



Western Cape
Gambling and Racing Board
Wes-Kaapse Raad op Dobbelary en Wedrenne • Ibhodi Yelentshona Kapa Yokungcakaza Neyemidyarho



WESTERN CAPE GAMBLING & RACING BOARD **GENERAL SPECIFICATIONS FOR THE REFURBISHMENT OF THE** **EXISTING BUILDING, INCLUDING REPAIRS AND MAINTENANCE**

WS04: For Tender **FOR TENDER**

Project: WCGRB: PROJECT NO. 512: ADDITIONS AND ALTERATION TO EXISTING BUILDING

Revision: 08 DECEMBER 2025

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General notes

Similar product specifications can be suggested but must be approved by the Architect.

All structural specifications are to be subject to and verified by the Structural Engineer, who's specifications will supersede Architectural specifications.

Please note that this is not a complete specification document. The following was excluded from the document: Preliminaries, Supplementary Preambles etc. is excluded from the document and to be included in the QS BOQ documentation.

All surface preparation in accordance with manufacturer's specifications and recommendations.

All products to be applied in strict accordance with the manufacturer's specifications and recommendations.

Irrespective of specifications, all building components and work to comply with SANS 10400 and all relevant parts. Specifications not complying with SANS 10400, should be reported to the Architect.

The contractor is always fully responsible for quality control on site, ensuring strict compliance with all drawings, details and specifications issued for construction by the professional team. This quality compliance extends to the contractor's sub-contractors. The onus is on the contractor to carry out representative sampling to ensure compliance with specification.

If any instruction given in the Architectural drawings and relevant specifications cannot be complied with, the matter must be referred to the Architect and/or Engineer immediately.

The contractor must always comply with all relevant municipal regulations and bylaws on Site and must ensure that he has a set of approved building plans available on request on site at all times.

Benchmarks, gridlines, and site boundaries are to be set out on site by a qualified and professionally registered land surveyor and in accordance with the Architect's drawings.

All dimensions relevant to setting out and off-site work shall be verified by the contractor before construction or fabrication is commenced.

All levels and dimensions are to be checked and any discrepancies are to be reported to the Architect.

All details and dimensions pertaining to any existing structures are to be confirmed on site by the contractor and the engineer is to be immediately informed of any unexpected aspects pertaining to them.

Benchmarks, gridlines and site boundaries are to be set out on site by a qualified and professionally registered land surveyor.

All setting out of buildings and the grid system are to be in accordance with the architect's drawings. All dimensions relevant to setting out and off-site work shall be verified by the contractor before construction or fabrication is commenced. the engineer's drawings shall not be scaled.

1. Decanting:

- The building will be fully operational during construction.
- Internal work to commence with the 2nd Floor and Basement. The basement will be cleared and not be used by the Client during construction.
- All loose goods to be stored in a demarcated area in the basement.
- The Site 'camp' for the Main Contractor and sub-contractors could be established in the basement.
- Following completion of the 2nd floor, work to continue on the 1st floor and lastly the Ground floor.
- Staff will temporarily be moved to completed floors when work commences on the particular floor. Regular decanting meetings are to be held to coordinate these arrangements.

2. Demolition & Site Preparation

- Remove and hand over to Client all existing loose furniture and lockers. New lockers to be supplied by the Client.
- Demolish the relevant internal walls and make good all finishes as specified elsewhere. Including all floor finishes, ceilings, and services, etc. as indicated on the demolition drawings.
- Demolish existing external ramps and re-build according to drawings and specifications.
- Remove all existing blinds and make good al marks etc.
- Remove, set-aside/store and re-fit white boards, pin boards and other after paintwork.
- Remove existing Joinery. To be replaced with new according to drawings and specifications.
- Disassemble, remove and temporarily store all existing loose furniture, fittings and equipment. Storage area to be agreed prior to contract.
- External: Remove all surface conduits, ducts, etc. where possible; make good to match existing wall finishes.
- Demolisi and remove existing paving & trees on the street side.

3. General Maintenance and Repairs:

The following specifications is a high-level list with further detailed specifications under each trade elsewhere in this document. All Maintenance and Repairs to be read in conjunction with the Conditions Assessment report as Annexed.

- Inspect, repair and make good all external and external wall damp and penetrating water.
- Service all remaining tap fittings and connected plumbing in kitchen 1 and existing bathrooms.
- Inspect & repair all defects and re-paint all existing walls, eaves, gutters and RWPs.
- All waterproofing and wall damp repairs to be done by a specialist waterproofing contractor. See provisional Report attached to this Specification.
- A detailed waterproofing specification will be developed with the appointed waterproofing specialist sub-contractor at the outset of Contraction.

3.1. Basement Wall damp (along road and southern façade)

- Work to be done by a specialist waterproofing contractor.
- **Internal damp to Storeroom** in SE corner of the basement: Repair waterproofing above on patio slab as described elsewhere. Re-paint all surfaces to specifications e/w.
 - Refer to Waterproofing Specialist Report attached.
- **Internal damp on northern and eastern basement wall:**
 - Refer to Waterproofing Specialist Report attached.

3.2. Remove and replace Waterproofing to open patios

- CA Items 60, 63, 65,
- Remove natural stone tiles and inspect waterproofing in areas as listed in the Conditions Assessment. Set aside tiles that could be re-used and add new natural stone tiles to match existing where required.
- Remove existing torch-on waterproofing and repair surfaces to receive new torch-on waterproofing. Test all sub-surfaces to ensure that falls are towards outlets. Ensure that all full-bore outlets are clean and ready to receive new waterproofing.
- Apply Derbigum torch-on waterproofing, ensuring that continuous lengths and overlapping by min. 200mm. Ensure good coverage into full-bore outlets.
- Replace tiles with specified adhesive and grouting

3.3. Remove and repair external grouting to tiled surfaces

- CA Items 57,
- All external tile surfaces are to be inspected for cracked tiles and grouting.
- Remove and replace broken tiles.
- Remove loose and broken grouting and replace with cement sand grouting mix to tile supplier's specifications.

3.4. Damp to external walls

- Inspect walls as listed in the Conditions Assessment to determine the origin of the water and moist.
- See CA Items 33, 42, 44, 45, 46, 54, 64,

3.5. Re-seal expansion and other joints

- Remove expansion joints as listed in areas as listed in the Conditions Assessment. Inspect and remove where other joints are found to be risky and problematic.
- Remove and clean all joints before applying new filler and sealant.
- Make good all broken plaster and other edges where required.
- Refer to Expansion joint sealant specified elsewhere.

3.6. Re-seal all AC louvres externally

- CA Item 58: Inspect and re-seal all ventilation louvres around the perimeter of the building.
- Refer to Waterproofing Report for Sealant specifications.

- Loose or broken louvres are to be repaired or replaced

3.7. Structural repairs to walls

- See Waterproofing Report

3.8. Roof waterproofing repairs:

- CA Items 69:
- Inspect, check and repair potential roof or flashing leaks.

3.9. Refurbish all existing bathrooms

- CA Item 50, 52: All bathrooms to be re-furbished

3.10. Existing louvres for AC Condenser Units.

- The existing AC Units to be removed and will be replaced with a new HVAC system,
- Remove all AC louvers on all levels.
- Make good all broken plaster and other edges where required and brick up openings on Ground and First floor level. Plaster and paint new brick in-fill and introduce v-joint around new brick work.
- New aluminium in-fill panel to be installed on Second floor level. Finish to match existing window frame colour and finish.
- 30mm galvanized hoops to be nailed to existing and built into new brickwork every 3rd brick course.
- Where applicable, walls are to be plastered and painted to match existing surface.
- Allow a 10mm movement joint between new and old plaster

3.11. Other repairs:

- CA Item 35: Make good tiles and install 50x50mm PVC Corner protector as part of the bathroom revamp.

3.12. Conditions Assessment: Items to be omitted

- Due to the demolition of internal partitions, floor finishes and ceiling panels, the following listed items in the CA can be omitted: Items 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 31, 32, 34, 36, 38, 37, 39, 40, 41, 43, 47, 48, 49, 50, 51, 53, 55, 56, 61, 62, 66, 67, 68,
- Item 29: Server to be removed by Client

4. Shop drawings, Material samples and Mock-ups

Shop drawings:

Shop drawings are to be prepared, submitted, and approved by the Architect for the following items before orders are placed

- Display cabinets / joinery items and steel shelving.
- Signage: Building Signage, internal Wayfinding- and Room Signage

Material samples (if applicable)

The following materials are to be presented to the Architect for approval, prior to ordering, mock-samples, manufacturing and or construction:

- External materials:
 - 1m2 sample of the Civil ground finishes as specified.
 - Aluminium window frame sample to check profile and colour.
- Internal materials:
 - 1m2 samples of each floor finish as specified (internally)
 - Tiles specified as wall finishes.
 - Blinds, to check profile and colour.
 - Ironmongery, once item to check design, colour and quality.
 - Sanitaryware, Tap Fittings & Bathroom Accessories to check design, colour and quality.
 - Instant boiling water unit (brochure only)
 - Internal suspended ceiling tiles, and T's and shadow lines trims.
 - Joinery materials, including carcass, boards, edging, tops, granite, handles, runners, hinges locksets and/or other accessories. Only one sample per item specified.
 - Steel shelving system (brochure only)

Mock-up's:

In manufacturing and design, a mock-up, is a scale or full-size model of a design or device, used for demonstration, evaluation. showing the functionality of a system and enables testing of a design.

The following mock-ups are to be prepared for Architect's approval before commencement

- Paint samples (1m2 samples):
 - Internal: Skirtings & Walls
 - External: Walls, facias, soffits and exposed steel components
- Blinds to one window.
- Steel shelving system.
- Display cabinets / joinery items.

5. New Ramp and Stairs

5.1. General

- Refer to Structural Engineer's drawings and specifications, which take preference to Architectural drawings.
- Footing shall be located centrally under columns/walls unless noted otherwise on the structural or other drawings.
- The contractor is to identify and expose all existing underground services on site and prevent any damage to these services.
- All foundations to be built on firm in-situ material (not on fill).
- Backfill is to be undertaken in layers of 150mm, using approved fill, ensuring that replacement material matches the adjoining in-situ or engineered layers (whichever applicable) to prevent differential settlement. Testing of the backfill material will be necessary (described elsewhere).

- The top level of all foundations to be at least 300mm below final outside ground level or finished floor level, whichever is the lower, unless specifically noted otherwise on the structural or other drawings.

5.2. Statutory Design Codes

The following design codes and guidelines are to be followed (inter alia):

- SANS 10400 – National Building Regulations
- SANS 10100-1 – Structural Use of Concrete
- SANS 10160-1 – Basis of Structural Design
- SANS 10160-3 – Wind Actions
- SANS 10161-1 – Design of Foundations
- SANS 10162-1 – Structural Use of Steel
- SANS 10163-1 – The Structural Use of Timber
- SANS 10164-1 – The Structural Use of Masonry

5.3. Demolition

- Demolish existing retaining wall and remove off site.
- Demolish existing terra force wall and remove off site.
- Demolish existing balustrade on ramp and remove off site.
- Demolish existing paving ramp and remove off site.

5.4. Foundations

- New 850 X 280 14mPa Concrete strip footing along new ramp and stair walls as per Architect detail, complete with articulation joints in the brickwork, and are indicative and subject to Structural Engineer's drawings and specifications.

5.5. Walls

- New 230mm face-brick walls.
- New 280mm Plastered and Painted walls.

5.6. Concrete Surface Beds

The following specifications are subject to the Structural Engineer's details and specifications

- New surface beds shall be 125mm thick RC surface beds with joint spacing to be aligned with the articulation joints in the brickwork, and panels to have a square shape, not larger than 4.5m x 4.5m, Ref. 245 Mesh, on
- 250 micron DPC below surface beds turned up to the full depth of surface bed as bond breaker against all brickwork on all sides. Jointex to be provided around all walls
- Gunplas USB Green 3 LAYER 170® damp proof sheeting bearing SABS 952 - 1: 2010 shall be laid in the widest practical widths to minimize joints and shall be turned down, dressed to ground beams. DPC may be lapped according to manufacturer's specifications. DPC conforming to SANS 952-1:2011 laid with minimum 150mm overlaps and sealed with Gunplas pressure sensitive tape; on
- 50mm coarse, clean Sand compacted to 100% MOD AASHTO. layer on

- Sub layers: 150mm G5 layer or 300mm of approved granular fill compacted to 98% MDD, on 150mm thick G7 Layer compacted to 93# MOD AASHTO in layers not exceeding 150mm, on
- Ripped & re-compacted existing material to a depth of 300mm
- Form Contraction & Saw-cut joints in as per Engineer's specification and drawings. The aspect ratio of the panel sizes should be no more than 1:1.25. The timing of saw-cutting, which is a function of mix design and weather conditions, is left solely in the hands of the main contractor. No cracked surface bed panels will be accepted.
- Seal joints with a suitable elastomeric material as described under waterproofing.

5.7. Screed & Paving to ramp and stairs

- 50mm Clay pavers to match existing ramp pavers, laid to falls, on wet cement on concrete bedding.

5.8. Preparation and Screed to new Waiting area

- Demolish and remove existing tiles, waterproofing and screeds to concrete level.
- Re-screed to match existing floor levels, allowing for floor finish.
- Screed application/Preparation as MAPEI or equivalent and approved:
 - Crack Repair: Eporip (if required)
 - Structural Repair: Planitop Smooth & Repair (if required)
 - Topcem Pronto (Ready-to-use, quick drying screed) bonded with Bonding Slurry using Planicrete SP (latex additive for mortar and cementitious additives) (if required)

6. Walls

6.1. Solid brick (masonry) walls (General)

- Internal walls applicable only: 115mm walls (non-loadbearing, 7 MPa to Engineer), with brickforce every 4th course, every course over lintels and min. 300mm overlaps.
- Where new brickwork meets existing, all bricks to be tied (teethed) into existing.
- 280mm cavity walls (load bearing, 14 MPa subject to Engineer).
- 230mm walls (load bearing, 14 MPa to subject Engineer).
- 110mm walls (non-loadbearing, 7 MPa to Engineer).

6.2. Superstructure walls:

All brickwork to be laid in strict accordance with good building practice, with the use of standard brick force and butterfly ties, making sure that all cavities are free from mortar.

Brick reinforcement:

- Build in Brickforce every second course in foundation walls.
- Build in Brickforce every 4 courses in superstructure. 100mm wide Brickforce to be used in cavity walls to prevent bridging of cavities.
- Brick force to every course above lintels, min. 5 courses high
- Brickforce in cavity walls to be separate and should not bridge the cavity.
- All brickforce to have at least 300mm overlap at all joints.

- Butterfly ties to be built in at a rate of 2,5 ties per m² of cavity brickwork. Engineer's details and specifications to supersede.
- Pre-cast concrete lintels above all door/window openings and shall comply with the manufacturer's requirements regarding minimum bearing length. Lintels to overlap supporting brickwork by a minimum of 1 brick length (220mm).
- All internal non-load bearing brickwork to stop 20mm below soffit of slabs and sealed in accordance with the architectural, fire and acoustic engineering specifications.
- In-brick waterproofing: Gundle Plastics or proven equivalent – damp-proof course shall consist of BRICKGRIP (or similar and approved) DPC 3 LAYER 250® bearing SABS 952 -1: Type B well lapped at joints and intersections and bedded and joined in cement mortar. To be built in as follows:
 - At beddings to form weepholes to detail.
 - At openings (cavity closures) for windows and doors, leaving a min. of 30-50mm DPC visible.
 - As indicated on detailed drawings
- Movement Joints to Engineer's specifications, but general guideline as follows:
 - Clay brick walls: Max. 7m spacing
 - Cement brick walls: Max. 5m spacing
- Control joints shall be at least 10 mm wide and if filled, shall be filled with a compressible material such as jointex.
- Sealing compounds for the building & construction industry to be in accordance with the requirements of: SANS 11077-1984 and comprise of a polyurethane-base such as Sikapro 2hp universal one component polyurethane joint sealant or similar approved
- Chasing to brick wall internally:
 - Vertical chases in solid units - depth not to exceed the lesser of one third of the wall/leaf thickness or 30mm. For hollow core units the depth may not exceed 15mm. Widths of chases not to exceed 70mm. Clear distance between chases should not be less than 225mm. Back-to-back chases need to be spaced at 225mm min as well.
 - Horizontal chases should not exceed one sixth of the wall/leaf thickness and not exceed 1250mm in length.
 - Holes and chases should not be made by impact methods in order to avoid cracking brickwork and plaster.
 - All chasing to be filled solidly with mortar once conduits are in place.
 - Chasing of brickwork above openings which exceed 1m in span should be discussed with the engineer.
 - Chasing (external walls): No chasing of any external walls is permitted without the permission of the structural engineer.

6.2.1. Ramp & Stairs Walls:

- 230mm Facebrick wall as indicated on Architectural drawings and details.
- Contractor to ensure that Facebricks match with existing. Buff Travertine FBS or similar, and sample approved.
- 450 x 450 mm cavity filled brick piers at centers as indicated on drawings and details.
- Brick-on-edge coping for full wall length.

6.2.2. New Waiting Area External Walls:

- Break down existing facebrick walls and re-build 280mm cavity wall to match building facebrick lines. Brick up further courses in ROK cavity brickwork to plaster.
- Remove existing windows as indicated and replace them with new NA windows and glazing to specifications elsewhere.

- Remove existing windows and brick up existing openings.
- Walls to be plastered and painted on both sides.

6.3. Chasing to brick wall internally:

- Vertical chases in solid walls - depth not to exceed the lesser of one third of the wall/leaf thickness or 30mm.
- Clear distance between chases should not be less than 225mm. Back-to-back chases need to be spaced at 225mm min as well.
- Horizontal chases should not exceed one sixth of the wall/leaf thickness and not exceed 1250mm in length.
- Holes and chases should not be made by impact methods in order to avoid cracking of brickwork and plaster.
- All chasing to be filled solidly with mortar once conduits are in place.
- Chasing of brickwork above openings which exceed 1m in span should be discussed with the engineer.
- Chasing (external walls): No chasing of any external walls is permitted without the permission of the structural engineer.

6.4. Plaster to brick walls:

- Match all plaster finishes internally or externally where new brickwork has occurred, or where cracks and damage is apparent.
- External:
 - 12-15 mm smooth Plaster on brickwork with a max tolerance of 2mm, ready to receive paint primer as specified elsewhere. Form evenly spaced horizontal plaster joints 20x10mm at 160mm centers where shown.
- Internal:
 - 10mm smooth Steel troweled plaster on brickwork with a max tolerance of 1mm, ready to receive paint primer and/or tiles as specified elsewhere.
- Where plaster finish differs, surfaces must be skimmed with Rhinolight or similar to achieve even surfaces.

6.5. Drywalls

Smooth skimmed and painted 12.5mm gypsum boards screwed to 63.5mm Galvanized steel studs at 400mm c/c's and tracks framework, screwed to floors and underside of ceiling grids.

- Cavity Insulation - none
- Fire Rating (min) - 30
- Sound Rating - 41(-3;-6)
- Nominal Thickness (mm) – 89mm
- All drywall partitions to be skimmed and painted – Refer to paint specification E/W.
- Standard Grade Plaster board manufactured in accordance with the latest edition of SANS 266:2003 Edition consisting of aerated gypsum core bonded to durable paper liners with unprinted liner suitable for the application of all decorations.
- The minimum bite of a drywall screw into a steel stud shall be 10mm. All screw spacing must not exceed 220mm centers.
- Phosphorous coated screws are for interior use whereas zinc coated screws are for exterior use. Fine thread screws are to be used when fixing to metal and coarse thread screws are to be used when fixing to timber.

- 63.5mm Galvanized steel studs and tracks, and horizontal framing where relevant, shall be channels of profile, size and thickness as recommended by the manufacturer relative to the structural requirements of the installed system.
- Studs and horizontal framing shall make provision for electrical conduits as required.
- The minimum web size of a partition stud shall be 51mm.
- The minimum stud flange size shall be 32mm.
- The minimum web size of a partition track shall be 52mm.
- The minimum track flange size shall be 25mm.
- Minimum return lip of stud shall be 4.8mm.

7. Waterproofing: Existing and new

7.1. Repairs and maintenance to existing waterproofing

- Specified elsewhere.

7.2. Expansion joint sealers: Reseal

- Prepare all expansion joints by scraping out old sealings and reseal as follows.
- Replace with a two-component, gun grade, manganese cured, high modulus polysulphide sealant for use in water retaining structures. The sealant will be dura.®kol G HM or proven equivalent, a two-component, high modulus polysulphide sealant applied in accordance with the recommendations of a.b.e.®Construction Chemicals, including the use of epidermix 391 and epidermix 326 primers where required.

Waterproofing: New

7.3. Under concrete surface beds:

One layer of 170® damp proof sheeting bearing SABS 952 - 1: 2010 shall be laid in the widest practical widths to minimize joints and shall be turned up, dressed to load bearing walls, and laid with minimum 150mm overlaps and sealed with pressure-sensitive tape.

