



# Black Olive Estate

## SPECIFICATIONS LIST: FOR DOUBLE UNITS

### SECTION 1 - Preliminary and General:

- Engineers certificates for all slabs
- N H B R C Registration
- Geological engineer (Ground testing)
- Approval of plans (included)
- Detention pond as per Engineers details
- A Central Pre-paid electrical box to be installed in appropriate location (as per Architects drawings)
- Each Unit to receive their own Pre-paid meter. Connection fee at the Council will be for the clients account
- Body Corporate or Home Owners will be registered with opening of the Township
- Future entrance and exit gates at Holding 13, to be done after project of 42 units is completed. Body Corporate or Home Owners will be responsible for this
- Boundary wall at the back of the complex (between Holding 806 and Holding 13, to stay a precast wall, as this wall will have to be removed, once the 2<sup>nd</sup> entrance is build.

### SECTION 2 – Foundations:

- Foundations - Pour of 25mpa Concrete
- Foundations - Install steel cages (as per Engineers details)
- Brickwork to be done - to match rest of complex
- Ground floor - Place and power float of concrete (25mpa)

### SECTION 3 – Super Structure & Materials:

- Super Structure - Semi Face brick
- Super structure - Plastered reveals around windows and garage door
- Internal brick - Clay Stock bricks
- Building sand - Yellow local
- Plaster sand - Washed
- Cement - Build it 32.5
- Lintels - Double lintels at all windows, doors and arches
- Double walls - 9" Brickforce (every 5 rows)
- Single walls - 4,5" Brickforce (every 5 rows)
- Filling for foundation - Sub-base

### SECTION 4 – Roofing, waterproofing and insulation:

#### Roofing:

- Roof to match Drawing and specifications of architect
- Type of roof – Dark Grey Cement roof tiles
- Pitch of roof – 26°

#### Water proofing

- All Balcony's to have waterproofing

#### Insulation / Aerolite

- 135mm thick Aerolite to be installed on first floor ceilings (excluding porch, garages and concrete areas)

### SECTION 5 – First Floor slab:

- Supply and install of Fabpanels
- Place of concrete on top - 25mpa Pump mix
- Design to be as per Architects and Engineers detail
- Bottom of concrete to only be painted white. Not plastered

### SECTION 6 - Ceilings & Cornices:

- First floor Ceilings - to be strip ceilings with normal cornices
- Ground floor ceilings - to be concrete, no cornices allowed for
- Ground & First floor ceilings - to be painted white
- Cornices - Standard 75mm gypsum

## SECTION 7 - Plaster / Paint:

### **Plaster**

- Plaster of internal walls - Scratch finish (Paint to be of one color choice throughout.)
- Plaster of external walls – reveals around windows - Scratch finish (only certain areas, as per Architect details)
- Plaster of ground floor ceilings - Scratch finish (Paint to be white)

### **Paint**

- Internal walls to be painted with Warrior paint (3 x Different paint colours to choose from as per sample boards at Agents offices)
- External cobbling around windows to be painted with Warrior paint (As per Architects specifications)
- All ceilings to be painted with Warrior paint - white
- Wooden Front door and frame to be painted with Woodoc 35 (Varnished)
- Wooden Kitchen door and frame to be painted with Woodoc 35 (Varnished)
- Internal doors to be painted one coat under undercoat and 2 coats enamel - white

## SECTION 8 – Windows:

- Windows - Bronze Aluminium windows (As per architects schedule)
- Sliding doors - Bronze Aluminium windows (As per architects schedule)
- Sizes Of Windows - As per plan
- Glass - Clear glass in all windows / Obscure glass in bathrooms

## SECTION 9 - Internal frames, doors, locks, handles and Curtain rails:

### **Frames**

- Internal frames - 813 Non screed steel frames
- Front door - 813 Wooden frame
- Kitchen door - 813 Non screed steel frame (not stable door)
- Colour - All steel frames to be painted white Enamel. Front & kitchen door to be varnished.

