISC-5900CH
Bathroom Accessories	SUM 450 x 400 x 180mm
Bathroom Accessories  - Eurotrend Flat toilet roll in Eurotrend Flat soap holder Eurotrend Flat single rower Eurot	Mixer ISC-5937CH
- Eurotrend Flat soap holde - Eurotrend Flat single towe - Eurotrend Flat single robe  GAS INSTALLATION & WATER HEATING  Gas Reticulation: - Egoli towns gas connectic - Individual gas meter to eac - Paloma 27 litre/min or sim  Water - Individual cold water mete - Individual cold water mete - PITTINGS  Kitchen Cupboards - PG Bison Melawood Supe - 20mm thick Café Quartz workto - Layout as per detailed dra  Vanity - 20mm Café Quartz workto - Bosch 60cm gas hob stair stainless steel wall extrace  ELECTRICAL WORK  Units - All units to be fitted with a - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to h - LED concealed cabinet st - Switches & Plug Points - I  EXTERNAL WORK  Access Control & Security - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	S.
GAS INSTALLATION & WATER HEATING  Gas Reticulation:  - Egoli towns gas connection - Individual gas meter to each - Paloma 27 litre/min or sime.  Water - Individual cold water meter - Individual cold water - Individual cold water - Individual cold water - Individual cold water	nolder - code 2404
GAS INSTALLATION & WATER HEATING  Gas Reticulation:  - Egoli towns gas connection - Individual gas meter to each - Paloma 27 litre/min or sime - Individual cold water meter - Individual	er - code 2411
GAS INSTALLATION & WATER HEATING  Gas Reticulation:  - Egoli towns gas connection - Individual gas meter to each - Paloma 27 litre/min or sime.  Water - Individual cold water meters - Malawood Super white does not call to be fitted directly and cold to be fitted with a stainless steel wall extractly - All units to be fitted with a stainless steel wall extractly - All ceiling light fittings to be switches & Plug Points - Individual cold water meters - Switches & Plug Points - Individual cold water meters - Common Melawood Super white does not call to be greatly and the cold to be stainless steel wall extractly - All units to be fitted with a cold to be fitted with a c	el rail, 600mm long - code 2408
Gas Reticulation:  - Egoli towns gas connection - Individual gas meter to each or paloma 27 litre/min or sime.  Water - Individual cold water meter or paloma 27 litre/min or sime.  Water - Individual cold water meter or paloma 27 litre/min or sime.  Water - Individual cold water meter or paloma 27 litre/min or sime.  Water - Individual cold water meter or paloma 27 litre/min or sime.  Water - Individual cold water meter or paloma 27 litre/min or sime.  PG Bison Melawood Super water or paloma 27 litre/min or sime.  Layout as per detailed draward.  - Layout as per detailed draward.  Wanity - 20mm Café Quartz workton.  Bosch 60cm gas hob stain stainless steel wall extract stain	e hook - code 2401
- Individual gas meter to ear - Paloma 27 litre/min or sim Water - Individual cold water meter FITTINGS  Kitchen Cupboards - PG Bison Melawood Super - 20mm thick Café Quartz workto - Layout as per detailed dra Vanity - 20mm Café Quartz workto Built in cupboards - Melawood Super white do Kitchen stove, oven & cooker hood - Bosch 60cm gas hob stain stainless steel wall extrace  ELECTRICAL WORK  Units - All units to be fitted with a - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to h - LED concealed cabinet st - Switches & Plug Points - I  EXTERNAL WORK  Access Control & Security - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	
- Paloma 27 litre/min or sim  Water - Individual cold water meter  FITTINGS  Kitchen Cupboards - PG Bison Melawood Super & Work tops - 20mm thick Café Quartz workton - Layout as per detailed drawn of the Color of Color	on to reticulate to each unit to supply gas hobs and gas water heaters.
