



ALTONA

VILLAGE

WORCESTER

PHASE 1

FINISHING SCHEDULE

ANNEXURE D

1. BUILDING STANDARDS AND CONDITIONS

- 1.1 All construction procedures and standards will be in accordance with the requirements of the NHBRC, SANS 10400, SABS and National Building Regulations.
- 1.2 Cognizance must be taken of the Architectural Design Guidelines which will take preference in this finishing schedule.

2. FOUNDATIONS AND SURFACE BEDS

- 2.1 Foundations to engineers design and specification.
- 2.2 Concrete surface beds to engineers design and specification.

3. BRICKWORK

- 3.1 Exterior Walls: All exterior walls will be of SABS approved bricks plastered and painted.
- 3.2 Internal Walls: Will be of SABS approved bricks finished in one coat smooth plaster except inside of garage which will be bagged.

4. ROOF CONSTRUCTION

- 4.1 Chromodek Victorian S-profiled metal pre-painted roof sheeting in shades of grey, from grey to Charcoal as per ARCHITECT colour.
- 4.2 Concrete roofs where applicable as per engineers design and detailing, waterproofed with bituminous membrane as per manufacturers specification.
- 4.3 Trusses by approved supplier as per engineers design and specification.
- 4.4 Fibre cement bargeboards and fascias.
- 4.5 Aluminum gutters with PVC downpipes.

5. WINDOW SILLS

- 5.1 All window sills to be plastered to fall, and painted.

6. FLOOR FINISHES

- 6.1 Kitchen, scullery, bathrooms, entrance hall, lounge and dining room will be as per DEVELOPER's range 600 x 600mm tile.
- 6.2 Bedrooms: Will be carpeted as per the DEVELOPER's range.
- 6.3 Driveway: Will be of cement brick pavers selected by the DEVELOPER.
- 6.4 Terraces: Will be 600 x 600mm natural stone pavers selected by the DEVELOPER.
- 6.5 Skirting: 100mm SA-Pine painted matt white enamel in living areas, bedrooms and passages.

INITIALS: _____

7. WALL TILING

- 7.1 As per DEVELOPER's range.
- 7.2 All tiling: Will be fixed by a specialist tiler appointed by the DEVELOPER.
- 7.3 Wall tiles to kitchen: One row chosen 600 x 600mm tile between top and bottom cupboards, no tiles to be applied behind cupboards or any other fixture or fitting.
- 7.4 Showers only: Will be tiled to 2.4m height with chosen 600 x 600mm tile.
- 7.5 Bathroom Walls: One row chosen 600 x 600mm tile above bath and basin (splash back).
- 7.6 The sides of the bath will be tiled with chosen 600 x 600mm tile.

8. CEILINGS

- 8.1 Ceilings to underside of trusses to be 6.4mm gypsum board on 38 x 38mm brandering skimmed and painted with coved cornice chosen by DEVELOPER.
- 8.2 No Ceiling in the garage.
- 8.3 Thermal insulation to be placed on ceiling at thickness to conform to SANS 10400 XA requirements.

9. WINDOWS, DOORS AND FRAMES

- 9.1 Aluminum windows will be epoxy coated natural colour as per DEVELOPER's choice.
- 9.2 Front doors: Doors to be Horizontal slatted or grooved solid engineered hardwood timber doors in Meranti frame, painted as per ARCHITECT's colour and as per paint supplier specification.
- 9.3 External doors: Doors to be solid engineered hardwood timber doors in Meranti frame, painted as per ARCHITECT's colour and as per paint supplier specification.
- 9.4 Garage internal door: Solid timber fire door painted white as per DEVELOPER's choice and as per paint supplier specification.
- 9.5 Patio door: Standard Aluminum sliding door and frame in natural colour as per DEVELOPER's choice.
- 9.6 Internal doors: Patterned Hollow core type in Meranti frames, painted white and as per paint supplier specification.

10. IRONMONGERY

- 10.1 Internal doors are to be fitted with standard two lever mortise locksets with door handles as per the DEVELOPER's choice.
- 10.2 External doors are to be fitted with three lever mortise lockset with door handles as per the DEVELOPER's choice.

INITIALS: _____

11. PLUMBING

- 11.1 Dishwasher and washing machine points provided with stopcock.
- 11.2 Hot water generation system comprises of roof-mounted 'flat panel' solar system and in-roof 150L geyser as per DEVELOPER's choice.
- 11.3 All waste pipes to be SABS approved PVC pipes.