7.4. Cavity & solid brick walls:

One layer of 250µm damp proof course in conforming to SANS 952-1:2011 laid with minimum 150mm overlaps. bearing SABS 952 -1: Type B with minimum 150mm overlaps at joints and intersections and bedded and joined in cement mortar.

7.5. Retaining walls (Concrete & Brickwork):

One layer of 350µm damp proof membrane conforming to SANS 952-1:2011 laid externally with minimum 150mm overlaps and sealed with Gunplas pressure sensitive tape.

7.6. Expansion joint sealers:

Prepare and apply ABE Construction Chemicals Durakol G LM manganese cured, low-modulus polysulphide sealant applied, including the use of epidermix 391 and epidermix 326 primers where required, all in accordance with the manufacturer's instructions.

7.7. Waterproofing to new Kitchen splashbacks:

Mapei Product Requirements for Waterproofing of Ablutions/internal wet areas Prior to tile installation using Mapelastic Aquadefense by MAPEI or equivalent and approved:

- Drain Vertical/Drain Lateral applied to all drain outlets.

- Waterproofing: Mapeband Easy – applied to the vertical/horizontal junctions and Mapelastic Aquadefense applied to the substrate.

8. Roof structure (New Waiting Room)

8.1. New Waiting Room timber

Conventional SAP timber roof trusses by Structural Engineer's design and specifications, as follows:

- Roof Trusses, will be a specialist supply and design & supply roof, to Engineer's approval; and include wallplates, support beams, anchoring, truss, bracing, etc.
- All roof trusses and components thereof must be designed in accordance with part "A" and "L" of SANS 10400; SANS 10160 and the design requirements of SANS 10243: The Manufacture and Erection of Timber Trusses.
- The roof finish, flashings, valleys, barge- & fascia boards and gutters to be specified by the Architect.
- Anchors at main roof on concrete beams: GMS angles and bolt fixing to the concrete beam.
- Anchors at secondary roof with 30mm GMS hoop straps built into brickwork at least 5 courses deep, and casting into concrete filled cavities. All to Engineer's specifications.
- An A19 Certificate shall be submitted for the design, supply and installation, specifically addressing the design of connections, the holding down requirements and the actual anchoring of each item separately.

8.2. Roof finish: Metal Roof sheeting:

Youngman Roofing Springlok concealed fix profile

- 0.47mm TCT Clean COLORBOND™ steel.
- Ultra, metallic coating AZ200 (minimum 200g/m² coating mass),
- G300 (minimum yield strength 300 MPa),
- super polyester paint system, 25um on topside and 10um on reverse side.
- Fasteners to comply with Australian Standard Class 4.
- Flashing or ridge capping should be manufactured from the same material as used for the roofing.
- Top Colour: Granite MATT. Underside: Light Grey
- Fixed to SAP intermediate purlins, eave purlins, and ridge purlins (final spacing to be calculated by appointed Engineer) using supplier approved clips and self-drilling screws/fasteners (fastener lengths may vary depending on the insulation used or requirements), all following the manufacturer's recommendations and specifications.
- Roof Sealant: Sika Boom expandable polyurethane foam sealant or proven equivalent.

8.3. Roof flashings:

0.54mm Roof flashing and ridge capping must be manufactured from the same material used for roofing and as per roof sheeting manufacturer's recommendations and specifications or proven equivalent.

Flashings shall:

- Be approved by the supplier & manufacturer.
- Be fixed to roofing as described under roof material (Colourbond AZ200)
- Be pre-painted to be supplied in a standard reverse coat to the underside.

- All flashings are to be fixed with 14-20 x 22mm Corrosion METAPP® Class 4 stitching fastener at 500mm centres.
- Two beads of neutral cure sealant or mastic must be installed on either side of the fastening points.
- Film protection layers need to be removed timely to avoid any adhesive residue from soiling the finished installation.
- Stop ending must be formed at the apex to form a dam and the pan turned down to form drip (at gutter only).
- The roof sheeting shall be closed as necessary with purpose-made flashings and shall incorporate serrated closers and poly closers where necessary.

The following are typical details as recommended by suppliers; however, the following sized flashings to be used (in same sheet material as specified):

- 231 x 231 Valley Flashing
- 230 x 150 mm Barge Flashing, overlapping 2 ribs
- 230 x 77 mm Sidewall flashing, overlapping 2 ribs
- 30 x 112 mm Counter flashing, overlapping and cut and sealed into wall min. 50mm deep

PIERCED FIX	TUFDEK®	WINDCHECK	FLUTELINE	Trimflute	classicorr
Apex Flashing 	Dimensions (A x B) 231 x 231	231 x 231	231 x 231	231 x 231	231 x 231
	Angle As required				
	Girth 462	462	462	462	462
Barge Flashing 	Dimensions (A x B) 231 x 231	231 x 231	231 x 300	217 x 245	231 x 231
	Angle 90°	90°	90°	90°	90°
	Girth 462	462	462	462	462
Ridge Flashing 	Dimensions (A x B) 231 x 231	231 x 231	231 x 231	231 x 231	231 x 231
	Angle 140°	140°	140°	140°	140°
	Girth 462	462	462	462	462
	Comments Use with fluted closure.			No closure.	
Roll Top Ridge Flashing 	Dimensions (A x B) 231 x 231	231 x 231	231 x 231	231 x 231	231 x 231
	Angle 140°	140°	140°	140°	140°
	Girth 462	462	462	462	462
	Comments Use with fluted closure.			No closure.	
Hip Cap 	Dimensions (A x B) 231 x 231	231 x 231	231 x 231	231 x 231	231 x 231
	Angle 128°	128°	128°	128°	128°
	Girth 462	462	462	462	462
	Comments Use with fluted closure.			No closure.	
Broad Flute Closure 	Length of closure 686	760	889	N/A	N/A
	Comments Need one closure per roof sheet.			No closure	
Drip Flashing 	Dimensions (A x B x C x D) 60 x 50 x 20 x 24	111 x 60 x 25 x 35	60 x 50 x 20 x 24	111 x 60 x 25 x 35	111 x 60 x 25 x 35
	Angle 92°	92°	92°	92°	92°
	Girth 154	231	154	231	231
Counter Flashing 	Dimensions (A x B) 30 x 112	30 x 112	30 x 112	30 x 112	30 x 112
	Angle (i)22.5° (ii)88°	(i)22.5° (ii)88°	(i)22.5° (ii)88°	(i)22.5° (ii)88°	(i)22.5° (ii)88°
	Girth 154	154	154	154	154
Headwall Flashing 	Dimensions (A x B) 75 x 231	75 x 231	75 x 231	75 x 231	75 x 231
	Angle As required				
	Girth 308	308	308	308	308
Side Wall Flashing 	Dimensions (A x B) 77 x 221	77 x 221	75 x 300	63 x 245	77 x 221
	Angle 90°	90°	90°	90°	90°
	Girth 298	298	298	308	308
External Corner 	Dimensions (A x B) 231 x 231	231 x 231	231 x 231	231 x 231	231 x 231
	Angle 90°	90°	90°	90°	90°
	Girth 462	462	462	462	462
Internal Corner 	Dimensions (A x B) 231 x 231	231 x 231	231 x 231	231 x 231	231 x 231
	Angle 90°	90°	90°	90°	90°
	Girth 462	462	462	462	462
Valley Flashing 	Dimensions (A x B) 231 x 231	231 x 231	231 x 231	231 x 231	231 x 231
	Angle 128°	128°	128°	128°	128°
	Girth 462	462	462	462	462
Roll Top Valley Flashing 	Dimensions (A x B) 231 x 231	231 x 231	231 x 231	231 x 231	231 x 231
	Angle 140°	140°	140°	140°	140°
	Girth 462	462	462	462	462
Under-Over Flashing 	Dimensions (A x B) 150 x 287	150 x 287	150 x 287	150 x 287	150 x 287
	Angle 128°	128°	128°	128°	128°
	Girth 437	437	437	437	437

8.4. Fascia & barge boards:

Fibre-cement medium density plain ungrooved fascia boards - Fascia Type F1, size 12 x 225mm, fixed to 38 x 38mm filter batten and 38 x 38mm support battens between rafters, twice screwed with 12 x 40mm countersunk brass screws at 900mm centres to support battens.

PVC H-profile fascia joiner between boards and PVC H-profile fascia corner joiners at board ends, as per manufacturer's specifications and recommendations.

9. Rainwater goods

9.1. Existing Gutters & Rainwater downpipes:

- Existing gutters to be serviced, repaired, replaced and re-sealed as necessary.
- New Gutters: 85h x 125w x 0,9mm Aluminium pre-painted seamless aluminium gutter (square profile), coated internally and externally with "ColourTech G4" (Colour: Match the colour of the roof sheeting)
- 80mm diameter uPVC (painted to match the colour of the gutter it is fixed to) downpipe, screwed to steel columns with PVC brackets, including sealing joints.

9.2. New Gutters and Rainwater Pipes

To new Waiting Room.

85h x 125w x 0,9mm Aluminium pre-painted seamless aluminium gutter (square profile), coated internally and externally with "ColourTech G4" (Colour: Match the colour of the roof sheeting) including cut and mitered angles and stop ends sealed with "Down Corning 813" silicone, or proven equivalent, in single lengths (no end laps) laid to even falls, including standard internal 2,5 x 20mm aluminium hanger brackets fixed to fascia boards not exceeding 600mm centres with approved aluminium serrated nails or aluminium peeled rivets. Gutters with a standard 10 year guarantee against rust, corrosion, peeling and flaking.

9.3. Rainwater downpipes:

80mm diameter uPVC and painted to match the colour of the gutter it is fixed to) downpipe, screwed to walls with PVC brackets, including sealing joints. Use downpipe bends, full pipe lengths, shoes and stipends. Material and installation to manufacturer's specifications and a 10-year warranty. Comply with SANS 11:2007

External gulleys and stormwater drainage

10. Insulation

10.1. Over purlin insulation:

For new Waiting Room:

- SISALATION FR 405 insulation membrane or proven equivalent laid taut directly over trusses with support wires, leaving an air gap between the roof sheet and insulation all in accordance with manufacturer's recommendations and specifications. R-value 1.2² K/W

10.2. Ceiling insulation:

135mm Aerolite insulation (Non-combustible and Class 1 fire index rating) or proven equivalent laid on top of the ceiling, ensuring that it fits tightly between the tie beams. Aerolite should be cut 50mm more than distance between the tie beams. Cut Aerolite out around down lights. To be read in conjunction with Glass wool handling Instructions in the Installation methodology.

135mm R-value 3.38² K/W

11. Doors, Windows, Glazing & Sundries

11.1. General Notes:

- This specification document to be read in conjunction with Widow- & Door schedules for SANS10400: Part XA fenestration calculations.
- All doors & windows by specialist & Architect's approval of shop drawings prior to manufacturing.
- All glazing to comply with SANS10400-N and glazing to AAAMSA standards and specifications.
- All glazing to be either Single Clear-, Translucent and/or 6mm Safety Glass; with a center of glass U-value of 5.8W/m²°C, a Transmittance of 0.82, an Absorptance of 0.10 and a SHGC of 0.81.
- Internal glazing to be 6,38 mm safety glass.
- All glazing to be Single Clear Glass
- Refer to Ironmongery Schedule annexed elsewhere.

11.2. New external Aluminium Shopfronts, Windows & Doors

- Aluminum Profiles:
 - Material: High-quality extruded aluminum alloy (e.g., 6063-T5 or T6).
 - Thickness: Profiles typically range from 1.6mm to 3mm, depending on structural requirements.
 - Finish: White powder-coated to match existing (Colour codes and samples to be approved by Architect prior to manufacturing, to meet AAAMSA Standards and a minimum thickness of 15 microns for external architectural applications).
- Polyurethane coated foam sealant (QL378) between the frame and the door and A Planer MF drop down door seal (for timber or aluminium doors) at the bottom of the door.
- Door frame: 30x75 Aluminium box section.
- Leaf frame, verticals: 45x45 Aluminium box section.
- Glazing:
 - Laminated safety glass (6.38mm) in clear and/or frosted finishes.
 - Seals: EPDM or silicone rubber seals for airtight and watertight performance.
 - Glazing Beads: Snap-in type for easy maintenance and a secure fit.
- Ironmongery
 - Hinges, locks, handles and other to Annexure.
- Compliance and Standards:
 - SANS 10400 (Building Regulations).
 - SANS 613: Glass standards.
 - AAAMSA (Association of Architectural Aluminium Manufacturers of South Africa) guidelines.

- Performance Requirements
 - Wind Load Resistance: Design to withstand local wind load conditions.
 - Water Tightness: Incorporate weather seals and proper drainage systems.
 - Security: Compliance with SANS 10400 regulations for public buildings.

11.3. New Internal Frames and Doors

- Door Frames
 - For brick walls: Painted 1.2mm pre-primed GMS frame complete with 1,5 pairs of hinges, built into 230 or 110mm brickwork. Fanlights where applicable to internal doors as per door schedule.
 - For Drywalls: 90mm drywall natural anodized aluminium door frames
- Door leaf(s):
 - 44 x 2032 x 813 pre-primed MDF (Medium-Density Fiberboard) or HDF (High-Density Fiberboard) skins for a smooth finish and a Semi-solid core: Honeycomb or grid-style internal timber framework filled with high-density particleboard, MDF, or expanded polystyrene (EPS); to Swartland standards or proven equivalent.
 - Lipped edges in hardwood for durability and protection against impact.
 - Where applicable, glass inserts to be 6,4mm safety glass as per SANS 1263.
 - Ventilation undercut to a maximum of 25mm may be applied to doors where indicated.
- Stop, fill, sand down, and prepare wood surfaces and apply one undercoat and two coats polyurethane enamel paint as specified elsewhere. Paint colour: To later Specification.
- Door swing to be determined on site from drawings prior to order by the contractor.
- All to manufacturer's specifications and 5-year warranty.
- Paint finish, colours, hinges and ironmongery elsewhere specified

11.4. Existing Internal steel frames and doors:

- Inspect, repair and repaint all internal doors and frames.
- Where frames and/or doors cannot be repaired, these should be replaced with new according to the specification below.
- Where welded hinges cannot be repaired, the total door frame must be replaced.
- All frames and doors have to be repainted as per paint specification.
- Where indicated, break in new frames and hang new doors, as follows.
- Where required; stop, fill, sand down, and prepare wood surfaces and apply one undercoat and two coats polyurethane enamel paint as specified elsewhere. Paint colour: To later Specifications.

11.5. Mirrors:

- Refer to Architects drawings and Internal elevations, sizes and position.
- 6mm silvered float glass, copper backed with bevelled edges holed for and fixed with chromium plated dome capped mirror screws with rubber buffers to plugs in brickwork or concrete.
- Complete with bevelled edges, fixed to the wall.
- High light reflection of up to 94% in 6 mm thickness completely lead-free top coat and < 0,15% lead in the wet basecoat.

- Resistance to natural atmospheric corrosion and chemical application from cleaners and certain adhesives. Compliant with EN 1036

11.6. Blinds:

- Remove all existing blinds and make good all fixings holes.
- Supply and fit new blinds, as specified below.
- This specification document to be read in conjunction with door and window schedules.



- Manually operated. Mechanisms must be durable for commercial use. Ball chains must be metal, not white plastic. Fitted inside window recess. Durable fabric, highly resistant to dirt and stains, suitable for use in Health facilities. Fabric must be easy to wipe clean eg PVC. Off-white or light stone in colour. Plain or melange fabric, with no pattern (please supply samples).
- Suggested specification (or similar and approved)
Taylor Blinds 0,5mm C-Screen PVC/PES material with 5% openness factor, white coated steel brackets, roller mechanism, weight and metal ball chains, made to window openings and installed. Material Colour: Off-white.

Blind Types:

BL1: Roller Blind Office – 50% Transparency

C-Screen roller blind with cassette unit. Bottom rail and steel chain included, with transparent screen fabric, by Taylor Blinds or equivalent and approved.

Material: 0.5mm thickness; 5% openness factor and flame-retardant, BS EN ISO 846 (UK) – Fungi and Bacteria-Resistant. Light Fastness: ISO 105 - B02: Grade 8. Colour: Soft Grey

12. Ironmongery

- Existing ironmongery, including handles, locks, keys, mechanisms, hinges, door stops, etc; to be inspected, repaired, serviced and/or replaced with the same specification or similar, where necessary.
- Refer to Ironmongery Schedule Annexure.
- Existing escape doors to be inspected, repaired and/or with escape panic bars.
- New escape doors to be fitted with escape panic bars

13. Sanitaryware, Tap Fittings & Bathroom Accessories

13.1. General:

- This specification to be read in conjunction with Architectural Drawings, Sanitaryware & Bathroom Accessories Schedule as Annexed.
- This specification relates only to sanitary ware, tap fittings and accessories. Second fix water and sewer reticulation, as well as hot water generation and provision as per Plumber.

13.2. Sanitaryware & Tap fittings

- Inspect, service and repair existing sanitary ware and taps where possible.
- Where un-repairable, replace with new similar items
- New Sanitary ware and Taps to best match with existing or to Sanitaryware Schedule. Refer to Annexure.
- All existing seats are to be removed and replaced with new.
- Remove all remaining sanitary ware silicone seals and re-seal.
- New disabled bathroom grabrails to specification as Annexed.

13.3. Hot water supply:

KWIKHOT Prisma Classique 10lt – Under Basin (SKU: FPRX-10-UB) point-of-use electrical water heater, connected and balanced with the tap fitting.

Hot water supply to be in accordance with SANS 10400XA 4.1.

13.4. Bathroom Accessories:

- Remove and replace all existing accessories with new accessories. Refer to Annexure.

14. Plumbing, Drainage & Stormwater

14.1. General:

- This specification relates only to sanitary ware, tap fittings and accessories. Second fix water and sewer reticulation, as well as hot water generation and provision to Wet Services Engineer's specification and design.
- All designs shall comply with the requirements of the relevant Local Authority and all approvals from Local Authorities shall be obtained in writing prior to construction.
- No exposed copper pipes shall be used.
- All second fix Plumbing to be designed and supplied by a competent and qualified Plumber. Design to be approved prior to work commencing.

14.2. External Stormwater:

- Existing gullies need to be cleaned, serviced and repaired where and as necessary.
- New Ramp & Stairs:
 - Existing gully to be demolished and new to be built where indicated on drawings.
 - Existing RWPs to be re-laid to new gully.

- New gully to be connected to existing with 110mm PVC Pipe, laid to fall underground

15. Internal finishes

15.1. Floors:

15.1.1. Floor Carpets

- Remove existing Carpets, repair and prepare existing sub-strata for the following carpet

Where: Office Floor

- 5,5 x 500 x 500mm Heavy Commercial Belgotex 'Accelerate Boost' manufactured from robust SDN Tufted Loop Pile Bitumen Tile - SS flooring; with NexBac SX.
 - Colour to be confirmed

Where: Boardroom and Meeting Rooms

- 10mm thick Belgotex Baltimore Heavy Commercial SDN, Tufted Broadloom Eco SDX (Solution Dyed Nylon), with FusionBac backing in 4m wide roll. Colour to be confirmed.

15.1.2. Porcelain Floor Tiles

Where: Foyer, Circulation, Reception, Kitchen, Network room and Bathrooms

- Remove and replace all tiled surfaces and make good the underlying screed.
- 600x600mm Full body Porcelain Tile with slip resistance rating of R10,
 - **Proposed Specification:**
 - o Rocca Graphite 9mm thick full bodied porcelain tile.
 - o Surface: Rustic Finish – R10 slip resistance rating.
 - o Size 600 X 600mm.
 - o Product code: Tiletoria VH68213. ISO9001 certified.
 - o Lead Time: 10 weeks
- Fixed to floor screed with approved tile adhesive mixed with approved bonding liquid in lieu of water with 3mm joints continuous in one direction and grouted with grey approved anti-bacterial and chemical resistant grout with bonding liquid, excess grout on the surface to be cleaned with water as work proceeds.
- Additional cleaning with TFC Grout off and Easy Clean to remove excess residue that cannot be cleaned with water.
- **Adhesive system and Grouting for Porcelain and Tactile tiles:**
 - Surfaces to be prepared according to manufacturer's specifications.
 - Apply TAL GOLDSTAR 12 quick-setting adhesive mixed 20kg with 5 liters of TAL BOND (replacing the water in the mix) to the background using a notched trowel. Ensure a solid bed of adhesive at least 6mm thick beneath each tile.
 - All specifications to be confirmed by the manufacturer prior to installation.
 - If prevailing moisture levels do not attain 5% (75% RH) or less, it is recommended that TAL VAPORSTOP HB (vapor barrier) be applied prior to tiling to eliminate potential problems associated with excessive moisture in the substrate.
 - TAL BOND POWDER must be incorporated in the adhesive and grout mixes, in accordance with the product instructions, to allow for the increased movement.
 - Correctly constructed tile panel movement joints must also be located at closer centres.
 - Power floated/Steel floated Substrates: Key the surface with a slurry consisting of 1 part TAL KEYCOAT to 2 parts TAL KEYMIX powder or 2 parts TAL GOLDSTAR 12

- powder (by volume), which is applied by block brush. Allow this slurry coat to dry for 4 – 6 hours before applying the adhesive.
- Grout: Use TAL WALL & FLOOR GROUT mixed 20kg with 6 liters of TAL BOND (replacing the water in the mix) for filling tile joints up to 8mm wide. Colour to match tiles and a sample to be approved by the Architect prior to commencement.
- Tiles setting out to be confirmed with the architect prior to installation of tiles. Tiling to continue behind all loose fittings i.e., Cupboards, Sanitary fittings & etc. Remaining parts of un-tiled walls to be painted white to paint spec. All Dimensions to be checked on site prior to construction of counter top, cupboards & support brackets positions.
- Floor tile & skirting grouting: colour: dove grey

- **Soft movement joints**

- Existing movement joints to be inspected, removed and replaced with the following specification.
- Soft movement joints to be in both directions at maximum 3-meter centres; and at least 5mm wide and extend through the adhesive and tile layers. Where practical, the bulk of the depth of the movement joint to be filled with TAL SEALMASTER CORD.
- Seal the joint using TAL GOLDSTAR SEALMASTER 1000 polyurethane joint sealant in accordance with the manufacturer's instructions. It is important that the joint sealant bonds only to the sides of the movement joint (edges of tiles).
- Joints are not indicated on drawings, but must be allowed for; however, all joints will be discussed, agreed and set out on site with the relevant sub-contractor on site.

