
Finishing Schedule

Notes:

- 1: This specifications takes precedence over any descriptions noted on plans or elsewhere
- 2: All items specified and installed shall be in accordance with SABS and NHBRC requirements where applicable
- 3: The Developer reserves the right to substitute goods specified with other items of the same quality should certain items be unavailable from time to time
- 4: Errors and Omissions excluded

Finishing Schedule

EXTERNAL GENERAL

No.	DESCRIPTION	UNIT	SCHEDULE OF FINISHES
1	Foundation	per sqm	Exisiting foundation
2	Bricks	per unit	Cement Stock Bricks
3	Roof	per sqm	Double Roman or similar tiles roof on Timber truss
4	Slabs	per sqm	To engineers specification / Use of exisiting Slabs
5	Paving	per spm	As per current paving
6	External Boundary Wall	per l/m	As per Exisiitng `boundary wall
9	Windows	per unit	Aluminium `new windows, `use of exisiting windwos
12	Front Door	per unit	813mm x 2032mm Hardwood 8 panel door with 3 lever chrome plated standard lockset
13	Patio / balcony tiles	per spm	As per Sample boards - R 90 p/sqm
14	Balustrading	per l/m	Painted Mild Steel

Finishing Schedule

INTERNAL GENERAL

No.	DESCRIPTION	UNIT	SCHEDULE OF FINISHES
1	Walls - Internal	per unit	One coat plaster, one coat undercoat and one coat suitable interior wall paint - facebrick feature wall
2	Ceiling	per sqm	6.4mm rhinoboard, bishop strip ceiling on battren system - Top floor only, suitable paint system to underside of slabs on lower
3	Cornice	per l/m	75mm Rhino Cornice 75m - Top floor only
4	Floor - Internal	per sqm	As per sample board - R90 p/sqm
5	Skirting	per l/m	75mm tile skirting or 50mm SA Pine skirting where required
6	Floor - Bedrooms	per sqm	As per sample board - R90 p/sqm
7	Floor - Shower	per sqm	Ceramic Mosaic to shower floors
8	Wall Tiles - Shower walls	per sqm	As per sample board - R90 p/sqm
9	Wall Tiles - Bath Splashback	per sqm	As per sample board - R90 p/sqm
10	Wall Tiles - Basin Splashback	per sqm	As per sample board - R90 p/sqm
11	Kitchen Splashback	per sqm	Mosaic Tile for Splashback
12	Internal Doors	per unit	Masonite Hollow Core door
13	Internal Door Frame	per unit	0.8mm Mild Steel 115mmx813mmx2032mm Frame
14	Internal Door Handles	per unit	Sabs approved 2 lever lockset with standard chrome handles

Rosebank






Finishing Schedule

INTERNAL KITCHEN

No.	DESCRIPTION	UNIT	SCHEDULE OF FINISHES
1	Kitchen Cupboards	per unit	16mm Chipboard / Melawood laminate finish with edging in standard Melawood or similar colour, cupboards to be provided below the granite surface only, no eye level cupboards provided
2	Kitchen Top Counters	per lm	Granite kitchen Tops
3	Kitchen Cupboard Handles	per unit	96mm Bar type handle
4	Double Bowl Sink	per unit	Stainless Steel single bowl drop in sink
6	Sink Mixer	per unit	Pisces range loop type sink mixer
7	Freestanding Oven/stove	per unit	4 Plate built in Stove and Hob

Finishing Schedule

INTERNAL BATHROOM

No.	DESCRIPTION	UNIT	SCHEDULE OF FINISHES	SAMPLES
1	En-Suite Bath	per unit	Econo range acrylic or fibreglass bath	
2	Bath Mixer	per unit	Pisces loop range (or similar) bath mixer	
3	Showers	per unit	Framed aluminium shower door	
4	Shower - Arm	per unit	300mm chrome shower arm	
5	Shower Rose		non adjustable shower rose	
6	Shower Mixer	per unit	Pisces loop range (or similar) under tile mixer	
7	Mirror	per unit	30cm x 30cm mirror tile	
9	Basin	per unit	Basin and Pedestal ceramic	
10	Basin Mixer	per unit	Pisces loop range (or similar) basin mixer	
11	WC	per unit	close coupled toilet with dual flush cistern	
12	Accessories	per unit	Chrome Plated Towel rail, toilet roll holder and towel ring per bathroom	
13	Tiling	per sqm	As per sample board - R90 p/sqm	
14	Skirting	per l/m	50mm tile skirting where required	

Rosebank

Finishing Schedule

INTERNAL BEDROOM

No.	DESCRIPTION	UNIT	SCHEDULE OF FINISHES
1	Flooring		30cmx30cm or larger (at developer discretion) Ceramic floor tile
2	BIC	per unit	16mm Chipboard with Formica laminate finish with edging in standard Melawood or similar colour
3	BIC Handles	per unit	96mm Bar type Handle

Finishing Schedule

Internal Electrical

No.	DESCRIPTION	UNIT	SCHEDULE OF FINISHES
1	Plug points	per unit	as per electrical layout Lear or similar
2	Light Switches	per unit	as per electrical layout Lear or similar
3	Light Fittings	per unit	Suitable surface mounted decorative light fittings
4	TV & DSTV	per unit	Wire ways provided for the instalation of dstv etc at a later stage by the tenant if
5	Hot Water System	per unit	Hot water heating system in accordance with Sans requirements