12. GARAGE

- 12.1 Garage door: Will be single or double sectional timber or aluzink doors automated, as per the DEVELOPER's choice and ARCHITECT colour.
- 12.2 Garage floor: Garage floor will be granolithic screed (unpainted).
- 12.3 Walls: Bagged and painted white on the inside.
- 12.4 Ceiling: There will be no ceiling to the garage.

13. SANITARYWARE

- 13.1 Basins – HFBS7013/WH BALTIMORE rectangular sit-on basin.
- 13.2 Vanity will be wall hung as per DEVELOPER's choice.
- 13.3 Toilets – BETTA IQWA SUITE Close couple pan and cistern.
- 13.4 Bath – GRANADA 1700X750 built in bath.
- 13.5 Wash Hand Basin Mixers – HANSGROHE 31607 DECOR E2 S/L basin mixer
- 13.6 Shower Mixer – HANSGROHE COSMO E2 31967 S/L shower mixer finish set
- 13.7 Shower Rose – HANSGROHE 28492002 CROMA 1-JET showerhead chrome plus ISCA 9300/CH shower arm.
- 13.8 Bath Mixer – HANSGROHE COSMO E2 31967 S/L bath mixer finish set with nicci spout.
- 13.9 Kitchen mixer – HANSGROHE 31806 COSMO E2 kitchen mixer
- 13.10 Kitchen sink – FRANKE 1990002 (EX 811024) NVN621 Nouveau DEB
- 13.11 Shower – Will be glass panel walk-in shower as per plan and DEVELOPER's choice.
- 13.12 Prep bowl where applicable - FRANKE 1990010 (EX 820052) RDX610-48 RONDO prep bowl with HANSGROHE 31806 COSMO E2 kitchen mixer.
- 13.13 Wastes, traps, plugs and overflows will be as per DEVELOPER's choice.

14. SANITARY ACCESSORIES

- 14.1 BATHROOM BUTLER 4602 PAPER HOLDER to all toilets
- 14.2 BATHROOM BUTLER 4685 double towel rail polished SS 800 to all Bathrooms
- 14.3 BRILLIANT CRIMSON mirror 450X600 BBMICR450 above basins.
- 14.4 BATHROOM BUTLER 2133 Soap basket polished chrome to baths and shower.

INITIALS: _____

15. ELECTRICAL POINTS (As per Architect Plan)

- 15.1 Downlights to hall, living room, dining room and kitchen as per ARCHITECT design.
- 15.2 1 x Single light to each bedroom, passage, bathroom and any other room.
- 15.3 1 x Dining room pendant only.
- 15.4 Exterior light points as per plan.
- 15.5 1 x Light to braai.
- 15.6 1 x Double plug to every bedroom.
- 15.7 1 x Double plug to passage.
- 15.8 1 x TV-point to lounge.
- 15.9 1 x TV point to main bedroom.
- 15.10 1 x Internet/Telephone point.
- 15.11 2 x Double plug to lounge.
- 15.12 Plugs to kitchen as per Architect plan.
- 15.13 1 x Plug for garage door opener.
- 15.14 1 x Double plug in garage.
- 15.15 1 x Distribution board
- 15.16 Electrical pre-paid meters will be provided.
- 15.17 1 x Stove connection point.

16. LIGHT FITTINGS

- 16.1 Downlights – Round holder (LED lamp) as per DEVELOPER's choice.
- 16.2 Ceiling-mounted lights as per the DEVELOPER's choice.
- 16.3 Dining room pendant as per DEVELOPER's choice.
- 16.4 Exterior lights – Surface mounted 'bulkhead' wall luminaire as per the DEVELOPER's choice.

17. PAINTING

- 17.1 All plastered areas will receive a single filler coat and 2 coats acrylic PVA to manufacturer's Specification and ARCHITECT colour.
- 17.2 All external timber will be painted as per ARCHITECT colour with non-drip enamel to manufacturer's specification.
- 17.3 Ceilings will receive two coats white acrylic PVA to manufacturer's specification.
- 17.4 All internal doors will be painted white with non-drip enamel to paint supplier specification.

18. KITCHEN & BEDROOM CUPBOARDS

- 18.1 Kitchen cupboards: Top and bottom cupboards of melamine as per plan layout with impact edging and stone counter tops. Range selected from the DEVELOPER's range (See item 34).

INITIALS: _____

- 18.2 Bedroom built in cupboards: White melamine, as per plan lay-out in bedrooms with 2mm impact edging.
- 18.3 All screws to be capped.

19. APPLIANCES

- 19.1 Stove: Standard Miele oven, hob & extractor as per DEVELOPER's choice.

20. GLAZING

- 20.1 All glazing will be in accordance with SANS 10400-N.

21. TERRACE & WALKWAYS

- 21.1 Terrace & walkways to be cement tiles to match interior floor colour as per DEVELOPER's choice.