15.1.3. Skirtings:

- **Porcelain tile skirting**

Where: Foyer, Circulation, Reception, Kitchen, Network room and Bathrooms

- Remove all existing skirtings and make good sub-surfaces.
- Tile specification, adhesive and grouting to floor tile specification elsewhere.
- Floor tile cut from first grade porcelain tiles, full-bodied to 100mm high and fixed to wall with adhesive as per floor specification. Apply an appropriately sized straight edge aluminium trim as a capping piece to exposed edge of skirtings.

15.2. Internal Wall Finishes:

15.2.1. Wall tiles(for new work)

Ceramic tiles

- Where: Bathroom walls and Kitchen sink splash backs
- Performance notes: Glazed ceramic wall tiles (standard tiles minimum 200mm x 200mm module) to splash back wall area as per the dimensions and heights indicated on PHC Room.
- Layout Sheet drawings. External corners and tile edges neatly finished with straight edge aluminum trims to appropriate size.

15.2.2. Internal Window-sills:

- Internal plastered and painted windowsills to match surrounding plaster/paint

15.2.3. Painted Internally:

- Plaster specification elsewhere
- Paint specification as per Annexure and specification E/W in this document.

16. Ceilings

16.1. Suspended Ceilings:

Acoustic rated ceiling tiles in a metal grid system

- The existing 1200 x 600mm ceiling grid to be maintained as is and only replaced where the ceiling is damaged, or must be removed to fit services, or where colour has faded.
- All new aluminum T' must match the existing system
- New aluminium ceiling grid specifications
- Exposed T-grid, with regular/rebated edge* tiles laid on flanges of T-grid members and held in position with spring clip.
- Perimeter detail with shadow line W-profile metal trim.
- Ceiling Panels:
 - Use manufacturers range of acoustic rated tiles and grid systems e.g. 1200mm x 600mm mineral fibre tiles have good acoustic/sound absorption properties.
 - Suggested specification:

OWAcoustic Constellation Premium biologically absorbable mineral wool ceiling tiles, NRC - 0.80, CAC - 33dB, Fire classification A2-s1, d0, weight - 4.5 kg/m², size 1200 x 600 x 15mm or 1200x600mm with Square-edge and white painted finish, laid on fire rated OWAcoustic S3 exposed demountable Butt-cut T24 suspension system, comprising galvanised main tees and cross tees with main tees suspended by means of galvanised hangers at centres not exceeding 1200mm, and all installed to manufacturer's instructions.

16.2. Gypsum plasterboard ceiling

- Existing damaged internal ceilings and external soffits: Depending on the size and nature of damaged ceiling, cut and remove a square area slightly larger of the damaged plasterboard. Cut, fit and smooth skim this opening with new board. Ensure that board can be screwed to the ceiling brandering. All according to specifications matching below.
- Do the same for cornice to match with existing.

Plasterboard ceiling with painted finish (for new bulkheads)

Concealed grid, with taper edge plasterboard to allow joints to be taped and skimmed with gypsum plaster. Perimeter detail with shadow line W-profile metal trim.

1x RhinoBoard® 9 mm (locally manufactured, ISO 9001 & 14001 certification, recycled paper content, Greentag Level B) fixed to Gypframe® UltraSTEEL® Brandering spaced at 400 mm centres clipped onto Gyproc Suspension Brackets and fixed to tie beam/joist using one line of 2 Gyproc Grabber Screw 32 mm. Maximum joist/tie beam spacing is 1200 mm. Branders are joined using brander joiners. Fixed using Gyproc Sharp-point Screws 25 mm at maximum 150 mm centres. Gypframe® UltraSTEEL® Brandering suspended using Gyproc Suspension Bracket at 1200 mm centres. Apply Gyproc RhinoTape® to all joints and internal corners. Install Gypframe® Corner Bead to all external corners. Cover Gyproc RhinoTape® with 1 layer of Gyproc RhinoLite® Multipurpose/ RhinoLite® Natural Plus®/ RhinoLite® CreteStone® (locally manufactured, Greentag Level B). Wall Angle – Fix Gyproc Rhino Cove Cornice™ 75 mm. Install 135 mm thick flexible, non-combustible, lightweight Aerolite insulation material between the roof trusses and over brandering/purlins in a completed roof and ceiling system. Install in accordance with the manufacturers detail and specification.

17. Joinery

- Remove existing Joinery. To be replaced with new.
- Joinery to be bespoke manufactured by specialist and shop drawings to be approved by Architect prior to manufacturing.
- Refer to joinery schedule elsewhere.
- Joinery to be manufactured from the following components and specifications:
 - Carcass, visible panels, doors, and drawers:
16mm, white, melamine-faced particle-board (Melawood) and moisture-resistant boards for kitchens and bathrooms etc.
PG Bison Melawood 16mm Board - Colour: Super white in peen finish.

- Backing:

To be solid timber (preferable 16mm MDF boards) which provide additional support and strength. Colour to match.

- Edging:

To Doors: all exposed edges to have 2mm impact edging.

To Carcass edging: 1mm, white, ABS high impact edging.

Counter tops: corners to be rounded to prevent injuries.

Colour to match counter/worktop. Exposed corners to be rounded.

Edging specification matching ABS or PVC or 2mm edging. Use PUR glue. Formaldehyde specifications for Particleboard: CLASS E2 < 30mg/100g all done with a matching edging.

- Drawer Runners:

Commercial grade, soft close ball bearing runners.

Blum, Grass or Roco CABX or proven equivalent drawer runner, colour white, in lengths to suite the drawer depth. Installed according to manufacturer's specification.

- Cupboard Door Hinges:

Indaux Mesuco, Grass or Roco CABX or proven equivalent slide on hinge with mounting plate 110° all metal hinges. Installed according to manufacturer's specification.

1.5pr hinges; lock [master key]; door stop.

More hinges to be allowed for larger doors

- Cupboard Handle:

100mm Brushed nickel handle required which is securely fitted, easy cleanable. (no stainless steel).

Door handles to be fitted vertically. Drawers to be fitted horizontally.

Suggested specification:

Raiel 96mm brushed nickel rounded handle (for all doors)

- Drawer lockset:

Roco or proven equivalent drawer lock - RVLC1737NP nickel drawer lock 19 x 22mm. Installed according to manufacturer's specification.

- Cupboard door lockset:

Hafele square body lock (#232.26.600) with a Master key system, installed according to manufacturer's specification.

- Counter support:

Raiel steel leg - 1100x60mmØ matt chrome – RKL227 installed according to manufacturer's specification.

- Shelf support:

Blum, Grass or Roco CABX or proven equivalent shelf support with steel pin - RM26C – Clear Ø 4.8mm. Installed according to manufacturer's specification.

- Fixings to walls:

Fixings to manufacturer's details and specifications, however, it must be structurally sound to prevent wall mounted cupboards to break out easily from the walls. All fixings to be concealed.

- Plinths / Skirting/ Kick-Plate

All plinths to be at a height of 100mm. Must be solid wood and must be watertight. 2mm aluminium lining as per offices; adjustable PVC feet with clip on skirting with 2mm aluminium lining to kitchen cupboards.

Note: clinical wet areas require coved vinyl skirtings with marine plywood backing boards - see PHC floor finish matrix.

- Top 1: High Pressure Laminate:

Where: Kitchen worktop

PG Bison or proven equivalent 32mm thick Formica LifeSeal Worktops – Colour (refer to table below) with 3mm radius on exposed edge, manufactured in accordance with SANS ISO 4586:1995 and, constructed using 600mm wide boards in accordance with the drawings.

Colours: TBC and approved by Architect

Other:

- Top 2: Re-Engineered Stone Material

For Reception desk and other public used joinery

20mm Eezi Quartz or Ceaser Stone. Colour: TBC

18. Fixtures, Furniture and Equipment

18.1. Loose Furniture

- New loose furniture to be supplied by the Client from existing storage, but to be assembled and placed in correct position as indicated on the Architectural layout drawing and detail Joinery Schedule,

18.2. White board:

- Parrot or proven equivalent. Budgetary allowance
White enamel steel magnetic writing board, size 1 800 x 1 200mm high, complete with natural anodized aluminum surrounds, magnetic indicators, etc plugged and fixed to wall. Refer to Architectural drawings and Data sheets.

18.3. Artwork

- A budget of R50 000 to be allowed for Artwork, which will be identified and confirmed at a later stage.

18.4. Refuse Bins:

- Not included in this contract. Client to supply.

18.5. Excluded

- Drinking fountains and water dispensers

19. Signage

- New directional- and door signage: Specifications to be provided during construction.
- Fire and Emergency Signage: To Fire Engineer's details and specifications.

20. External finishes

20.1. On-street parking area

- Apply for wayleaves from the Local Authority to ensure that there are no services to be affected or damaged prior to work commencing.
- Remove all trees (including roots) and surface paving for the area as indicated on Architectural drawings.
- Excavate all soil to sub-base level.
- Fill with 300mm G7 sub-base and compact to 90% Mod AASHTO to correct level and falls towards the road.
- Re-pave with De Hoop Red Modular 73mm thick pavers in single row of Stack bond (to demarcate parking bays) and Herringbone infill; laid on 50mm sand layer

20.2. Artificial Grass

- 25mm artificial grass to be installed by a Design & Supply specialist sub-contractor. Grass type and quality to be approved by the Architect prior to installation.
- Prepare ground surface to levels and falls as indicated on Architectural drawings. Remove- and/or spread ground where required. Lay charcoal cobble edging all around Compact earth ready to receive sub-base layer.
- Lay, spread and compact 50-100mm crusher dust base ready to receive the artificial grass.

20.3. Wall finishes:

- Inspect, repair and make good all surface cracks in external wall plaster
- Refer all potential structural cracks to the Engineer for further instructions
- Paint all repaired surfaces to paint specifications.
- Refer to Annexure (Paint Specification)

20.4. Roof finish

- TBC. Refer to roof repair Report annexed.

21. Paint

- Internal and External: All new and existing plaster, frames, doors window frames, facias and bargeboards to be repaired, prepared and repainted according to specifications.
- All new work to receive the full specification, including preparation and primer.
- All visible damp to external walls to be repaired by a waterproofing specialist. Damaged surfaces caused by water ingress source identifies, repaired and made good, before painting.
- Refer to Plascon Paint Specification or proven equivalent as Annexed.
- Note that the Plascon Paint specification can be replaced with a similar and approved paint section, which must be guaranteed for 10 years .
- Paint Colours: Standard PGWCH Colour chart – to be confirmed.

SPEC NO	SUBSTRATE	SPECIFICATION TYPE	PRODUCT	FINISH	LIFE EXPECTANCY	LOCATIONS	BUILDING ELEMENTS
1	Galvanised Steel	New Work	Velvaglo Water Based (VLW/TVW) / SteelTect 1300 WB (EMS18) / Professional All Purpose Undercoat (PU800)	Smooth/Water Based	C1: 10 years	External & Internal Galvanized steel	Gates Doorframes Burglarbars
2	Gypsum Plaster Board	New Work	Professional Hygiene Low Sheen (PHL/THL) / Professional Gypsum & Plaster Primer (PP700)	Smooth/Water Based	Mild: 7 years	Internal Plasterboard Drywalling & Ceilings - Sterile requirements	Drywalling Ceilings
3	Gypsum Plaster Board	New Work	Kitchens & Bathrooms (KBM/TKM) / Professional Gypsum & Plaster Primer (PP700)	Smooth/Water Based	Mild: 15 years	Internal Plasterboard Ceilings - Bathrooms	Ceilings
4	Gypsum Plaster Board	New Work	Professional All Purpose Matt (PEM 800/TDA) / Professional Gypsum & Plaster Primer (PP700)	Smooth/Water Based	Mild: 3 years	Internal Plasterboard Ceilings - General areas	Ceilings
5	Gypsum Plaster Board	New Work	Double Velvet (VEL/TDV) / Professional Gypsum & Plaster Primer (PP700)	Smooth/Water Based	Mild: 10 years	Internal Plasterboard Drywalling - General areas	Drywalling
6	Cement Plaster	New Work	Double Velvet (VEL/TDV) / Professional Gypsum & Plaster Primer (PP700)	Smooth/Water Based	Mild: 10 years	Internal Cement plaster & Concrete - General areas	Walls
7	Cement Plaster	New Work	Wall & All (WAA/TWA) / Professional Gypsum & Plaster Primer (PP700) / Professional Bridging Compound (PWC520)	Smooth/Water Based	Mild: 12 years	External Cement plaster & Concrete	Bargeboards Walls Fascia boards Columns Beams
8	Wood	New Work	Velvaglo Water Based (VLW/TVW) / Wood Primer (UC2)	Smooth/Water Based	Mild: 10 years	External & Internal Timber - To be painted	Doors
9	Concrete	New Work	Professional All Purpose Matt (PEM 800/TDA) / Professional Gypsum & Plaster Primer (PP700)	Smooth/Water Based	Mild: 2 years	External Concrete	Soffits
10	Cement Plaster	New Work	Professional Hygiene Low Sheen (PHL/THL) / Professional Gypsum & Plaster Primer (PP700)	Smooth/Water Based	Mild: 10 years	Internal Cement plaster & Concrete - Sterile requirements	Walls

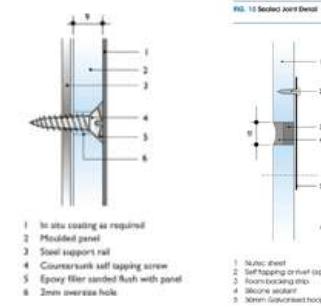
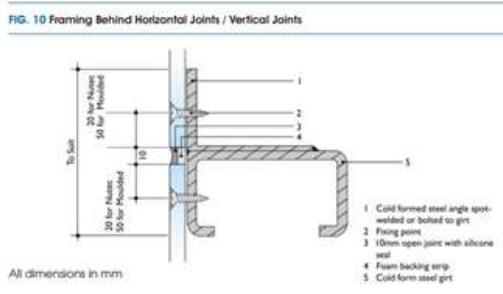
- General surface preparation (Plaster)
 - Ensure that surfaces are dry, sound and clean.
 - Concrete must cure for minimum 28 days and cement plaster 14 days before painting.
 - Remove any hollow and soft/underbound plaster and replaster.
 - Remove dirt and loose particles.

- Remove any oil, grease and other contaminants with Degreaser (GR 1) working it well into affected areas with bristle broom or brush. Leave for 20 minutes to react, then rinse thoroughly with fresh water to remove all traces of the Degreaser using high pressure water jet or scrubbing with brush or broom. Allow to dry completely.
- Remove fungi and algae by scrubbing with a solution of household bleach (3,5 % sodium hypochlorite) - 1 part bleach to 2 parts water by volume. Leave for 1 hour, then brush off with a bristle brush. Rinse thoroughly with tap water to remove all traces of bleach and allow to dry.
- Fill cracks and other surface defects with the appropriate Polycell filler - refer Surface Preparation, Crack Repair.
- Moisture content measured with a Doser Hygrometer (or equivalent) must not exceed the following limits before painting:
 - o concrete, off-shutter, pre-cast : B4 scale - 5 %
 - o cement plaster, brickwork, fibre-cement : B2 scale - 8 %
- Surface preparation (Wood)
 - Ensure that surfaces are clean, dry and sound.
 - Moisture content measured with a Doser Hygrometer B 2 scale A1-A5 (or equivalent), depending on the wood type, must be <14 % before painting.
 - Sand wood to a smooth finish with 150 - 220 grit paper in the direction of the grain (depending on the smoothness required). Sharp edges must be rounded off. Dust off.
 - Fill holes and other surface defects with Polyfilla working off smoothly while wet. Allow 6-8 hours to dry, then sand to a smooth finish. Dust off.
 - Wash knots and resinous areas with Plascon Lacquer Thinner (ILS 1). Apply approved Knot Sealer) to all knots and resinous areas. Allow 1 hour to dry.

22. Steel & Metal work

22.1. New purpose made FC cladding steel frame and at Fire Stair.

- The purpose of these FC cladded structure is to achieve a fire rating of 30min's and to avoid any potential fire from reaching the escape route.
- Smooth 12mm medium density fibre-cement boards, screwed to mild steel sub-frame at 600mm centers and bolted to existing steel staircase. Screws to be 35 x 5,5mm counter sunk self tapping galvanized screws, and filled with an approved filling product.
- Board joints to be min.5mm expressed and are to fall on GMS frame and sealed. Front and back sheets are to 'jump' to avoid joints aligning and sealed with an approved 30minute fire resistant silicone e.g. Sikasil®-670 . Joints can be left and not be closed with jointing tape etc.
- All steel components to Structural Engineer's drawings and specifications.
- The finished structure to be checked and adjusted to ensure that there is no bowing or distortion.
- Boards to be painted to specification. Colour tbc.



22.2. External Handrail to ramps and stairs

Refer to Architects drawings and details for various scenarios.

- Handrails to be 40mm Stainless Steel diameter, welded to 10mm round stainless steel bars, with square bend and chemical anchored to walls, concrete, etc. to allow a min. 60mm gap between wall face and inner handrail.
- All to comply with SANS 10400 – Part S and T.

22.3. Shelving

Shelving to be a 'design & supply' item.

Shelving to be free standing and not hung from drywalls

Product requirements:

- The product offered shall be similar or equal to the product illustrated above in cream or grey colour.
- Design: Sturdy, heavy duty free standing units are required. Bidder to state the type of shelving unit offered and how the design of the unit offered shall ensure durability.
- Dimensions: Each bay / unit should be ± 2150 mm high, 915mm wide, 380mm deep. Bidder to state the dimensions of the product offered.
- Material: The units shall be made of pre-galvanized mild steel with a minimum thickness of 0.8mm. Bidder to state the type and thickness of material used to manufacture the product offered.
- Coating: The unit shall be powder or epoxy coated. Bidder to specify the type of coating on the product offered.
- Colour: The units offered shall be a cream or grey colour. Bidder to state colour of product offered.
- Sides and backs: Each unit shall have solid cladding all around the sides and backs. Some units can be bolted together to ensure that this requirement is met.
- Shelf strength: Each shelf should be able to carry the weight of records of at least 160kg. Bidder to submit a written guarantee that shelves shall have the capacity to carry 160kg.
- Position of shelves: It shall be possible to accommodate an A4 lever arch file between the shelves. Therefore the height between the bottom and top shelves shall be at least 380mm. Bidder to specify the height between top and bottom shelves.
- Bookends: Each 900 unit shall be supplied with 2 'bookends' for support.
- Durability: To ensure durability the product offered shall be manufactured from high quality material and components and only good workmanship shall be accepted.
- Guarantee: At least 1 year required - Bidders to state the guarantee period on the product offered.
- Reference: Bidder to list at least three institutions within the Western Cape where the product offered is installed for evaluation purposes. Contact name and details at these institutions to be provided.

- The bidder shall submit illustrative brochures with this quote which can be used to verify compliance. Failure to submit the brochures shall lead to offer not being adjudicated.
- If the product is not known to the Architect, he has the right to request a sample of the product offered. Therefore a demo unit shall be readily available and delivered within 3 working days at bidder's own cost to the institution for further evaluation purposes when requested.
- Only items with high quality in terms of workmanship shall be accepted.

Suggested specification:

"Shelco" or other equal approved (WCGHW approved standards for shelving)

± 915mm wide x 380mm deep mm module with max storage height 2150mm high, with highest shelf @1700mm offl.

Kick plate secured at bottom of shelving. Units should be secured against wall at least 2 point to prevent accidental collapse.

Or

Krost Boltless Shelving (steel decking) to be adjusted every 37.5 mm, allowing the user to tailor the unit to load size. Krost boltless shelving can also be decked with either chipboard, plywood, or steel decking.

23. Structural & Civil Engineer

Refer to Structural drawings and specifications

There will be no Civil Engineer on this Project and all aspects to be referred to on the Architectural Drawings.

