

Specification of finishes of houses in Waterkloof Summit

Please read this document in conjunction with the building plans and the document specifying the PC amounts. Some finishes, specifically on the outside, cannot be changed by the client. The Estate has been designed by an architect, and each individual buyer has agreed to the overall look of that design. The building plans of the units have already been approved at the council, which means that the layout cannot be changed. However the client can decide on the inside colour schemes, tiles and other finishes as specified in this document. All amounts are inclusive of VAT.

1. Inside walls

- Treated with plaster skim to give a smooth finish.
- Finished with 2 layers of acrylic paint, colours selected by client. Budget R800/20ltr

2. Outside walls

- Scratch plaster
- First painted with a suitable undercoat, then 2 layers of smooth Dulux weather guard. (or any similar paint which contains mica to give flexibility and best UV protection). Budget R1000/20ltr

3. Roof

- kliplock (no screws) 0.55mm charcoal grey
- Insulated with 100mm material.

4. Ceilings

- Downstairs: slab plastered and sponge finish
- Upstairs: 9.5mm gypsum boards, rhinolited to give a smooth finish
- Gypsum Bulkheads in kitchen and master bedroom with LED strip lights
- All ceilings finished with a polystyrene cornice. Material budget R70/m
- All gypsum ceilings treated with a suitable primer, then 2 layers of matt white PVA paint.

5. Floors

- Wooden floors in all bedrooms. Material budget R300/m².
- Tiled floors in all other areas. Material budget R250/m².
- Garage floor tiled. Material budget R130/m².
- If porcelain tiles are to be used, an additional amount of R40/m² will be charged for tile adhesive.
- Wooden floor areas will be finished with a meranti skirting. Material budget R70/m
- Tiled floor areas will be finished with a tiled skirting 10cm high. Material budget R25/m

6. Electrical installation

- Plugs and light Clipsal S3000 system
- All plugs have double sockets
- Each room will have 1 UPS (Uninterruptable Power Supply) plug. DB wired for easy UPS installation. UPS not included. UPS prices start from about R10000, which will power your Hifi, TV and computer equipment.
- Lights are concealed LED spotlights, as per supplied lighting plan.
- Dimmers are installed in the lounge, dining room and master bedroom.
- A conduit for the TV aerial cable is installed in the living room and master bedroom.

7. Solar geyser

- Evacuated tubes system, 200ltrs with electrical element backup. Geyser vessel and solar tubes combined system. The geyser is installed on top of the roof above the staircase area and is concealed by walls on the southern side and steel work on the northern side.

8. Steel work

- Cosmetic steel mesh blinds at 4 windows and solar geyser mesh covers: Dip galvanized to be maintenance free
- Other steel work like exposed roof trusses, balustrades and staircase: painted with primer and 2 top coats.

9. Driveway and paving

- Concrete paving blocks. This cannot be individually selected as it needs to match other paving work like the common driveway.

10. Bathrooms

- Design as per illustration. Rock pebbles underneath the vanity units and around the bath
- Vanity unit custom made with concrete finishes.
- Tiled to 1.5m high and finished with a listello all the way around. Tile material budget: R180/m², Listello R120/m. Shower tiled to 2m high.
- Walls painted with a product suitable for damp environment.
- The specific design can be chosen by the client.

11. PC amounts: general rules

- If the client decides on more expensive finishes than specified, the difference will have to be paid to the developer. Likewise, if less expensive finishes are decided upon, the difference will be credited to the client. The budgeted amounts for materials are carefully chosen to result in a home in the high-end market
- Predicted Cost (PC) amounts have been specified for many of the finishes. As a developer, Lifestyle Projects has acquired many contacts in the building supply industry offering good quality for money items. The client is welcome to purchase items elsewhere. Please note that Lifestyle Projects cannot drive around to collect goods.

12. Kitchen & build-in cupboards

- Design as per illustration (except for washing machine for which there is a place in the garage)
- Budget for kitchen cupboards R90000
- Budget for granite or technistone tops R25000
- Client can decide on gas or electrical cooking hub. The budget for the hub is R10000. If gas is chosen, R10000 needs to be added for the installation cost.
- An extractor fan with extraction to outside is included. Budget R5000.
- Electric oven budgeted at R7000.
- Budget for bedroom cupboards R53000

13. Fireplace

- Pellet heater: budget R40000. These heaters use compressed wood shavings at a rate of about 1kg/hr and a cost of only R6/hr. They will heat up the downstairs area to a comfortable level. The budget price includes 7m of flue.

14. Doors & windows

- All outside doors and windows are powder coated aluminium.
- Glazing is done in accordance with the relevant SANS specification.
- Internal doors are of the hollow core type. Budget for a door: R450. Door handles and locks R550/set.

- Internal doors are mounted in a meranti door frame. Budget per frame: R500.
- The access door from the house to the garage is a fire-retardant door.
- Garage door: double chromadeck steel, automated.
- Doors will be painted with a high quality enamel.

15. Landscaping

- The client can decide on his individual landscaping within the specified budget.

16. Aerial's and washing lines

- The developer will install a washing line at his cost, out of direct sight of the neighbour. A TV satellite dish can be installed in the same space as the solar geysers.

The above mentioned amounts are valid for 2016 and will be increased with a fixed percentage per annum thereafter, as stated in the contract.