

Minimum Technical Details and Finishes for all sizes – PHP housing (1998-2005 RDP)

Floors and Foundations

As per Municipal statutory requirements. 20 mpa Concrete mixtures (recommended to reduce cracks and structural damage)

Raft foundation pre-mix concrete 20 mpa 300mm x 300mm with extra steel support
75mm slab with 50mm screed (steel floated)
500mm apron

Superstructure

Walls as per municipal statutory requirements. Block & ROK 90mm (850 cement blocks)

6 cubic meters builders' sand

6 cubes plaster sand

Pre-cast Concrete lintels to be supplied over all openings greater than 400mm (if brick and mortar is used)

External Plaster – wood floated plaster (if brick and mortar is used) & 1 Coat, 2 coats of pure acrylic texture paint with Mica for strength – SABS approved

Internal Plaster – Steel floated (floor only) walls bagged

20 kg cement sealer

Pre-fixed windows

Roof Structure

Cement roof tiles with SABS approved roof underlay

Trusses / Beams to SABS standards

No gutters

High density Nu tec or similar fascia and painted (front only)

Rhino board ceilings finished with 75mm cove cornice

All wood products must appropriately SABS treated

Flat bar purline hoops (75mm) for trusses added extra in order to compensate for high wind and extreme weather (12 x 6m x 75mm purline with roof kit) - Trusses

12 x 6m zinc sheet roofing corrugated with assembly kit

8x 2.4m x 1.8m rhino board with accessories

Doors and frames

3 x Solid pine doors and doorframes fitted to front entrance and kitchen painted with sealer and two coats varnish

Hollow core doors fitted internally with wood frames

All wood products must appropriately SABS treated

5 x 3 lever lock kits

Floor Covering

Cement. Steel floated

Skirting

No skirting

Sewer and Drainage

Pipe work and fittings in accordance with SABS 0252 – 2 (code of Practice for Drainage Installations for Buildings). No connection

Sanitary ware and fittings

Hand washbasin: Acrylic
1 Kitchen plumbing kit (including basin)
1 Bathroom plumbing kit (no bath, but build in shower)
Toilets: Ceramic – 9/4.5 Duel Flash
Geyser - none .
Shower: No shower trays. Surface to be covered in smaller clocks of tiles
Low flow / volume showerheads
Low volume bathroom taps (either by flow control devices or aerators)

Kitchen fittings

Stainless steel single bowl sink on cupboard
Low volume tap

Wall tiling

Bathroom and Kitchen: tiled to splash back areas

Lighting & electrical

One single plug point in each bedroom
One Double plug points in kitchen and two double plug points in dining / lounge area
One 300mm diameter ceiling mounted white alabaster glass with satin chrome clips
Standard light fittings
Pre-paid electrical meter and electrical distribution board
20m conduit piping
DB board
5x light fittings complete

External works

One ½” garden tap in backyard
500mm apron cement plinth around house, sloping away from house
The tender must provide details of his / her specifications and standards for each housing size offered

The tender must indicate whether minimum standards are complied with

Implementation of a quality Assurance System

The service provider shall develop and implement a quality assurance system, which will ensure that the final product meets the specifications.