24. Electrical & Electronic

Remedial and new work. Refer to Electrical Engineer's drawings and specifications. The electrical and electronic designs must comply with SANS 10142, and all other latest editions of the relevant SANS guidelines and design guidelines set out by the WCGI. The Engineer's scope includes (inter alia):

General:

- All existing medical fittings, lights and/or other equipment need to be removed and fixings marks and holes to be made good.
- All surface mounted power skirting, conduits, cables and other electrical cabling to be removed and cables made safe.
- All blank electrical draw boxes and covers to be made safe and filled with plaster, to match surrounding finishes.
- External: Remove all surface conduits, ducts, etc. where possible; make good to match existing wall finishes.

Electrical

- General installation: Supply, installation and commissioning of complete installation including DB, UPS in (Server Room), batteries, cable runs (in specified trunking), lights, switches, sockets, Internal and external lighting.

Electronic

- Intruder alarm system, incl. Sensors, panic button, siren and light, wiring and control panels. Control to be fitted in the Security building
- Access Control card reader at all access points into the building, server room and security building.
- No data network (Wi-Fi access points and network points). Wireways only.
- Fire services (in collaboration with the Fire Engineer)
- Smoke detection and Fire Alarm system (if applicable)

Although the Engineer's designs and specifications take preference to Architectural drawings and specifications, discrepancies must be reported to the Architect asap.

25. Mechanical (HVAC)

- All internal AC Units and internal ducting, louvres, vents, extractors, etc. to be removed to Eng's specifications
- New VRV AC system to be supplied and installed to Engineer's specification and design.

26. Fire protection

Refer to Fire Engineer's drawings and specifications. The Engineer's duties, designs and specifications are to comply with the relevant SANS 10400: Parts T; and PGWC DPW's Norms and standards. Fire Detection installations must comply with SANS 322 and SANS 10139. All emergency evacuation systems must comply with SANS 60849.

The Engineer's scope includes (inter alia):

- Preparing a rational fire design for approval by the Local Authority (Fire Department if applicable), including all statutory emergency signage.
- The Engineer's design is incorporated with the Architectural drawings and specifications, including DCP, FHR and Hydrant positions. However, the detailed specifications to be included in the Engineer's documentation.
- Design and Specification of smoke detector layout and system.
- All existing Emergency signage, FHRs and DCPs are to be removed, serviced and re-installed after finishing. Replace only if necessary and to be compliant.

27. Wet Services Engineer

There will be no Civil Engineer on this Project

All structural components to be signed off by a competent Engineer (by supplier or sub-contractor)

28. Annexures

Annexure A:	Paint specification (Plascon)
Annexure B:	Sanitaryware specification, including sanitary ware, taps and other (Lixil)
Annexure C:	Sanitary Accessory specification (Franke)
Annexure D:	Door Ironmongery specification (Dormakaba)
Annexure F:	Conditions Assessment
Annexure G:	Waterproofing Specialist Report

End of Specification



FAIRWAY TERRACES - REFURBISHMENT

VERSION 1

KP019826

PAROW, CAPE TOWN, WESTERN CAPE

17 JUNE 2025

Date: 17 June 2025

Fairway Terraces - Refurbishment
23 Fairway Close
Parow, Cape Town, Western Cape

Attention: Derek Kock

Derek Kock and Associates Architects
38 Bloemhof Street, Oakdale, Bellville

Telephone Number: 021 910 2489
Cellular Number: 0219102489
E-mail Address: derek@dkarch.co.za

Dear Derek Kock

RE: FAIRWAY TERRACES - REFURBISHMENT

With reference to our visit and assessment of the abovementioned project, we would like to offer the following recommendations for your consideration.

GENERAL

IMPORTANT

Substrate condition and Moisture content:

Ensure surfaces are clean, dry and sound. Moisture content on cement plaster must not exceed 8% when measured on a Doser Hygrometer BD2 scale (or equivalent) and on concrete, not more than 5% using a BD4 scale. It's the contractor's responsibility to adhere to this requirement.

Boundary and earth retaining walls:

Are erected without DPC resulting in lateral or rising damp which could adversely affect coatings and substrates. Common problems associated with damp include - but not limited to - staining, discolouration, efflorescence, blistering, peeling, deteriorating paint and negative impact on the structural integrity of the substrate. Such walls must be treated as maintenance items and are not guaranteed.

Sealing of Window and Door frames:

Ensure window and door frames are sealed with a paintable polyurethane sealant to prevent moisture ingress.

Horizontal and Sloping surfaces:

Tops of boundary, free standing and parapet walls, under chimneys, landings, reveals, window sills must be waterproofed with Plascon Waterproofing Compound. Refer specification.

Bright and Ultra deep colours:

These colours might require more than two coats to achieve complete obliteration of the substrate. We recommend that a base coat be tinted and applied to the corresponding colour of the topcoat. This will reduce the number of coats required to achieve complete obliteration. This is especially important for pricing purposes. It is imperative to use Plascon Professional Plaster Primer - PP950 (Alkali Burn Resistance Primer) in place of other plaster primers as pH levels may be exceptionally high on new or hairline cracked plaster.

Colour change in Bright and Ultra-deep colours:

Colour change, chalking and fading is a natural occurrence. Colours falling in this spectrum tends to change and fade quicker than pastel and medium colours. This however will not affect substrate protection. Grey Scales are used for assessing colour change during colour fastness testing. Please consider this when selecting external colours.

Application information:

Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

Specification deviations:

Any deviation from the specification document must be discussed with the client, a Kansai Plascon representative and requested in writing. A project guarantee will not be issued if this condition is not met.

Surface preparation and application:

Plascon is not responsible for the surface preparation and application of our products. The onus is on the applicator to ensure that the surface is dry, clean, sound and free from latent defects before commencing with paintwork.

Fixtures: Balustrades, Light fittings, Aerials, Chimney Cowl, Conduit screws, etc.

Ensure all anchoring bolts and/or screws are sealed with a paintable polyurethane sealant to prevent moisture ingress. This will prevent paint related issues.

Provisional repairs and quantities:

The items must be listed separately, including a rate per meter. The client must be informed in writing should the repairs exceed the quantities provided. Items to include but are not limited to, plaster repairs, crack repairs, spalling, sealing of window/door frames, expansion & v joints, contingency amount etc.

Overcoating crack repairs:

Hack off broken, damaged and dissimilar plaster filler and repair to new. Emulate the existing surface profile as closely as possible to ensure the repaired areas blend in. Overcoat repaired areas with two coats of Plascon Professional Waterproofing Compound (PWC520). Whilst wet draw a water wet brush over the surface to smooth off and feather the edges to ensure the repaired areas blend in with the existing coatings.

Waterproofing inspection:

All waterproofing and causes of moisture ingress must be established and cured by a reputable waterproofing specialist. Consult a reputable waterproofing firm to perform a visual inspection and suggest a remedial procedure before commencing with the project.

Balconies:

The waterproofing under tiles must be inspected and repaired before commencing with paintwork. Replace broken tiles and grout. Consult a waterproofing firm to perform a visual inspection and to suggest a remedial procedure. If painting proceeds without identifying the root cause for the moisture ingress, then the concrete element must be treated as a maintenance item and will not be guaranteed.

Weep holes / Water outlets:

Ensure weep holes and water outlets are free from dirt and debris to function correctly. This will prevent waterproofing and paint related issues.

Silicone, Stickers, Double sided tape, Glue, Adhesive etc:

Must be removed before commencing with paintwork. Ensure the surface is clean, dry and sound after cleaning.

Cement plaster and Face Brickwork:

Damaged, delaminating plaster and broken bricks must be repaired or replaced to new before commencing with paintwork.

Rust staining:

Rust stains can be removed with Evaporust Super Safe Rust Remover. It is environmentally safe and water based.

- There is a possibility that clean, bright colours might not cover in two coats. Another one or in extreme cases two coats might be required to achieve opacity. Alternatively, a similar colour (in a medium or dark base) can be used as the base colour and then overcoated with the recommended topcoat colour.
- To achieve full obliteration when using colours falling within the bright, clean colour spectrum, multi-coats will be necessary to achieve full obliteration, after the application of the plaster primer and the appropriate base coat where necessary. This should be taken into consideration when specifying and pricing within this parameter.
- **PLEASE NOTE:** When **YELLOW** top coats are selected for **NEW and REDEC WORK Application**, it is imperative to use Plascon Professional Plaster Primer - PP950 (Alkali Burn Resistance Primer) in place of other plaster primers as pH levels may be exceptionally high on new or hairline cracked plaster.
- Kansai Plascon reserves the right to amend the specification once site establishment has taken place should it be deemed necessary e.g. plaster severely cracked but paint has not. It is not always possible to accurately determine the condition of the substrate underneath the existing coating
- Uneven, inconsistent surface profiles will result in varying reflectance levels which will present as a patchy finish, even when matt coatings are used. We are using high build coatings to mask this effect
- Only the areas mentioned in the scope of works must be coated

- All the products mentioned in these specifications must be applied strictly in accordance with the relevant Product Data Sheets
- A site inspection must be carried out by a Plascon consultant prior to painting of the substrates to ensure that the scope of work is correct
- **A full coat of the specified Plascon primer must be applied to surfaces exhibiting excessive chalking and fading.**
- At the time of inspection there was no chalking evident, however should chalking be evident when painting commences a full coat of the specified primer is required.
- Should 50% or more of the surface area require patch priming, it is recommended for a full coat of the specified primer be applied.
- The waterproofing problems visible exceed the capabilities of our Plascon products and therefore we recommend that you contact a waterproofing specialist to assist you with your waterproofing issues.
- Once the waterproofing has been successfully carried out and the moisture levels of the substrates is below 8% when measured on a Doser Hygrometer BD2 scale (or equivalent), should painting commence.
- Please note that the attached specifications are valid for a **six month** period from date of issue.

PLEASE NOTE:

- a. The client/contractor must notify the Plascon Projects Department that the project has been awarded and when the project will start. Please fill in and fax the attached Project Action Sheet back to the Commercial Projects Division. Phone number: (011) 608 0790 and fax number: 086 688 0378.
- b. In order to facilitate the Plascon Guarantee, Plascon Preferred Applicators must be used on this project.

Please note that the attached specifications are valid for a six-month period from date of issue. Should the project not commence during this period it may be necessary to re-assess the project as further coating deterioration may have occurred and product upgrades may be necessary.

Colour change is how much colour the painted surface changes over time, compared to a standard Plascon colour reference. Using the Grey Scale ISO/SANS 105-A02:1993 (E), the degree of fading is measured by comparing the colour of the painted surface to the colour of a standard colour panel. The colour change is measured on a scale of 1 to 5, with 5 being the least amount of colour change. Using the Grey Scale, paint is guaranteed to have a colour change of no more than 4-5 within three years of painting, and no more than 3-4 within five years of painting. After five years, the colour change cannot be guaranteed.

i.e., In the Plascon Colour system bright and rich colours are vulnerable and more susceptible to fading in exterior applications due to ultraviolet, infrared, exposure and weathering. As a result, a Colour change of 3-4 can be expected within 3 years of painting. The Grey Scale Standard ISO/SANS 105-A02:1993 (E), is used locally (SANS) and internationally (ISO) to assess colour change.

Yours sincerely

RICARDO MAART
CONSULTANT

PLEASE NOTE

**THE PROJECT ACTION SHEET TOGETHER WITH A COPY OF YOUR QUOTE (ITEMISING THE PRODUCTS AND SURFACE PREPARATION THAT WAS TENDERED ON - PLEASE DELETE YOUR PRICING)
INCLUDED IN THIS DOCUMENT MUST BE RETURNED TO PLASCON COMMERCIAL SPECIFICATIONS DEPARTMENT FAX NO: 086 688 0378**

**PRIOR TO THE COMMENCEMENT OF THIS PROJECT
TO FACILITATE PLASCON'S FORMALITIES AND TIMEOUS SITE ATTENDANCE
IF THIS IS NOT ADHERED TO NO PROJECT GUARANTEE WILL BE ISSUED**

SPECIFICATIONS FOR

FAIRWAY TERRACES - REFURBISHMENT 23 FAIRWAY CLOSE PAROW, CAPE TOWN, WESTERN CAPE

CONTENTS

- Index/Scope of Work
- Contractors Quotation Requirements
- Project Action Sheet
- Specifications

DISCLAIMER

The recommendations contained herein are given in good faith and are meant to guide the specifier or the user. They are based on results gained from our tests and experiences and are believed to be reliable. No guarantee is implied by the recommendations contained herein since conditions of use, method of application and cleanliness of the substrate prior to painting are beyond our control. No part of this work may in any form or by any means be reproduced without the prior written permission NB: The specification should be read in conjunction with the product data sheet. Technology may change with time necessitating changes to this Technical Data Sheet (TDS). It is the responsibility of the user to ensure that the latest TDS is being used.

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INDEX/SCOPE OF WORK

SPEC NO	SUBSTRATE	SPECIFICATION TYPE	PRODUCT	FINISH	LIFE EXPECTANCY	LOCATIONS	BUILDING ELEMENTS
1 (New)	Cement Plaster	Previously Decorated	Professional Superior Low Sheen (PEM 1000/TLS) / Professional Gypsum & Plaster Primer (PP700) / Professional Bridging Compound (PWC520)	Smooth/WaterBased	Moderate: 6 years	Existing External Cementplaster	Walls
2 (New)	Wood	Previously Decorated	Velvaglo WaterBased (VLW/TVW) / Wood Primer (UC2) / Professional All Purpose Undercoat (PU800)	Smooth/WaterBased	Moderate: 8 years	Existing External & Internal Timber- To be painted	Doorframes Doors Trusses
3 (New)	Cement Plaster	Previously Decorated	Professional Superior Low Sheen (PEM 1000/TLS) / Professional WaterBased Gypsum Sealer (PGS1)	Smooth/WaterBased	Moderate: 10 years	Existing Internal Cementplaster & Concrete	Columns Walls
4 (New)	Wood	Previously Decorated	Woodcare WaterBased Interior Varnish (Gloss: X45-50 range/WUT 3000 tintbase SuedeX51/WUB 3000 tintbase) / Woodcare WaterBased Interior Varnish (Gloss: X45-50 range/WUT 3000 tintbase SuedeX51/WUB 3000 tintbase)	Smooth/WaterBased	Moderate: 3 years	Existing Internal Timber- To be varnished	Handrails
5 (New)	PVC	Previously Decorated	Professional Superior Low Sheen (PEM 1000/TLS) / Multi Surface Primer (WUP1)	Smooth/WaterBased	Moderate: 10 years	Existing Internal PVC	Conduits

AREAS TO BE EXCLUDED

All substrates not mentioned in this document

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Contractor quotation requirements for Guarantee Projects:

- a. Contractors to provide proof of registration with the Unemployment Insurance Fund (UIF) and Compensation for Occupational Injuries and Diseases Act (COID).
- b. Contractors must advise the client in writing, as to whether they will be using their own staff or sub-contractors on the project.
- c. The successful contractor will be required to supply a program of works prior to commencement.
- d. Allowance must be made for removal and replacement of screws on signage (excluding neon signs), where necessary.
- e. Please supply a total break down of the quotation price for the redecoration work as per Plascon's recommended specification numbers & substrate types (as per this document) for guarantee purposes.
- f. Quotations are to be valid for a three month period.

Project Action Sheet:

- a. To assist with prompt handover of projects we have partially prepared a "Project Action Sheet" for this project.
- b. Once a decision has been made to award the project to a painting contractor, we would appreciate you completing the items highlighted in red in sections 1-3 and attaching a copy of the successful contractor's quotation. This information can then be faxed to our offices:

To : Plascon South Africa (Pty) Ltd
Attention : Trade Projects Department
Facsimile Number: 086 688 0378
Email : trade.admin@kansaiplascon.co.za

- c. We will complete the outstanding information internally and ensure that the relevant Plascon people are advised to monitor the project and prepare the guarantee documentation.

Your assistance with the above is appreciated.

NB: PLEASE ATTACH COPY OF ACCEPTED QUOTATION!!!

SECTION 1			
Project Name	Fairway Terraces - Refurbishment		
Project Address	23 Fairway Close, Parow, Cape Town, Western Cape		
Architects		Contact Person & Contact Number	
Client	Derek Kock and Associates Architects	Contact Person & Contact Number	Derek Kock 0219102489
Corporate Client		Contact Person & Contact Number	
Developer		Contact Person & Contact Number	
Quantity Surveyor		Contact Person & Contact Number	
Clients Consultant		Contact Person & Contact Number	
SECTION 2			
Applicator		Contact Person & Contact Number	
Contractor's Consultant		Contact Number	
Estimated Start Date		Estimated Completion Date	
Estimated Contract Value		Estimated Paint Value	
SECTION 3			
<u>SURFACE AREAS TO BE PAINTED AND INSPECTED:</u>			
Does the scope of work remain the same as per specification document?: NO/YES			
(If the answer is no, please supply changes or areas that are to be excluded or included)			
N/A			
SECTION 4 - SUBSTRATES GUARANTEED			
COATING SYSTEMS - As per Plascon Specification Document Dated			17 June 2025
The following specifications will apply to the guarantee:			
SPEC NO:	SUBSTRATE	BUILDING ELEMENT	GUARANTEE PERIOD
SECTION 4 - SUBSTRATES GUARANTEED			
Quality Assurance (Contract value above R200 000,00)			
Product Guarantee			
Instructions/Paperwork:			
Contractors Rep			
Site Inspection Required			
Reference Area Required			
Colour Finishing Schedule Required			

SPECIFICATION SHEET NO. 1

APPLICABLE LOCATIONS:

EXISTING EXTERNAL CEMENT PLASTER :: WALLS

REPAINT:	Exterior
SUBSTRATE:	Cement Plaster
PAINT FINISH :	Professional Superior Low Sheen (Smooth Finish - Waterbased superior low sheen acrylic, durable, washable)
	PRODUCT CODE: PEM 1000
COLOUR :	White plus Plascon colour system and other fan decks
The Maintenance Cycle is a Guide but can vary due to micro-climate changes identified on the site which will effect the longevity of the coating system As per SANS 10305-1:2012 Edition 1.2, Section 4.1.3: Moderate <ul style="list-style-type: none"> • Semi-coastal areas (3-10KM Inland) • Non-Industrial • Average rainfall 	
ENVIRONMENT:	<ul style="list-style-type: none"> • Inland Areas (>More than 10KM from coast) • Urban or light industrial • Mild atmospheric pollution - not in close proximity to industrial plants or similar sources of significant pollution

Maintenance Cycle: 6 years

Plascon Coating System	Application Method	Spreading Rate (m ²)	WFT/ DFT µm (min & max)	Reducer/Cleaner	No. of Coats	Overcoating time, h @23°C	Technical Data Sheet No	TVOC g/litre
Full Primer: Professional Gypsum & Plaster Primer (PP700)	brush, roller or airless spray	@ 40 µm Theo: 8.80m ² /litre Prac: 5.10m ² /litre	WFT: 100/129 microns DFT: 35/45 microns	Mineral Turpentine	1	16 hours		423
ONLY EXTERIOR: <i>Window sills, ledges, parapets, plaster bands, protruding plaster detail, etc.</i> Professional Bridging Compound (PWC520)	brush or roller	@ 250 µm Theo: 2.00m ² /litre Prac: 1.50m ² /litre	WFT: 400-600 per coat DFT: 200-300 per coat	Water	3	4 hours		10
Topcoat: Professional Superior Low Sheen (PEM 1000/TLS)	brush, roller or airless spray	@ 30 µm Theo: 12.70m ² /litre Prac: 7.00m ² /litre	WFT: 66/92 microns DFT: 25/35 microns	Water	2	1 hour	5850	< 5 white & pastel tinted < 16 deep & transparent bases tinted

SURFACE PREPARATION:

- After a full site assessment has been conducted, select the appropriate surface preparation required from Surface Preparation clauses for remedial procedure.

APPLICATION:**Full Primer:**

- Apply one coat of Plascon Professional Gypsum & Plaster Primer (PP700) to achieve complete obliteration. Allow 16 hours to dry. (water based topcoat)

Intermediate Coats for Selected Substrates: 3 Coats only exterior Window sills, ledges, parapets, plaster bands, protruding plaster detail, etc.

- Apply three full coats of Plascon Professional Bridging Compound (PWC520) at a spreading rate of approximately 1.5m²/litre per coat. Allow 4 hours drying between coats. Stipples should be smoothed out while still wet using a water-wet brush.

Finishing Coats:

- Apply two coats of Plascon Professional Superior Low Sheen (PEM 1000/TLS) to achieve complete obliteration, allowing 1 hour drying between coats.

Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

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SURFACE PREPARATION:**Existing External Cement plaster::Walls****6 Fungal and algae growth: Sodium Hypochlorite Treatment - masonry, plaster, etc.**

Scrub the affected areas using a solution of household bleach (3, 5 % sodium hypochlorite solution) mixed 1 part bleach to 2 parts water, brush onto surface and allow 30 minutes to react. After 30 minutes or a marked colour change (lighter), brush clean using a hard bristle brush. Then rinse thoroughly with fresh water to remove all traces of bleach and allow drying.

SUBSTRATE: cement plaster

Existing External Cement plaster::Walls**7 Efflorescence - Treatment**

Light Efflorescence: Eliminate source of moisture. Deposits should be removed by dry brushing, then by wiping surface with between 5-20 % white vinegar solution depending on the severity. Allow to react for 10 minutes and rinse with tap water.

