



## **BENGAL HEIGHTS: AMALINDA SPECIFICATION GUIDLINES**

### **1. GENERAL**

#### **1.1 CONFORMITY WITH REGULATIONS**

- All work shall be built in accordance to the municipal building regulations and in adherence to the NHBRC requirements

#### **1.2 DISCREPENCIES**

- This specification covers all necessary materials which are to be used. In the event of material or size discrepancies between the plan and the specification list, the description on the latter shall take precedence

#### **1.3 VARIATIONS**

- The Developer shall at his/her sole discretion be entitled to substitute items of a similar standard and quality for any specified item
- Optional extra's will be quoted on and accepted by both parties by signature. All extras are to be paid upfront to the Trust account of the Attorneys

#### **1.4 SELF SUPPLIED MATERIAL**

- The contractor takes no responsibility for any defects or variations in material ordered/or supplied by the owner

### **2. CONTRACTOR**

- The contractor shall uphold public property, provide all necessary watching and lighting and protect all open trenches and excavations against injury to persons
- The contractor shall take delivery of all goods and store the materials when necessary

### **3. ROOF**

- Concrete Double Roman Roof tiles from a recognized manufacturer
- Colour - Mixed Sunset
- Exposed sprockets to be painted
- PVC Ceiling boards with standard 90mm PVC Cornices
- One trap door of minimum size 610X610mm shall be provided

### **4. WALLS**

- Cement plaster to interior and exterior walls
- External wall shall have a textured surface
- Internal plaster shall be rendered and smooth
- Internal and external window sills plaster

### **5. FLOORS**

- Min 25mm cement screed to level
- Ceramic tiles to kitchen, passage, lounge, bedrooms and bathroom

## **6. CUPBOARDS**

- Kitchen cupboard with single bowl sink, hob cupboard and F500 as per plan, white melamine finish
- Main bedroom with 3 door white melamine finish cupboard (Optional Extra)
- 2<sup>nd</sup> and 3<sup>rd</sup> bedroom with 2 door white melamine finish cupboard (where applicable/optional extra)
- 1mm PVC impact edge on all edges and 600mm wide post form top over kitchen cupboard
- Post form top to be Formica 32mm Comet granite gloss

## **7. TILING**

- Floors: 350X350 ceramic tiles Grey/Ivory  
Select one of the following by marking with an **X**:



- Sink: 1 row splash back (same colour as selected above).
- Bathroom: Splash back tiling above bath and basin.
- En-suite bathroom: Shower floor to be tiled with white anti slip mosaic tiles. Shower wall and floor to match selected tile colour above. Splash back tiling above basin. (Where applicable)
- Skirting: Skirting shall be 100mm ceramic tile, use similar tile as floor.
- Light grey tile grout to be specified for all tiles.

## **8. JOINERY**

- Hardwood door frames.
- Internal hollow core doors with 2L locksets.
- 8 panel front and back solid doors with 3L Locksets.
- All handles and hinges to be chrome plated handles & 100mm flush sink-less aluminium hinges or Flush 100mm carded Unipak (or similar).

## **9. PAINTING**

- Internal and external walls with Dulux or similar finishers
- External paint to be textured, one layer plaster primer and 2 layers Supertex paint (or similarly approved by the developer). Select one of the following by marking with an x:



- Internal paint to be smooth, one layer plaster primer and 2 layers Fine Siver or Wornwood colour. Select one of the following by marking with an **X**:



- All external doors to be varnished with 3 coats clear varnish.
- All internal doors and frames to be painted with 1 coat primer and 2 coats white Dulux water based (or similarly approved by the developer).

#### **10. WINDOWS**

- Natural/bronze/charcoal/white aluminium window frames, layout according to plan.
- Select one of the following by marking with an **X**:



Natural



Bronze



Charcoal



White

- Pre-Glazed windows
- Single curtain rail above all windows

#### **11. ELECTRICAL**

- Electricity pre-paid meter
- Build in 4 plate gas Hob (where applicable and as per Developer's choice)
- Gas connection and COC (excl. gas bottle)
- 1 Double point, 1 Ball Light Fitting and a light switch per room.
- DB, 3 single points, (1.2m long) Fluorescent light fitting and a switch in the kitchen
- 2 x outside light fittings by front and back door.
- 1 x ball light fitting and a switch in the bathroom
- En-suite bathroom ball light fitting and switch (where applicable)
- 1 x ball light fitting in the passage
- 1 x ball light fitting in the lounge
- 2 single plug points and one switch in lounge

#### **12. STEPS AND BALUSTRADES**

- Where applicable and/or indicated on the plans steps shall be 300 wide and 200 high constructed from brick and mortar, plastered and painted.
- The balustrades to be timber railings
- Duplex unit steps to be constructed, manufactured and installed using timber

#### **13. PLUMBING**

- Gutters and downpipes shall be PVC. All gutters shall be fixed properly to allow for proper flow of rain water.
- 1 garden tap mounted to outside wall located above the gully
- 100L high-pressure solar hot water cylinder

#### **14. SANITARY WARE**

- All sanitary ware as per Developer's choice
- Acrylic bath 1700x700 white with handles
- White toilet with seat
- White Porcelain basin
- Taps: kitchen mixer, basin pillar taps, shower rose & arm, bath/shower mixer
- Kitchen cupboard/sink combo and washing machine connecting point
- Shower curtain railing
- Toilet paper holder, Single Towel rail, Hand Towel ring, soap dish and hook as per Developer's choice

#### **15. EXCLUSIONS**

- Furniture and appliances

ERF NUMBER:

HOUSE SIZE:

NAME OF PURCHASER:

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SIGNED .....

DATE .....

NAME OF SALES CONSULTANT:

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SIGNED .....

DATE .....

NAME OF DEVELOPER:

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SIGNED .....

DATE .....