

## SCHEDULE OF FINISHES AND SPECIFICATIONS

### One on Heather | Grand Central, Midrand

#### FEES, CONNECTIONS AND CHARGERS

- All fees & connection charges are paid by the developer.
- The purchaser is responsible for: Bank valuation fees, bond account opening fees, homeowner levies (from occupation monthly in advance) and water and electricity deposits.

#### FOUNDATIONS

- All external load-bearing walls will be founded on reinforced concrete piles / foundation structures, as specified by the engineers.
- All internal walls will be founded as per engineer's design.
- All brickwork on the transfer slab will be constructed of bricks as specified by the engineer.

#### SUPERSTRUCTURE

- Units to be built with 220mm and 110mm walls. Walls to be constructed of masonry work specified by the engineer.

#### ROOFS

- Constructed with engineer designed Charcoal Grey IBR roof sheeting.

#### DOOR FRAMES & LOCKS

- Front door to be Class B fire rated 30-minute solid door – specification EBELGFS0 or similar.
- External (Front) door to receive Cylinder locks or similar.
- All internal doors to be hollow core.
- Internal doors to receive 2 lever locks or similar.
- All door handles brushed aluminum.
- All door frames to be steel.
- Sliding door – All ground sliding doors to have extra locks

#### WINDOWS / SHOWER GLASS

- Aluminum windows with handles and catches as indicated on the architect's drawings (no burglar bars).
- External sliding doors to be aluminum frame doors.
- Aluminum windows and sliding doors to be finished with Charcoal Grey scale powdered coat
- Shower glass (IF APPLICABLE) – 900mm SAGGA & SABS approved aluminum frame glass or similar.

## GLAZING

- All glazing will be to SABS specifications.
- Obscure glass will be installed to bathrooms.
- All glass doors to be safety glass.
- All glazing to SAGGA specifications.

## WINDOW SILL

- Windowsills to be plastered.

## WALL FINISHES

- External walls scratch plaster finish with plaster bands as per architect's design.
- Internal walls of the house to be skimmed.
- Bathroom wall to be fully tiled in shower and tiled 1.8m from ground in units with a bath.
- Bathroom wall tile with specification OTR120018A Tribeca Ivory 430mm x 430mm or similar.
- Splash back behind stove will be 20mm Quartz Stone Sabba Bianca or similar.

## FLOOR FINISHES

- Bedroom- Tiled with specification OTR120018A Tribeca Ivory or similar.
- Tiles to lounge, dining room, passage and kitchen & bathroom – OTR120018A Tribeca Ivory or similar.
- External areas and balconies – Specification OTRA810018A Tribeca Charcoal Slip Resistant or similar.
- Grouting color – Cloud Grey or similar; no deviation would be allowed.

## CEILINGS

- Ceilings to be 9mm plasterboard attached to the brander (where applicable).
- Cornices to be SM NMC or similar cornice.
- Concrete soffits to be painted.
- Ceilings and cornices to be installed to SANS requirements.
- All internal floors will receive concrete slab with finished cornice.

## PAINTING

- All exterior plastered surfaces to be primed and painted with 2 coats as per samples or similar.
- All internal plastered surfaces to be primed and painted with 2 coats as per samples or similar.
- All exposed metalwork to be primed and finished with 2 coats of non-drip enamel paint or similar.
- All external doors to be primed with wood sealer and finished off with 2 coats of non-drip enamel paint or similar.
- All exposed timber is to receive Universal undercoat and 2 coats enamel paint or similar.
- All internal doors and frames to be primed with steel undercoat and finished with 2 coats of non-drip enamel paint or similar.
- All internal skirting and architraves to be primed with wood sealer and finished with 2 coats of non-drip enamel paint or similar.

## IRONMONGERY

- Internal doors fitted with standard two-lever mortice locksets and brushed aluminum furniture or similar.
- External doors fitted with standard Cylinder locksets and with brushed aluminum furniture or similar.
- Bedroom and bathroom doors- EBEURLINMIO door product code; Door Handle IW1010 or similar; Door Stop Stainless Steel Half Moon Door Stop or similar.
- Front Door- Class E 30 Minute Fire – Rated Door Product Code EBELGFS0 or similar; Door Handle IW1010 or similar; Door Stop Stainless Steel Half Moon Door Stop or similar.