SUBSTRATE: cement plaster

Existing External Cement plaster::Walls**8 Hydroblasting - masonry, plaster, etc.**

Hydroblast substrate to remove loose/peeling paint, surface contaminants, friable materials. A rotating nozzle at 200-350 bar pressure should be used (pressure selected depends on substrate condition and paint adhesion). Polycell Polyfilla Masonry Patching Plaster (102003) can be used to repair areas where plaster has been removed. Allow to dry for 24 hours. Feather the edges of tightly adherent paint films.

SUBSTRATE: cement plaster

Existing External Cement plaster::Walls**14t Broken/damaged cement plaster & concrete areas (small areas) - masonry, plaster, etc.**

Open damaged area sufficiently to allow repair material to be adequately filled to achieve a mechanical bond. Clean away dust, grease, and grime from the surface.

Fill areas with Polycell Polyfilla Masonry Patching Plaster (102003), by using a putty knife or trowel. Smooth off whilst still wet. Allow it to dry for 24hours. Patch prime using Professional Gypsum & Plaster Primer (PP 700) and allow 16 hours drying at 23°C.
NB: Texture on repaired areas must be finished off to match the existing profile.

SUBSTRATE: cement plaster

Existing External Cement plaster::Walls

15dT fine crack repairs (0.08-3mm): Professional Bridging Compound (PWC520)

Ensure any dis-bonded or hollow sounding plaster is removed and repaired (refer SP 13).

Cracks exhibiting algae or fungal growth should be scrubbed with sodium hypochlorite solution (Bleach mixed 1 part bleach two parts water, brush onto surface and allow 30 minutes to react). Rinse well with clean water and allow it to dry. Before bridging the crack, apply one coat of Professional Gypsum & Plaster Primer (PP 700) to fine cracks and allow 16 hours drying at 23 °C before overcoating.

Brush Professional Bridging Compound (PWC 520) thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller maybe used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush). The use of this product may result in textured or stippled finishes. Final finish and texture depend on applicator skills, tools and techniques used.

CRAZED CRACKING:

A second diluted coat will be required after a drying time of two hours to fill and bridge these cracks.

SUBSTRATE: cement plaster

Existing External Cement plaster::Walls

16 Existing expansion joints: Sikaflex Pro 3WF

Remove all the old and defective sealant and clean the sides of joints back to sound concrete or plaster.

Insert relevant size backing rod/cord if the depth is greater than 10 mm. Apply Sikaflex Pro 3 range by cartridge sealant gun into the void and tool firmly against the joint side to promote adhesion. Smooth off while still wet.

Allow a minimum of one week to cure before painting over the sealant.

SUBSTRATE: cement plaster

Existing External Cement plaster::Walls

19 Defects (holes and voids): Polycell Polyfilla Mendall 90 (801601) (<4mm)

Make good defects using Polycell Polyfilla Mendall 90 (801601). Smooth off while wet. Allow 8 hours to dry before sanding it smooth with 120-220 grit sandpaper depending on finish required.

SUBSTRATE: cement plaster

Existing External Cement plaster::Walls

21 Sellotape test for cleanliness (chalky and contaminated substrates)

Cut a 10-15 cm strip of broad Sellotape (+ 50 mm) and using your thumb, press it down firmly onto the dry surface.

Rip the tape off the surface and immediately stick it down on a sheet of clean, white paper.

Check the tape for any discolouration/chalky deposit and if found to be present, the entire cleaning procedure must be repeated.

Contaminant free tape must be evident prior to the application of the coating system.

SUBSTRATE: cement plaster

Existing External Cement plaster::Walls

15LT dormant large plaster cracks (4-10mm) - masonry patching plaster

Open large plaster cracks using an angle grinder in an inverted V-shape to > 4 mm wide and deep. Remove dust and debris. If the depth is greater than 10 mm a backing rod/cord should be inserted.

Using a spatula, tool in the Polycell Polyfilla Masonry Patching Plaster (102003) firmly into the crack, imitating the existing plaster finish as closely as possible. Allow it to dry for 24 hours.

Patch prime with Professional Gypsum & Plaster Primer (PP700) and allow 16 hours to dry.

Bridge repaired areas with one coat of Professional Bridging Compound (PWC 520) applied at a WFT thickness of 400 µm. Whilst wet taper the edges to zero using a paintbrush wetted with clean, fresh water.

SUBSTRATE: cement plaster

SPECIFICATION SHEET NO. 2

APPLICABLE LOCATIONS:

EXISTING EXTERNAL & INTERNAL TIMBER - TO BE PAINTED :: DOOR FRAMES, DOORS, TRUSSES

REPAINT:	Exterior
SUBSTRATE:	Wood
PAINT FINISH :	Velvaglo Water Based (Premium Quality Satin Finish Non Drip Waterbased Enamel)
	PRODUCT CODE: VLW
COLOUR :	White plus Plascon colour system and other fan decks
<p>The Maintenance Cycle is a Guide but can vary due to micro-climate changes identified on the site which will effect the longevity of the coating system</p> <p>As per SANS 10305-1:2012 Edition 1.2, Section 4.1.3: Moderate</p> <ul style="list-style-type: none"> • Semi-coastal areas (3-10KM Inland) • Non-Industrial • Average rainfall 	
ENVIRONMENT:	<ul style="list-style-type: none"> • Inland Areas (>More than 10KM from coast) • Urban or light industrial • Mild atmospheric pollution - not in close proximity to industrial plants or similar sources of significant pollution

Maintenance Cycle: 8 years

Plascon Coating System	Application Method	Spreading Rate (m ²)	WFT/ DFT µm (min & max)	Reducer/Cleaner	No. of Coats	Overcoating time, h @23°C	Technical Data Sheet No	TVOG g/litre
Spot Primer: Wood Primer (UC2)	brush, roller or airless spray	@ 30 µm Theo: 15.00m ² /litre Prac: 8.30m ² /litre	WFT: 56/78 microns DFT: 25/35 microns	Performance Coating Thinner 5110	1	16 hours		422
Undercoat: Professional All Purpose Undercoat (PU800)	brush, roller or airless spray	@ 30 µm Theo: 14.30m ² /litre Prac: 7.90m ² /litre	WFT: 58-93 DFT: 25-40	Mineral Turps (AZH1)	1	16 hours		300
Topcoat: Velvaglo Water Based (VLW/TVW)	brush, roller or airless spray	@ 30 µm Theo: 9.70m ² /litre Prac: 5.50m ² /litre	WFT: 88/118 microns DFT: 30/40 microns	Water	2	4 hours	8166	46-50 white, pastel tinted <53-60 deep & transparent bases tinted

SURFACE PREPARATION:

- After a full site assessment has been conducted, select the appropriate surface preparation required from Surface Preparation clauses for remedial procedure.

APPLICATION: Spot Primer

- Spot prime bare and repaired areas with Plascon Wood Primer (UC2). Allow 16 hours to dry. (water based topcoat)

Undercoat

- Apply one coat of Plascon Professional All Purpose Undercoat (PU800) to achieve a continuous film. Allow 16 hours to dry.

Finishing Coats

- Apply two full coats of Plascon Waterbased Velvaglo (VLW/TVW) to achieve complete obliteration, allowing 4 hours drying between coats.

NB: if white is used, three coats might be necessary to achieve obliteration.

Please Note:

Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

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SURFACE PREPARATION:

Existing External & Internal Timber - To be painted::Door frames & Doors & Trusses

202 Holes and defects - interior and exterior - wood

Fill holes and defects using Polycell Polyfilla Mendall 90 (801601) working off smoothly while wet. Allow 8 hours to dry. Sand to a smooth finish. (Solid Colour Finish).

For clear varnish finish, mix sawdust from sanded wood and varnish to a stiff paste for filling. Allow 16 hours drying.

SUBSTRATE: wood

Existing External & Internal Timber - To be painted::Door frames & Doors & Trusses

205 Providing a 'key' to old paint: Polycell Sugar Soap and sanding - wood

Wash surface with Polycell Sugar Soap solution - 500 g Polycell Sugar Soap Powder (501703) dissolved in 5 litres water to remove surface contaminants. Rinse thoroughly with fresh water and allow drying. Sand paint to a matt finish using 120 grit paper, finishing with 220 grit paper. Dust off.

SUBSTRATE: wood

Existing External & Internal Timber - To be painted::Door frames & Doors & Trusses

207 General - wood

Ensure surfaces are clean, sound and dry.

To determine the moisture content, use a Doser Hygrometer scale A1-A5 (or equivalent) depending on generic wood type. Measurements should be <14 % before painting. Sand wood with 120 grit paper and finish off with 220 grit paper in the direction of the grain. Dust off.

SUBSTRATE: wood

SPECIFICATION SHEET NO. 3**APPLICABLE LOCATIONS:**

EXISTING INTERNAL CEMENT PLASTER & CONCRETE :: COLUMNS, WALLS

REPAINT:	Interior
SUBSTRATE:	Cement Plaster
PAINT FINISH :	Professional Superior Low Sheen (Smooth Finish - Waterbased superior low sheen acrylic, durable, washable)
	PRODUCT CODE: PEM 1000
COLOUR :	White plus Plascon colour system and other fan decks
	The Maintenance Cycle is a Guide but can vary due to micro-climate changes identified on the site which will effect the longevity of the coating system As per SANS 10305-1:2012 Edition 1.2, Section 4.1.3: Moderate
	<ul style="list-style-type: none"> • Dry well-ventilated environments, i.e. Domestic, Commercial and Light Industrial buildings
ENVIRONMENT:	<ul style="list-style-type: none"> • Possibly more frequent moderate condensation • Moderate soiling, abrasion or handling of surfaces

Maintenance Cycle: 10 years

Plascon Coating System	Application Method	Spreading Rate (m ²)	WFT/ DFT µm (min & max)	Reducer/Cleaner	No. of Coats	Overcoating time, h @23°C	Technical Data Sheet No	TVOC g/litre
Spot Primer: Professional Water Based Gypsum Sealer (PGS1)	brush, roller or airless spray	@ 30 µm Theo: 7.00m ² /litre Prac: 3.90m ² /litre	WFT: 119/167 microns DFT: 25/35 microns	Water	1	1 hour		65
Topcoat: Professional Superior Low Sheen (PEM 1000/TLS)	brush, roller or airless spray	@ 30 µm Theo: 12.70m ² /litre Prac: 7.00m ² /litre	WFT: 66/92 microns DFT: 25/35 microns	Water	2	1 hour	5849	<5 white & pastel tinted <16 deep & transparent bases tinted

NB:

- Professional Waterbased Gypsum Sealer (PGS 1) should not be used in damp areas or on highly alkaline surfaces.

SURFACE PREPARATION:

- After a full site assessment has been conducted, select the appropriate surface preparation required from Surface Preparation clauses for remedial procedure.

APPLICATION:**Spot Primer:**

- Spot prime bare and repaired areas with Plascon Professional Water Based Gypsum Sealer (PGS1). Allow 1 hour to dry. (water based topcoat)

Finishing Coats:

- Apply two coats of Plascon Professional Superior Low Sheen (PEM 1000/TLS) to achieve complete obliteration, allowing 1 hour drying between coats.

Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

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SURFACE PREPARATION:**Existing Internal Cement plaster & Concrete::Columns & Walls****1 Sugar soap cleaning - masonry, plaster, etc.**

Remove surface contaminants using Polycell Sugar Soap solution - 500g Polycell Sugar Soap Powder (501703) dissolved in 5 liters of water. For stubborn contaminants use hot water in the above mix (Sugar Soap Powder) and a medium bristle broom or bristle scrubbing brush. Rinse with tap water to remove all traces of sugar soap and allow drying.

SUBSTRATE: cement plaster

Existing Internal Cement plaster & Concrete::Columns & Walls**6 Fungal and algae growth: Sodium Hypochlorite Treatment - masonry, plaster, etc.**

Scrub the affected areas using a solution of household bleach (3, 5 % sodium hypochlorite solution) mixed 1 part bleach to 2 parts water, brush onto surface and allow 30 minutes to react. After 30 minutes or a marked colour change (lighter), brush clean using a hard bristle brush. Then rinse thoroughly with fresh water to remove all traces of bleach and allow drying.

SUBSTRATE: cement plaster

Existing Internal Cement plaster & Concrete::Columns & Walls**7 Efflorescence - Treatment**

Light Efflorescence: Eliminate source of moisture. Deposits should be removed by dry brushing, then by wiping surface with between 5-20 % white vinegar solution depending on the severity. Allow to react for 10 minutes and rinse with tap water.

SUBSTRATE: cement plaster

Existing Internal Cement plaster & Concrete::Columns & Walls**11 Loose and flaking/peeling paint - dry preparation - masonry, plaster, etc.**

Remove loose and peeling paint back to a firm edge by scraping, sanding or other suitable means. Feather the edges with 100 grit sandpaper and ensure surface is dust free.

SUBSTRATE: cement plaster

Existing Internal Cement plaster & Concrete::Columns & Walls**15dT fine crack repairs (0.08-3mm): Professional Bridging Compound (PWC520)**

Ensure any dis-bonded or hollow sounding plaster is removed and repaired (refer SP 13).

Cracks exhibiting algae or fungal growth should be scrubbed with sodium hypochlorite solution (Bleach mixed 1 part bleach two parts water, brush onto surface and allow 30 minutes to react). Rinse well with clean water and allow it to dry. Before bridging the crack, apply one coat of Professional Gypsum & Plaster Primer (PP 700) to fine cracks and allow 16 hours drying at 23 °C before overcoating.

Brush Professional Bridging Compound (PWC 520) thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller maybe used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush). The use of this product may result in textured or stippled finishes. Final finish and texture depend on applicator skills, tools and techniques used.

CRAZED CRACKING:

A second diluted coat will be required after a drying time of two hours to fill and bridge these cracks.

SUBSTRATE: cement plaster

Existing Internal Cement plaster & Concrete::Columns & Walls**15hT plaster cracks (<4mm): Mendall 90**

Rake out cracks using an angle grinder to a minimum of 3 mm wide and deep. Remove dust and prime repair areas with Professional Gypsum & Plaster Primer (PP 700). Allow 16 hours to dry. Fill with Polycell Polyfilla Mendall 90 (801601) and smooth off to match existing plaster. After 8 hours sand smooth and prime repaired areas with Professional Gypsum & Plaster Primer (PP 700).

Optional: After 16 hours make the repaired areas invisible by rolling (using a medium pile roller), a coat of thinned (5% with water) Professional Bridging Compound (PWC 520), applied at a wet film thickness of 400 µm; whilst wet, taper the edges to zero using a paintbrush wetted with clean, fresh water.

The use of this product may result in textured or stippled finishes. Final finish and texture depend on applicator skills, tools and techniques used.

SUBSTRATE: cement plaster

Existing Internal Cement plaster & Concrete::Columns & Walls

19 Defects (holes and voids): Polycell Polyfilla Mendall 90 (801601) (<4mm)

Make good defects using Polycell Polyfilla Mendall 90 (801601). Smooth off while wet. Allow 8 hours to dry before sanding it smooth with 120-220 grit sandpaper depending on finish required.

SUBSTRATE: cement plaster

Existing Internal Cement plaster & Concrete::Columns & Walls

21 Sellotape test for cleanliness (chalky and contaminated substrates)

Cut a 10-15 cm strip of broad Sellotape (+- 50 mm) and using your thumb, press it down firmly onto the dry surface.

Rip the tape off the surface and immediately stick it down on a sheet of clean, white paper.

Check the tape for any discolouration/chalky deposit and if found to be present, the entire cleaning procedure must be repeated.

Contaminant free tape must be evident prior to the application of the coating system.

SUBSTRATE: cement plaster

SPECIFICATION SHEET NO. 4**APPLICABLE LOCATIONS:**

EXISTING INTERNAL TIMBER - TO BE VARNISHED :: HANDRAILS

REPAINT:	Interior	
SUBSTRATE:	Wood	
PAINT FINISH :	Woodcare Water Based Interior Varnish (Premium quality, smooth, water based, low odour, stain resistant, low build finish)	
	PRODUCT CODE: X45-51	
COLOUR :	Standard colour range: WSP 17 Clear Tint base WST03000	
<p>The Maintenance Cycle is a Guide but can vary due to micro-climate changes identified on the site which will effect the longevity of the coating system</p> <p>As per SANS 10305-1:2012 Edition 1.2, Section 4.1.3: Moderate</p> <ul style="list-style-type: none"> • Dry well-ventilated environments, i.e. Domestic, Commercial and Light Industrial buildings 		
ENVIRONMENT:	<ul style="list-style-type: none"> • Possibly more frequent moderate condensation • Moderate soiling, abrasion or handling of surfaces 	

Maintenance Cycle: 3 years

Plascon Coating System	Application Method	Spreading Rate (m²)	WFT/ DFT µm (min & max)	Reducer/Cleaner	No. of Coats	Overcoating time, h @23°C	Technical Data Sheet No	TVOC g/litre
Spot Prime: Woodcare Water Based Interior Varnish (Gloss: X45-50 range/WUT 3000 tint base Suede X51/WUB 3000 tint base)	brush	@ 25 µm Theo: 18.00m ² /litre Prac: 9.50m ² /litre	WFT: 44/67 microns DFT: 20/30 microns	Water	1	4 hours		50
Topcoat: Woodcare Water Based Interior Varnish (Gloss: X45-50 range/WUT 3000 tint base Suede X51/WUB 3000 tint base)	brush	@ 25 µm Theo: 18.00m ² /litre Prac: 9.50m ² /litre	WFT: 44/67 microns DFT: 20/30 microns	Water	2	4 hours	8118	50

SURFACE PREPARATION:

- After a full site assessment has been conducted, select the appropriate surface preparation required from Surface Preparation clauses for remedial procedure.

APPLICATION:Spot Prime

- Spot prime bare and repaired areas with Plascon Woodcare Water Based Interior Varnish (X 45-51 range). Allow 4 hours drying time. Sand with 150-220 grit fine paper to denib. Remove dust.

Finishing Coats

- Apply two coats of Plascon Woodcare Water Based Interior Varnish (X 45-51 range). Allow 4 hours drying time between coats. Sand with 150-220 grit fine paper to denib between coats. Remove dust.

Please Note:

Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

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SURFACE PREPARATION:**Existing Internal Timber - To be varnished::Handrails****202 Holes and defects - interior and exterior - wood**

Fill holes and defects using Polycell Polyfilla Mendall 90 (801601) working off smoothly while wet. Allow 8 hours to dry. Sand to a smooth finish. (Solid Colour Finish).

For clear varnish finish, mix sawdust from sanded wood and varnish to a stiff paste for filling. Allow 16 hours drying.

SUBSTRATE: wood

Existing Internal Timber - To be varnished::Handrails**205 Providing a 'key' to old paint: Polycell Sugar Soap and sanding - wood**

Wash surface with Polycell Sugar Soap solution - 500 g Polycell Sugar Soap Powder (501703) dissolved in 5 litres water to remove surface contaminants. Rinse thoroughly with fresh water and allow drying. Sand paint to a matt finish using 120 grit paper, finishing with 220 grit paper. Dust off.

SUBSTRATE: wood

Existing Internal Timber - To be varnished::Handrails**207 General - wood**

Ensure surfaces are clean, sound and dry.

To determine the moisture content, use a Doser Hygrometer scale A1-A5 (or equivalent) depending on generic wood type. Measurements should be <14 % before painting. Sand wood with 120 grit paper and finish off with 220 grit paper in the direction of the grain. Dust off.

SUBSTRATE: wood

SPECIFICATION SHEET NO. 5**APPLICABLE LOCATIONS:**

EXISTING INTERNAL PVC :: CONDUITS

REPAINT:	Interior	
SUBSTRATE:	PVC	
PAINT FINISH :	Professional Superior Low Sheen (Smooth finish - solvent based, durable high gloss)	PRODUCT CODE: PEM 1000
COLOUR :	White plus Plascon colour system and other fan decks	
ENVIRONMENT:	<p>The Maintenance Cycle is a Guide but can vary due to micro-climate changes identified on the site which will effect the longevity of the coating system</p> <p>As per SANS 10305-1:2012 Edition 1.2, Section 4.1.3: Moderate</p> <ul style="list-style-type: none"> • Dry well-ventilated environments, i.e. Domestic, Commercial and Light Industrial buildings • Possibly more frequent moderate condensation • Moderate soiling, abrasion or handling of surfaces 	

Maintenance Cycle: 10 years

Plascon Coating System	Application Method	Spreading Rate (m ²)	WFT/ DFT µm (min & max)	Reducer/Cleaner	No. of Coats	Overcoating time, h @23°C	Technical Data Sheet No	TVOC g/litre
Spot Primer: Multi Surface Primer (WUP1)	brush, roller or airless spray	@ 45 µm Theo: 8.70m ² /litre Prac: 6.70m ² /litre	WFT: 103/128 microns DFT: 40/50 microns	Water	1	4 hours		30
Topcoat: Professional Superior Low Sheen (PEM 1000/TLS)	brush, roller or airless spray	@ 30 µm Theo: 12.70m ² /litre Prac: 7.00m ² /litre	WFT: 66/92 microns DFT: 25/35 microns	Water	2	1 hour	7583	<5 white & pastel tinted <16 deep & transparent bases tinted

SURFACE PREPARATION:

- After a full site assessment has been conducted, select the appropriate surface preparation required from Surface Preparation clauses for remedial procedure.

