

**PROJECT SPECIFICATION
DOCUMENT**

Revision : 6

Date : October 2022




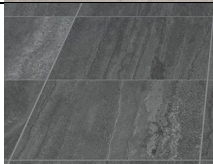


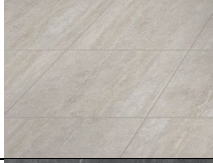
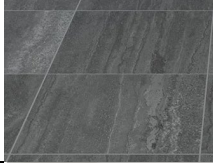
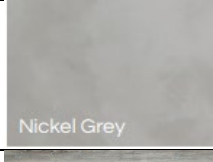




LANGDOWN RIDGE

P L E T T E N B E R G B A Y

PURCHASER INITIAL:

SELLER INITIAL:

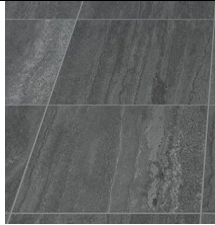


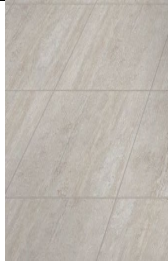

Internal and External Flooring

ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE	CHOICE
INTERNAL FLOOR FINISH – LIVING AREAS	420 x 420mm PORCELAIN TILE (PC ALLOWANCE OF R180/sqm SUPPLIED TO SITE)	KILIMANJARO – MARAKELE IVORY		
		KILIMANJARO – MOREMI CHARCOAL		
	CEMCRETE	CRETECOTE COLOUR – NICKEL GREY	 Nickel Grey	
	VINYL FLOORING	INOVAR COLOUR - SUNSTONE		
INTERNAL FLOOR FINISH - BATHROOMS	420 x 420mm PORCELAIN TILE (PC ALLOWANCE OF R180/sqm SUPPLIED TO SITE)	KILIMANJARO – MARAKELE IVORY		
		KILIMANJARO – MOREMI CHARCOAL		
	CEMCRETE	CRETECOTE COLOUR – NICKEL GREY	 Nickel Grey	
	VINYL FLOORING	INOVAR COLOUR - SUNSTONE		
INTERNAL FLOOR FINISH - SHOWER		SHOWER MOSAICS		
INTERNAL FLOOR FINISH - BEDROOMS	BROADLOOM CARPET	BELGOTEX - CONSCIOUS		
	420 x 420mm PORCELAIN TILE (PC ALLOWANCE OF R180/sqm SUPPLIED TO SITE)	KILIMANJARO – MARAKELE IVORY		

PURCHASER INITIAL:






SELLER INITIAL:

	CEMCRETE	CRETECOTE COLOUR – NICKEL GREY	
	VINYL FLOORING	INOVAR COLOUR - SUNSTONE	
EXTERIOR PATIO'S FINISH	SLIP RESISTANT PATIO TILES 350X350mm PORCELAIN TILE	KILIMANJARO – KGALAGADI GREY	
STAIRCASE TREADS	TIMBER TREADS TO DETAIL		

Internal Wall Tiling			
ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE
BATHROOMS WALLS	420 x 420mm PORCELAIN TILE (PC ALLOWANCE OF R180/sqm SUPPLIED TO SITE) TO SHOWER AREA ONLY BALANCE OF WALLS PAINTED	KILIMANJARO – MOREMI CHARCOAL	
KITCHEN SPLASHBACK	20 X 75mm EEZI QUARTZ SPLASHBACK	SPLASH BACK TO MATCH KITCHEN COUNTER	 
		CHOICE	
SKIRTINGS	SUBJECT TO CHOICE OF FLOOR FINISH: <ul style="list-style-type: none"> 150mm HIGH PORCELAIN TILE TO MATCH FLOOR TILE MERANTI PAINTED FOR VINYL & CEMCRETE FLOORING 		 
		CHOICE	

PURCHASER INITIAL:








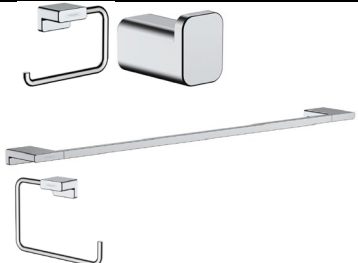
SELLER INITIAL:

Internal & External Finishes				
ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE	CHOICE
LIVING AREA, BEDROOMS & PASSAGE WALLS	2 COAT PLASTER & PAINT	TBC		
		TBC		
EXTERNAL WALLS	PLASTER & PAINT	TBC		
		TBC		
FEATURE WALLS	CLADDING TO DEVELOPERS' SELECTION			