### **Doors**

- Internal Doors - 813 Townsend doors
- Front door - 813 Wooden 6 Panel door
- Kitchen door - 813 Wooden 6 Panel door (not stable door)
- Colour - All doors to be painted white Enamel. Front door to be varnished.

### **Locks and Handles**

- Internal and Front Door - QS locks & Handles (Oulu range)

### **Curtain Rail**

- Curtain Rails - Standard double Kirsch rails to be installed at bedrooms and lounge windows
  - No rails allowed for bathrooms and kitchen

## SECTION 10 – Electrical & Plumbing:

### Electrical per Unit

#### Lights and plug points

- Internal Centre lights x 15
- External lights x 3
- Double Plugs x 12
- Single Plugs x 7
- TV Point x 1
- Geyser point x 1
- Stove point x 1
- Pre-Paid meter to be installed

#### General:

- Street lights as per Architects plan
- Telkom sleeves to be installed, but connection to be done by other
- Fibre sleeves to be installed, but connection to be done by other

#### Plumbing

- Plumbing to be done in bathrooms and kitchen
  - Plumber to supply all material
  - Sewer and waterline to be installed by plumber
  - Outside taps (1 x Garden tap)
  - 1 x 150L solar geyser complete & installed
  - Supply and install of water meter
  - Fire Hydrants as per Architects drawings
  - Fire Reels as per Architects drawings
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- |                                   |  |
|-----------------------------------|--|
| • Plumbing points - Main Bath     | 1 x toilet, 1 x bath, 1 x shower and 1 x single basin                |
| • Plumbing points - 2nd Bath:     | 1 x toilet, 1 x bath / shower combo and 1 x single basin             |
| • Plumbing points – Guest toilet: | 1 x toilet and 1 x single wall hung basin                            |
| • Plumbing points - Kitchen:      | 1 x double sink, 1 x Washing Machine point and 1 x Dish Washer point |

## SECTION 11 – Kitchen, Build In cupboards and stove:

### Kitchen

- Cupboards - Melamine colours  
**Grey, Sahara or Congo can be chosen for Kitchen**
- Tops – 20mm Pro quarts Snow White
- 1 x CAM Double Sink
- Allowed for:
  - Washing machine point
  - Dish washer point
  - Tumble dryer point
  - Fridge
  - Double sink
  - Microwave cupboard
  - Groceries cupboard

### Build in cupboards

- Melamine cupboards  
**Grey, Sahara or Congo can be chosen for BIC**
- Main bedroom  
2 x 500mm hanging space, 2 x 500mm shelves, 1 x 500mm hanging space  
(Sizes not according to plan. Any additional cupboards is an optional extra)
- 2<sup>nd</sup> bedroom  
2 x 500mm hanging space and 2 x 500mm shelves  
(Sizes not according to plan. Any additional cupboards is an optional extra)
- 3<sup>rd</sup> Bedroom  
2 x 500mm hanging space and 2 x 500mm shelves  
(Sizes not according to plan. Any additional cupboards is an optional extra)
- Linen cupboard  
1 x 600mm shelves

### Stove

- Defy - 600mm Oven (Silver)
- Defy - 600mm Glass Touch Hob (Black)
- Italian Design - 600 Chimney Extractor (Stainless steel)
- **Optional extra** - **Bigger oven, hob or extractor**

## SECTION 12 - Floor finishes:

### Wall and floor finishes

#### Wall tiles:

- Main bath – Feature wall behind shower and toilet to be tiled from floor to ceiling. Tiled splash back above vanity. Rest of walls to be plaster and painted
- 2<sup>nd</sup> Bath – Feature wall behind bath and toilet to be tiled from floor to ceiling. Tiled splash back above vanity. Rest of walls to be plaster and painted
- Guest toilet – Tile behind toilet, from floor to ceiling. Rest of the walls to be painted. Tiled splash back above basin
- Kitchen Walls to be tiled with District 9 pattern tile and rest of kitchen to be tiled with plain grey tile. Rest of the wall in scullery to be painted
- Grout to match the colour of the tiles
- Glue – Standard Ceramic glue
- Edge strips for bathrooms and kitchen to be Plastic (to match colour and size of tile)