## ELECTRICAL

- Plugs, light points, tv points and telephone point- refer to floor plan.
- External weatherproof lights, stove point with isolator and distribution board.
- Internal light fittings- refer to floor plan and samples (or similar).
- Internal Lighting- As per Layout.
- External Lighting- As per Layout.
- Plug points- As per Layout.
- TV Point- As per Layout (Lounge and Main Bedroom).
- Data (Point Only)- One per Unit as per Layout.

## PLUMBING

- All sanitaryware and fittings are to be standard SABS approved and as sample board or similar.
- Wash hand basins will be on a vanity cupboard or pedestal type as per architect's plans; vanities in bathrooms to use Nordic Ice Melamine with Windsor Grey cupboard door or similar.
- Washing machine outlet to be provided in the kitchen.
- A double bowl stainless steel sink will be installed in the kitchen in 1 & 2 bedroom units and a single bowl stainless steel sink in Studio units.
- Kitchen Mixer – Sink Mixer Deck Type Small Body Chrome or similar.
- Bathroom Mixer – Basin Mixer Small Body Chrome or similar.
- Complete cold and hot water reticulation.
- Bath Mixer and Niki Spout (IF APPLICABLE)- bath mixer with specifications Bath/Shower Mixer Undertile Small Body Chrome Splashworks - Niki Spout Chrome or similar.
- Bathroom Basin- Solo Paros Freestanding Basin 465x420x155mm White or similar.
- Toilet specification - Solo close-coupled suite Tamarin top flush or similar.
- Common Bath (IF APPLICABLE) - Built- in bath with specification MacNeil - Tamarin Bath Built-In White 1 700mm x 700mm or similar.
- Bath wall mixer – Specification Mixer Wall Type with Hand Shower Chrome or similar.
- Shower Rose – Didi - Shower Rose with 5 Settings 100mm Chrome or similar.
- Shower Mixer – With specification Triumph - Amber Bath/Shower Mixer Undertile Small Body Chrome or similar.
- Shower Arm – BluTide - 15mm Shower Arm & Cover Plate Chrome or similar.
- Toilet Roll Holder – Specification Luximo - Kore Toilet Roll Paper 2205A or similar.
- Towel Rail - Luximo - Kore Double Towel Rail 600mm 2108AD or similar.
- Plumbing as per SABS standards.
- Ground floor unit to have one tap as per drawing.

## CARPENTRY

- Kitchen units Melamine cupboards with Quartz stone worktops- Cupboards Nordic Ice with Windsor Grey Accents on Melamine ; 20mm Sabba Bianca Quartz worktop as per sample board or similar.
- Bedroom cupboards- Iceberg White Linear Melamine or similar.
- Bathroom vanities- Cupboards Nordic Ice with Windsor Grey cupboard door; Sabba Bianca Quartz Worktop as per sample board or similar.

## KITCHEN

- Kitchen units Melamine cupboards- Nordic Ice with Windsor Grey accents on melamine as per sample board or similar.
- Worktops in kitchen- 20mm Quartz Sabbia Bianca as per sample board or similar.
- Oven/ Extractor / Stove
- Sink - Stainless Steel Sink- Franke Projectline Double or Single Sink or similar.
- Pillar Type Sink Mixer – Triumph - Amber Sink Mixer Deck Type Small Body Chrome or similar.
- Washing Machine Stop Cock.

#### PAVING

- Driveway paved to Developer's specification.
- Interlocking pavers.

#### BOUNDARY

- Perimeter walls as per architect drawing.
- Internal walls - Smooth plaster and painted screen walls 2.1m high (measured from the ground on the lowest side with the neighbors on all sides), not all units have walls (see site layout).
- Front of internal garden – garden to be blockaded off as per Site Plan.
- Internal Brickwork – To be confirmed.
- External Brickwork- To be confirmed.

#### SECURITY

- 5 Strand electrified fence on site boundary walls.
- Security gates for entry control – 24 hour guard at gate.
- Tag access for homeowners.

#### BALCONY/ PATIO/ COMMON AREAS

- Tiled on specification OTRA810018A Tribeca Charcoal Slip Resistant or similar.

#### CARPORT (WHERE APPLICABLE)

- Shadeport – Cantilevered Pyramid shadeport structure.

#### IMPORTANT NOTES

- All materials herein specified are subject to availability. Where any materials are not readily available the contractor shall have the right to use the nearest similar material available.
- The Purchaser is not allowed to work on the site whilst the unit is under construction.
- Water and electricity deposits are to be paid 2 months prior to occupation.
- This schedule of finishes supersedes any other document.
- Water Heating- Class B geyser system.
- Electricity provided by Prepaid System for each unit.
- Water Meter provided for each unit.