




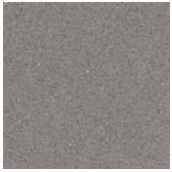
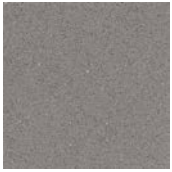
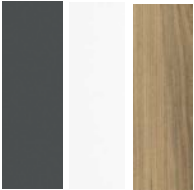

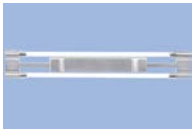



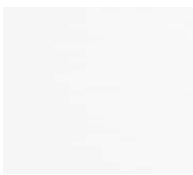



















**CLUB JUNXION
553 MENLO PARK
SCHEDULE OF FINISHES**



| DINING / LIVING AREA | REMARKS | IMAGE |
|-----------------------------|--|---|
| Floors | 600mm x 600mm Porcelain tiles |  'and or similar' |
| Skirting | Meranti skirting painted | |
| Walls | Two coats paint over an undercoat onto plastered walls |  'and or similar' |
| Concrete Soffits | Two coats paint onto plaster (Ground floor units) | |
| Cornices | Polystyrene cornice painted to match ceiling | |
| Lights | LED spotlights to ceilings |  'and or similar' |
| Fibre | <u>Units are fibre ready</u> | |
| KITCHEN | REMARKS | IMAGE |
| Floors | 600mm x 600mm Ceramic tiles |  'and or similar' |
| Skirting | Meranti skirting painted | |
| Walls | Two coats paint over an undercoat onto plastered walls |  'and or similar' |
| Concrete Soffits | Two coats paint onto plaster (Ground floor units) | |
| Cornices | Polystyrene cornice painted to match ceiling | |

| | | |
|-----------------|---|---|
| Splash Back | 80mm Quartz stone splash back & paint |  'and or similar' |
| Counter Top | Natural quartz |  'and or similar' |
| Cupboards | Melamine |  'and or similar' |
| Ironmongery | Satin chrome pull door handles |  'and or similar' |
| Plumbing | Water point to auto dispenser fridge. | |
| Electrical | Fluorescent ceiling light |  'and or similar' |
| PASSAGE | REMARKS | IMAGE |
| Appliances | Tumbler dryer and washing machine water points, drainage as well as electrical points | |
| BEDROOMS | REMARKS | IMAGE |
| Floors | 600mm x 600mm Ceramic tiles |  'and or similar' |
| Skirting | Meranti skirting painted | |
| Walls | Two coats paint over an undercoat onto plastered walls |  'and or similar' |

| | | |
|------------------|---|---|
| Soffits | Two coats paint onto plaster (Ground floor units) Ceiling – 60mm Isoboard installed between exposed roof beams (First floor units) | |
| Cornices | Polystyrene cornice painted to match ceiling | |
| Lights | LED spot lights to ceilings |  'and or similar' |
| Cupboards | Melamine |  'and or similar' |
| Ironmongery | Satin chrome pull door handles |  'and or similar' |
| BATHROOMS | REMARKS | IMAGE |
| Floors | 600mm x 600mm Ceramic tiles |  'and or similar' |
| Edging | Metal edging strips throughout | |
| Walls | Ceramic tiles full height |  'and or similar' |
| Concrete Soffits | Two coats paint onto plaster (Ground floor units) Ceiling – 60mm Isoboard installed between exposed roof beams (First floor units) | |
| Cornices | 20mm shadow line (First floor) |  |

| | | |
|----------------------------|--|---|
| | | 'and or similar' |
| Lights | LED spot lights to ceilings |  'and or similar' |
| Geyser | Solar powered geyser (1 st and 2 nd floor) Conventional (ground floor) | |
| DOORS & WINDOWS | REMARKS | IMAGE |
| Doors | Entrance door - 2000mm 30 minute fire rated solid timber door with horizontal slats Internal doors - 2000mm Horizontal slatted hollow core timber door fitted to timber frame with shadow line surround |  |
| Ironmongery | Lever handle on rose, semi solid satin chrome finish |  'and or similar' |
| Windows and sliding doors | Standard powder coated (charcoal) aluminum frames | |
| SANITARY FITTINGS | REMARKS | IMAGE |
| Vanity | Basin vanity combo unit with single tap hole & mixer |  'and or similar' |
| Shower cubicle | Black framed slider, waterproofed and tiled with shower mixer, arm & head |  'and or similar' |
| Toilets | Close coupled suites |  'and or similar' |

| | | |
|-----------------------------|---|---|
| Bath | Cast acrylic with spout & mixer |  'and or similar' |
| Appliances | Under counter washing machine and dishwasher cold water points and drain outlets as well as a water point behind the fridge | |
| SANITARY ACCESSORIES | REMARKS | IMAGE |
| Toilet roll holder | |  'and or similar' |
| Towel rail | |  'and or similar' |
| Hand towel rail | |  'and or similar' |
| APPLIANCES | REMARKS | IMAGE |
| Hob | Bosch / Defy electric hob with glass finish |  'and or similar' |
| Oven | Bosch / Defy under counter |  'and or similar' |
| Extractor | Wall mount, stainless steel finish |  'and or similar' |
| EXTERIOR FINISHES | REMARKS | IMAGE |

| | | |
|-----------------------------|---|---|
| External walls | Structural and load bearing masonry walls bag plastered and painted | |
| Concrete slabs | In situ Concrete slabs to structural engineer's details | |
| Roof covering | Powder coated metal roof sheeting installed to manufacturers specifications | |
| Stairs | In-situ stairs tiled with non-slip ceramic tile | |
| Garden walls | PVC dividing walls |  |
| Boundary walls | 2,1m high masonry walls plastered and painted and or similar | |
| Electric fence | 8 strand fence | |
| Pavers | 60mm interlocking pavers | |
| Landscaping | Kikuyu grass | |
| Carports | Canter lever metal sheet carports to engineers' detail | |
| Refuse | Underground refuse system (MOLOK) |  |
| Water and electrical meters | Pre-paid remotely metered water and electrical meters | |

GENERAL NOTES

All material herein specified or displayed on the mood boards are subject to availability. If any of the materials are not readily available or undue delay is experienced in procurement, the Seller shall have the right to the nearest similar material available. The Seller also reserves the right to change designated suppliers.

The Seller cannot guarantee that the material used will be the same colour or texture as the sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representative. Where the material is not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material they consider to be the most suitable for the intended purpose.