



DVR PROPERTY DEVELOPMENT (Pty) Ltd.

Property Development, Project Management and Construction

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STANDARD BUILDING SPECIFICATIONS AND SCHEDULE OF FINISHES FOR

232 on KENT

STAND NO: 1173

10.08.2022

PLAN TYPE: As per concept plan supplied

TOWNSHIP: FERNDALE

All items specified hereunder shall be binding, unless specified by the buyer and that changes will be seen as an extra and the buyer will be liable for the amount, specifically stated under the heading **ADDITIONAL SPECIFICATIONS**.

The owner shall not have the right, either personally or through his Agents to issue any instructions to any Sub-Contractor or employee of the main contractor, without the written consent of **DVR PROPERTY DEVELOPMENT PTY LTD.**

1. BRICKWORK

- 1.1 The building will be built according to the Architects drawings and specifications and will comply with municipal regulations.
- 1.2 Foundations: Raft foundation to Engineer's specification.
- 1.3 Floors to have a screed and prepared for the various finishes as specified.
- 1.4 All bricks to be SABS approved.
- 1.5 Exterior walls: Approved stock bricks 222mm x 90mm x 70mm plastered and painted.
- 1.6 Demarcated areas to have approved semi face brick.
- 1.7 Exterior walls to be plastered and finished off in approved colour.
- 1.8 Certain areas to receive cladding as per drawings.
- 1.9 Interior walls: Approved stock bricks 222mm x 90mm x 70mm and finished off with smooth plaster and 2 (two) coats interior acrylic.
- 1.10 Interior walls: To receive tiling in specified areas.

2. WINDOW SILLS

- 2.1 Exterior: Brick on edge, plastered.
- 2.2 Internal: tiles as specified.

3. WINDOWS

- 3.1 Aluminium windows as per window schedule – to approved Fenestration schedule - window frames.
- 3.2 Curtain rails: Lounge – double; Bedrooms – double; Kitchen & Bathrooms – single.

4. DOORS AND DOOR FRAMES

- 4.1 Entertainment area: lounge to be fitted with an aluminium sliding door.
- 4.2 **Aluminium stacker door in lounge – optional extra, R15 000 (VAT included).**
- 4.3 Front door: Horizontal slatted Wood.
- 4.4 Internal doors: 40mm thick hollow core door, handles @ 900mm AFFL.
- 4.5 Internal doors to be 2100 h x 815mm opening w.
- 4.6 All internal doors to have 2 hinges.
- 4.7 All doorstops internal to be SS magnet type.

5. ROOF TRUSSES AND COVERING

- 5.1 Roof to be manufactured and erected with pre-fabricated roof trusses to be spaced according to roof Engineer.
- 5.2 Roof covering: Clay tiles with approved underlay – Marley Brown Double Roman.
- 5.3 Timber treatment: Roof overhangs sprockets to be sealed in a dark colour. Exposed rafters to be sealed in dark colour.
- 5.4 AEROLITE roof insulation, or similar, installed on top of ceiling.
- 5.6 Standard Gypsum Ceiling boards to top floor units only.
- 5.7 Gutters, seamless Chromadek gutters mounted on 255mm x 15mm Nutecfibre cement facia.

6. FLOOR COVERINGS

- 6.1 Entertainment area, TV room, kitchen, scullery, pantry, dining room, lounge, entrance foyer and hall tiles installed by specialist.
- 6.2 Bedrooms: tiles installed by specialist.
- 6.3 All skirting's 75mm high tiles throughout except to areas with wall tiles.
- 6.4 Shower cubicles: tiles installed by specialist. Shower cubicle floors to be suitably waterproofed prior to sloping screed & tiling. Ditto for plastered and tiled shower walls.
- 6.5 Bathrooms to be tiled up to Ceiling.
- 6.6 Kitchen to be tiled between wall units.
- 6.7 Balcony/ Stoep area to be tiled with approved nonslip tiles, and tile skirting 75mm high and stoep to receive 2 x 50mm PVC outlets.

7. BUILT-IN CUPBOARDS and KITCHEN

- 7.1 Second bedroom cupboards: Melamine doors and melamine inside.
- 7.2 Main bedroom cupboards: Melamine doors and melamine inside.
- 7.3 Kitchen Internal: Melamine doors and melamine inside.
- 7.4 Ceaser Stone tops in Kitchen.

8. SANITARY WARE

- 8.1 Type and colour: Standard White.
- 8.2 Bath and basin: As per Sanitary list.
- 8.3 Main bathroom: Cabinet selected with Ceaser Stone tops.
- 8.4 Second bathroom: Cabinet selected with Ceaser Stone tops.
- 8.5 Toilet and cistern: White glazed porcelain, close couple.
- 8.6 Kitchen sink: Franke, satin finish single bowl.
- 8.7 Taps: Pillar taps.
- 8.8 Shower doors: walk in shower with glass panel.
- 8.9 One solar geyser (150 litre) per unit installed on North Facing side of roof.
- 8.10 Each safety tray shall have a 50mm discharge pipe leading to the outside of the building.
- 8.11 Washing machine point with outlet in bathroom.
- 8.12 Dishwasher point with outlet in kitchen.

