



SITARI COUNTRY ESTATE - Client Building Specifications

Erf 510, 511, 512, 513, 521

1. STRUCTURE

- 1.1 To be constructed in accordance with the building plans and building regulations.
- 1.2 All external cavity walls tied together with “butterfly” wall ties.
- 1.3 House to be built with maxi cement bricks.
- 1.4 Steel reinforcing to all concrete foundations and main floor as per schedule received.
- 1.5 Fireplaces and chimneys, where applicable, to be constructed and finished as per Developers choice.

2. ROOF

- 2.1 All roofs as per plan.
- 2.2 Main roof covering to be “Safintra Saflok410” as per plan on pre manufactures roof trusses as per engineer design.
- 2.3 “Safintra Saflok 410” sheeting on flat roofs where indicated. Colour to be Charcoal.
- 2.4 Fascia board and overhangs to be New Tech Cement and painted.
- 2.5 Aluminum gutters (Charcoal colour) with PVC downpipes.

3. CEILINGS

- 3.1 Skimmed Rhino board ceilings in all habitable rooms.
- 3.2 One trap door in the ceiling

4. WINDOWS

- 4.1 All window frames to be aluminum.
- 4.2 Exterior and interior window sills to be plastered.
- 4.3 Transparent window glass in general.
- 4.4 Frosted glass in all bathrooms.

5. DOORS

- 5.1 Interior Doors: Horizontal grooved semi – solid doors (painted)
- 5.2 Interior Door Frames: Timber (painted)
- 5.3 External Front door: Aluminum (charcoal colour), pivot type.
- 5.4 Garage Door (Main): Sectional Overhead Aluzink type. Including automatic overhead door opener.
- 5.5 Garage and Kitchen rear doors: Aluminum (charcoal colour), pivot type.
- 5.6 Garage door (Internal): Fire door
- 5.7 Alum sliding door/doors as per plan to be “Palace Type”
- 5.8 Three lever Chrome locks at all external doors as per Developers choice
- 5.9 Two lever Chrome locks on all internal doors as per Developers choice.

6. PAINT WORK

- 6.1 External doors and timberwork to be varnished.
- 6.2 All internal walls – 2 coats Saber Inex PEM 900
- 6.3 All internal doors, frames and skirtings to be painted with high-gloss white paint.
- 6.4 External paint color – as per developers choice
- 6.5 Internal paint colour – as per developers choice.

7. PLUMBING

- 7.1 Appliance points as per plan for dish washer and washing machine
- 7.2 Scullery sink to be double bowl stainless steel sink with drip tray
- 7.3 Bath to be 1.8 white acrylic type, free standing, or built in as per developers choice
- 7.4 Prep bowls in kitchen area (if indicated) to be stainless steel
- 7.5 Basin: White ceramic on granite top as per developers selection provided
- 7.6 Close couple WC system with wall mounted Gibrit wc's with wall flushing system
- 7.7 150 liters geyser, 400KPA including solar panel and geyser-wise control system
- 7.8 Chrome colour mixer taps to be "Hansgroche Décor Range" throughout
- 7.9 Shower doors to be frameless, pivot type as per developers choice
- 7.10 Two external taps provided

8. PLASTER

- 8.1 Interior: Smooth plastered "polly skimmed".
- 8.2 External: One coat plaster as per plan.
- 8.3 Decorative plaster bands and stipple areas as per plan
- 8.4 Garage to be bagged and painted white

9. FLOOR COVERING

- 9.1 Laminated flooring internally as per plan as per developers selection.
- 9.2 Floor tiles internally as per plan as per developers selection.
- 9.3 96mm WSK5 SA Pine skirting boards, painted. (Not in bathrooms and kitchen).
- 9.4 Covered patio/stoep tiles to be as per developers choice

10. WALL TILES

- 10.1 Bathrooms: Up to window sill height (level with window sills (± 1.2m high).
- 10.2 Kitchen: Tiled as per plan
- 10.3 Cooking Hop: Mosaic tiles behind cooking hop
- 10.4 Shower: ± 2.1m high as per plan
- 10.5 All external edges to have alum edging.
- 10.6 All wall tiles as per developers selection provided

11. CUPBOARDS

- 11.1 Kitchen counter tops: Engineered stone as per developers selection
- 11.2 Kitchen cupboards: Wrapped melamine as per developers selection
- 11.3 Bedroom and other cupboards: Alpine white melamine with impact edging as per developers selection



12. ELECTRICAL

- 12.1 Build in oven, hop and extractor fan as per developers selection
- 12.2 All lights, fittings and positioning as per plan and developers selection
- 12.3 Plug in garage roof space for automatic door opener
- 12.4 Electrical layout as per plan

13. BOUNDARY AND SCREEN WALLS

- 13.1 As per specifications and plan
- 13.2 Garden and yard gates as per plan.

14. PAVING

- 14.1 As per plan, cement pavers, as per developers selection

15. LAWN / LANDSCAPING

- 15.1 Erf to be landscaped by developers landscape contractor in line with estate guidelines
- 15.2 Automatic irrigation included – if applicable

16. GENERAL

- 16.1 Minet gas fireplace as per plan (if applicable)
- 16.2 House number included.
- 16.3 Isolation in roof space.
- 16.4 Post box included.
- 16.5 Electricity and water connection fees included
- 16.6 NHBRC registration fees included
- 16.7 All professional fees included
- 16.8 All council and Estate application fees included

17. ITEMS EXCLUDED

- 17.1 Curtain rails and blinds
- 17.2 Toilet roll holders, soap dishes, towel rails ect to be provided by purchaser for installation by Builder.
- 17.3 Dishes, aerals ect, bathroom mirrors, alarm system
- 17.4 Swimming Pool

Erf number

Date

Client signature

Developer

