



Standard Specifications and Finishes
Revision 4

24th July 2018

1. Introduction

This specification has been prepared to assist Purchasers in their understanding of the overall scheme, and their rights and obligations as Purchasers.

2. Standard fittings, finishes, etc.

General:

Under no circumstances, may the Purchaser approach the Building Contractor on site to do extra work.

The Purchaser is to check the dimension on handover before manufacture of shop fitting or other specialist items, as the Seller cannot be held liable for costs incurred by the Purchaser for re-manufacturing of fittings.

Specifications:

2.1 Floors:

Floor Finishes:

Reinforced concrete slab to Engineer's design and specification.
To be selected from range offered.

- Kitchen, living, bedrooms and bathroom

✓ 6mm Vinyl Clip System, Deco Flex



- Shower wall and floor tiles
- ✓ Tile, porcelain, 600 x 1200mm
Tile, porcelain, 100 x 100mm



2.2 Walls:

Paint:

Paint to be applied according to the manufacturers specifications.

- Kitchen
- Bathrooms
- Living/dining
- Bedrooms
- ✓ One coat plaster, one plaster primer & two coats trade acrylic PVA paint
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2.3 Ceilings:

- Bulkhead
- General
- Trapdoor
- ✓ To Architect detail
- ✓ Skimmed concrete soffits, painted acrylic, to Architects detail
- ✓ One per apartment positioned as per drawing

2.4 Plumbing and Sanitary ware:

- Toilets

- ✓ Concealed Cistern with wall hung wc pan with soft close seat and chrome push plate



- Shower door

- ✓ Hinged Shower door with chrome plated fittings



- Shower mixer

- ✓ Alvar shower mixer



- Shower head

- ✓ Gio Chrome Square Shower head 200mm



- Shower arm

- ✓ Gio Chrome Shower arm



- Shower drain

- ✓ Gio Chrome Shower drain



- Grab rail

- ✓ Grohe Essentials Grip Bar 295mm Chrome



- Basin and vanity

- ✓ Wall hung vanity with underslung cupboard



- Basin Mixer

- ✓ Alvar Basin Mixer



- Tower Rail

- ✓ Double Towel rail 600mm
Stainless Steel, brushed or polished



- Toilet roll holder

- ✓ Toilet Paper holder Stainless Steel,
brushed or polished



- Shower rack

- ✓ Shower rack Stainless Steel,
brushed or polished



- Towel ring

- ✓ Towel ring Stainless Steel, brushed or polished



- Robe hook

- ✓ Robe Hook single Stainless Steel, brushed or polished



- Bathroom vanity mirror

- ✓ Bathroom vanity mirror with back light



2.5 Kitchen:

- Kitchen cupboards

- ✓ Charcoal melamine faced doors with high impact edging and granite or engineered stone work tops



- Kitchen sink

- ✓ Franke CUB 150 underslang sink



- Kitchen mixer

- ✓ Alvar Kitchen Sink Mixer



- Fridge/Freezer

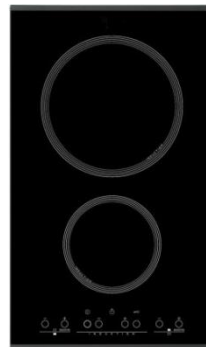
- ✓ Under counter bar fridge with small ice box



This will only be offered in the micro unit apartments

- Electrical hob

- ✓ Two Plate Electric Hob



This will only be offered in the micro unit apartments, four plate for bigger apartments

- Extractor

- ✓ Stainless steel build in extractor



- Integrated microwave oven

- ✓ Integrated microwave oven 40L



This will only be offered in the micro unit apartments, conventional convection oven in all other unit types

- Coffee Machine

- ✓ Coffee Machine



2.5 Living / Bedroom area:

- Bedroom cupboards

- ✓ Melamine faced doors with high impact edging



- Study work station
- ✓ Melamine work top with high impact edging and storage drawers



2.6 Electrical Installation:

Distribution board (DB)	A single (DB) complete with 60A double pole main circuit breaker, 1 x 60A earth leakage unit, 2 x 20A plug circuit breakers, 1 x 15A light circuit breaker, 1 x 20A AC circuit breaker, 1 x 32A stove circuit breaker
Electricity meter	Prepaid meter keypad adjacent to DB
Data and telephone	Outlet location above shelf above desk allowed for with conduit back to telecomms riser. No data connection included. Application by tenant/owner.
Television	Satellite television outlet location above shelf above desk allowed for with conduit back to riser to connect to central television signal distribution system. Dual view and HD decoder will be possible. No cabling to apartment allowed for DSTV account by tenant/owner.
Socket outlets	Next to bed (both sides): 2 x type M socket outlet, 1 x type N socket outlet, 1 x USB outlet Above desk: 2 x type M socket outlet, 1 x type N socket outlet, 1 x USB outlet Above shelf above desk: 2 x type M socket outlet, 2 x type N socket outlet Above kitchen counter: 2 x type M socket outlet, 2 x type N socket outlet Behind fridge: 2 x type M socket outlet, 2 x type N socket outlet Stove: isolator above counter Behind TV: 2 x type M socket outlet, 2 x type N socket outlet
Light switches	Located at entrance adjacent to bathroom to operate bathroom and living area Located next to bed to operate living area
Lights	LED fittings utilising GU10 lamps (3000°K - warm white) LED strip lights in ceiling coves (3000°K - warm white)

2.7 Doors, locks and handles:

- Front door
 - ✓ 2032 x 813mm
 - ✓ Solid door with flush hardwood veneer and matching edges.
 - ✓ Peep hole with wishbone lock
- Internal doors
 - ✓ Aluminium glass sliding door, sand blasted
- Bathroom door
 - ✓ Aluminium glass sliding door, sand blasted

- Front door lock

- ✓ CISA Euro Cylinder to all front doors



- Front door handle

- ✓ Stainless steel back to back handles



- Door stopper

- ✓ Brushed stainless steel door stoppers to all doors



- Door frame

- ✓ 70x70mm rebated hardwood door frame painted

No alternation to the position of doors, as shown on the layout drawing will be permitted.

2.8 Skirting's and Architraves:

- Skirting ✓ 100 x 22mm Straight edge skirting
- Tiled areas ✓ 200mm to match floor tile
- Architraves ✓ Shadow gap around door

Signed at _____ this _____ Day _____ Month
_____ Year

Witness 1 _____

Purchaser _____

Witness 2 _____

Signed at _____ this _____ Day _____ Month
_____ Year

Witness 1 _____

Seller _____

Witness 2 _____