



# BELLE VUE

## ESTATE

### SECTION 1

#### HOUSING SPECIFICATIONS

## **1. Houses**

### **1.1. Roofs**

- Material: Architect approved concrete tiles @ 17,5 degree pitch on SABS approved underlay
- Colour: As per Architects specification.

### **1.2. Rainwater goods**

- Gutters: 125 mm half round uPVC
- Down pipes: 80 mm round uPVC with 1m concrete channel

### **1.3. Fascias & Bargeboards**

- 225 x 12 mm high density fibre cement, painted to Architect's specification

### **1.4. Walls**

#### **External walls**

- Single skin construction M140 Cement blockwork, with single coat wood floated plaster external, single steel floated plaster internal and painted to architect's specification.

#### **Internal walls**

- Single skin construction M90 Cement blockwork, with single coat steel floated plaster and painted to architect's specification.

#### **Double story semi-detached units**

- Units separated by fire-wall as per SABS specification and Engineers requirements.

#### **Colours**

- As per Architect's specification and drawings

### **1.5. Windows**

- Aluminium windows panes in powder coated finish
- Internal window sills to be plastered and painted as per Architect's specification
- All glazing to windows to be SABS approved, with obscure glazing to bathroom

## 1.6. Doors

- Front and back door to be solid engineered hardwood timber BB door with meranti veneer, primed and painted to Architect's specification
- External door frames to be engineered solid hard wood painted to Architect's specification
- Internal doors to be hollow-core masonite faced flush panel doors with concealed edges prepared for painting, primed and painted to Architect's specification
- All internal door frames to be pressed steel frames primed with red oxide and painted to Architect's specification

## 1.7. Floor and wall finishes

- Screeded cement floors throughout. (Floor tiles optional extra)
- No skirting's when floors are screeded.
- No wall tiles to be supplied.

## 1.8. Ceilings

- NUTEC or Gypsum board ceilings with joints covered and 75mm cornices painted to Architect's specification.
- Insulation to comply with SABS requirements and as per Architects specification

## 1.9. Painting

- SABS/Agreement approved paint applied as per manufacturer's recommendations and Architect's Paint Schedule.

## 1.10. Ironmongery

### Locksets

- Front & back doors: 3 lever SABS approved mortice locksets
- Internal doors: 2 Lever SABS approved mortice locksets

### Door handles

- Front and back doors: Lever handles polished aluminium
- Internal doors: Lever handles polished aluminium

### 1.11. Joinery

- Kitchen unit, melamine and as per specialist and Architects design.
- Cupboard handles to be matt chrome handles
- Kitchen counters to have post formed Black slate Formica top

### 1.12. Lighting and Electrical

- LED light bulbs to all fittings.
- One stove point.
- Electrical point for extractor.
- One single plug point for fridge.
- One single plug point in each room.
- One double plug point in kitchen and one double plug point to lounge/dining room.
- Pre-paid meter and Distribution Board per unit.
- One ceiling mounted luminaire in each of the bedrooms, bathroom, kitchen, lounge/dining area.
- One round bulkhead with opaque cover external luminaire to front and back doors.

### 1.13. Sanitary Fittings

All products to be SABS approved

- Bathroom – Where applicable  
Bath: 1700x700 white acrylic bath  
1 x mixer with a hand shower  
Basin: White ceramic wall mounted basin with pedestal.  
2 x chrome pillar taps  
WC: Ceramic low level pan & cistern with white plastic seat
- On suite bathroom – Where applicable  
Basin: White ceramic wall mounted basin with pedestal.  
2 x chrome pillar taps  
WC: Ceramic low level pan & cistern with white plastic seat  
Shower: Built in unit with mixer and shower rose.
- Water Heater: 100lt solar panel and geyser on roof as per developers choice.
- Kitchen sink: Single bowl stainless steel “drop in” sink plus 2 chrome pillar taps

## 1.14. External Works

- Garden tap: 15mm plastic garden tap.
- Boundary Walls: 1.8m high pre-cast concrete walls to back with 1.5m side walls and a 900mm high pre-cast concrete wall to front. (excluding vehicle & pedestrian gate)
- Optional extra: Galvanised unpainted mild steel gates to vehicle & pedestrian access

## 1.15. General

- Above material and specifications are subject to availability and alternative products will be subject to developers approval.
- These specifications serve as guidelines only and the Developer reserves the right to amend and / or substitute items, at his sole discretion, in the event of any item not being available or being in short supply.
- The purchaser is not permitted to enter the site or do any work on site while construction is under way without the permission of Power Construction (Pty) Ltd.
- Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.
- Please take note that you live in an area with high humidity and condensation will take place if you don't adequately ventilate your home. Condensation and the consequent build-up of moisture and mould is the home owner's responsibility and is not a snag item.

PURCHASERS(S): \_\_\_\_\_ DATE: \_\_\_\_\_

SALES AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

SALES MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

**\* PLEASE NOTE: All products are SABS approved.**