

BUILDING SPECIFICATIONS & FINISHES

INTERNAL WORKS

CARPENTRY AND JOINERY

ENTRANCE DOOR

803x2032mm Slatted door with steel frame – colour as per developers' choice

INTERNAL DOORS

803mm x 2032mm hollow core door with steel frame – colour as per developer's choice

SKIRTINGS

70mm cut tile as per floor tiles

WINDOW SILLS

INTERNAL – tiled per floor tile

EXTERNAL – plastered and painted – colour as per developer's choice

ROOF COVERING

Timber Roof Structure with concrete roof tiles per architect specification – colour as per developer's choice

LOCKSETS

Mortice lock to entrance door

Internal – 2 lever lock sets

WINDOWS

Powder Coated Aluminium – colour as per developer's choice

BRICKWORK & PLASTER

Internal - one coat plaster

External – sand cement bag plaster and/or ruled joint painted brickwork only to architect specification

PLUMBING AND DRAINAGE

As per municipal requirements

Prepaid Water Meters installed to each unit

Geyser (SABS approved) 150l – ground and first floor units installation to external ducts and top floor units to ceiling

Sanitary Ware Kitchen

Stainless steel sink - single

Pillar type sink mixer

Washing Machine or Dishwasher stop cocks

One cold water plumbing point provided

Sanitary Ware Bathrooms

Wall hung basin with mirror

Baths acrylic type – 1800mm length – colour white

White toilet top flush

Tap Ware

Wash basin mixer – Single lever

Shower Mixer – Concealed Single lever

Shower Head – Shower arm and rose

Bath mixer – Concealed single lever mixer

Bathroom Accessories – single towel rail plus towel ring, toilet paper holder, vanity below basin, soap dish holder provided as per developer's choice.

Shower Screens – framed glass panel

TILING

INTERNAL FLOOR TILES

Ceramic as per developer's choice

EXTERNAL FLOOR TILES

Ceramic as per developer's choice – all staircases non-slip tiles

BATHROOM WALL TILES

Ceramic as per developer's choice, to splash backs high behind basin and 1.8m above bath

KITCHEN WALL TILES

Ceramic to splash backs as per developer's choice

PAINTWORK

INTERNAL WALLS

One coat plaster primer, two coats washable PVA – colour as per developer's choice

CEILINGS

One coat primer, two coats PVA to slabs and ceiling board on top floors only

EXTERNAL AND INTERNAL DOORS

One coat wood primer, and two finishing coats enamel – colour as per developer's choice

STEEL ITEMS

One coat of steel anti-rust primer and two finishing coats of enamel – colour as per developer's choice

ELECTRICAL

Internal and external lighting as per layouts

All lamps to be LED energy saving type per electrical engineer specification

Communal TV and DSTV system to apartments

Plug and TV points as per layout

Light points as per layout

Electricity – prepaid meters provided to each unit

Light fittings as per developer's choice

KITCHEN, APPLIANCES AND B.I.C

Kitchen fittings complete as per layout

Undercounter Electric Oven per developer's selection

Electric 4-Plate Hob and Extractor per developer's selection

Built-in-cupboards melamine finished as per layout – colour as per developer's choice

Top cupboards provided – not above hob – colour as per developer's choice

EXTERNAL WORKS

Security – brickwork boundary wall approximately 2.0 meters high with electric fence

Paving – precast concrete pavers to engineer's specification per plan

Entrance – guardhouse complete with steel gates and access control at developer's discretion as to system type

Internet – Conduit provided for Telkom/Fibre installation. Should we make use of fibre it will be a complete installation and owner will only be liable for the activation fee which will be determined at a later stage. Open-source fibre backbone if available.

Street Lights – as per electrical engineer's layout

Landscaping only to common areas per plan – grass provided to sole use gardens

Parking bays – allocated per architect layout plan

1 bedroom units = 1 covered parking bay

2 bedroom units = 1 covered parking bay and 1 open parking bay

All visitors parking = open bays

Parking final positioning to be determined according to site conditions

Each owner to control pests, ants etc. after occupation.

Communal washing lines provided - NO

GARDENS – GROUND FLOOR UNITS ONLY

The purchase price includes a garden allocated in terms of Section 10(7) of the Sectional Titles Schemes Management Act, 2011

Garden fences at average height of 900mm will be used to demarcate the sole use area of the garden – clearvu or similar product – garden gate provided

Garden fence positioning to be determined according to site conditions

NOTES

No private work or alterations will be permitted unless agreed to between seller and buyer with the conclusion of the offer to purchase

The developer reserves the right to make minor changes to the drawings at its own discretion

The developer reserves the right to minimally adjust sizes and to substitute or replace any of the above finishes with an item of similar quality, should problems of availability, or for any other reason, arise

Garden sizes and configurations may vary from plan to accommodate site conditions

Parking Allocations may vary from plan to accommodate site conditions

In the event of there being any conflict between interpretation of the plans and any of the conditions in this schedule, the conditions in the latter shall prevail