9. PLUMBING

- 9.1 Reseal traps to all waste fittings and to be accessible for repairs and maintenance.
- 9.2 Waste pipe size to be 50mm DIA.
- 9.3 Soil pipe sizes to be 110mm DIA.
- 9.4 Waste pipes exceeding 6m to be vented.
- 9.5 All traps on waste fittings on a one-pipe system to be fitted with vent valves.
- 9.6 All hot water pipes to be insulated.

10. PAINTING

- 10.1 One coat undercoat and 2 coats Universal paints. Super Acrylic PVA to internal walls and ceilings.
- 10.2 Internal doors: Hollow core wooden veneer varnished twice with diluted varnish satin finish.
- 10.3 External walls: plastered over and two coats Universal Paints Semitex.

11. ELECTRICAL INSTALLATION

- 11.1 Positions of the DB board, electrical outlets and switches, TV and phone points indicated on the plan, may for practical reasons, need to be altered/omitted and such alterations will be at the Developers discretion.
- 11.2 Connection to the following equipment to be provided: Stove and extractor.
- 11.3 As far as possible only one circuit per conduit will be permitted. Appliance circuits in the laundry and kitchen must be dedicated circuits.
- 11.4 Fibre point and DSTV point in each Unit.
- 11.5 Downlights in all other areas as per electrical layout.
- 11.6 3 Spot on track in Kitchen.

12. GAS INSTALLATION

- 12.1 Gas stove in kitchen, gas installation in accordance with relevant legislation authorized installer and with safety shut off valve at appliances.
- 12.2 Fire extinguishers supplied and installed by Fire Specialist.

13. CEILINGS

- 13.1 Standard Gypsum ceiling board to underside of trusses to top floor units only with cove cornice.

14. TOWEL AND SHOWER RAILS

- 14.1 To be supplied.

15. BALUSTRADES and CARPORTS

- 15.1 Steel balustrades, painted.
- 15.2 Arched steel carports with Chromadek IBR roof sheeting.

16. GARDEN GATES and ENTRANCE GATE

- 16.1 Steel gates to be provided between ground floor units as indicated on the site layout.
- 16.2 Steel entrance gates to be provided with 2 x remotes per unit.

17. GLAZING

- 17.1 Clear sheet glass generally, obscure glass to bathrooms.
- 17.2 Double Glazing as per window schedule.
- 17.3 All glass to conform to National Building regulations in respect of thickness and type in relation to size and position.

18. IRON MONGERY

- 18.1 Internal doors are to be fitted with two lever brass locksets. Satin chrome finish on handles.
- 18.2 External doors are to be fitted with three lever brass locksets. Satin chrome finish on handles.

19. HOUSE NUMBER

- 19.1 To be supplied.

20. SITE CLEARING

20.1 The property will be cleared of visible rubble. The existing natural contours of the site will generally be retained and only undue hillocks and mounds will be removed.

21. LANDSCAPING AND GARDENING

21.1 Landscaping: Grass to be planted as per site layout, except in demarcated areas.

21.2 Landscaping: Allowance to be made for sprinkler system and 100mm conduits under paved areas with marked IE.

22. FINISHES

22.1 The owner hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the industry as per this SPECIFICATION and FINISHES SCHEDULE and shall be subject to availability thereof. If the chosen SPECIFICATION should not be available, the builder shall substitute it with a SPECIFICATION similar in quality and cost, to be approved by the Architect BUILDING STANDARDS.

22.2 All construction procedures and standards will be in accordance with the requirements of the NHBRC and national building regulations SANS 10400.

23. GENERAL

23.1 Boundary wall, plastered and painted with 8 strand electric fencing on top, powered by an energizer.

23.2 Dividing wall between properties, semi face brick as shown on the site layout.

23.3 Refuse area, 1.8m high semi face brick wall, plastered and painted internally.

23.4 Built in fire place and braai to be selected by developer.

23.5 Roads to be paved from the road to the carport as per architects drawings and specifications.

23.6 Paving around the buildings: Cement pavers as per paved area shown on the site layout.

23.7 Outside steps.

Thus done and signed at _____ on this ____ day of _____ 20____

As Witnesses:

1. _____

DVR Property Development (Pty) Ltd

2. _____

Thus done and signed at _____ on this _____ day of _____ 20____

As Witnesses:

1. _____
SELLING AGENT

Purchaser (1)

Purchaser (2)