



**SELLESA** DEVELOPERS cc  
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## **MATERIAL AND FINISHES SPECIFICATION**

### **1. FOUNDATIONS AND STRUCTURE**

Foundation walls are to be built in strict accordance with the municipal building regulations.

All external walls are to be built in two brick skins externally and with a 50mm cavity between, tied together with galvanised wire ties. Wherever this cavity is breached, a damp proof course is to be built in.

### **2. ROOF COVERING AND FASCIAS**

The roof covering shall be cement roof tiles.

### **3. DOORS AND FRAMES**

The front door 6 or 8 panel solid Maranti.

The patio doors to be as shown on, if applicable.

Internal doors to be Albany hollowcore painted white.

Internal doorframes are wood and finished in white enamel.

4. **IRONMONGERY**

Locks internally to be chrome handles with mortice locksets.

Unit numerals to be provided.

5. **WINDOWS**

All windows shall be aluminium, colour developer's choice.

6. **PLASTER**

**EXTERIOR WALLS:** Smooth plaster & painted.

**INTERNAL WALLS:** One coat cement smooth plastered throughout.

**WINDOW CILLS:** Plastered sills externally as shown on drawings.

7. **WALL TILING**

Wall tiles chosen as per developer's choice.

Areas tiled are as follows:

Kitchen : Walls shall be tiled above cupboard units to a height of 450 mm.

Bathroom: To be tiled to 1,5m all round, and full height in shower.

8. **FLOOR COVERING**

Laminated flooring (8mm) to both bedrooms as per developers choice.

Floor tiles to the kitchen, bathroom as per developers choice.

Skirtings to be 19 x 75 mm SA Pine painted white.

Roads / driveways / parking - by developer.

9. **CEILINGS**

All ceilings to be concrete.

10. **PAINTING**

All plaster surfaces to be finished with one filler coat and two coats of acrylic PVA.

Internal - good quality long lasting paint - white colour.

All woodwork is to be varnished- developer's choice.

11. **PLUMBING**

Sanitary fittings: (All white except sink).

Sink: Stainless steel double "drop in" type.

Bath : 1700 x 700 mm Acrylic White - with handles.

Basin : As per developer's choice.

Shower: As per developer's choice (if applicable).

WC: Semi-close-coupled suite with white plastic seat-developer's choice.

## 12. TAPS

All internal taps to be of high quality range as per developer's choice.

A washing machine tap and outlet is to be provided as shown on plan.

Aluminium gutter and down pipe shall be used.

## 13. ELECTRICAL INSTALLATION

### PLUGS

#### KITCHEN

1 single plug - fridge

1 single plug - washing machine

2 double plugs above counter

#### LOUNGE / DINING ROOM

1 TV point - DSTV point provided (No Decoder)

2 single plugs

1 Telkom point

**MAIN BEDROOM** 1 single plug

**BEDROOM 2** 1 single plug

**LIGHTS** As per developer's choice.

**3 IN ONE STOVE, WASHING MACHINE & FRIDGE silver colour developer,s choice.**

14. **CUPBOARDS**

Kitchen cupboards will be in colour Melamine as developers choice..

Kitchen cupboards to be installed complete by specialist in position indicated on plan.

Built-in cupboards are provided to all bedrooms finished externally in white Melamine. Kitchen counters- granite as per developer's choice.

NOTE: Geyser to be fitted as per developer's choice.

15. **SECURITY SYSTEMS**

An intercom system will be provided between the units to the main gate.

Each unit will be provided with a remote operated gate release.

16. **GLAZING**

Clear sheet glass generally. Obscure glass to bathroom.

All glass panel doors to be safety glass at bottom.

17. **GRASSING**

Grassing to entire site shall be provided as indicated on plan.

18. **EXCLUSIVE USE GARDENS**

Plastered walls facing road and painted.

1.8m Vibracrete to dividing walls with gates where applicable.

19. **STAIRWELL**

Concrete.

20. **BALLUSTRADES**

Balustrades as developer's choice.

ALL OTHER FINISHES TO DEVELOPERS SPECIFICATIONS.