APPLICATION:**Spot Primer**

- Spot prime bare areas with Plascon Multi Surface Primer (WUP1). Allow 4 hours to dry when overcoating with a waterbased topcoat and 24 hours to dry when overcoating with a solvent based topcoat. The maximum overcoating time is 48 hours. (water based topcoat)

Finishing Coats

- Apply two full coats of Professional Superior Low Sheen (PEM 1000/TLS) to achieve complete obliteration, allowing 1 hour drying between coats.

Please Note:

Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

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The recommendations contained herein are given in good faith and are meant to guide the specifier or the user. They are based on results gained from our tests and experiences and are believed to be reliable. No guarantee is implied by the recommendations contained herein since conditions of use, method of application and cleanliness of the substrate prior to painting are beyond our control. No part of this work may in any form or by any means be reproduced without the prior written permission NB: The specification should be read in conjunction with the product data sheet. Technology may change with time necessitating changes to this Technical Data Sheet (TDS). It is the responsibility of the user to ensure that the latest TDS is being used. Copyright ©Kansai Plascon (Pty) Ltd 2025. All rights reserved. No part of this work may in any form or by any means be reproduced without prior written permission of the copyright owner. PLASCON is the registered trademark of Kansai Plascon (Pty) Ltd.

SURFACE PREPARATION:**Existing Internal PVC::Conduits****163 General cleaning - PVC**

Remove loose and peeling paint by scraping, sanding or other suitable means back to a firm edge. Feather edges and remove dust. NOTE: Any unsound old paint remaining on the surface and over coated may fail at a later stage. Wash entire area with a Sugar Soap solution to remove dirt, chalked material and any other contaminants. Rinse thoroughly with fresh water and allow drying. Sand bare PVC areas and existing coating with 150 grit paper to a matt finish. Wipe down with a damp cloth to remove dust. Ensure surfaces are clean, dry and sound before repainting.

SUBSTRATE: PVC

SURFACE PREPARATION GLOSSARY:

TABLE OF REFERENCES:

- Technical Data Sheet (TDS) : User must always ensure that latest issue is used.
- B = Brush (ready for use), R = Roller (synthetic, min. 10mm pile) (ready for use), S = Airless spray (ready for use).
- Theoretical spreading rate quoted is for smooth non-porous substrates and does not include allowance for surface profile, porosity, wastage and uneven film application. Suitable allowance should be made according to type of work, method and skill of applicator. Practical spreading rate quoted is an average guide only - actual must be determined by user - see Preamble for formulation how to calculate.
- Overcoating times are at 23°C and 75% relative humidity. Longer times must be allowed under cooler and moist conditions. DO NOT paint during inclement weather and when temperature is below 10°C.
- Fading and chalking will occur to a greater or lesser degree depending on pigmentation and generic binder type.
- NB: Life expectancy may vary, depending on environmental conditions and stresses, within the macro/micro climate of the project.

GROUND FLOOR

KITCHEN/CANTEEN

Image	Supplier Code	Description	Qty
	G-31180000	Single-lever sink mixer 1/2	1

Product Notes: for open water heater high spout single hole installation GROHE Long-Life finish GROHE SilkMove 35 mm ceramic cartridge flow straightener adjustable flow rate limiter swivel tubular spout selectable swivel area: 0deg / 150deg / 360deg flexible connection hoses rapid installation system

	232-10/NV	Angle Valve	2
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Product Notes: Angle regulating valve with durable ABS handle, DZR body, flow regulating spindle type headpart G1/2 X G1/2 BSP connections.

	C-AV/ADAP1/2F-3/8M	Angle Valve Adaptor	2
---	--------------------	---------------------	---

Product Notes: Adaptor allowing for an angle valve with a G1/2 connection to connect to a Cobra single lever basin or sink mixer manufactured with G3/8 flexible connectors. For African installations. Manufactured with Cobra DefenZR durable dezincification-resistant brass. Plated with Cobra PureShine chrome plating for long-lasting shine. Access to Cobra TeamAssist technical team. 20-year warranty.

FIRST FLOOR

KITCHEN/CANTEEN

Image	Supplier Code	Description	Qty
	G-31180000	Single-lever sink mixer 1/2	1

Product Notes: for open water heater high spout single hole installation GROHE Long-Life finish GROHE SilkMove 35 mm ceramic cartridge flow straightener adjustable flow rate limiter swivel tubular spout selectable swivel area: 0deg / 150deg / 360deg flexible connection hoses rapid installation system

KITCHEN/CANTEEN

Image	Supplier Code	Description	Qty
	232-10/NV	Angle Valve	2

Product Notes: Angle regulating valve with durable ABS handle, DZR body, flow regulating spindle type headpart G1/2 X G1/2 BSP connections.

	C-AV/ADAP1/2F-3/8M	Angle Valve Adaptor	2
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Product Notes: Adaptor allowing for an angle valve with a G1/2 connection to connect to a Cobra single lever basin or sink mixer manufactured with G3/8 flexible connectors. For African installations. Manufactured with Cobra DefenZR durable dezincification-resistant brass. Plated with Cobra PureShine chrome plating for long-lasting shine. Access to Cobra TeamAssist technical team. 20-year warranty.

DISABLED WC

Image	Supplier Code	Description	Qty
	439550WH	Toilet Pan Wall Hung	1

Product Notes: Back inlet closed rim pan. Compatible with concealed cistern, duct cistern or concealed flush valve. Designed to flush effectively on 6/3L

	G-38643001	Element for WC with EPS housing	1
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Product Notes: with flushing cistern GD 2, 6 - 9 l sound-insulating EPS module for masonry-in 830 x 470 x 130 mm rail adaptors for modular fixing for single or rail installation wall rail with fixing accessories for single installation 2 WC fixing bolts distance of fixing bolts 180/230 mm fixing device for ceramic outlet bend \sim 90 mm depth adjustable reducer \sim 90/110 mm inlet and outlet connecting set flushing cistern GD 2, 6 - 9 l, containing following features: adjustment ex factory 6 l and 3 l pneumatic discharge valve offering 3 modes of operation: dual flush or start/stop or single flush water supply from left/right/back or top low noise (group I acc. to German Noise Specification) insulated against condensation 1/2" water supply connection including integrated angle valve and push fit flexible hose union for vertical or horizontal use no tools required for the installation of the inspection shaft including protection during construction phase preparation for shower toilets with additional accessory 40 899 000 (sold separately) for mounting of small flush plates please order revision shaft 40 911 000 (sold separately)

DISABLED WC

Image	Supplier Code	Description	Qty
	G-37059000	Pneumatic actuation	1

Product Notes: GROHE Long-Life chrome finish remote hand actuation push button actuation with escutcheon ~ 100 mm vertical and horizontal installation flush plate Surf 156 x 197 mm pneumatic hose 1.50 m

DISABLED WHB

Image	Supplier Code	Description	Qty
	709000WH	Basin Wall Hung 400X321X170	1

Product Notes: Cobra Welcome Small round wall hung basin. 400mm long X 320mm wide. 1 X pre-punched tap hole on the right hand side of the basin. Wall fixing set & installation manual included. Compatible with Cobra standard-sized basin mixers.

	303/N	Waste - Basin	1
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Product Notes: Slotted. With flanged back nut and washer, and plug. 62mm ~ flange, 77mm long shank. 1 1/4BSP Male iron connection end.

	340/N	Bottle Trap Universal	1
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Product Notes: With adjustable telescopic waste connection pipe. 1 1/4BSP female inlet connection. 1 1/4BSP male iron outlet connection. Brass body. Comes with waste adaptor 1 1/4 to 1 1/2 BSP & outlet adaptors 1 1/4 & 1 1/2. Maximum flow rate +/- 37.5 l/min for trap alone, with Cobra pop-up waste, the flow rate is +/- 35.5 l/min.

	505-21B/HP	Pillartap heavy patt blue 15mm CP	1
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Product Notes: Heavy Pattern Medical elbow-action, square-type pillar tap, chrome. Includes: 1/4 turn ceramic disc, blue indice, 1/2 BSP male inlet, and flanged backnut. Ideal for medical, kitchen and industrial installations. Comes with 4.5l/min flow restrictor

DISABLED WHB

Image	Supplier Code	Description	Qty
	232-10/NV	Angle Valve	1

Product Notes: Angle regulating valve with durable ABS handle, DZR body, flow regulating spindle type headpart G1/2 X G1/2 BSP connections.

	C-15/350	Flexi Connector	1
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Product Notes: Flexible connector, fxf, chrome.

SECOND FLOOR

KITCHEN/CANTEEN

Image	Supplier Code	Description	Qty
	G-31180000	Single-lever sink mixer 1/2	1

Product Notes: for open water heater high spout single hole installation GROHE Long-Life finish GROHE SilkMove 35 mm ceramic cartridge flow straightener adjustable flow rate limiter swivel tubular spout selectable swivel area: 0deg / 150deg / 360deg flexible connection hoses rapid installation system

	232-10/NV	Angle Valve	2
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Product Notes: Angle regulating valve with durable ABS handle, DZR body, flow regulating spindle type headpart G1/2 X G1/2 BSP connections.

KITCHEN/CANTEEN

Image	Supplier Code	Description	Qty
	C-AV/ADAP1/2F-3/8M	Angle Valve Adaptor	2

Product Notes: Adaptor allowing for an angle valve with a G1/2 connection to connect to a Cobra single lever basin or sink mixer manufactured with G3/8 flexible connectors. For African installations. Manufactured with Cobra DefenZR durable dezincification-resistant brass. Plated with Cobra PureShine chrome plating for long-lasting shine. Access to Cobra TeamAssist technical team. 20-year warranty.

DISABLED WC

Image	Supplier Code	Description	Qty
	439550WH	Toilet Pan Wall Hung	1

Product Notes: Back inlet closed rim pan. Compatible with concealed cistern, duct cistern or concealed flush valve. Designed to flush effectively on 6/3L

	G-38643001	Element for WC with EPS housing	1
---	------------	---------------------------------	---

Product Notes: with flushing cistern GD 2, 6 - 9 l sound-insulating EPS module for masonry-in 830 x 470 x 130 mm rail adaptors for modular fixing for single or rail installation wall rail with fixing accessories for single installation 2 WC fixing bolts distance of fixing bolts 180/230 mm fixing device for ceramic outlet bend \approx 90 mm depth adjustable reducer \approx 90/110 mm inlet and outlet connecting set; flushing cistern GD 2, 6 - 9 l, containing following features: adjustment ex factory 6 l and 3 l pneumatic discharge valve offering 3 modes of operation: dual flush or start/stop or single flush water supply from left/right/back or top low noise (group I acc. to German Noise Specification) insulated against condensation 1/2" water supply connection including integrated angle valve and push fit flexible hose union for vertical or horizontal use no tools required for the installation of the inspection shaft including protection during construction phase; preparation for shower toilets with additional accessory 40 899 000 (sold separately) for mounting of small flush plates please order revision shaft 40 911 000 (sold separately)

	G-37059000	Pneumatic actuation	1
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Product Notes: GROHE Long-Life chrome finish remote hand actuation push button actuation with escutcheon \approx 100 mm vertical and horizontal installation flush plate Surf 156 x 197 mm pneumatic hose 1.50 m

DISABLED WHB

Image	Supplier Code	Description	Qty
	709000WH	Basin Wall Hung 400X321X170	1
Product Notes: Cobra Welcome Small round wall hung basin. 400mm long X 320mm wide. 1 X pre-punched tap hole on the right hand side of the basin. Wall fixing set & installation manual included. Compatible with Cobra standard-sized basin mixers.			
	303/N	Waste - Basin	1
Product Notes: Slotted. With flanged back nut and washer, and plug. 62mm ~ flange, 77mm long shank. 1 1/4BSP Male iron connection end.			
	340/N	Bottle Trap Universal	1
Product Notes: With adjustable telescopic waste connection pipe. 1 1/4BSP female inlet connection. 1 1/4BSP male iron outlet connection. Brass body. Comes with waste adaptor 1 1/4 to 1 1/2 BSP & outlet adaptors 1 1/4 & 1 1/2. Maximum flow rate +/- 37.5 l/min for trap alone, with Cobra pop-up waste, the flow rate is +/- 35.5 l/min.			
	505-21B/HP	Pillartap heavy patt blue 15mm CP	1
Product Notes: Heavy Pattern Medical elbow-action, square-type pillar tap, chrome. Includes: 1/4 turn ceramic disc, blue indice, 1/2 BSP male inlet, and flanged backnut. Ideal for medical, kitchen and industrial installations. Comes with 4.5l/min flow restrictor			
	232-10/NV	Angle Valve	1
Product Notes: Angle regulating valve with durable ABS handle, DZR body, flow regulating spindle type headpart G1/2 X G1/2 BSP connections.			

DISABLED WHB

Image	Supplier Code	Description	Qty
	C-15/350	Flexi Connector	1

Product Notes: Flexible connector, fxf, chrome.

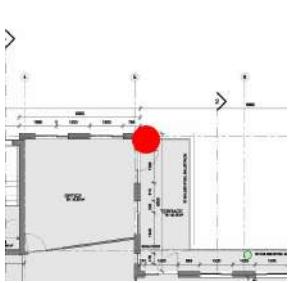


#99 Cracked plaster

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Cracked plaster to be removed and replaced according to approved method and specification
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Jun 2025	Location	Second Floor
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (1)



IMG-20250618-WA0036.jpg

Added on 26 Jun 2025, 16:09 SAST

Added by Liesl Klaver

#98 Broken floor tiles

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	A couple of external floor tiles are broken, loose or chipped. Depending on the chosen waterproofing option, all need to be replaced with matching slate tiles. Inspec all patios on all floors
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Jun 2025	Location	Second Floor
Location details	—	Due date	—
Start date	—	Root cause	—

#97 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Door bottom glass had broken. Replace with new
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Jun 2025	Location	Second Floor
Location details	—	Due date	—
Start date	—	Root cause	—

Photos (1)



IMG-20250618-WA0029.jpg

Added on 26 Jun 2025, 16:04 SAST

Added by Liesl Klaver

#96 Existing exposed roof trusses

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	The existing roof truss ends all around the building perimeter has wrotted and must be repaired or replaced, See full repair method and specification elsewhere
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Jun 2025	Location	Third Floor
Location details	—	Due date	—
Start date	—	Root cause	—

Photos (4)



IMG-20250618-WA0023.jpg

Added on 26 Jun 2025, 16:01 SAST

Added by Liesl Klaver



IMG-20250618-WA0026.jpg

Added on 26 Jun 2025, 16:01 SAST

Added by Liesl Klaver



IMG-20250618-WA0024.jpg

Added on 26 Jun 2025, 16:01 SAST

Added by Liesl Klaver



IMG-20250618-WA0025.jpg

Added on 26 Jun 2025, 16:01 SAST

Added by Liesl Klaver

#95 Repair sagging ceiling

Status	 Open	Type	 Condition Assessment > Existing
Stamp	—	Description	The ceiling above the second floor landing is sagging. Remove and replace and re-paint
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Jun 2025	Location	—
Location details	—	Due date	—
Start date	—	Root cause	—

Photos (1)



IMG-20250618-WA0024.jpg

Added on 26 Jun 2025, 15:58 SAST

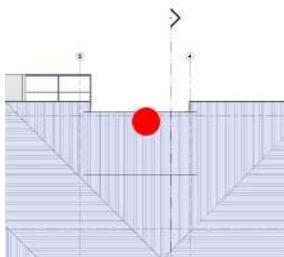
Added by Liesl Klaver

#94 Clean Roof tiles

Status	 Open	Type	 Condition Assessment > Existing
Stamp	—	Description	Clean roof with specialist high pressure water. Make good all loose or broken Marley modern concrete tiles
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Jun 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (1)



IMG-20250618-WA0022.jpg

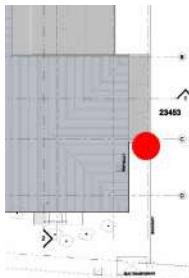
Added on 26 Jun 2025, 15:56 SAST

Added by Liesl Klaver

#93 Broken Gulley Cover

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Gulley cover broke. Replace with new
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Jun 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement



Photos (1)



IMG-20250618-WA0016.jpg

Added on 26 Jun 2025, 15:52 SAST

Added by Liesl Klaver

#92 Existing

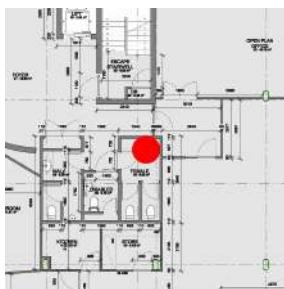
Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Geysers are of the on-demand type. Second floor Prisma undercounter geyser is in excellent condition. The e-boil and Hydroboil geysers on the ground floor are not connected to at-hand isolators, rendering them non-compliant. refer to electrical engineer's CA.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	17 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement



Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Tap fittings and Sanitary ware is still in good condition. Some bib-type taps in the ablutions are loose at their bases and are to be tightened under a normal planned maintenance regime. Due to non-use, all the toilets in the vacant spaces have discoloured, and the traps have drained dry. These are to be cleaned and to be flushed periodically to maintain the flushmasters and to retain the natural air-lock barrier between the building and the sewer system. Where not possible to clean or repair, these are to be replaced.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	17 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement



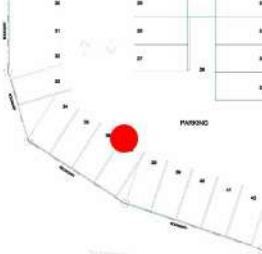
#90 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Bathroom vanities to be repaired where required.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	17 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

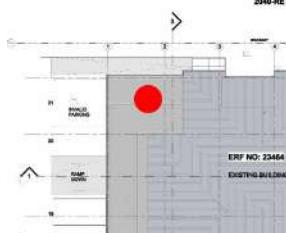


Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	One shade net that requires minor repair. All shade net posts are to be repainted.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	17 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement	Photos (2)
	 20241121_105508.jpg Added on 17 Feb 2025, 12:40 SAST Added by Liesl Klaver
	 20241121_105451.jpg Added on 17 Feb 2025, 12:40 SAST Added by Liesl Klaver

#88 Existing

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Remove and replace existing shade cloth canopies with approved specification.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	7 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

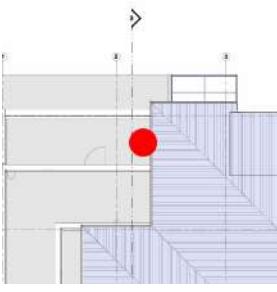
Placement	Photos (2)
	 20241105_110418.jpg Added on 7 Feb 2025, 16:54 SAST Added by Liesl Klaver
	 20241105_125617.jpg Added on 7 Feb 2025, 16:54 SAST Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Inspect, repair defects, cracks, etc; to all facades. repaint to specification after all repairs and waterproofing had been completed
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	7 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

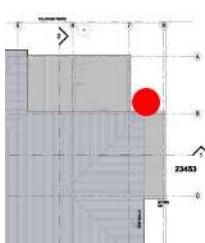
Placement	Photos (4)
	
	20241105_130635.jpg Added on 7 Feb 2025, 16:52 SAST Added by Liesl Klaver
	20241105_110418.jpg Added on 7 Feb 2025, 16:53 SAST Added by Liesl Klaver
	20241105_130730.jpg Added on 7 Feb 2025, 16:52 SAST Added by Liesl Klaver
	20241105_131016.jpg Added on 7 Feb 2025, 16:52 SAST Added by Liesl Klaver

#86 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Roof eaves all around building: -Cut back all exposed rafter to inside of the gutter -Replace rafters if too badly rotten (to detail) -Prepare, make good and re-paint al rafters, soffids and roof closers
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	7 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement	Photos (4)
	
	20241121_122753.jpg Added on 7 Feb 2025, 16:46 SAST Added by Liesl Klaver
	20241121_122817.jpg Added on 7 Feb 2025, 16:46 SAST Added by Liesl Klaver
	20241121_122810.jpg Added on 7 Feb 2025, 16:46 SAST Added by Liesl Klaver
	20241121_122757.jpg Added on 7 Feb 2025, 16:46 SAST Added by Liesl Klaver

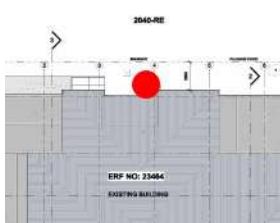
Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Remove and store (basement) loose lying tiles
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	7 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement [Photos \(1\)](#)

20241121_131200.jpg
Added on 7 Feb 2025, 16:42 SAST
Added by Liesl Klaver

#84 Existing

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	repair, make good the following: -Cracked plaster - repaint -Replace PVC gutter -Make good all paint surfaces -Remove rubble -Prepare and compact fill, and lay paving to achieve a 1m wide plinth for the full length of the wall. Paving to fall outward
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	7 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement [Photos \(3\)](#)

