



The Lincon

4 Wrenrose Avenue - Birdhaven

FINISHES

ALL FINISHING ITEMS AS NOTED ARE **INCLUSIVE OF VAT**

WINDOWS / DOORS / FRAMES

Windows	Aluminium	Charcoal / White
Ext Doors	Aluminium	Charcoal / White
Glazing	As per SAGGA regulations	Clear
Internal frames	Meranti frame painted white	Painted
Internal doors	Semi solid horizontal grooved doors painted white	Painted
External doors	Meranti frame painted to match aluminium	Painted
	Timber door to be horizontal slatted painted	



IRONMONGERY

Internal doors	All doors to be fitted with satin chrome mortice lockset with cylinder lock or similar
	Hinges to be satin chrome
External doors	Timber doors to receive Satin chrome to match internal doors with cylinder lock casement



WALLS STRUCTURE

Bricks	Cement stock SABS approved	
	Two coat plaster - finish to be	
Internal	Rhinolited	
External	Smooth wood floated or sponged	
Cladding	Allowable	See Schedule
Paint	Primers and 2 coats super acrylic PVA	

ROOF

Insulation	Pratliper insulation layer
Falls	Riversand screeds to fall
Waterproofing	Derbugum or similar full seal waterproofing
	Reflective silver coat final finish
	Rubber seal

CEILINGS

Slab soffits and ceilings	All ceilings to be skimmed plastered where necessary. concrete soffits, with a limited area to receive dropped ceilings - 60m2
Bulkheads	Three decoritive bulkheads allowed for 1. Lounge living and 2. Kitchen 3. Main bedroom
Staff, Garage &	One coat plastered ceiling soffit painted





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FLOORS

Bedrooms	Laminate wide plank	Wide plank laminate
Living areas	Laminate wide plank	Wide plank laminate



Samples

LAMINATE FLOORING

Selected rooms		
Bedroom and PJ Lounge	Wide plank laminate	Broard plank 150mm

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SKIRTING

120 x 22mm White painted detailed
Meranti skirting to groove detail



WALL TILING

		Tile size	As per
Shower walls	Shower cubicles will be tiled on internal walls to a height of 2400mm high	As per samples	Samples
Bath	Splash back to the bath area single tile height	As per samples	Samples
Kitchen	Splash back between cupboards to working area	As per samples	Samples

FLOOR TILING

Bathroom floors	Tiles to shower floors as selected	As per samples	Samples
Shower floor	Shower floor - Cut tile to match floor	As per samples	Samples
Patio & Entrance	Tiles as selectd	As per samples	Samples
Ground Floor	Complete	As per samples	Samples



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FLOORS

Tiled

Ceramic floor tile

As per sample

Samples

SANITARYWARE

BATHROOMS

Showers

Shower mixer Hans Grohe shower mixer



Shower head



Shower Arm



Slot drain



LOO

White cermaic with soft closing lid



Stainless steel Giberitz flushing plate



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BATH & FILLER

Main bathroom free standing bath

Floor mounted bath filler



BASINS

White ceramic counter mounted



TAPS

Tap - Hansgrohe mixer



GUEST WC

Wall mounted basin filler and mixer
Hansgrohe metropol single lever basin
filler



Guest WC
Top mounted white ceramic basin with
pop up waste and plug fitting



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PLUMBING

General

All plumbing installed by registered and certified plumber
Dishwasher and washing machine allowed for with stopcock.
All wastes to be PVC according to local authorities regulations

Water heating

Solar geyser

Solar System

BATHROOM ACCESSORIES

Accessories

Each bathroom will have
A towel rail. Main will have two or a double
Toilet roll holder
Coat hook



SHOWER SCREENS

Main bathroom

Frameless shower door and screen

Other Bathrooms

Shower screen walk in shower

Staff

Aluminium framed shower door



Main Shower



Other

BALUSTRADES

External

Glass frameless

To selected balconies

Brick plastered

To selected balconies

Internal

To main stair and double volume

Glass





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KITCHEN

Concept design / Look and Feel



Concept style only

Door Kitchen	Mat seno / Local PG range with impact edge
Door BIC	Melamine plain colour, linair or peen impact edge doors
Handles	Kitchen goala system intergrated with BIC where applicable
Tops	Ezzi quartz - Whisper range 20mm
Splash back	70mm eezi quartz - 209mm high
Kick plates	100mm aluminium silver
Wall Units	1000 - 1050 Kitchen to 2450 high
Back end units	White 16mm board
Drawer runner	Xp soft close runners - kitchen BIC - Meta box



