



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:

Enlightened	Initial
The Big Reveal	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.

2. WINDOWSILLS

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 aluminium glass sliding doors in standard aluminium 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.

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

6. FLOOR COVERING

Kitchen & Lounge: 'Big Reveal' Mood: 60 x 60cm Soho Grey Matt Tiles as per developer's choice.

'Enlightened' Mood: 3 Fields Vinyl Plank 2mm with 0.3mm wear layer – African Oak (plank size: 228.6 x 1219.2 x 2mm) as per developer's choice.

Bedrooms & Bathrooms:

'Big Reveal' Mood: 60x60cm Soho Grey Matt Tiles throughout as per developer's choice.



'Enlightened' Mood: 3 Fields Vinyl Plank 2mm with 0.3mm wear layer – African Oak (plank size: 228.6 x 1219.2 x 2mm) in bedrooms and 60x60cm Soho Grey Matt Tiles in bathrooms as per developer's choice.

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

7. BUILT IN CUPBOARDS

Kitchen Cupboards: 16mm Iceberg White Melamine (Peen Finish) with high impact edging and Buffalo Grip Handles.

Kitchen Top: Quality Engineered Stone.

'Big Reveal' Mood: Legacy Quartz Stealth (Build up)

'Enlightened' Mood: Legacy Quartz Nixie (Build up)

Bedroom cupboards:

16mm Iceberg White Melamine (Peen Finish) with high impact edging and Modern Square S/S Handle 480mm.

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: Concealed cistern with soft closing seat as per developer's choice.

Bath: Drop-in white acrylic bath as per developer's choice.

Kitchen sink: Smeg Stainless Steel Double Bowl underslung sinks as per developer's choice.

Taps: Hansgrohe taps as per developer's choice.

Hot water cylinder: 200 liters 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

LED down lights/Spot track lights for living areas, LED strip lights under kitchen wall cabinets, Decorative pendants over kitchen island (where applicable), LED fitting to bedrooms and bathrooms.

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

Internal: Skimmed concrete, joints sealed with moulded cornices, painted with two (2) coats acrylic

14. WALL TILING

Wall tiles: To kitchen 600mm between top and bottom cupboards:
75x150mm Gloss White Metro Tiles with Dove Grey Grout.

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 (not in en-suite)



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 Integrated 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. BRAAI

A built-in braai will be supplied at the patio area with a light inside the braai as per developer's choice.

19. APARTMENT NUMBER

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

20. LANDSCAPING AND GARDENING

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

21. 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.

22. 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.



23. 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.*