

heron banks

GOLF AND RIVER ESTATE



PRELIMINARIES

The buildings will be erected substantially in compliance with the National Building Regulations, SANS 10400, the requirements of the Local Authority and any major Financial Institution, but this specification will not override these requirements should any conflicts arise.

In the event of any differences between this specification and other designs or verbal commitments, this specification will override.

Unless reduced to writing, no verbal commitments will apply.

All materials herein specified are subject to availability. If any materials are not readily available, or undue delay is experienced in obtaining them, the seller shall have the right to use the nearest similar material available.

The seller cannot guarantee that the materials used will be the same colour or texture as any sample inspected by the purchaser or shown to the purchaser by the seller or its representatives. Where any materials are not clearly specified, or indicated on the drawings, the seller shall have the right to use the material It considers to be the most suitable for the purpose.

EXTERNAL WALLS

PAINT & STONE CLADDING

All External Walls

- Dulux Weatherguard (or similar)



Grey Wind



Veld Storm



Stoneware



Karoo Land



Castlewood Canyon

Cladding

- Natural Stone

Application Areas:

- Feature Columns



INTERNAL WALLS

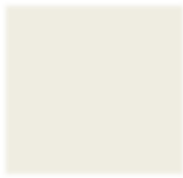
PAINT & SKIRTING

All Internal Walls

Dulux Acrylic PVA (or similar)



Almond White



Timeless



Soft Peach



Ivory Lace



Coffee Liquer



Natural Calico



Ivory



Natural Wicker



Natural Hessian



Soft Stone

Tile Skirting (or similar)

- Floor Tile (or similar)

TILES

INTERIOR

General Tile (*Full Body Porcelain 600 x 600 mm*)

- Installed throughout the house with tile skirting cut 80 x 600 mm
- Installed on shower floors
- Installed on applicable shower walls

- Natural Grey Inkjet or similar



- Shiny Smoke or similar



- Ivory shiny or similar



DOORS & WINDOWS

INTERIOR & EXTERIOR

Handles & Locks – *Subject to approval*

- Front Door Handle & Lock
 - T Shaped stainless-steel door handle with 2 keys *(or similar approved by architect)*
- Interior Door Handles & Locks
 - Silver colour handles and 2-lever lockset with 2 keys *(or similar approved by architect)*



Internal & External Doors

- Painted wooden frame with hollow core Masonite pressed doors to all rooms *(or similar approved architect)*
- 30 min fire door to garage *(or similar approved architect)*
- All timber doors primed and painted to architect's specification
- Powder coated aluminium sliding doors *(or similar approved architect)*
- Automated alu/zinc garage door with 2 remotes *(charcoal finish or similar approved)*

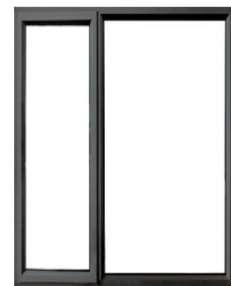


Windows

- Powder coated aluminium windows *(or similar approved architect)*

Glazing

- Glazing to conform to SANS 10400 as a minimum requirement *(clear unless otherwise noted)*
- SAGGA glazing certificate of compliance will be issued for each unit



ELECTRICAL

INTERIOR & EXTERIOR

All electric points positioned as per unit electrical layout plan – Subject to approval

- Distribution Board as per electrical layout
- Plug & Lights points as per electrical layout
- Provision for 1 x data point, 1 x television point
- Electric geyser
(Positions of the above mentioned may vary at the discretion of the seller)



Internal & External Light Fittings

- LED Downlight *(or similar)*
 - Main Bedroom
 - Bedroom 1 & 2
 - Bathrooms
 - Kitchen
 - Scullery
 - Living Room
 - Dining Area
 - Covered Entrance
 - Covered Patio
 - Stairs
- Garage Light
 - Long White LED Fitting *(or similar)*
- Wall mounted lights with energy saver globes *(or similar)*
 - External walls, positioned as per electrical layout



GENERAL

SPECIFICATIONS

Roofs & Ceilings

Roof

- Pitched roofs
- Charcoal corrugated sheeting
(or similar approved by architect)



Ceilings

- Plastered and painted pre-cast slabs for ground floor
- Standard ceilings with shadow line for 1st floor
(Ceilings not plastered, painted with Emulsion paint or similar)



Geyser

- One electrical 200L warm water cylinder to all units



Paving & Garage Floor

- External Walkways
- Paving
- Garage
- Floor tiles as per tiling schedule



CABINETY & KITCHEN

SPECIFICATIONS

cupboard **craft**

finest cabinetry since 1982

Cupboard & Drawer Handles

- Modern Brushed Chrome Handles (*or similar*)
 - Kitchen cupboards & drawers
 - Bedroom cupboards



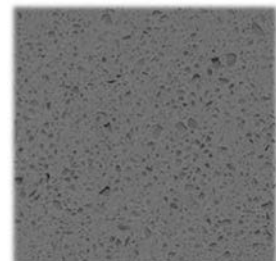
Cupboard Finishes

- All Cupboards
 - All cabinetry finished in the following colours (*or similar*)



Kitchen Top

- Eezi quartz Magnolia or Thunder (*or similar*)



cupboard **craft**

finest cabinetry since 1982

SCHEDULE OF FINISHES

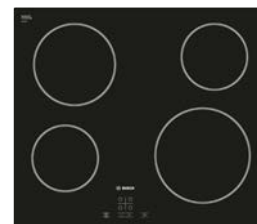


APPLIANCES & SINK

SPECIFICATIONS

Appliances Bosch range or similar

- Under Counter Oven
 - Bosch Oven
 - Stainless Steel
 - Multi-Function
 - 600mm
- Gas Hob; or
 - Bosch Gas Hob
 - Stainless Steel
 - 600mm
- Electric Hob
 - Bosch Electric Hob
 - Touch Control Plate
 - 600mm



Sink

- Double Sink
 - Standard Double Sink (or similar)
 - 1160 x 460 mm
- Sink Mixer
 - Ceramic Disc Cartridge
 - Stainless Steel



BATHROOM

SPECIFICATIONS

Bath

- Main Bathroom Bath
 - White Skirted Bath – 1700 x 780 x 600
 - Or similar
- Bath Mixer
 - Polished Chrome
 - Recessed (built-in)
- Bath Spout
 - Polished Chrome



Showers (All Showers)

- Main Bathroom Shower
 - Corner opening shower, semi-frameless or frameless
- 2nd Bathroom Shower
 - Corner opening shower, semi-frameless
- Shower Arm & Head
 - Polished Chrome
- Shower Mixer
 - Polished Chrome
 - Recessed (built-in)



Toilet (All Bathrooms)

- Wall Hung Pan



SCHEDULE OF FINISHES

Basins

- Main Bathroom
 - Rectangular above counter basin
- Bathroom 2 & Guest Bathroom
 - Rectangular above counter basin
- Basin Mixer
 - Polished Chrome



Bathroom Fittings/Accessories

- Toilet Roll Holder
 - 1 x Toilet roll holder as per sample or similar
- Towel Rail
 - 1 x towel rail in each bathroom as per sample or similar
- Basin Towel Ring
 - Towel Ring at each basin
- Mirrors
 - Main, 2nd and guest bathroom:
1 x Mirror to fit each basin (above basin)