#### Floor tiles:

- Porch, Patio, Lounge, Dining, both bathroom floors to be tiled

#### Wooden floors for 3 x Bedrooms

- Supply and install of wooden floors

#### **Grout**

- Floor and wall Tiles - Light Gray Or Dark Gray

#### **Glue**

- Standard Tile adhesive

#### **Skirting's**

- 75mm Super wood Skirting's for whole house – Colour to match build in cupboards
- Tiled skirting's at tiled areas

## SECTION 13 - Sanitary ware:

### Toilets:

- White Tamarin couple toilet (Top flush)

### Baths:

- Main Bath - 1800mm x 800mm square build in bath
- 2<sup>nd</sup> bath - 1800mm x 800mm square build in bath

### Shower:

- Main Bath - 1 x 900mm x 900mm Shower
- 2<sup>nd</sup> Bath - Shower screen at bath (Combo)

### Taps:

- 1 x sink Mixer
- 2 x Cold under tile stop taps (1 x mashing machine & 1 x dish washer)
- 1 x Concealed diverter mixer for Bath / shower combo
- 1 x concealed bath mixers, with nikki spout
- 1 x Concealed shower mixer
- 3 x Basin Mixers
- 2 x Shower arm and rose

### Toilet accessories:

- Main bath: 1 x double rail, 1 x toilet roll holder, 1 x towel ring and 1 x Shower rack
- 2nd bath: 1 x double rail, 1 x toilet roll holder, 1 x towel ring, 1 x Soap holder at the bath and 1 x shower rack
- Guest toilet: 1 x toilet roll holder and 1 x towel ring

### Vanities:

- Main bath 900mm Congo melamine colour cupboard, with white top & white counter top basin
- 2nd bath: 750mm Congo melamine colour cupboard, with white top & white counter top basin
- Guest toilet: Wall hung basin

**Grey, Sahara or Congo can be chosen for the Vanity's**

### Mirrors:

- Main bath Round mirror
- 2nd bath: Round mirror
- Guest toilet: Oval mirror

## SECTION 14 – External:

### Balustrades, Side Gate and staircase:

- Stainless steel at staircase and landing at the double volume area
- Single wall to be build, with 1 x 900mm side gate (As per Architects drawings)
- Stairs to have an I-Beam steel support, with wooden steps. The rest of the stairs above the guest toilet to be concrete.

### Paving & Leveling of stand:

- Grey interlocking Paving - Supply and install of paving in front of garages and entrance to front door, to be as per Architects plan
- Grey interlocking Paving - Supply and install of paving at marked areas for additional parking space
- Paving at kitchen yard - Supply and install of 3m x 2.5m paving at kitchen yard
- Leveling - All areas of property to be cleaned and levelled

### Garage Door:

- Double garage door - 4880 Grey Chromadeck door (Horizontal)
- **Optional extra** - **Garage Door Motor & plug point**

### Gutters:

- A 1.2m paved walkway around the house, as per Engineers details.
- Seamless Grey gutters to be installed, with downpipes, as per Architect details

### Boundary Walls

- External Boundary Walls
  - Front wall to be build 2.1m high
  - Wall between Holding 806 and 7 to be build 2.1 high with Semi Face brick
  - Wall between Holding 806 and 9 to be build 2.1 high with Semi Face brick, but only until existing precast wall
  - Wall at the back, between Holding 806 and 13 to stay as is. Precast wall just to be fixed and painted.
- Internal Boundary wall - to be build 1.8m high
- Semi Face Bricks - to match rest of complex
- Footings to be poured - 25mpa
- Electric fence to be installed around entire complex

### Entrance gate, guard house and refuse area:

- Entrance and exit gates on Sport Road to be motorized
- One gate for exit and two gates for entrance. One will be for residence only and one for visitors.
- Guard house to be build, as per Architects drawings
- Refuse room to be build next to the entrance gate, as per Architects drawings