

## Annexure 4 - Specification and Schedule of finishes

### 4 on Ann - Sandown Phase 2

#### External

Foundation	Raft Foundation or to engineers specification
Bricks	Stock Bricks to engineers specification
Roof	Roof structure to engineers spec
Slabs	Concrete Slab to engineers specification
Paving	Concrete paving brick
External Boundary Wall	2.1m high walling to boundary including 8 strand electric fencing
Windows	Powder coated aluminum. Colour : Charcoal aluminium , glazing aamsa Spec
Window Sills	Plastered brick on edge
Sliding Doors	Powder coated aluminum. Colour : Charcoal aluminium , glazing aamsa Spec
Front Door	Horizontal Slatted Class E fire Door
Front door Ironmongery	Satin Chrome handle set with loose escutcheon
Balustrading	Stainless Steel balustrade to Architects design in accordance with NBR and NHBRC

#### INTERNAL GENERAL

Walls - Internal	One coat plaster and filler coat. One undercoat and two coats interior wall paint - Paint colour to specification
Ceiling	Flush plastered soffit – 6.4mm rhinoboard - Top floor only
Floor - Internal	600mmx600mm ceramic floor tiles with light grey grouted joints.
Skirting	70mm Meranti Skirting in bedrooms and living areas, Tile skirting in bathrooms
Bedroom Floors	600mmx600mm ceramic floor tiles with light grey grouted joints.
Floor - Shower	Mosaic tile
Wall Tiles - Shower walls	600mmx600mm ceramic wall tiles with light grey grouted joints.
Wall Tiles - Bath Splashback	600mmx600mm ceramic wall tiles with light grey grouted joints.
Wall Tiles - Basin Splashback	600mmx600mm ceramic wall tiles with light grey grouted joints.
Internal Doors	Horizontal Slatted Hollow Core Door
Internal Door Frame	Meranti Door Frame
Internal Ironmongery	Satin Chrome handle set with loose escutcheon
Washing Machine & or Dishwasher	Allow for water connections to washing machine and dishwasher
Built in Cupboards to Bedrooms	Grey Melawood or similar impact doors fitted to white mealamine carcass , Bar type pull handle where required

#### Kitchen

Kitchen Cupboards	White Melawood or similar impact doors fitted to white mealamine carcass, brushed aluminium kickplates
Kitchen Top Counters	20mm Cafe Quartz tops
Double Bowl Sink	Stainless Steel under slung sink
Sink Mixer	SABS or JASWIC approved DZR Brass tap range to architects specification
Built in Oven	600mm Defy Oven
Hob	600mm Defy Built in Hob
Extractor	Defy wall mounted extractor

#### INTERNAL BATHROOM

Main En-Suite Bath	Squareline acrylic built-in Bath
Bath Mixer	SABS or JASWIC approved DZR Brass tap range to architects specification
Showers	Framed Glass Shower Door
Shower - Arm	Chrome shower arm
Shower Rose	Chrome Rose
Shower Mixer	SABS or JASWIC approved DZR Brass tap range to architects specification
Mirror	Mirror to architects specification
Main En-Suite Basin	Floating Vanity with Composite top
Basin	Floating Vanity with Composite top
Basin Mixer	SABS or JASWIC approved DZR Brass tap range to architects specification
WC	TECE concealed cistern with wall hung pan and actuator plate

**INTERNAL ELECTRICAL**

Plug points	Onesto Range - White or similar
Light Switches	Onesto Range - White or similar
Light Fittings	LED Down Lighters
TV & DSTV	DSTV satellite System
Hot Water System	Heat Pump or Solar assisted hot water to be provided to each unit

**NOTE:**

Note: Changes may be made during the further planning or development stages of any development and dimensions, fittings, finishes and specifications and representations are subject to change without notice. The developer, its employees and representatives do not warrant, guarantee or make any representations regarding the currency, accuracy, correctness, reliability, usability, or any aspect of the information provided herewith