

ANNEXURE I



GENERAL SPECIFICATIONS: VILLAS

FOUNDATIONS AND STRUCTURE

- Foundations will either be raft, piled raft or strip footings. A comprehensive geotechnical report has been compiled and is available on request. The foundation design shall be at the discretion of the professional engineer to suit unit specific ground conditions.
- Structure will be load bearing block-work, reinforced concrete slabs, beams and columns.

WALL CONSTRUCTION

- External walls shall be block-work.
- Fire walls shall be in accordance with planning authority requirements.
- Internal division walls shall be block-work.

WALL FINISHES

- External walls shall be painted smooth plaster or painted fibre cement lapboard.
- Internal walls shall be painted smooth plaster or tiled from sample selection.
- Internal feature walls shall be tile, granite, stone or feature panels.

DOORS

- External doors and frames shall be painted or varnished solid hardwood.
- Internal doors shall be painted, semi-solid in a timber frame with timber architraves.
- Front doors shall be custom designed.
- Ironmongery shall be brushed stainless steel.

BALCONIES & VERANDAS

- Folding stacking or sliding shutters shall be painted or varnished louvered timber.
- Roller blinds shall be either bamboo or synthetic material.
- Balustrades shall be hardwood, cast iron or painted mild steel.

WINDOWS

- Windows shall be painted hardwood, generally sliding sash or casement.
- Exterior shutters (where applicable) shall be louvered painted or varnished hardwood.

ROOF

- Roof covering shall be pre-painted corrugated profile metal sheeting.
- Insulation shall be foil backed glass fibre blanket.
- Fascias and bargeboards shall be timber or fibre cement.
- No guttering shall be fitted.

CEILINGS

- Internal ceilings shall be either painted skimmed plasterboard or painted skimmed plaster. Some ceilings may have feature finishes such as painted tongue & groove boarding, bulkheads or exposed painted roof trusses.
- External ceilings shall be painted timber.

FLOOR COVERINGS

- Floor coverings shall be timber or tiles.
- Veranda floor coverings shall be sandstone or tiles.
- Skirtings shall be painted or varnished hardwood.

BRASSWARE

- Taps and mixers shall be high quality polished chrome plated.

SANITARY WARE

- Baths shall be pressed enameled steel.
- Basins shall be porcelain.
- Toilets and bidets shall be close coupled porcelain.
- Shower screens shall be semi-frameless toughened glass.
- Bathroom accessories shall be polished chrome-plated.

ELECTRICAL

- Socket outlets, light switches and sundries shall be from a high quality range.
- Light fittings shall be from a high quality range.
- Internal lights shall be low voltage down lighters and incandescent feature lights.
- External lights shall be general, feature and landscape lighting.

TELECOM, TV & INTERNET

- Television connection points shall be provided in living area and each bedroom.
- Telephone points shall be provided in living area and main bedroom.
- Wireless internet connectivity shall be provided on a 'pay-as-you-use' basis.

SECURITY SYSTEMS

- The residential component of Eden Island shall be a gated and security controlled environment.
- Villas shall be linked to Security Control Centre by communication link.
- A security alarm system shall be provided.

JOINERY & COUNTER TOPS

- Kitchen cupboards and wardrobes shall be timber frames with louvered solid timber doors and shall be varnished, painted or treated.
- Kitchen tops, vanity work tops, bath surrounds, tray lobbies and barbecue side tops shall be a choice of polished granite or conglomerate.

AIR-CONDITIONING & FANS

- Air-conditioning shall be provided to all bedrooms, living/dining rooms, kitchens and bathrooms.
- Extractor fans shall be provided in bathrooms which do not have windows.
- Ceiling fans shall be provided in all bedrooms, living/dining areas, main kitchen and verandas.

APPLIANCES & EQUIPMENT

- Main kitchen appliances shall be gas hob, extractor, eye level oven, microwave and fridge/freezer.
- Service kitchen appliances shall be electric hob, extractor, under counter oven, fridge/freezer and dishwasher.
- Laundry appliances shall be washing machine and tumble dryer.
- A gas barbecue shall be provided.
- A four seater Electrically Powered Vehicle (EPV) shall be provided.

EPV PORT

- Double bay open timber structure.
- Roof covering shall be pre-painted corrugated profile metal sheeting on open timber trusses and rafters.
- Half of EPV port can be converted to a storage facility (at extra cost).

LANDSCAPING

- Gardens shall be fully landscaped and planted.
- Irrigation systems shall be installed.

PRIVATE MOORING SERVICE BOLLARD

- Water and electricity