

Annexure F

BASIC SPECIFICATIONS

IMPORTANT: Please note: The materials specified in this schedule are subject to availability. Should the materials not be available at the time required, the **Developer/Contractor** may select a similar alternative at its sole discretion.

CHOSEN MOOD:

Arctic	Initial
Carbon	Initial

1. BRICKWORK

- Exterior Walls:** Cement maxi's to be used and finished in one coat plaster, with one (1) coat undercoat and two (2) coats exterior acrylic paint to walls.
Windowsills, and other trim will be charcoal aluminium.
- Interior Walls:** Cement maxi's and finished in one coat smooth plaster, with one (1) skim coat and two (2) coats interior acrylic paint Aristan White.
- Accent wall: Carbon Mood: Exposed brick painted Black.
Arctic Mood: Exposed brick painted Aristan White.

2. WINDOW SILLS

- Exterior:** Plastered and painted.
- Interior:** Plastered and painted.

3. WINDOWS

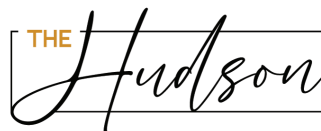
- All windows will be Charcoal aluminium as per developer's choice.
- All glazing specifications to be confirmed pending SANS 204 calculations.
- Window sizes on marketing drawings may need to be adjusted pending SANS 204 calculations.

4. DOORS AND DOOR FRAMES

- Front door:** Standard horizontal groove timber door 813 x 2032 (PD652) in standard timber frame, doors painted with three (3) coats varnish. Doors must be fire rated and to required standards with door closers installed (T68) if required by engineer.
- Internal doors:** Hollow core door in timber frame.
- Sliding doors:** Standard aluminum glass sliding doors in standard aluminum frame. Specification SD 2124

5. ROOF TRUSSE, COVERING, GUTTERS

- Roof trusses:** Pre-fabricated wooden roof trusses.
- Roof covering:** Charcoal coloured cement roof tiles or equal approved (OEA) and insulation.



Initial: _____

Rain water goods: Seamless Aluminium OEA gutters with 75mm uPVC downpipes as per developer's choice.

6. FLOOR COVERING

Kitchen & Lounge: Carbon Mood: Oak Finish Vinyl as per developer's choice.
Arctic Mood: Oak Finish Vinyl as per developer's choice.

Bedrooms : Carbon Mood: Oak Finish Vinyl as per developer's choice.
Arctic Mood: Oak Finish Vinyl as per developer's choice.

Bathrooms: Carbon Mood: 60x 60cm London Grey Tiles as per developer's choice.
Arctic Mood: 60 x 60cm Milan White Tiles as per developer's choice.

Patio: Carbon Mood: 60 x 60cm London Grey Anti-slip Tile as per developer's choice.
Arctic Mood: 60 x 60cm Milan White Anti-slip Tile as per developer's choice.

7. BUILT IN CUPBOARDS

Kitchen Cupboards: Carbon Mood: 16mm Super Black Melamine (Peen Finish) with high impact edging and Stainless Steel bar handle as per developer's choice.
Arctic Mood: 16mm Iceberg White (Peen Finish) with high impact edging and Stainless Steel bar handle as per developer's choice.

Kitchen Top: Carbon Mood: Atlas Quartz Stealth
Arctic Mood: Rustenburg Granite

Bedroom cupboards: 16mm Iceberg White Melamine (Linear Finish) with high impact edging and Stainless Steel bar handle as per developer's choice.

8. PLUMBING & SANITARY WARE

Type and colour as per developer's choice:

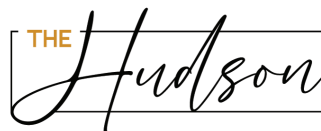
Basin: Bathroom vanity as per developer's choice.
Shower doors: Framed glass as per developer's choice.
Toilet and cistern: Closed couple dual flush toilet as per developer's choice.
Bath: Drop-in white acrylic bath as per developer's choice (optional extra).
Kitchen sink: Franke Stainless Steel Double Bowl drop-in sinks as per developer's choice.
Taps: As per developer's choice.
Hot water cylinder: 200 liter Solar geyser as per developer's choice.
Washing machine: One point to be provided.

9. ELECTRICAL INSTALLATION:

Electrical installation will be as per the approved unit electrical plan.

10. AUXILLIRY SERVICES

Satellite TV: DSTV connection point to be provided
Fibre: Fibre access point to be provided.



Initial: _____

11. LIGHT FITTINGS

Track Spot Lights for living areas and LED fitting to bedrooms and bathrooms as per developer's choice.

12. CEILINGS (second floor only)

Internal: Skimmed "Rhino-board" with moulded cornices, painted with two (2) coats acrylic. 100mm thick 'Ecotherm' or similar approved insulation on all horizontal gypsum board ceilings where applicable. Insulation thickness may vary, pending SANS 10400 –XA calculations.

13. SOFFITS

Skimmed concrete, joints sealed with moulded cornice.

14. WALL TILING

Wall tiles: Carbon Mood: To kitchen 600mm between top and bottom cupboards behind HOB: Coloured glass splashback.
Arctic Mood: To kitchen 600mm between top and bottom cupboards behind HOB: Coloured glass splashback.

Shower: 60x30cm Matt White Tile

Bathrooms: Tile Skirting

15. BATHROOM ACCESSORIES

The following accessories have been allowed for in each bathroom as per developer's choice:

- Toilet roll holder
- Towel ring
- Matching towel rail in main bathroom

16. KITCHEN FIXTURES

Oven & Hob: Stainless Steel Bosch 60cm Ceramic electric hob with built in oven under counter as per developer's choice.

Extractor: Stainless steel Wall Mounted Extractor as per developer's choice.

17. IRONMONGERY

Internal doors: To be fitted with standard two lever mortice locksets with brushed aluminium

Door handles: Brushed Stainless Steel handles as per developer's choice.

Front door: To be fitted with cylinder lockset as per developer's choice.

18. APARTMENT NUMBER

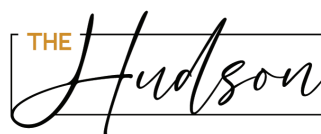
Will be a suitable type as per developer's choice.

19. LANDSCAPING AND GARDENING

Instant lawn (Kikuyu) will be planted to the front and back of the apartment where applicable.

20. FINISHES

The **Purchaser** hereby acknowledges and agrees that the choice of finishes limited to the range offered by the **Developer/Contractor** as per this **Basic Specification** and shall be subject to availability thereof, or a similar product may be substituted.



Initial: _____

21. BUILDING STANDARDS

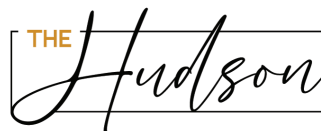
All construction procedures, and standards, will be in accordance with the requirements of the NHBRC and in line with the SANS 10400XA regulations.

22. GENERAL

Barge/Facia boards: Fibre cement painted with one (1) coat primer- and two (2) coats acrylic paint.

Skirtings: Skirting selected by the Developer/Contractor and painted white.

Note: The specification may be changed based on availability of materials without prior notice.



Initial: _____