

Annexure B

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:

Ombra	Initial
Giovane	Initial

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 skim coat and two (2) coats interior acrylic paint Aristan White.

Accent wall: two (2) coats interior Plascon Wood Shadow (Y7-E1-2)

WINDOW SILLS

Exterior: Plastered and painted.

Interior: Plastered and painted.

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 "Chromadeck" type sheeting or equal approved (OEA) and insulation.

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

6. FLOOR COVERING

Kitchen & Lounge:

Ombra Mood: 60x 60cm Milan White Tiles as per developer's choice.

Giovane Mood: 60 x 60cm Milan White Tiles as per developer's choice.

Bedrooms & Bathrooms:

Ombra Mood: 60x60cm Milan White Tiles throughout as per developer's choice.

Giovane Mood: 60 x 60cm Milan White Tiles as per developer's choice with 3 Fields Vinyl Plank

Parchment in Bedrooms.

Patio: 60 x 60cm Milan White Anti-slip Tile as per developer's choice.

7. BUILT IN CUPBOARDS

Kitchen Cupboards:

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

Giovane Mood: 16mm Storm Grey (Peen Finish) floor units and Stainless Steel bar handle as per developer's choice; and Iceberg White Melamine (Peen Finish) wall units with high impact edging.

Kitchen Top:

Ombra Mood: Atlas Quartz Stealth

Giovane Mood: Atlas Quartz Nixie

Bedroom cupboards: 16mm Iceberg White Melamine (Peen 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: Frameless 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.

Kitchen sink: Drop-in Steel Double Bowl sink 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.

11. LIGHT FITTINGS

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

12. CEILINGS

Internal: Skimmed "RhinoBoard" 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 cornices, painted with two (2) coats acrylic

14. WALL TILING

Wall tiles:

Ombra Mood: To kitchen 600mm between top and bottom cupboards behind HOB: Grey glass splashback.

Giovane Mood: To kitchen 600mm between top and bottom cupboards behind HOB: White 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 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 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.

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.

OMBRA

Iceberg White
Kitchen: Peen

Iceberg White
Bedrooms: Peen

Parchment
Vinyl in Bedrooms

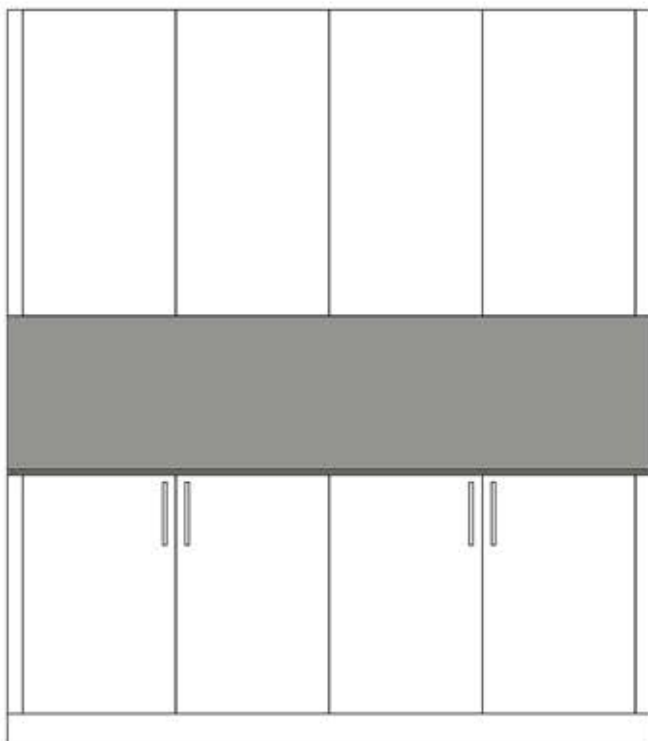
Milan White
Floor Tile 60x60cm

Atlas Quartz - Stealth
Kitchen Counter Top

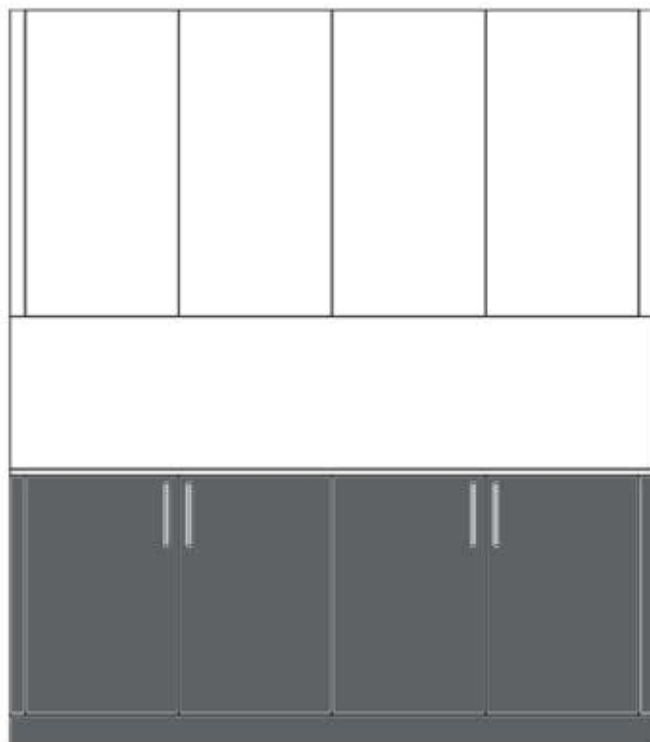
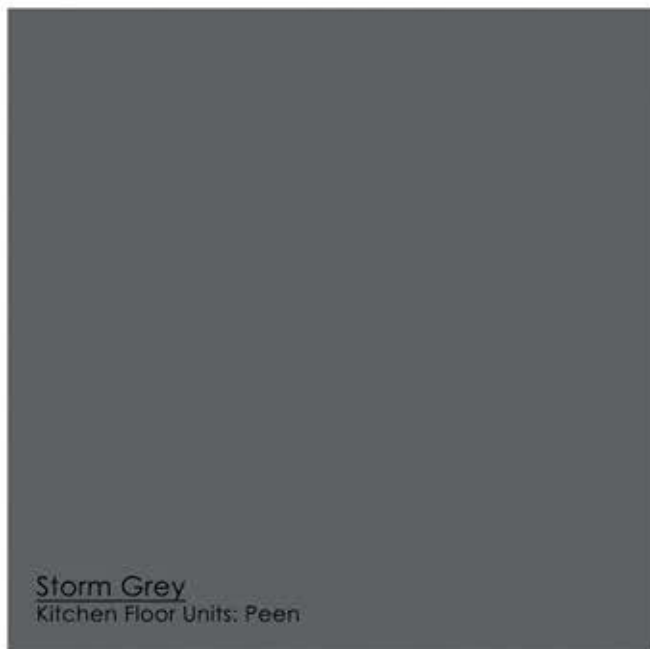
Wood Shadow (Y7-E1-2)
Accent Wall Colour - Plascon

Grey Glass
Splashback

Bar Handle
Kitchen & Bedrooms



GIOVANE



Bar Handle
Kitchen & Bedrooms