Water  FITTINGS  Kitchen Cupboards & Work tops  - 20mm thick Café Quartz workto - Layout as per detailed dra - Vanity  - Layout as per detailed dra - Welawood Super white do - Bosch 60cm gas hob stair - stainless steel wall extrace  ELECTRICAL WORK  Units  - All units to be fitted with a - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to h - LED concealed cabinet st - Switches & Plug Points - I  EXTERNAL WORK  Access Control & Security  - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	ach unit.
FITTINGS  Kitchen Cupboards & Work tops  - 20mm thick Café Quartz workt - Layout as per detailed dra  Vanity - 20mm Café Quartz workt Built in cupboards - Melawood Super white do Kitchen stove, oven & cooker hood - Bosch 60cm gas hob stair stainless steel wall extrace  ELECTRICAL WORK  Units - All units to be fitted with a - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to b - LED concealed cabinet st - Switches & Plug Points - b  EXTERNAL WORK  Access Control & Security - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	nilar gas water heater.
Kitchen Cupboards  & Work tops  - 20mm thick Café Quartz v - Layout as per detailed dra  Vanity  - 20mm Café Quartz workto  Built in cupboards  - Melawood Super white do  Kitchen stove, oven & cooker hood  Kitchen stove, oven & cooker hood  - Bosch 60cm gas hob stain stainless steel wall extract  ELECTRICAL WORK  Units  - All units to be fitted with a Light, plug, TV and data process of the cooker hood and the cooker hood are specified with a Light, plug, TV and data process of the cooker hood are specified with a LED concealed cabinet standard to the cooker hood are switches & Plug Points - I LED concealed cabinet standard to the cooker hood are specified with a LED concealed cabinet standard to the cooker hood are specified with a cooker hood are	er to each unit.
Work tops	
- Layout as per detailed dra  Vanity - 20mm Café Quartz workto  Built in cupboards - Melawood Super white do  Kitchen stove, oven & cooker hood - Bosch 60cm gas hob stain stainless steel wall extrace  ELECTRICAL WORK  Units - All units to be fitted with a - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to h - LED concealed cabinet st - Switches & Plug Points - I  EXTERNAL WORK  Access Control & Security - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	ergloss summer white doors and exposed panels. Novalam exposed kitchen shelves / accents.
Vanity  Built in cupboards  Kitchen stove, oven & cooker hood  Kitchen stove, oven & cooker hood  Cup to be fitted with a cooker hood  Light, plug, TV and data properties of the cooker hood  All ceiling light fittings to be cup to be switches & Plug Points - leading to be control & Security  Cup to be control & Security  Access Control & Security  Cup to be control and expected access control acce	worktops. Colours as per sample boards.
Built in cupboards  Kitchen stove, oven & cooker hood  Bosch 60cm gas hob stair stainless steel wall extract  ELECTRICAL WORK  Units  - All units to be fitted with a Light, plug, TV and data processory and the cooker of the co	awing.
Kitchen stove, oven & cooker hood - Bosch 60cm gas hob stair stainless steel wall extract  ELECTRICAL WORK  Units - All units to be fitted with a - Light, plug, TV and data provided in the stainless steel wall extract the stainless	op with 130mm high splashback and PG Bison Supergloss vanity unit with drawers.
ELECTRICAL WORK  Units  - All units to be fitted with a - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to b - LED concealed cabinet st - Switches & Plug Points - I  EXTERNAL WORK  Access Control & Security  - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	pors and exposed panels with white melamine interiors. One third shelving and two thirds hanging.