PURCHASER INITIAL:

SELLER INITIAL:


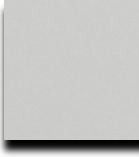

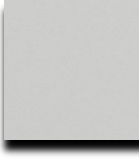
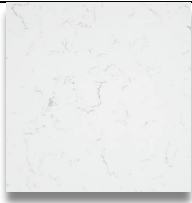

Bathroom Sanitaryware Fittings & Finishes



ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE
BATH	FREE STANDING BATH 1680X800	DURAVIT TRENTO BATH CODE: 805683 000742	
TOILET	WHITE VITREOUS CHINA WALL HUNG WC WIH SLOW CLOSING LID	DURAVIT WC RANGE: D-NEO CODE: 257809 0000	
TOILET FLUSH MECHANISM	GEBERIT CONCEALED CISTERN & ACTUATOR PLATE		
VANITY BASIN	WHITE VITREOUS CHINA COUNTER MOUNTED BASIN	DURAVIT VERO BASIN CODE: 045260 0000	
WASH HAND BASIN	WHITE VITREOUS CHINA WALL MOUNTED BASIN 550 X 460	DURAVIT NO.1 BASIN CODE: 237555 00002	
BATHROOM TAPS & MIXERS	SINGLE LEVER BASIN, BATH & SHOWER MIXER	HANSGRÖHE VERNIS BLEND RANGE CODE: 71649000 CODE: 71571003	
SHOWER ROSE	SHOWER ROSE	HANSGRÖHE VERNIS BLEND SHOWER HEAD CODE: 26271000	
BATHROOM ACCESSORIES	BATHROOM SET	HANSGRÖHE ADDSTORIS RANGE	
SHOWER DOORS	FRAMELESS TYPE		

PURCHASER INITIAL:

SELLER INITIAL:

BATHROOM MIRRORS	FRAMELESS ON BACKBOARD TO ARCHITECTS DETAIL		
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Kitchen Unit Finishes					
ITEM / AREA	DESCRIPTION	CHOICE	NAME/CODE	IMAGE	
KITCHEN UNIT FINISH	FINISH : LINEAR MELAWOOD				
	FINISH : SUPAGLOSS MELAWOOD		CHOICE		
KITCHEN UNIT COLOUR	ICEBERG WHITE				
	FOLKSTONE GREY		CHOICE		
KITCHEN COUNTER FINISH : ENGINEERED QUARTZ	20mm EEZI QUARTZ :		WHISPER (WHITE TONE) OR THUNDER (GREY TONE)		
			CHOICE		

Kitchen Fittings			
ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE
SINK UNIT	FRANKE DOUBLE BOWL STAINLESS STEEL SINK UNIT	CASCADE CDX621-120	
SINK MIXER	SINK MIXER WITH SWIVEL OUTLET	HANS GROHE VERNIS BLEND CODE: 7187003	

PURCHASER INITIAL:

SELLER INITIAL:







Kitchen Appliances

ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE
ISLAND HOB	4 BURNER 60CM GAS HOB	SMEG PS60GHC	
OVEN	ELECTRIC 60CM OVEN	SMEG SF6385XSA	

PURCHASER INITIAL:

SELLER INITIAL:

Kitchen Appliances (Optional Extra)

ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE
HOB EXTRACTOR	90CM EXTRACTOR UNIT	SMEG KI 90 XE	
HOB EXTRACTOR	90CM EXTRACTOR UNIT	SMEG KI 905 NXE2	
FRIDGE	ELECTRIC FRIDGE/FREEZER	SMEG ZAC3172NP	
MICROWAVE	ELECTRIC 26L MICROWAVE OVEN	SMEG FMI325X	
WASHING MACHINE / TUMBLE DRYER COMBO	ELECTRIC 7kg WASHING MACHINE & 7kg TUMBLE DRYER UNIT	SMEG WDF14C7SSA	
DISHWASHER	ELECTRIC 13 PLACE DISHWASHER	SMEG DW6QSSA-1	

PURCHASER INITIAL:

SELLER INITIAL:

Electrical Fittings and Lighting

ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE
ELECTRICAL SWITCHES & PLUGS	ELECTRICAL SOCKETS AND LIGHT SWITCHES	LE GRAND FITTINGS YSALIS RANGE	
LIGHTING : GARAGE	1200mm WHITE LED WITH 1 X 38W GLOBE	RC186 – RADIANT LIGHTING	
LIGHTING : GENERAL LIVING AREA	RECESSED DOWNLIGHTER	RADIANT DOWNLIGHTER	
LIGHTING : LIVING AREA WALLS	WALL LIGHT 40W/230V	EUROLUX 220X70X80mm W401	
LIGHTING : OVER KITCHEN ISLAND	PENDANT LIGHT 5 X E27 28W	EUROLUX CASTRALVO PENDANT 1210mm X 225mm EGLO	
LIGHTING : KITCHEN AREA	TRACK LIGHT	EUROLUX VERGIANO EGLO 3L GU10 – WHITE	
LIGHTING : BATHROOMS	RECESSED DOWNLIGHTER	RADIANT DOWNLIGHTER	
LIGHTING : BEDROOMS	RECESSED DOWNLIGHTER	RADIANT DOWNLIGHTER	
LIGHTING : PASSAGE STAIRWAY	PENDANT	EUROLUX SARABIA PENDANT COLOUR: GREY 1X E27 60W 405mm X 400mm	
LIGHTING : EXTERNAL LIGHTS	EXTERNAL WALL LIGHT	KUBE TWIN GREY 2 X 30W 180mm X 85mm X 120mm	
LIGHTING : EXTERNAL LIGHTS	BULKHEADS LIGHTS AS PER ARCHITECTS DRAWINGS	RADIANT BULKHEAD SQUARE SATIN SILVER E14 1 X 60W	
BACK UP POWER SYSTEM	SELECT LIGHTING AND PLUGS TO BE FITTED WITH OFF GRID BATTERY BACK UP SYSTEM	1 x 1 KVA GEYSEROBOT INVERTER 2 X DEEP CYCLE BATTERIES	

PURCHASER INITIAL:



SELLER INITIAL:

Internal & External Building Components




ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE
ALUMINIUM DOORS & WINDOWS	POWDER COATED ALUMINIUM WINDOWS AND DOORS PER ARCHITECTS SCHEDULES.		
ROOF SHEETING	BLUE SCOPE STEEL CLEAN "COLORBOND" STEEL (AZ150) PROFILE: CORRUGATED	COLOUR : VOLCANIC GREY	
GARAGE DOOR	POWDER COATED ALUMINIUM AUTOMATED SECTIONAL DOOR SIZE : 2,4m wide x 2,4m high WITH BATTERY BACK UP.	COLOUR T.B.C	
GARAGE INTERNAL DOOR	44mm SOLID MERANTI HORIZONTALLY SLATTED DOOR FOR PAINTING		
INTERNAL DOORS	MEDIUM DUTY HORIZONTALLY SLATTED MASONITE COVERED DOORS FOR PAINTING		
BALUSTRADES	STAINLESS STEEL BALUSTRADE TO EXTERNAL PAINTED MILD STEEL TO INTERNAL AREA WITH TIMBER HANDRAIL		
CEILINGS	FLUSH PLASTERED CEILINGS TO FIRST STOREY CEILINGS PAINTED FINISH TO GROUND STOREY SLABS		
CEILING CORNICES	COVED CORNICE TO GROUND & FIRST STOREY CEILINGS		

PURCHASER INITIAL:


SELLER INITIAL:

IRONMONGERY	STAINLESS STEEL LEVER HANDLES & LOCKSETS	IRONMONGERY WAREHOUSE CALINI RANGE IW1009	
WATER HEATING	GAS ON DEMAND HEATING	2 BED UNIT - 20L PALOMA GAS GEYSER 3 BED UNIT - 26L PALOMA GAS GEYSER	

Garden & Carport area

ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE
GARDEN GATES & INTERNAL WALLS BETWEEN RESIDENTS	TO ARCHITECTS DETAIL		
WASHING LINE	1,4M RETRACTABLE WASH LINE		
PAVING	CONCRETE PAVER 150mm X 200mm X 50mm	INFRASET "COTTAGE STONE" COLOUR : GREY	
LANDSCAPING	INDIGENOUS PLANTING		
EXTERNAL TAPS	EXTERNAL BIB TAP		

Fireplace units

ITEM / AREA	DESCRIPTION	NAME/CODE	IMAGE
FIREPLACE	FREE STANDING FIREPLACE R35K PC ALLOWANCE INSTALLED T.B.C	HYDROFIRE 9-13KW WOOD BURNING FIREPLACE	

Note : Developer may be required to adjust or substitute specifications to items noted in specification should stock become unavailable / redundant.

PURCHASER INITIAL:

SELLER INITIAL: