

MZ/11/06/21

UNIT TYPES:**STANDARD SPECIFICATION****A (Studios)****LIVING / BEDROOM**

Floor	Vinyl "timber planking"	"Vanguard Nature's Look" (or similar approved) wall to wall vinyl "timber planking".
Ceiling	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white (or similar approved).
Cornice	20mm Donn shadow line	20mm shadow recess junction between wall and bulkhead (or similar approved).
Walls general	Plaster and paint	230 mm smooth plastered cement brick walls and painted (or similar approved).
	Feature wall 1 (optional at additional cost)	One wall in living area to receive painted timber cladding from finished floor level up to 1200mm high with ledge at the top (or similar approved).
	Feature wall 2 (Optional at additional cost)	One wall in unit to receive full height (floor to ceiling) textured wallpaper (or similar approved).
Skirting	Painted timber skirting	100mm high painted timber skirting (or similar approved) around vinyl areas.
Doors	Entrance door	2300 x 900 x 44 mm solid timber door with timber frame and architrave - painted (or similar approved).
	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted (or similar approved).
Joinery	Study Nook	Shelves with wood like Melawood backing board (or similar approved).
Front door hardware	Lever handles	Solid stainless-steel handles (or similar approved).
		900 mm Blade Sweep – "Hight Breeze Solent" (or similar approved) ceiling fan with black motor, oak blades with a wall mounted control unit.
Floor	Vinyl "timber planking"	"Vanguard Nature's Look" (or similar approved) wall to wall vinyl "timber planking".
Ceiling	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white (or similar approved).
Cornice	20mm Donn shadow line	20mm shadow recess junction between wall and bulkhead (or similar approved).

Walls general	Plaster and paint	230 mm smooth plastered cement brick walls - painted (or similar approved).
Skirting	Painted timber skirting	100mm high painted timber skirting (or similar approved) around vinyl areas.
Joinery	Countertop	Engineered stone top and splash back, polished work surface with polished edge with routed groves next to underslung basin (as per designer's specification) (or similar approved).
	Carcass	16 mm Metro board cabinets with textured interior finish (or similar approved).
	Kitchen units finish	16 mm Metro board cabinets with textured interior finish with smooth matt exterior finish (or similar approved).
	Handles	Handles to all drawers and cupboard doors to be "Finger grip" black powder coated finish (or similar approved).
Fittings and Appliances		
Fittings	Sink	One and a half stainless steel underslung sink (or similar approved).
	Mixer	"Hansgrohe" chromium plated single lever deck mounted deck mixer (or similar approved).
Appliances	<i>Either of the following appliances can be provided as standard to units but may be interchanged and exchanged by the developer at the sole discretion of the developer depending on availability and supplier service levels. Make and Model numbers may change due to availability.</i>	
	Micro Combi Oven	SMEG; 60cm x 45cm Stainless steel and black Eclipse Classic Compact Combi Microwave oven (or similar approved).
	Hob	SMEG – 2 plate straight edge Induction hob (or similar approved).
	Cooker Hood	SMEG - 60CM Stainless Steel Semi-Integrated Telescopic Extractor (or similar approved).
	Fridge	SMEG - 60cm Fridge Freezer 365L capacity, left or right hinged (or similar).
BATHROOMS		
Floor	Porcelain Tile 600 x 600	To bathrooms and shower cubicle areas: 600 x 600 mm glazed porcelain anti-slip tiles on cement screed.
	Shower	Sloped shower floor completed with smaller format anti-slip porcelain tiles.
Ceiling	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white.