20241121_131128.jpg
Added on 7 Feb 2025, 16:41 SAST
Added by Liesl Klaver



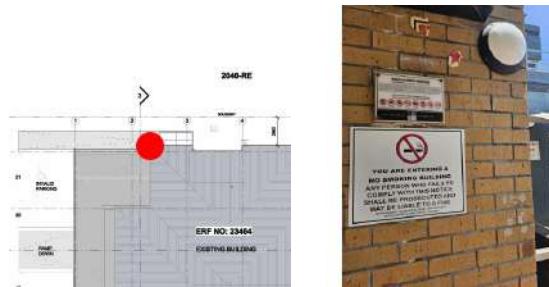
20241121_131144.jpg
Added on 7 Feb 2025, 16:41 SAST
Added by Liesl Klaver



20241121_131125.jpg
Added on 7 Feb 2025, 16:41 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Make good all facebrick surfaces
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	7 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

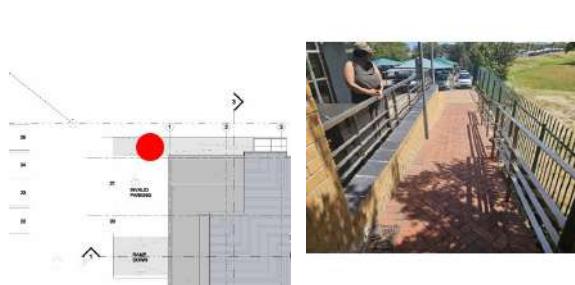


20241121_131006.jpg
Added on 7 Feb 2025, 16:32 SAST
Added by Liesl Klaver

#82 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Existing ramp: re-fix and make good all paving and loose handrails. -Replace pavers to eliminate the threshold to make it compliant for disabled users
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	7 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (4)



20241105_110445.jpg
Added on 7 Feb 2025, 16:48 SAST
Added by Liesl Klaver



20241121_105330.jpg
Added on 7 Feb 2025, 16:30 SAST
Added by Liesl Klaver



20241105_110450.jpg
Added on 7 Feb 2025, 16:48 SAST
Added by Liesl Klaver



20241105_105940.jpg
Added on 7 Feb 2025, 16:48 SAST
Added by Liesl Klaver

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Refuse Room: Repair damp. the current external fill to be removed, prepared and re-waterproofed with an approved product. Make good internal facebrick finish. Re-fix or replace existing light fitting
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	7 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (3)



20241121_130810.jpg

Added on 7 Feb 2025, 16:28 SAST
Added by Liesl Klaver

20241121_130759.jpg

Added on 7 Feb 2025, 16:27 SAST
Added by Liesl Klaver

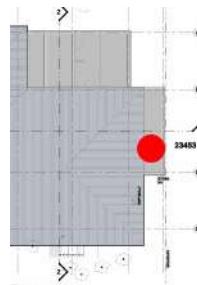
20241121_130803.jpg

Added on 7 Feb 2025, 16:27 SAST
Added by Liesl Klaver

#80 Existing

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Waterproofing to be checked and tested by specialist. replace or found defective with approved torch-on product.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	7 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)



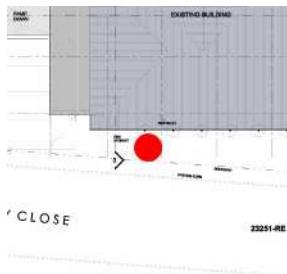
20241121_124925.jpg

Added on 7 Feb 2025, 16:24 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	<p>this area (Road to western facade) may be re-developed in total; however, if not the following repairs and work needs to be done:</p> <ul style="list-style-type: none"> -Repair and replace the existing irrigation system for watering of grass -Remove all tree roots and trees where a surface cannot be accommodated -Remove and re-lay all concrete glass blocks - add new where necessary -replant grass
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (5)



20241121_105946.jpg
Added on 6 Feb 2025, 16:52 SAST
Added by Liesl Klaver

20241121_110017.jpg
Added on 6 Feb 2025, 16:53 SAST
Added by Liesl Klaver

20241121_105959.jpg
Added on 6 Feb 2025, 16:53 SAST
Added by Liesl Klaver

20241121_105931.jpg
Added on 6 Feb 2025, 16:53 SAST
Added by Liesl Klaver

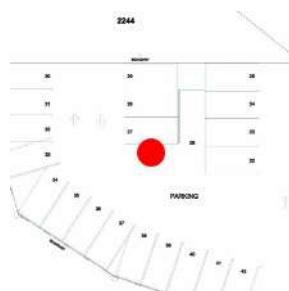


20241121_105906.jpg
Added on 6 Feb 2025, 16:52 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	General surface repairs: -Lift uneven paving and black top surface. remove any causes e.g. tree roots; re-compact and re-finish to match existing. -REPAIR DAMAGED BARRIER CURBS. REPLACE WHERE NECESSARY.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (6)



20241121_105417.jpg
Added on 6 Feb 2025, 16:46 SAST
Added by Liesl Klaver



20241121_105548.jpg
Added on 6 Feb 2025, 16:46 SAST
Added by Liesl Klaver



20241121_105559.jpg
Added on 6 Feb 2025, 16:46 SAST
Added by Liesl Klaver



20241121_105742.jpg
Added on 6 Feb 2025, 16:46 SAST
Added by Liesl Klaver



20241121_105330.jpg
Added on 6 Feb 2025, 16:46 SAST
Added by Liesl Klaver

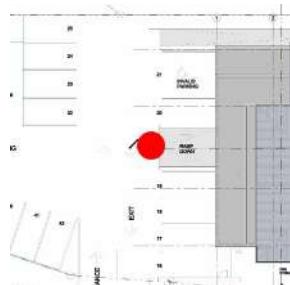


20241121_105531.jpg
Added on 6 Feb 2025, 16:46 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Low Ramp walls: repair broken plaster, make good and paint. provide 60x60x2mm gms angles to each corner to prevent future chipping.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (2)



20241121_105356.jpg
Added on 6 Feb 2025, 16:40 SAST
Added by Liesl Klaver



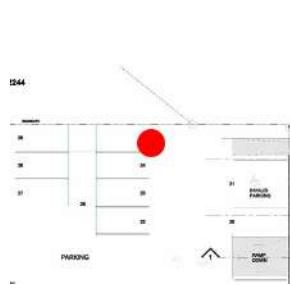
20241121_105406.jpg
Added on 6 Feb 2025, 16:40 SAST
Added by Liesl Klaver

#76 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	remove white stains and/or re-paint with special road paint
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (1)

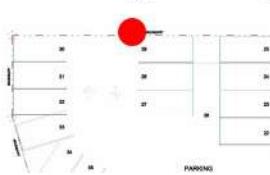


20241121_105255.jpg
Added on 6 Feb 2025, 16:38 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Palisade fence repair: By others?
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (2)



20241121_105318.jpg
Added on 6 Feb 2025, 16:37 SAST
Added by Liesl Klaver



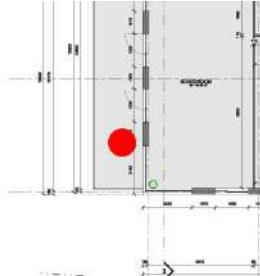
20241121_105241.jpg
Added on 6 Feb 2025, 16:37 SAST
Added by Liesl Klaver

#74 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Ensure that all condensate pipes are channeled to RWPs to prevent water ingress into the building
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

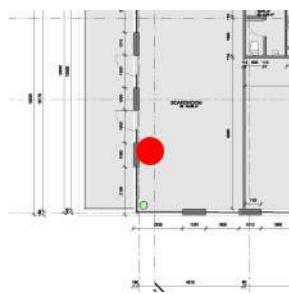
Placement

Photos (1)



20241121_122615.jpg
Added on 6 Feb 2025, 16:14 SAST
Added by Liesl Klaver

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Repair all cracks, make good and re-paint walls
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement **Photos (1)**

20241121_122431.jpg
Added on 6 Feb 2025, 16:13 SAST
Added by Liesl Klaver

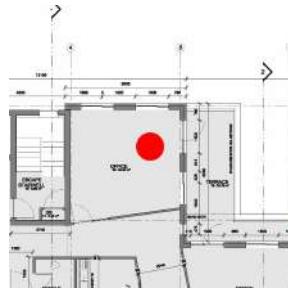
#72 Existing

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Remove and replace the cover strip
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement **Photos (1)**

20241121_122324.jpg
Added on 6 Feb 2025, 16:11 SAST
Added by Liesl Klaver

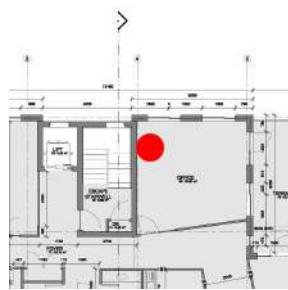
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Water ingress. inspect and waterproof external wall. make good and re-pain on inside
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

20241121_122359.jpg
Added on 6 Feb 2025, 16:10 SAST
Added by Liesl Klaver

#70 Existing

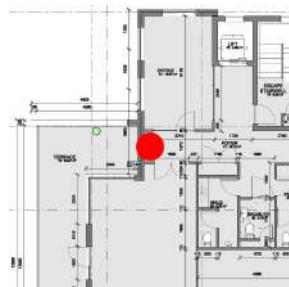
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Ceiling damaged due to water ingress. Replace ceiling tile
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

20241121_122307.jpg
Added on 6 Feb 2025, 16:09 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Water ingress from roof above was reported. inspect, check and rectify the water ingress.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

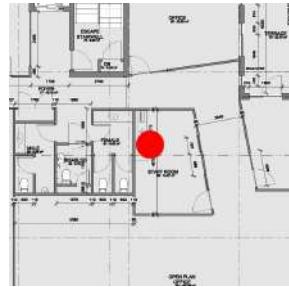


20241121_122251.jpg
Added on 6 Feb 2025, 16:08 SAST
Added by Liesl Klaver

#68 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Plumbing: Repair leaking traps
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

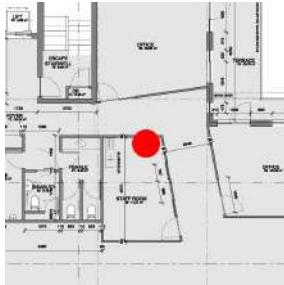


20241121_122204.jpg
Added on 6 Feb 2025, 16:05 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	electrical: remove un-used conduits, cables and other devices; and make good all surface/paint. Provide a neater conduits along wall to Eng's specifications
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (1)



20241121_122130.jpg

Added on 6 Feb 2025, 16:05 SAST

Added by Liesl Klaver

#66 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Corrosion to AC Unit; make good and re-paint
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (1)

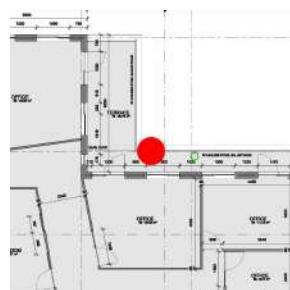


20241121_125047.jpg

Added on 6 Feb 2025, 15:59 SAST

Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Similar and general balcony waterproofing issues as other.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement **Photos (2)**

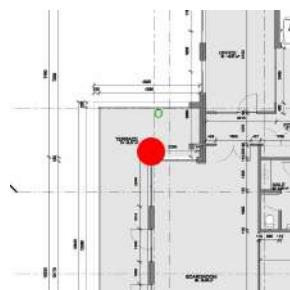
20241121_124913.jpg
Added on 6 Feb 2025, 15:57 SAST
Added by Liesl Klaver



20241121_124948.jpg
Added on 6 Feb 2025, 15:57 SAST
Added by Liesl Klaver

#64 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Re-waterproof parapet walls, make good and re-paint to specification
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

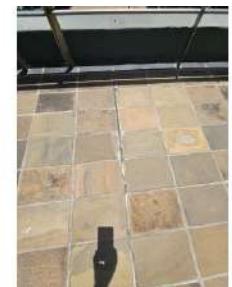
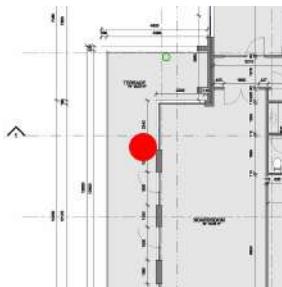
Placement **Photos (1)**

20241121_124325.jpg
Added on 6 Feb 2025, 15:54 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	External Waterproofing: Inspect, identify, re-waterproof along walls where waterproofing is peeling off. this will require specialist input and specifications by a waterproofing specialist. Repair all broken tiles and repair all broken grouting. Inspect areas and make good all falls to avoid pooling.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (9)



20241121_124201.jpg

Added on 6 Feb 2025, 15:51 SAST
Added by Liesl Klaver

20241121_124228.jpg

Added on 6 Feb 2025, 15:51 SAST
Added by Liesl Klaver

20241121_124225.jpg

Added on 6 Feb 2025, 15:51 SAST
Added by Liesl Klaver

20241121_124253.jpg

Added on 6 Feb 2025, 15:51 SAST
Added by Liesl Klaver



20241121_124300.jpg

Added on 6 Feb 2025, 15:51 SAST
Added by Liesl Klaver

20241121_124120.jpg

Added on 6 Feb 2025, 15:51 SAST
Added by Liesl Klaver

20241121_122615.jpg

Added on 6 Feb 2025, 16:16 SAST
Added by Liesl Klaver

20241121_122657.jpg

Added on 6 Feb 2025, 16:16 SAST
Added by Liesl Klaver

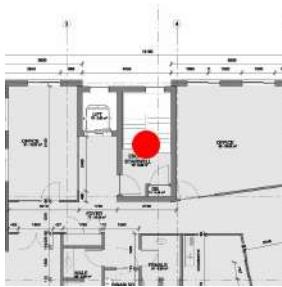
20241121_122927.jpg

Added on 6 Feb 2025, 16:16 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Staircase handrails: All handrails to basement require making good and re-painting. All to specification. make good uneven plaster surface and re-paint. Make good plaster chips to wall and re-paint
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (2)



20241121_123641.jpg

Added on 6 Feb 2025, 15:46 SAST

Added by Liesl Klaver

20241121_123745.jpg

Added on 6 Feb 2025, 15:46 SAST

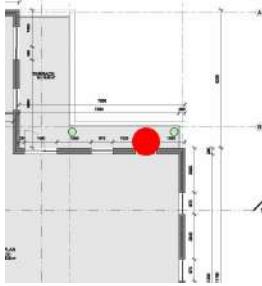
Added by Liesl Klaver

#61 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	External AC Units are rusting. Make good and apply anti rust primers, and paint to extend the lifespan of each Unit where found. All to Mechanical engineer's specifications
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (1)



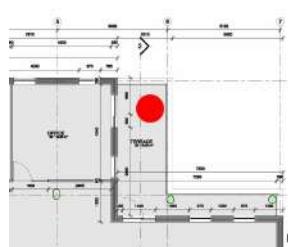
20241121_120502.jpg

Added on 6 Feb 2025, 15:24 SAST

Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Inspect, identify, repair and/or replace broken tiles, waterproofing and grouting on all external balconies
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

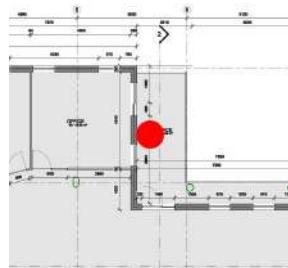


20241121_120414.jpg
Added on 6 Feb 2025, 15:22 SAST
Added by Liesl Klaver

#59 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Make good and re-paint existing patch
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

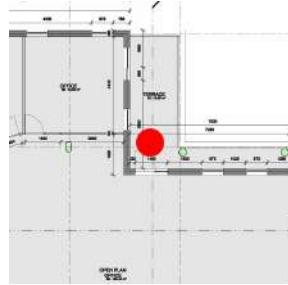
Placement Photos (1)



20241121_120411.jpg
Added on 6 Feb 2025, 15:20 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	re-seal all AC louvres all around the building. these may be loose and allowing water to ingress into building.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

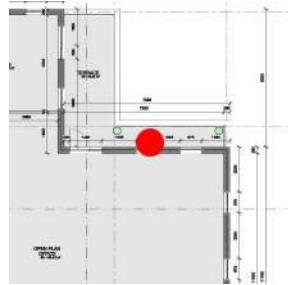


20241121_120348.jpg
Added on 6 Feb 2025, 15:20 SAST
Added by Liesl Klaver

#57 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Tile crack may be causing water ingress. Make good
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

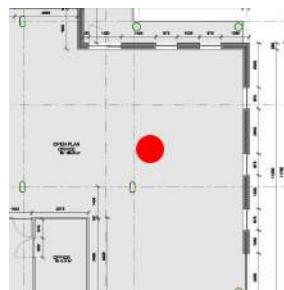
Placement Photos (1)



20241121_120342.jpg
Added on 6 Feb 2025, 15:18 SAST
Added by Liesl Klaver

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	replace all damaged ceiling panels to match existing.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

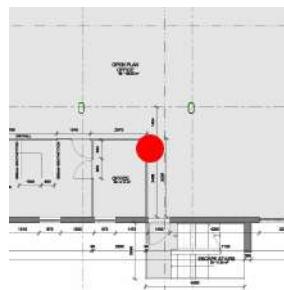


20241121_120136.jpg
Added on 6 Feb 2025, 15:17 SAST
Added by Liesl Klaver

#55 Existing

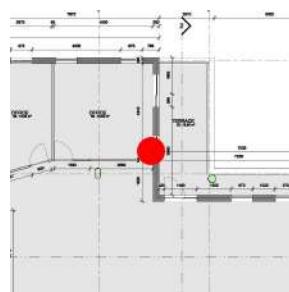
Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Make good and re-finish existing surfaces
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)



20241121_120154.jpg
Added on 6 Feb 2025, 15:16 SAST
Added by Liesl Klaver

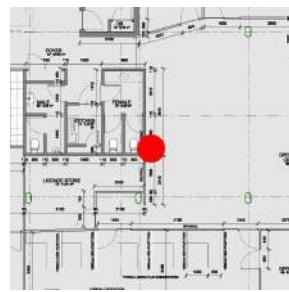
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Water ingress. Re-seal window frame
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement**Photos (1)**

20241121_115640.jpg
Added on 6 Feb 2025, 15:13 SAST
Added by Liesl Klaver

#53 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Make good all damaged and cracked surfaces and re-paint
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

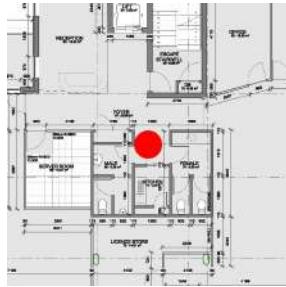
Placement**Photos (2)**

20241121_120013.jpg
Added on 6 Feb 2025, 15:12 SAST
Added by Liesl Klaver

20241121_115513.jpg
Added on 6 Feb 2025, 15:11 SAST
Added by Liesl Klaver

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Make good all damaged surfaces, prepare and re-paint all doors to match
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (2)



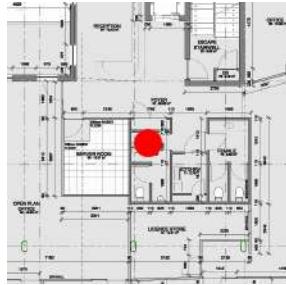
20241121_115414.jpg
Added on 6 Feb 2025, 15:08 SAST
Added by Liesl Klaver

20241121_115404.jpg
Added on 6 Feb 2025, 15:08 SAST
Added by Liesl Klaver

#51 Existing

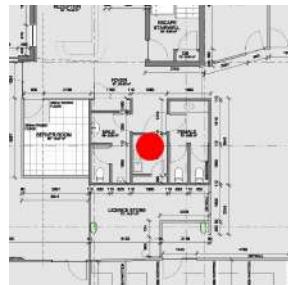
Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Male and Female Bathrooms: Remove and replace wall tiles. Replacement tile to be approved by Architect
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)



20241121_115345.jpg
Added on 6 Feb 2025, 15:07 SAST
Added by Liesl Klaver

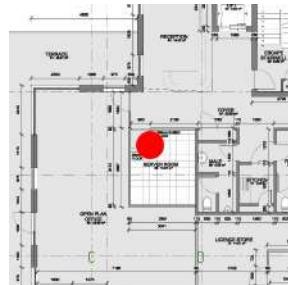
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	remove and replace all kitchen tiles with similar and approved. Replace water damaged BIC's in total to specification and approval.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

20241121_115251.jpg
Added on 6 Feb 2025, 15:05 SAST
Added by Liesl Klaver

#49 Existing

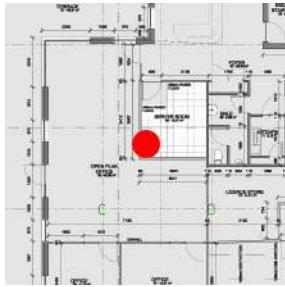
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	carpet surfaces to be replaced and made good according to specifications
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

20241121_115208.jpg
Added on 6 Feb 2025, 15:02 SAST
Added by Liesl Klaver

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	remove and replace all damaged ceiling panels to match.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