ELECTRICAL WORK  Units  - All units to be fitted with a - Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to b - LED concealed cabinet st - Switches & Plug Points - I  EXTERNAL WORK  Access Control & Security  - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	nless steel (PCP615B90E), Bosch 60cm multifunction undercounter oven stainless steel (HBA23B1502), Siemens 60cm
Units  - All units to be fitted with a  - Light, plug, TV and data p  - Spazio Saturn Slim 6w 11  - All ceiling light fittings to h  - LED concealed cabinet st  - Switches & Plug Points - I  EXTERNAL WORK  Access Control & Security  - Motorized entrance and e  - Access control system to  - CCTV surveillance system  - ClickOn access control ar  - Eight strand electric fence	ctor (LC64BA532)
- Light, plug, TV and data p - Spazio Saturn Slim 6w 11 - All ceiling light fittings to b - LED concealed cabinet st - Switches & Plug Points - b  EXTERNAL WORK  Access Control & Security  - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	
- Spazio Saturn Slim 6w 11 - All ceiling light fittings to h - LED concealed cabinet st - Switches & Plug Points - h  EXTERNAL WORK  Access Control & Security  - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	a pre-paid electrical meter.
- All ceiling light fittings to h - LED concealed cabinet st - Switches & Plug Points - l  EXTERNAL WORK  - Motorized entrance and e - Access Control & Security - CCTV surveillance system - ClickOn access control and - Eight strand electric fence	points as per Architects layout.
- LED concealed cabinet st - Switches & Plug Points - I  EXTERNAL WORK  Access Control & Security  - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	12 diameter flush mounted LED downlighters to all rooms as shown on plan.
- Switches & Plug Points - I  EXTERNAL WORK  Access Control & Security  - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control an - Eight strand electric fence	have a white trim.
EXTERNAL WORK  Access Control & Security  - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	trip lighting to kitchen and bathroom mirrors.
Access Control & Security  - Motorized entrance and e - Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	LEGRAND Ysalis – White Standard
- Access control system to - CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	
- CCTV surveillance system - ClickOn access control ar - Eight strand electric fence	exit gate.
- ClickOn access control ar - Eight strand electric fence	main entrance gate and pedestrian gate.
- Eight strand electric fence	m.
	nd intercom system.
	e to perimeter of property.
	ered wall to street boundary. One undercoat and two coats Dulux or similar external PVA, colour to Architects choice.
- 2,1m high brick and plaste	ered wall to all other boundaries. One undercoat and two coats Dulux or similar external PVA, colour to Architects choice.
Gatehouse - As per Architects layout a	
Refuse Area - As per Architects layout a	
Gatehouse - As per Architects layout a	trip lighting to kitchen and bathroom mirrors.  LEGRAND Ysalis – White Standard  exit gate.  main entrance gate and pedestrian gate.  m.  Ind intercom system.  e to perimeter of property.  ered wall to street boundary. One undercoat and two coats Dulux or similar external PVA, colour to Architects choice.  ered wall to all other boundaries. One undercoat and two coats Dulux or similar external PVA, colour to Architects choice.  and design.

2

ELEMENT	SPECIFICATION
Open patio to ground floor units.	- 1,8m high brick and plastered walls. One coat undercoat and two coats Dulux or similar external acrylic PVA, colour to Architects choice.
	- Cement paving bricks to Architects specification.
	- 100mm high tiled skirting to perimeter walls.
	- Belgotex Duraturf or similar artificial grass as shown on Architects drawing.
	- Garden taps provided to each open patio area.
Covered Patios, Staircases &	- Covered patios, staircases and walkways to be tiled with 600 x 300mm non-slip porcelain tiles as per Architects choice.
Walkways	- 100mm high tiled skirting.
External Balustrading to Balconies	- Mild steel balustrading to Architects design. One coat undercoat, two coats Dulux eggshell enamel or similar.
Balustrading to Internal Walkways	- Combination of brick, plastered and painted walls and mild steel balustrading as shown on Architects plan.
Landscaping	- Landscaping to common areas , roadways & pavement as per the landscape plan.
	- Garden taps to common areas as shown on Architects drawing.
Internal driveways, parking &	- Roadways to paved with 60mm Interlocking cement paving blocks and cobbles to Architects specification.
basement	- Basement parking bays allocated as per Architects layout and schedule - 2 bays per unit.
Central satellite TV	- Reticulation for satellite TV prepared for HD & PVR with TV outlets to living room and bedrooms as shown on plan. (Decoders not included)
Internet Connectivity	- Fibre connection to each unit.

3