Cornice	20mm Donn shadow line	20mm shadow recess junction between wall and bulkhead.
Walls	General	230 mm smooth plastered cement brick walls.
	Wall tiles	Glazed ceramic subway tiles – inside shower cubicles and behind all toilets.
	Tile Coin	Tile coin (corner): stainless-steel angle corner.
	Vanity Splashbacks	Vanity stone top to have a 200mm return (or similar approved).
Skirting	Tile skirting - 60mm	60mm high floor tile skirting around tiled floors.
Doors	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted (or similar approved).
Door hardware	Lever handles	Tubular stainless-steel handle (or similar approved).
WC	Wall hung WC and concealed cistern	“Duravit” – Glossy white Lynx Face actuator plate (or similar approved).
		“Duravit” – Instafit + inwall tank with full frame Cistern or similar.
		“Duravit – Replay” (or similar approved) white vitreous china wall hung toilet with seat and cover (or similar approved).
Basin	Counter wall-mount basin	"Duravit" wall-mounted ceramic basin colour white (or similar approved).
Basin mixer	Single control mixer	"Hansgrohe" single control basin mixer in polished chrome with trap and waste assembly (or similar approved).
Joinery	Vanity	Wall-hung vanity in melamine finish with impact edging and composite stone polished top (or similar approved).
Shower	Shower rose; hand shower and mixer	“Hansgrohe” grab rail shower kit - multifunction hand shower with a 900mm slidebar (or similar approved).
		Stainless steel bathroom floor drains in shower (or similar approved).
Geyser	100L electric geyser	1 X 100 L electrical quick hot geyser or quick hot water heater or heat pump system depending on the position of each unit will be provided per apartment (or similar approved).
Accessories	Mirror	1 x Wall-hung de-misting mirror per bathroom (or similar approved).
	Towel rail	One 800mm stainless steel wall mounted double towel rail (or similar approved).

Toilet roll holder	One stainless steel toilet roll holder per WC (or similar approved).
Robe Hook	One stainless steel wall mounted robe hook (or similar approved).
Soap rack	Built in soap rack (or similar approved).
Shower seat (Optional at additional cost)	1 x acrylic fold down shower seat (or similar approved).
Grab rails (Optional at additional cost)	1 x grab rail by shower/bath; 1 x grabrail by toilet (or similar approved).

PATIO/BALCONIES

Floors	Porcelain Tile 600 x 600	To balconies and outdoor patios: 600 x 600 mm glazed porcelain anti-slip tiles on screed or concrete surface bed will be provided (or similar approved).
Gas braai (Type A1 and A2 only)	Gas braai	Freestanding stainless steel gas braai will be provided (or similar approved).

PERMANENT SUPPLY:

Each unit will be supplied with a single-phase electrical supply to a distribution board inside the unit (position as specified by electrical Engineer).

Individual electricity and water meter per section.

UNIT ELECTRONIC:

Each apartment will be supplied with the following telephone and television points in positions as specified by the Electrical Engineer):

A) One television outlet (point only) in Lounge area.

B) One telephone outlet (point only) in study area.

Wifi ready router per section – uncapped at 50Mbps.

1 x telephone handset per section.

AIR CONDITIONING:

a) Every Apartment will be supplied with infrastructure only (for coolant pipe work and power supply) built into the walls but no air conditioning unit or equipment) to support one “high wall split type” air conditioning unit to the Living Room area.

b) There will be an external electrical supply to control point for an Air conditioning system on the roof level of the development (or in a position as agreed by the consulting engineers and developer).

Switches	Matrix Onesto switches and plugs	Light switching will be “Matrix Onesto” (or similar approved) modules in white or black.
Socket outlets	Matrix Onesto switches and plugs	Socket outlets will be “Matrix Onesto” (or similar approved) modules in white or black.
Lights	LED strip lights	Cove lighting – Indirect led light strip inside bulkhead (or similar approved).
	LED downlights	Recessed LED Downlight (or similar approved) in white.



LED downlights in shower	Recessed LED Downlight (or similar approved) in white.
Footlights	Indirect footlights fitted onto wall (or similar approved).

ALUMINIUM WINDOWS AND BALCONY/PATIO DOORS

Doors to patios/balconies to be powder coated aluminium windows with double-laminated safety glazing.

All windows to units to be side/top hung powder coated aluminium windows with double laminated safety glazing.

GENERAL:

Refer to finishing spec for "hull & canvas" for all finishes:

- Paint colours.
- Floor finishes.
- Wall finishes.
- Counter tops.
- All other finishes.