22. BRAAI

- 22.1 Fabricated braai with chimney on Terrace as per DEVELOPER's choice.

23. PERIMETER WALLS, GATES & FENCES

- 23.1 Perimeter walls will be 1.8m height plastered and painted masonry construction as per ARCHITECT plan and design.
- 23.2 Horizontal battened timber yard gate with steel hinges and latch to the height of adjacent wall as per ARCHITECT plan.

24. INTERNAL FIREPLACE

- 24.1 Jetmaster or similar type, built in fireplace as per DEVELOPER's choice.

25. HOUSE NUMBER

- 25.1 House number as per DESIGN GUIDELINE.

26. SITE CLEARING

- 26.1 The property will be cleared of visible rubble. The existing natural contours of the site will generally be retained and only undue hillocks and mounds will be removed.

27. LANDSCAPING

- 27.1 Roll on lawn on a thin layer of compost will be laid to the property only.
- 27.2 Two garden taps to be provided in the garden.
- 27.3 600 x 600mm Cement Blocks laid as per ARCHITECTS plan.

INITIALS: _____

28. YARD AREAS

28.1 Yard Areas will be paved with cement bricks as per DEVELOPER's choice and ARCHITECTS's colour scheme.

29. DRIVEWAY AREA

29.1 Driveway will be paved with cement bricks as per DEVELOPER's choice and ARCHITECT's colour scheme.

30. DSTV & TV Antennae

30.1 No DSTV & TV antennae will be installed.

31. ALARM AND WiFi

31.1 Basic Alarm with internal motion sensors.

31.2 WiFi router with antenna

32. ITEMS NOT INCLUDED

32.1 Curtain rails and window blinds

32.2 Irrigation

32.3 Surface water drains and retaining walls

32.4 Washing Line

32.5 Burglar bar

33. ITEMS INCLUDED

33.1 Transfer Fees

33.2 Bond Registration Fees

33.3 Architect Fees

33.4 All Engineering Fees

33.5 Plan approval Fees

33.6 NHBRC registration Fees

33.7 Municipal water connection Fees

33.8 Municipal electrical connection Fees

INITIALS: _____

34. DEVELOPERS RANGE CHOICE

- 34.1 To simplify the choices to be made, the Developers in conjunction with an interior designer has selected FOUR Ranges to choose from. Each range has a Kitchen Cupboard Colour, Stone Counter Top Colour, 600 x 600mm Tile and Carpet Colour. No mixing of different products is allowed.
- 34.2 The 4 Ranges are:
- Country Elegance
 - Country Sand
 - Country Life
 - Country Valley
- 34.3 If no range selection is made, then the DEVELOPER will select the appropriate range and install that range.

INITIALS: _____



35 PRODUCT SPECIFICATIONS

BATHROOM SANITARY WARE

ITEM: 1.1 **BASINS (WHB'S)**

SPECIFICATION: EN-SUITE BATHROOM
BALTIMORE SIT-ON BASIN FITTED TO A WALL HUNG VANITY

PICTURES:



ITEM: 1.2 **BASIN MIXERS**

SPECIFICATION: EN-SUITE BATHROOM
BALTIMORE SIT-ON BASIN FITTED TO A WALL HUNG VANITY

PICTURES:



ITEM: 1.3 **WC'S (TOILET UNITS)**

SPECIFICATION: BETTA IQWE SUITE CLOSE COUPLE PAN & CISTERN

PICTURES:



INITIALS: _____

ITEM: 1.4 **BATHS**

SPECIFICATION: BATH
GRANADA 1700 X 750mm BUILT IN BATH

MIXER WITH DIVERTER
HANSGROHE COSMO E2 3967 S/L BATH MIXER FINISH SET

SPOUT
NICCI SPOUT AND OVERFLOW

PICTURES:



ITEM: 1.5 **WC'S (TOILET UNITS)**

SPECIFICATION: SHOWER HEAD MIXER

HANSGROHE COSMO E2 31967 S/L SHOWER MIXER FINISH SET PLUS ISCA 9300 / CH SHOWER ARM AND HANSGROHE 28492002 CROMA 1 – JET SHOWER HEAD

PICTURES:



ITEM: 1.6 **TOWEL RAIL**

SPECIFICATION: BATHROOM BUTLER 4685 DOUBLE TOWEL RAIL POLISHED SS
800mm

PICTURES:



INITIALS: _____

ITEM: 1.7 **TOILET ROLL HOLDERS**

SPECIFICATION: **BATHROOM BUTLER 4602 PAPER HOLDER**

PICTURES:



