

SCHEDULE OF FINISHES

ANNEXURE A

RONDEBOSCH OAKS , RONDEBOSCH

CONTRACTUAL - APARTMENTS

OUTLINE SPECIFICATION: REFERS TO ARCHITECTS PLAN

BRICKWORK

- Cement bricks.

CEILINGS:

- Skimmed ceilings with 75mm coved cornice.
- Skimmed soffit with 75mm coved cornice.

WALLS:

Note: All colour and type both exterior and interior to be Developers choice.

- External plaster. Smooth sponge finish and painted.
- Internal plaster. Smooth trowel finish and painted.

SKIRTINGS:

- 75mm pine natural wood coated finish to all rooms and general areas excluding bathrooms (Paint colour / Varnish to be Developers choice).

CILLS:

- Plastered and painted internally and externally.

BALUSTRADE:

- Balustrades galvanised steel with epoxy finish. Colour and type to be Developers choice.

COMMON AREAS:

- Tiling and painting to general walkways and stairs to be Developers choice.
- General walkways and stairs – tiled and painted. Colour to be Developers choice.

WINDOWS:

- Aluminium – as per architect’s plan Colour to be Developers choice).

DOOR HANDLES:

- Interior – Stainless Steel – 2-lever lock.
- Front Door – Stainless steel handles with 3-lever lock.
- Patio Door - Stainless steel handles with 3-lever lock.

DOORS:

- Front door – SD16 Solid Timber door (Colour to be Developers Choice).
- Patio door – 1,2m PD11 - Happy Door (Colour to be Developers choice).
- Internal doors – Hollow core – painted white (where applicable).
- Internal door frames – timber painted white (where applicable).

FLOOR FINISHES:

- Tiles throughout unit (Selection from Developers range).

WALL TILING:

- Kitchen: Tiling – between counter top and top cupboard (tiling excluded behind cupboard) Choice from Developers range.
- Bathroom: To ceiling height – Choice from Developers range.
- Surface mounted toilet roll holder provided. Shower has integral soap dish.

KITCHENS:

- Kitchen units as per architect’s plan with natural stone tops.
- Doors to be white sprayed/wrapped supawood.
- Kitchen door handles from Developers range.

BUILT IN CUPBOARDS:

- Built in cupboards finished with white melamine doors.
- Provided to bedrooms as indicated on plan.

CURTAIN RAILS:

- Single curtain rail to each window with the exception of the bathrooms and kitchens.

SANITARY WARE:

- Stainless steel double bowl drop in sink with standard Cobra Lever mixer sink mounted.
- WC to be standard white ceramic close couple suites.
- All basins to be white ceramic set on brackets with standard Cobra Lever Mixer.
- Shower to have aluminium door and glazed panel with standard Cobra Lever Mixer, shower rose (where applicable).
- Shower over bath with swivel glass panels to bath edge. (Where Applicable)
- All sanitary ware to be colour white throughout. As per manufacturer.
- Bathroom to have a towel rail.

ELECTRICAL INSTALLATION: POSITIONED AS PER ARCHITECTS PLAN

- Light points as per plan. 2 Spot lights on disc as indicated and cheese type to bathroom.
- External lights as per plan. (See Typical Electrical Layout)
- Plug points as per plan. (See Typical Electrical Layout)
- Kitchen to have 1 double plug power point, 1 single plug power point, 1 fridge power point, stove connection point, washing machine and dishwasher point
- 150L Hot water cylinder to each unit.
- DSTV connection point as per plan. (See Typical Electrical Layout)
- Telephone blank as per plan. (See Typical Electrical Layout)
- Extractor fans to bathrooms where applicable.

WALL LIGHT SWITCHED AND PLUG SWITCHES:

- Lumex S 2000 series.

ROOFS:

- Corrugated Chromadeck (colour to be Developers choice).

EXTERNAL WORKS:

- Balcony to be tiled as Architect's detail (colour to be Developers choice).
- Brass taps on standpipe to general areas – as per plan.
- Stormwater drainage as per municipal requirements.
- Perimeter walls to engineer and architect's details.
- Planting to all common areas.
- Walkway to be paved with cement pavers (Colour to be Developers choice).

SECURITY:

- Entrance walls of complex to streets to be plastered and painted as indicated on architect's plans.
- Electronically controlled access to building and security gates with guard house.
- Electrified fencing to perimeter.

ACCESS CONTROL:

- Intercom system allowing communications between the entrance door to the building and the unit.

DSTV SYSTEM:

- A communal DSTV system will be installed allowing for the owner/tenant to connect a decoder directly into the wall mounted socket.

NOTES:

1. All other general specifications as per minimum requirements required by the Financial Institution.
2. This specification takes precedence over sketch plan signed by both the seller and the purchaser.
3. The above outline specification reflects the minimum standard of finish intended by the developers, who reserve the right to vary this within the parameters set.

Thus done and signed in _____ on this _____ day of _____ 2010.

AS WITNESS

PURCHASER

Thus done and signed in _____ on this _____ day of _____ 2010.

AS WITNESS

CONTRACTOR