



Viridian Square | General Specifications

The Seller/Developer shall erect the Premises substantially in accordance with this specification and in all cases where no specification is provided (or unclear); the Seller's prescription/choice shall apply. Note that all allowances exclude VAT.

1. Brickwork

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| 1.1 | Foundations: | As per approved plan and/or engineers specification. |
| 1.2 | Walls: | Approved Maxi stock bricks – 222mm x 115mm x 90mm - plastered and painted as per Architect's design. |
| 1.3 | Interior Walls: | Approved Maxi stock bricks – 222mm x 115mm x 90mm – and finished in one coat smooth plaster, with 1 (one) coat undercoat and 2 (two) coats interior PVA (off-white) - unless indicated otherwise.
Garage: bagged and unpainted brickwork. |

2. Window Sills

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| 2.1 | Exterior: | Plastered with fall to outside and painted. |
| 2.2 | Interior: | Plastered and painted. |

3. Windows

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| 3.1 | All windows as per plan: white powder coated aluminium. | |
| 3.2 | Glazing: Clear sheet glass generally. All glass to conform to National Building Regulations in respect of thickness and type in relation to size and position. | |
| 3.3 | No blinds or curtain railings to be provided by Developer. | |

4. Doors and Door Frames

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| 4.1 | Front door: | Horizontal slatted meranti solid timber door in timber frame - painted to match wall paint finish |
| 4.2 | Patio door (where applicable): | White powder coated aluminium sliding door as per plan |
| 4.3 | Internal doors: | Hollow core type in standard steel frames. Painted to match interior wall paint finish. |
| 4.4 | Gate (if applicable) | Pine timber slatted gate painted to match wall colour |
| 4.5 | Garage doors | White fibreglass tip up door with plain horizontal lines |

5. Roof Trusses , Covering And Rainwater Goods

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| 5.1 | Roof to be manufactured and erected with pre-fabricated roof trusses as per engineer's specification. | |
| 5.2 | Roof covering: factory finished white small profile corrugated metal roof sheeting. | |
| 5.3 | Provide standard residential type aluminium foil insulation (sisolation) or similar approved. | |
| 5.4 | Fascia: Fibre cement painted white | |
| 5.5 | Rainwater goods: white Aluminium gutters and downpipes. | |

6. Ceilings

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| 6.1 | Ground floor | Skimmed gypsum rhino board to underside of trusses. Finished with standard gypsum cornices. Colour: White |
| 6.2 | No ceiling to garages. | |

7. Floor Covering

Will be selected for colour and/or design and/or shape by the Client from the Developer's preferred range

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| 7.1 | Interior | Lounge, dining, bathrooms and kitchen: Ceramic tiles selected by the owner from the Developer's preferred range. Showers to be waterproofed and finished with $\pm 100 \times 100$ square-cut tiles in cement for non-slip finish.
Bedrooms: carpet from the Developer's preferred range
Garage: Grano finish |
| | PC amounts: | |
| | Tiles = R60 per m ² | |
| | Carpet = R115 per m ² | |
| 7.2 | Skirting's | 75mm standard pine skirting's painted off-white fitted to all exposed interior plastered walls. No skirting to bathrooms. |

- 7.3 Patio and driveways Driveways to be paved with 13mm crushed Worcester brown exposed aggregate concrete pavers with a 220mm wide border of 110x110 grey/charcoal concrete cobblestone pavers.

8. Wall Tiling / Finishing

Will be selected for colour and/or design and/or shape by the Client from the Developer's preferred range

- 8.1 All tiling will be fixed by a specialist tiler appointed by the Developer.
 8.2 Kitchen and bathrooms to be tiled to a max height of 1.5m. Wall tiles R60 per m²
 8.3 Showers to be tiled to height of shower door (±2.1m high).
 8.4 Tiling will not be applied behind cupboards, bath or any other fixture or fitting.

