

# Klein Paternoster Development Specification



## FOUNDATION

To Structural Engineers specifications

## ROOF

Corrugated roof sheeting with Chromadek finish  
fixed on 150mm diameter treated poles

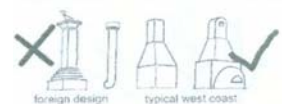
Pergola – Treated poles with latte finish

## EXTERNAL FINISHES

External walls – rough plaster painted in white PVA paint

Court Yard – Concrete finished with  
“Cemcrete Colour Hardener”

Built brick braai with chimney



No allowance for landscaping / grass - excluded

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**WINDOWS AND GLAZING**

Aluminium window frames glazed with clear laminated glass in thickness to comply with the National building regulations (SANS 10400 Part N)

No burglars bars

**DOORS**

Entrance door to living room to be glazed aluminium sliding folding door



Kitchen and bedroom external doors to be glazed aluminium hinged doors

Internal doors to be painted semi-solid doors in timber doorframes

**LOCKS AND HANDLES**

External doors: Lever handles with cylinder lock sets

Internal doors: Lever handles with two lever lock sets

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**INTERNAL WALL FINISHES**

Generally all internal plastered surfaces to be painted with acrylic PVA paint on one coat plaster

Bathrooms and kitchen to be finished in sealed “Cemcrete CemWash” (a decorative, coloured, waterproof, cement-based coating )

**FLOOR COVERING**

General areas to receive sealed “Cemcrete Colour Hardener” (a coloured granolithic floor finish)



**SKIRTING**

50mm High Cemcrete plastered skirting

**CEILINGS**

Raking Pine ceiling with 50mm thick blanket insulation.  
No cornice.

Soffits of slabs to be plastered and painted in PVA paint with plaster V-joint cornice.

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## CUPBOARDS

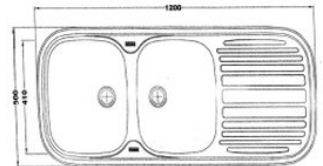
Total budget provision of R 36 000,00 installed including VAT for melamine kitchen cupboards with post formed tops, bedroom build-in cupboards and any other joinery to e.g. niches in living room

Solid timber kitchen cupboards available at additional cost. Quotations to be discussed based on design and timber selected.

## PLUMBING

All PC Sums are including VAT delivered to site excluding installation unless otherwise indicated. All inside taps to be chromium plated and outside taps to be standard brass.

- One stainless steel double drop-in sink:  
PC Sum of R1 450,43 incl VAT



- One sink mixer:  
PC Sum of R 840,65 incl VAT



- WC pan and concealed cistern:  
PC Sum of R 1 837,83 incl VAT per WC



- Semi-recessed wash hand basin:  
PC Sum of R 298,31 incl VAT per basin



- Single taphole basin mixer:  
PC Sum of R 616,24 incl VAT per basin



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- Shower arm and rose:  
PC Sum of R 464,86 incl VAT per shower



- Build-in shower mixer:  
PC Sum of R 1 061,91 incl VAT per shower



- Built-in mixer with nikki bath spout:  
PC Sum of R 1 209,16 incl VAT per bath



- 1700 x 840mm Bath:  
PC Sum of R1 267,77 incl VAT per bath



- 150liter 400 kpa geyser.

## **BATHROOM ACCESSORIES AND SUNDRIES**

All PC Sums shown are including VAT delivered to site excluding installation unless otherwise indicated.

- One toilet roll holder per WC:  
PC Sum of R 133,45 incl VAT per WC



- One towel rail per bathroom:  
PC Sum of R 141,10 incl VAT each



- One corner soap basket per shower:  
PC Sum of R 204,28 incl VAT each



- Mirrors: Total budget allowance of R 1 400,00 including VAT per house installed
- No allowance for curtain rails – excluded.

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## **ELECTRICAL INSTALLATION**

Plug and light points as indicated on drawing

Light fittings: Budget provision of R 6 500,00 including VAT.

Conduits only for one telephone point.

Pre-paid electricity meter.

Defy oven and hob

## **TELEVISION AREAL**

Centrally located satellite dish to serve all units.

## **INTERNET**

No allowance provided for internet connections for Purchasers own cost.

## **AIR-CONDITIONING**

No provision for air-conditioning provided.

## **ALARMS**

Alarms provided.

Monthly cost of armed response and monitoring is for owners own account.