



MORESON

SIMPLE PURE LIVING

LIST OF SPECIFICATIONS



01 BUILDING STANDARDS AND CONDITIONS

- .1 All construction procedures and standards will be in accordance with the requirements of the NHBRC, SANS 10400 XA, SABS and National Building Regulations.

02 FOUNDATIONS AND SURFACE BEDS

- .1 Foundations to engineer's design and specification.
- .2 Concrete surface beds to engineer's design and specification.

03 BRICKWORK

- .1 Exterior Walls: All exterior walls will be of SABS approved bricks and plastered and painted where indicated on plans.
- .2 Internal Walls: Will be of SABS approved bricks finished in one coat smooth plaster where applicable.

04 ROOF CONSTRUCTION

- .1 Roof tiles – Cement
- .2 Trusses by approved supplier as per engineer's design and specification. Bargeboards and fascia's - PVC.
- .3 Aluminium gutters and downpipes.

05 WINDOW SILLS

- .1 Window sills to be plastered to fall, and painted where indicated on plans.

06 FLOOR FINISHES

- .1 All apartments floor finishes will be as per DEVELOPER's specified tile.
- .2 Walkway and balconies (ground floor): Paved.
- .3 Balcony and walkway floor slabs finished to DEVELOPER's specified non-slip tile.
- .4 Skirting: SA-Pine painted in living areas, bedrooms, and passages. Tile skirting to be used in bathrooms.

07 WALL TILING AND MOSAIC

- .1 As per DEVELOPER's range.
- .2 Showers only: Will be tiled with DEVELOPER's specified tile up to ceiling height.
- .3 Shower floor tiled with DEVELOPER's specified non – slip tile.

08 CEILINGS

- .1 Interior of apartments: (Top floor) Rhinoboard with gypsum covered cornice, metered at corners and painted. Precast decks to be treated.
- .2 Exterior walkways and balconies: Nutec board, painted.
- .3 Thermal insulation to be placed on ceiling at thickness to conform to SANS 10400 XA requirements.

09 WINDOWS, DOORS AND FRAMES

- .1 Aluminium windows and doors will be charcoal colour as per DEVELOPER's choice.
- .2 Internal doors: Hollow core type in wooden frames, painted as per DEVELOPER's choice.



10 IRONMONGERY

- .1 Internal doors are to be fitted standard with two lever mortise locksets with door handles as per the DEVELOPER's choice.
- .2 External doors are to be fitted with three lever mortise locksets with door handles as per the DEVELOPER's choice.

11 PLUMBING

- .1 Washing machine points provided with stopcock.
- .2 Hot water generation system comprises of energy saving system as per DEVELOPER's choice.
- .3 All waste pipes to be PVC, wastes, traps, plugs and overflows to SABS and local authority requirements.
- .4 Hot and cold water is pay as you go.

12 SANITARYWARE – BATHROOM

- .1 Basins – Vanity basin with clicker waste.
- .2 Toilet – Close coupled compact pan and cistern.
- .3 Shower – Aluminium panel with shower door as per plan.
- .4 Shower Mixer and Rose – Polished.
- .5 Wastes, traps, plugs and overflows will be as per DEVELOPER's choice.
- .6 Free-standing bath as per unit type.

13 SANITARYWARE – KITCHEN

- .1 Kitchen mixer – Single hole kitchen mixer.
- .2 Kitchen sink – Double.
- .3 Wastes, traps, plugs and overflows will be as per DEVELOPER's choice.
- .4 One water point

14 SANITARY ACCESSORIES

- .1 Toilet roll holder polished to all Toilets.
- .2 Single towel rail polished to all Bathrooms.

15 ELECTRICAL POINTS (As per Architect Plan)

- .1 Interior light points as per plan.
- .2 Exterior light points as per plan.
- .3 Plugs indicated as per plan.
- .4 1 x Fibre/DSTV point.
- .5 1 x Distribution board.
- .6 1 x Stove connection point.
- .7 2 x Double plug per bedroom.

16 LIGHT FITTINGS

- .1 Ceiling-mounted lights – Surface mounted ceiling luminaire as per the DEVELOPER's choice.
- .2 Exterior lights – Surface or ceiling mounted wall and luminaire as per the DEVELOPER's choice.

17 KITCHEN & BEDROOM CUPBOARDS

- .1 Kitchen cupboards: Top and bottom cupboards as per plan layout with quartz counter tops as per DEVELOPER.
- .2 Bedroom built in cupboards as per plan lay-out in bedrooms.
- .3 Bathroom vanity consisting of cupboard and basin.



18 APPLIANCES

- .1 Stove: Standard oven, gas hob & cupboard mounted extractor as per DEVELOPER's choice.

19 GLAZING

- .1 All glazing will be in accordance with SANS 10400-N.

20 BRAAI

- .1 Built – in braai as per DEVELOPER's choice.

21 YARD AREAS

- .1 Yard Areas will be paved as per plan or deemed necessary.

22 PARKING AREA

- .1 Parking will be paved as per DEVELOPER's choice.

23 DSTV & FIBRE

- .1 One central DSTV antennae will be installed if connection over Fibre is not available.
- .2 Fibre and DSTV points are supplied to each unit, instillation and connection to providers are at the expense of the PURCHASER.

24 GENERAL ITEMS

- .1 Window blinds included.

25 FINISHES

- .1 The PURCHASER hereby acknowledges and agrees that the choice of finishes and materials will be limited to the range offered by the DEVELOPER as per these STANDARD SPECIFICATIONS and shall be subject to the availability thereof. Any deviation in specification will be of equal and/or similar quality.
- .2 These specifications and finishes serve as guidelines only and the DEVELOPER reserves the right to amend and or substitute items with the same quality, at his sole discretion, in the event of an item not being available or in short stock.



MORESON

BRACKENFELL · CAPE TOWN

RONNIE DU TOIT

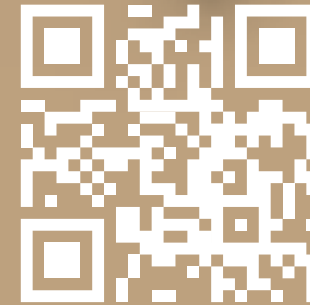
082 812 4473
sales@moresonestate.co.za

ADELE COMBRINCK

082 463 4838
sales@moresonestate.co.za



DEVELOPMENTS



www.moresonestate.co.za

MATTERHORN

PROPERTY SPECIALISTS

Disclaimer: The information in this document is for illustrative purposes only. The developer and its associates reserve the right to amend the product, amenities, and pricing without notice.