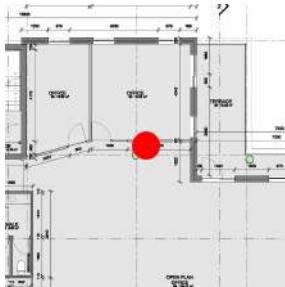
Placement



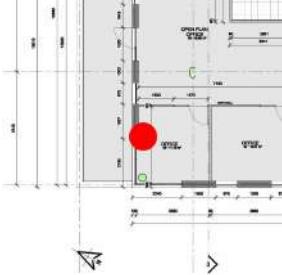
#47 Existing

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	remove and replace all Network data sockets to Eng's specifications
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

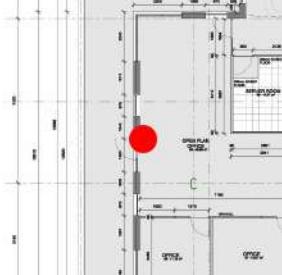


Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Waterproofing to specification externally. Make good and repaint when surfaces are dry.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

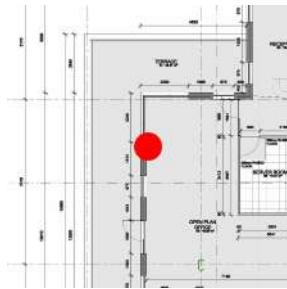
Placement	Photos (3)
	
	
20241121_115022.jpg Added on 6 Feb 2025, 14:57 SAST Added by Liesl Klaver	20241121_114915 - Copy.jpg Added on 6 Feb 2025, 14:55 SAST Added by Liesl Klaver
	20241121_114905.jpg Added on 6 Feb 2025, 14:54 SAST Added by Liesl Klaver

#45 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Waterproofing to specification externally. Make good and repaint when surfaces are dry.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement	Photos (2)
	
	20241121_114752.jpg Added on 6 Feb 2025, 14:48 SAST Added by Liesl Klaver
	20241121_114806.jpg Added on 6 Feb 2025, 14:53 SAST Added by Liesl Klaver

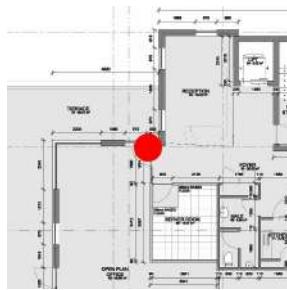
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Waterproof externally to specification. make good and re-paint if walls are dry.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

20241121_114713.jpg
Added on 6 Feb 2025, 14:47 SAST
Added by Liesl Klaver

[#43 Existing](#)

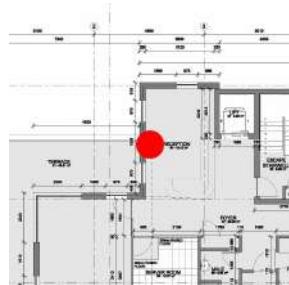
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	repair hairline cracks and re-paint wall to match existing.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

20241121_114654.jpg
Added on 6 Feb 2025, 14:45 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Waterproofing repairs to be done on outside and inside. All surfaces to be made good and re-painted
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

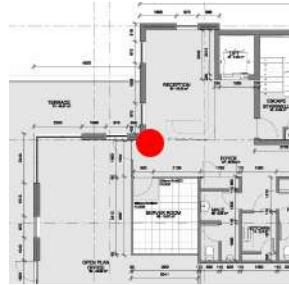


20241121_114627.jpg
Added on 6 Feb 2025, 14:44 SAST
Added by Liesl Klaver

#41 Existing

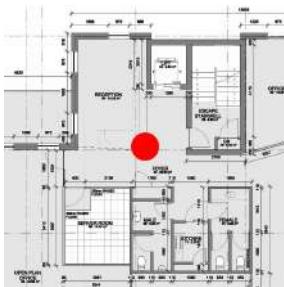
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Make good surfaces and re-pain. remove bracket on floor and replace carpet tile as necessary. remove wiring on conduit surface
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)



20241121_114540.jpg
Added on 6 Feb 2025, 14:42 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	If the reception counter remains, make good floor finish. remove carpet and replace with stone tiles
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

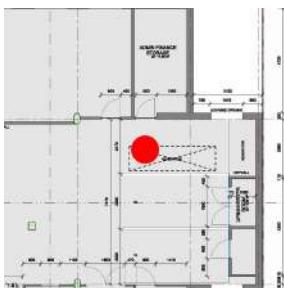
20241121_114534 - Copy.jpg

Added on 6 Feb 2025, 14:38 SAST

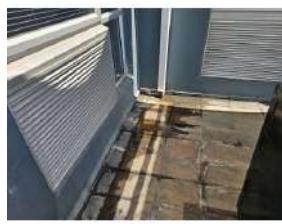
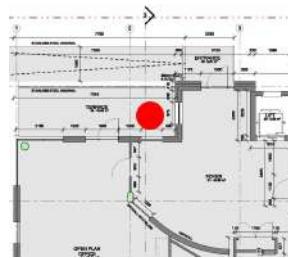
Added by Liesl Klaver

#39 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Engineer to specify repairs to generator oil leaks
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

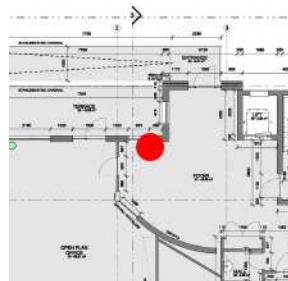
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	external waterproofing. Install horizontal rainwater pipe to channel all rainwater to the next downpipe. All to specification
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

20241121_130919.jpg
Added on 6 Feb 2025, 14:05 SAST
Added by Liesl Klaver

#37 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	remove redundant electrical conduits and surface plugs. Make good surfaces and repaint.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (2)

20241121_125436.jpg
Added on 6 Feb 2025, 14:02 SAST
Added by Liesl Klaver



20241121_125450.jpg
Added on 6 Feb 2025, 14:02 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Make good frosted surfaces to all glazing
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)



20241121_125414.jpg
Added on 6 Feb 2025, 14:00 SAST
Added by Liesl Klaver

#35 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Make good corner detail: repair or replace loose tiles. Install a 50x50mm PVC Corner protector to specifications
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

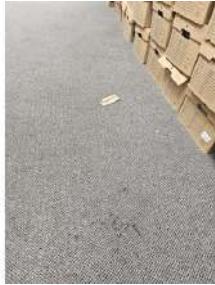
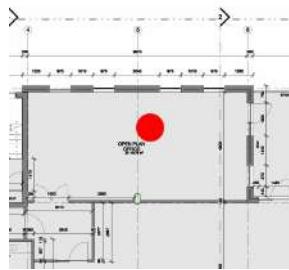
Placement Photos (2)



20241121_125303.jpg
Added on 6 Feb 2025, 13:58 SAST
Added by Liesl Klaver

20241121_125336.jpg
Added on 6 Feb 2025, 13:58 SAST
Added by Liesl Klaver

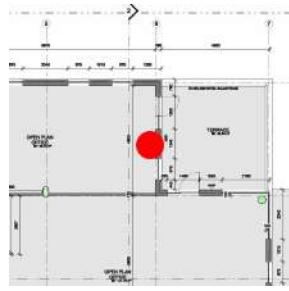
Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Damaged carpets. Remove and replace all Carpet tiles with matching throughout all floors
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

20241121_114249.jpg
Added on 6 Feb 2025, 13:55 SAST
Added by Liesl Klaver

#33 Existing

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Waterproofing. Water ingress original to be established and repaired. Wall to be re-painted when suitably dry. All to specification
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

20241121_114234.jpg
Added on 6 Feb 2025, 13:53 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	re-pain existing wall to remove white painted 'screen' remove surface wiring. If required, all wiring to be reticulated from the ceiling via power poles
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (1)



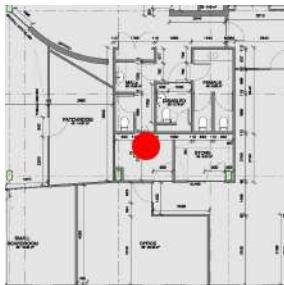
20241121_113548.jpg
Added on 6 Feb 2025, 13:44 SAST
Added by Liesl Klaver

#31 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Remove and replace water damaged BIC components. Where these cannot be replaced, all to be replaced
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

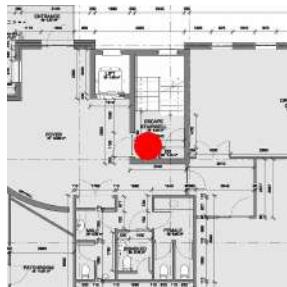
Photos (1)



20241121_113242.jpg
Added on 6 Feb 2025, 13:42 SAST
Added by Liesl Klaver

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Make good and re-pain door leaf
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement



#29 Existing

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Remove existing server. Remove all cables and make good all wall and other damages caused as a result.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

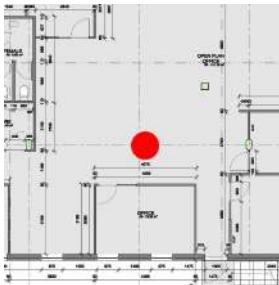
Photos (1)



20241121_125619.jpg
Added on 6 Feb 2025, 13:38 SAST
Added by Liesl Klaver

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Electrical. Remove, make safe & good all sockets and conduits around the base of the column. All electrical to be reticulated from ceiling via power poles to design and specification
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement



Photos (1)

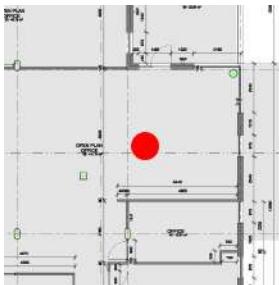


20241121_113821.jpg
Added on 6 Feb 2025, 13:32 SAST
Added by Liesl Klaver

#27 Existing

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Remove and make safe/good all floor mounted electrical sockets. All electrical will be reticulated via the ceiling void and power poles
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement



Photos (1)

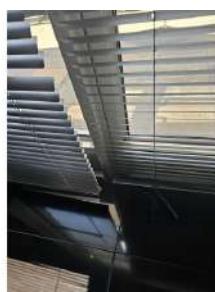
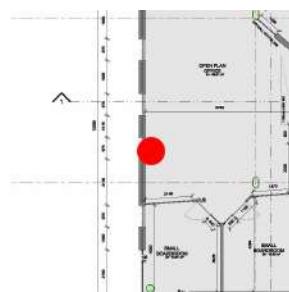


20241121_113018.jpg
Added on 6 Feb 2025, 13:28 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Inspect, repair or replace existing blinds throughout the building
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (3)



20241121_112839.jpg

Added on 6 Feb 2025, 13:26 SAST
Added by Liesl Klaver

20241121_112930.jpg

Added on 6 Feb 2025, 13:25 SAST
Added by Liesl Klaver

20241121_112939.jpg

Added on 6 Feb 2025, 13:25 SAST
Added by Liesl Klaver

#25 Existing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Remove surface conduiting and wiring. Re-wire and replace required floorplugs with chasework into screed and replacing tiles
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	6 Feb 2025	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (1)



20241121_112813.jpg

Added on 6 Feb 2025, 13:22 SAST
Added by Liesl Klaver

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Make good or replace existing power skirting, plugs, connection wiring etc.
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Nov 2024	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement	Photos (2)
	 20241121_112813.jpg Added on 6 Feb 2025, 13:19 SAST Added by Liesl Klaver
	 20241121_112445.jpg Added on 6 Feb 2025, 13:19 SAST Added by Liesl Klaver

#22 Floor Finish

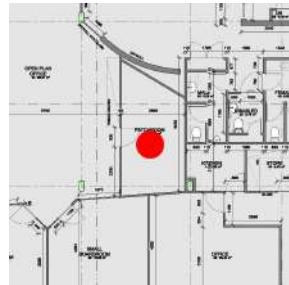
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Remove and replace all tiles in Patch Room; with similar and approved tiles
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Nov 2024	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement	Photos (2)
	 20241121_112401.jpg Added on 26 Nov 2024, 17:28 SAST Added by Liesl Klaver
	 20241121_125605.jpg Added on 6 Feb 2025, 13:17 SAST Added by Liesl Klaver

#21 Painting_Make good

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Remcve, repair and make good all wall surfaces. Re-paint to specification
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Nov 2024	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

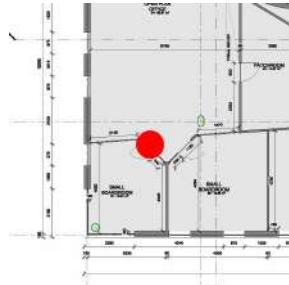


20241121_112355.jpg
Added on 6 Feb 2025, 13:14 SAST
Added by Liesl Klaver

#20 Painting: Make good

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Remove goo, make good and re-paint
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Nov 2024	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

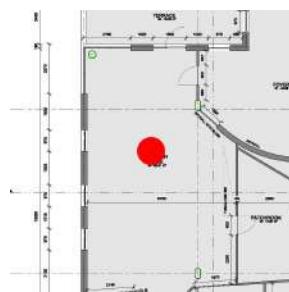


20241121_112255.jpg
Added on 6 Feb 2025, 13:14 SAST
Added by Liesl Klaver

#19 Ceilings: Remove and Replace

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	—
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Nov 2024	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (2)



20241121_125645.jpg

Added on 26 Nov 2024, 17:23 SAST

Added by Liesl Klaver

20241121_125519.jpg

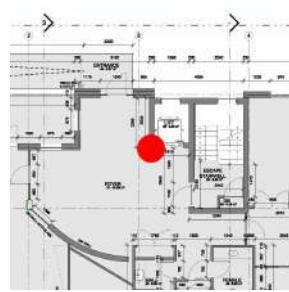
Added on 26 Nov 2024, 17:23 SAST

Added by Liesl Klaver

#18 Paint - making good

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Remove goo and make good
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Nov 2024	Location	First Floor
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

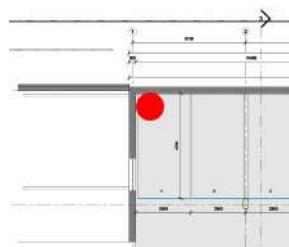


20241121_111955.jpg

Added on 26 Nov 2024, 17:19 SAST

Added by Liesl Klaver

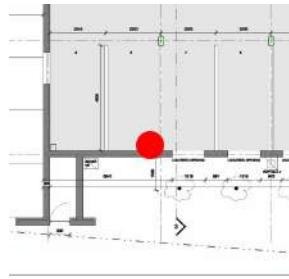
Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Stepped crack in blockwork. to be inspected by a Structural Engineer, and repaired according to specification
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Nov 2024	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (1)

20241121_130010.jpg
Added on 26 Nov 2024, 16:51 SAST
Added by Liesl Klaver

#16 Waterproofing

Status	Open	Type	Condition Assessment > Existing
Stamp	—	Description	Water penetrating wall at a lower level. repair specification may involve excavations of external soil, waterproofing and re-finishing
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Nov 2024	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement Photos (6)

20241121_130019.jpg
Added on 26 Nov 2024, 16:49 SAST
Added by Liesl Klaver



20241121_130040.jpg
Added on 26 Nov 2024, 16:49 SAST
Added by Liesl Klaver



20241121_125907.jpg
Added on 26 Nov 2024, 16:48 SAST
Added by Liesl Klaver



20241121_125926.jpg
Added on 26 Nov 2024, 16:48 SAST
Added by Liesl Klaver



20241121_130026.jpg

Added on 26 Nov 2024, 16:49 SAST
Added by Liesl Klaver



20241121_130033.jpg

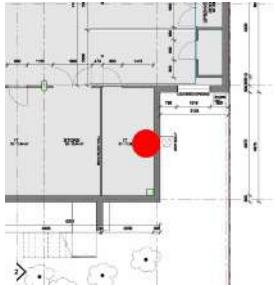
Added on 26 Nov 2024, 16:49 SAST
Added by Liesl Klaver

#15 Waterproofing

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	Water penetratting from the top and side via wall
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Nov 2024	Location	—
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (2)



20241121_125822.jpg

Added on 26 Nov 2024, 16:46 SAST
Added by Liesl Klaver

20241121_125825.jpg

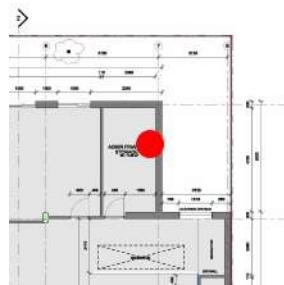
Added on 26 Nov 2024, 16:47 SAST
Added by Liesl Klaver

#14 Waterproofing

Status	Open	Type	✓ Condition Assessment > Existing
Stamp	—	Description	External Damp penetrating wall from above and externally
Assigned to	—	Created by	Liesl Klaver (DKA Docs)
Created on	26 Nov 2024	Location	Basement
Location details	—	Due date	—
Start date	—	Placement	20241112_DKA-Fairway Terrace_PLA.rvt
Root cause	—		

Placement

Photos (1)



20241121_125818.jpg

Added on 26 Nov 2024, 16:43 SAST

Added by Liesl Klaver

WESTERN CAPE GAMBLING BOARD

PAROW HEAD OFFICE

WATERPROOFING REMEDIAL WORK

BASEMENT PARKING AREA, STORES ETC.

The external walls show signs of moisture penetration. It appears that a cementitious system has been previously used to unsuccessfully waterproof the walls. The external ground level is also too high on the western elevation. There are signs of water ingress on the soffit to the southern end of the garage.

Excavate externally so that the soil level is below the level of the waterproofing.

Mechanically remove all paint from the store walls.

Repair cracks in the walls using a crack repair product.

Rake out the expansion joints, including mechanically grinding the sides and install a new polycord and polyurethane sealant.

Waterproof the walls using 3 coats of Hydroflex Fibre Reinforced cementitious waterproofing, taking the coating 300mm on to the floor area.

Remove and reinstall the air grids using a polyurethane sealant as a gasket.

EXISTING WATERPROOFING TO EXTERNAL FACE OF BASEMENT RETAINING WALL.

The top of the existing torch on is delaminating and needs to be replaced.

Excavate along the length of the wall to expose the top of the existing waterproofing.

Remove the top 300mm of the existing waterproofing and cart away.

Prime the substrate and apply a new strip of Derbigum CG4, lapping over the existing waterproofing.

Counterflash the top with a 150mm Uniflash bandage flashing.

Overcoat the bandage flashing with Geoflex acrylic waterproofing paint.

GROUND FLOOR – EXTERNAL SLAB ABOVE BASEMENT PARKING .

The waterproofing is in a poor state with the expansion joint leaking water into the basement.

Strip the existing waterproofing and cart away.

Apply a plaster strip to the face brick side walls 250mm high to receive new waterproofing and counterflashing.

Install 75mm diameter pvc flanged side outlets to replace the existing ones.

Prime and apply 1 layer of Derbigum SP4 to the slabs, taking the membrane up and over the top of the parapets walls.

Take the turn ups up the side walls a minimum of 150mm and counter flash using 150mm wide Uniflash.

Treat the expansion joint using 2 layers of 450mm wide Neodyl with a polycord sandwiched in between. The SP 4 to be sandwiched in between the 2 layers of Neodyl.

Overcoat the waterproofing with 2 coats of Roofcoat aluminium paint.

Repair the crack to the north east corner of the parapet on the window sill before rewaterproofing as described below.

Western Cape

Gauteng

KwaZulu Natal

Gqeberha & East London

Manufacturing

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Reg No.: 1967/009946/07
Director: T P Taylor

ALL FLOORS

BALCONY FLOOR AREAS.

The existing rain water outlets are too small. The weepholes are also questionable, with some partially hidden by tile skirtings. Others seem to have been omitted, with holes drilled into the walls as an afterthought. It would be prudent to do an inspection of the dpc's when removing the existing airconditioning ducts.

Remove the skirting pieces against the building to expose the weepholes..

Carefully remove a 400mm x 400mm wide area of tiles by the outlets. The underlying screed to be carefully removed so as to expose the existing waterproofing.

Remove the existing outlets and core drill holes to receive new 75mm pvc side outlets.

Replace the waterproofing, dressing on to the existing waterproofing and flanged outlets using 1 layer of Derbigum CG4.

Replace the screed and floor tiles.

PARAPETS.

Remove all loose material.

Apply 2 coats of Geoflex acrylic waterproofer reinforced with Crackseal inserted into the first coat.

ALUMINIUM WINDOW AND DOOR FRAMES

One cannot observe outlets in the frames to allow water entering the frames to escape. We suggest contacting an aluminium frame supplier to inspect the frames and give advice on the condition. The sealant to the frame surrounds is ageing. This needs to be removed and replaced using a polyurethane sealant.

REDUNDANT ALUMINIUM AIRCONDITIONING DUCTS.

These should preferably be bricked up and the wall plastered. If left in place, remove the external grill, clean down and replace using a wide bead of polyurethane sealant around the perimeter.

WINDOW CILLS.

The plastered cills need to be treated with 2 coats of Geoflex reinforced with a Crackseal reinforcing membrane inserted in the first coat.

The facebrick cills need to be treated with a clear siloxane water repellent.

EXTERNAL EXPANSION JOINTS.

All external expansion joints to be raked out, a backing cord installed and resealed using a polyurethane sealant.

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