ITEM: 1.8 **SOAP DISH**

SPECIFICATION: **BUTLER 2133 SOAP BASKET POLISHED CHROME**

PICTURES:



ITEM: 1.9 **MIRRORS AT BASINS**

SPECIFICATION: **BRILLIANT CRIMSON MIRROR 500 X 700**

PICTURES:



INITIALS: _____

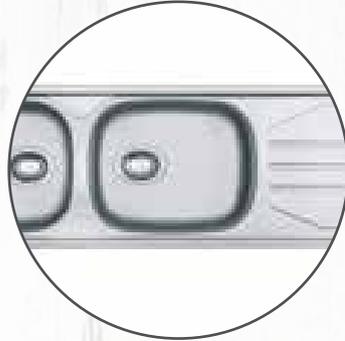


**KITCHEN SANITARY
WARE**

ITEM: 2.1 **KITCHEN SINK**

SPECIFICATION: FRANKE 199002 (EX 811024) NVN 621 NOUVEAU DEB AND
90mm WA

PICTURES:



ITEM: 2.2 **KITCHEN SINK MIXER**

SPECIFICATION: HANSGROHE 31806 COSMO E2 KITCHEN MIXER

PICTURES:



ITEM: 2.3 **PREP BOWL (WHERE APPLICABLE)**

SPECIFICATION: FRANKE 1990010 (EX 820052) RDX610-48 RONDO prep bowl
with HANSGROHE 31806 COSMO E2 kitchen mixer.

PICTURES:



INITIALS: _____

ITEM: 2.4 KITCHEN CUPBOARD DOOR HANDLES

SPECIFICATION: ROMAN BAR HANDLE

PICTURES:



ITEM: 2.5 OVEN, HOB & EXTRACTOR UNIT

SPECIFICATION: MIELE 65cm RAISED GAS HOB IN STAINLESS STEEL – KM 20106
MIELE 60cm STAINLESS STEEL CLASSIC OVEN – H2261B
MIELE 60cm VISOR EXTRACTOR IN STAINLESS STEEL –
DA10608

PICTURES:



INITIALS: _____



LIGHT FITTINGS

ITEM: 3.1 **DOWN LIGHTERS**

SPECIFICATION: DLV 850 WH/BK C/W 13019 WW LAMP

PICTURES:



ITEM: 3.2 **FLUORESCENT LIGHTS (GARAGES)**

SPECIFICATION: 5' DOUBLE OPEN CHANNEL C/W TUBES

PICTURES:



ITEM: 3.3 **CEILING MOUNTED LIGHTS (BATHROOM)**

SPECIFICATION: CF 2655 SATIN C/W 1X18W E27 CFL

PICTURES:



INITIALS: _____

ITEM: 3.4 **CEILING MOUNTED LIGHTS (BEDROOMS)**

SPECIFICATION: CF 2639 400 dia C/W 1 X 18W E27 CFL

PICTURES:



ITEM: 3.5 **SURFACE MOUNTED LIGHTS (EXTERIOR)**

SPECIFICATION: OW 2114 GREY C/W 11 WATT E27 CFL

PICTURES:



ITEM: 3.6 **CEILING MOUNTED KITCHEN SPOT LIGHTS**

SPECIFICATION: MODWD 1808/4 4/L SPOT C/W 13019 WW LAMPS

PICTURES:



INITIALS: _____

ITEM: 3.7 **CEILING MOUNTED DINING ROOM PENDENT**

SPECIFICATION: MOD P159 SL C/W

PICTURES:



ITEM: 3.8 **LIGHT SWITCHES AND PLUGS**

SPECIFICATION: SCHNEIDER CLIPSAL 2000 SERIES

PICTURES:



INITIALS: _____

36. GENERAL

- 36.1 These specifications and finishes serve as guidelines only and the Developer reserves the right to amend and or substitute items with the same quality, at his sole discretion, in the event of an item not being available or in short stock.
- 36.2 The employer/purchaser is not permitted to do any work on the site while the construction is underway without the permission of Altona Developments (PTY) Ltd.
- 36.3 Should the abovementioned specifications and finishes differ from the approved plans, then these specifications and finishes will take preference unless the structural integrity of the house is compromised.
- 36.4 Unless specifically requested in writing and approved by Altona Developments (PTY) Ltd no alterations and our changes to the DEVELOPER's standard house plan will be allowed. Should plans however be allowed to changes, these change will have a cost implication and be payable by the employer/purchaser.
- 36.5 The final placement of the house on the erf will be determined by the ARCHITECT using best practice principals. i.e suns direction etc.

PURCHASER(S): _____ DATE: _____

_____ DATE: _____

SELLER: _____ DATE: _____