9. Build-In-Cupboards

- 9.1 Top and bottom cupboards as indicated on plan. Top cupboards included in all kitchens.
 9.2 Bedrooms: Internal: White melamine. External: Three types of melamine veneer finishes with impact edging – from developer range.
 9.3 Kitchen: Internal: White melamine. External: Three types of melamine veneer finishes with impact edging – from developer range.
 9.4 Counter Tops: Standard melamine counter tops from Developer's preferred range. Granite tops are an optional extra.
 9.5 Handles: From Developer's preferred range

10. Sanitary Ware

- 10.1 All sanitary ware to be white. Taps and mixers as per developer's choice.
 10.2 Bath 1.7m acrylic
 10.3 Basin Free-standing porcelain basin or standard white acrylic basin on melamine cupboard
 10.4 Toilet and cistern White glazed porcelain (Semi-close couple).
 10.5 Kitchen sink and tap Standard 1.2m drop-in double bowl stainless steel with work top Mixer type tap
 10.6 Garden 1 x garden tap
 10.7 Shower doors Natural aluminium
 10.8 Hot water cylinder Horizontal 150L 400kpa in roof space
 10.9 Water connection and supply 15mm diameter pipe, internally
 10.10 Washing machine/ dishwasher outlet and cold water point will be provided as indicated on plan
 10.11 Bathroom fittings (towel rails, toilet roll holders, etc.)

11. Electrical Installation

Positions of the switchboard and econometer, electrical outlets and switches, TV and phone points as indicated on the plan, may for practical reasons, need to be altered/omitted and such alteration will be at the Developer's discretion. The following installations have been included:

Plug points:

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| Lounge | 1 double plug point |
| Above working surface in kitchens | 2 double plug point |
| Refrigerator/freezer | 1 double plug point |
| Washing machine and Dishwasher | 1 double plug point or 2 single plug points |
| Oven/hob/extractor | 1 oven point. Extractor point = optional extra |
| Main bedroom | 2 double plug points |
| 2nd bedroom | 1 double plug point |
| 3rd bedroom | 1 double plug point |
| Telephone | 1 point (entrance hall or kitchen) |
| Intercom | 1 point (entrance hall or kitchen) |
| TV point | Conduits to be provided for 1 TV point (lounge) |
| Garage | 1 Double plug point |
| Garage door automation = optional extra | Garage door motor, remote and 1 single plug point |

12. Oven & Hob

- 12.1 The developer shall supply and install an under-counter oven and hob (PC amount R2800).
 12.2 Extractor fans are an optional extra.

13. Light Fittings

- 13.1 Lounge, dining, Kitchen, bedrooms, garage 1 light each from developers range

- 13.2 Bathrooms 1 watertight light fitting
- 13.3 External lights 1 to front and 1 to rear of house

14. Ironmongery

- 14.1 Internal doors are to be fitted with standard two lever mortise locksets and chrome plated fittings.
- 14.2 External doors are to be fitted with three-lever mortise lockset and aluminium fittings.

15. House Number

House numbers will be of a suitable type provided by Developer

16. Landscaping and Gardening

Site to be levelled and cleared of rubble. Roll on lawn to be provided to front of plot only. Estate landscaping to be done according to approved Site Development Plan (SDP).

17. Security

The Developer shall provide access control equipment at the main entrance to the Development in the form of motorised gates with two remote controls per unit as well as an intercom communication device.

18. Included

- 18.1 Water and electricity connections (pre-paid electricity meter)
- 18.2 NHBRC fees
- 18.3 Transfer fees
- 18.4 Bond registration fees

19. Not Included

- 19.1 Washing line
- 19.2 Curtain rails

20. General

- 20.1 Perimeter walls to be built as per the approved Site Development Plan.
- 20.2 Post boxes: At entrance to development.
- 20.3 Where the work includes detail such as barbecues and the like, the Developer will not be liable if such detail differs from any drawing depicting same or from any previously constructed detail.
- 20.4 Each unit will be fitted with a water-meter, with one bulk meter to be installed at the entrance to this development.
- 20.5 These specifications serve as a guideline only and the Developer reserves the right to amend and/or substitute items, at his sole discretion, in the event of an item not being available or in short supply.
- 20.6 The purchaser is not permitted to do any work on site while construction is under way without the permission from Developer and/or Main Contractor.
- 20.7 All construction procedures and standards will be in accordance with the requirements of the National Building Regulations and the NHBRC
- 20.8 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

Note:

These specification & finishes must be read in conjunction with the approved Council drawings. It remains the responsibility of the owner/developer/seller to ensure that these specifications and finishes correspond with the sales agreements.