Counter tops	EZIQUARTZ 8 Colours to select from
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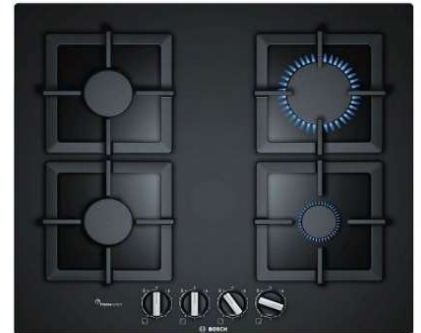
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APPLIANCES

Hob

Bosch Gas 4 burner



Oven

Bosch 600mm wide multifunction oven
Built in



Extractor

Bosch stainless steel extractor
600 mm



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ELECTRICAL

Installation	Standard installation	As per schedule
**	Clipsal 2000 range	
**	DSTV	Not in basic price
**	Inverter or Generator	Not in basic price



Electrical installation as per following schedule

ALARM POINTS		2
ARMOURED CABLE		20
CEILING/EXTRACTOR FAN POINTS		1
CHANDELIER BIG		0
CHANDELIER / PENDANT SMALL		2
DATA POINTS		4
DIMMERS		4
DISTRIBUTION BOARD MAIN		1
DOUBLE PLUGS		25
ELECTRIC FENCE PIPES		1
EURO PLUG		0
FEED TO GATE		1
FOOT LIGHTS		8
GARDEN / GROUND LIGHTS		8
GENERATOR PROVISION PIPES		0
GEYSERS CONNECTION		2
HEATER TOWEL RAIL		0
INTERCOM POINTS		2
INTERCOM TO GATE		1
INVERTER PIPES TO ROOF - NO INVERTER		2
WALL LIGHTS		15
LV LIGHTS IN CEILING		0
LV LIGHTS IN SLAB		65
PHOTOCELL		2
POOL	OPTIONAL EXTRA	0
POOL LIGHT		0
STOVE		2
SWITCHES		30
TELEPHONES		0
TELEVISIONS		4
TRANSFORMER BOX WATERPROOF		0
TWO WAY SWITCHING		6
WATERPROOF PLUGS		2

Excluding home automation, audio and DSTV



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LIGHT FITTINGS

LV fittings

General to all ceilings

White, Silver, or Grey



Pendants

To Kitchen
To dining room
Or Similar



BRAAI

Jet Master
700mm

Wood burning built in braai
Nova unit Jetmaster



SECURITY

External

8 Strand high voltage electric fence

Black or White



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Cameras To complex
Monitors to individual units from gate
Common area link to individual units

Home Alarm Paradox wireless alarm system External passive 6
Internal & external 8
Alarm panel and hard wired keypad Internal passive 2
App operational

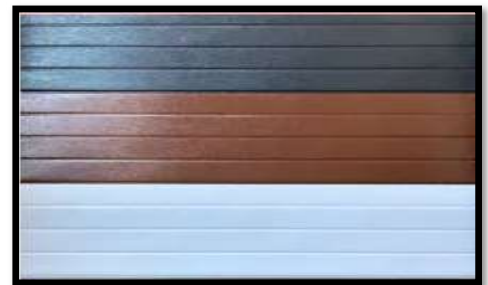


GAS INSTALLATION

Fireplace OE
Hob Point 1
Gas bottles excluded **EXCLUDED**
Gas cage and manifold One

GARAGE

Door Chromadek garage door supplied
automated with 2 remotes
Doors 1 x Double / 1 x Single
Floor Floor grano finish
Ceiling Ceiling plastered
Walls Walls plastered and painted



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EXTERNAL FINISHES

PAVING Paving will be Bosun ethnic paver 200 x 150mm Grey or Charcoal Multi blend
Driveway, Forecourt and Yard





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GATES

Internal	Mild steel gates painted	1.8 x 1	Lockable
External vehicle	External main entrance gate	2400mm high	Automated 2 remotes
Internal vehicl gate	Internal vehicle gate automated	2000mm high	

LANDSCAPING

LAWN

Kikuku lawn
No other planting allowed for



BOUNDARY WALLS

Internal walls 2000mm
Plastered and painted

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Please visits show room at 4 Wrenrose Avenue Birdhaven, for a complete visual experience and choice selection