

ROSEBANK  
NO. **12**

# SCHEDULE OF DEVELOPMENT AMENITIES

JANUARY 2016  
ANNEXURE 4



■ PERIMETER WALLS

An average of 2m high wall and/ or fence to the perimeter of the property with electric fencing connected to a control panel in the guardhouse.

■ GATEHOUSE AND CONTROLLED ACCESS

Guardhouse with motorized mild steel vehicle gates controlled by an intercom system. Remote control for resident to access the parking. Security cameras will be at the access and around the perimeter of the property. These cameras can be monitored in the guardhouse.

■ LANDSCAPING

Formal gardens to Landscape Architect's specification.

■ SECURITY LIGHTING

Area and security lighting to be provided in the common areas by specialist to Architect's specification.

■ SIGNAGE

Development signage to Architect's detail and design.

■ ROADS & PATHWAYS

Roads and pathway's to Architect's specification.

■ APARTMENT NUMBER: \_\_\_\_\_

GROUND FLOOR	ASH SCHEME	✓	SAND SCHEME	✓
	Vinyl Timber A		Vinyl Timber B	
	Tile A		Tile B	

FIRST FLOOR (duplex) or BEDROOM (penthouse)	ASH SCHEME	✓	SAND SCHEME	✓
	Carpet A		Carpet B	
	Vinyl Timber A		Vinyl Timber B	
	Tile A		Tile B	

■ PURCHASER'S SIGNATURE: \_\_\_\_\_

ASH SCHEME	SELECTION
Floor Tile	DR 94541N (60x60) as per mood board sample or similar
Feature Tile	NWT 6842 N as per mood board sample or similar
Vinyl	Natures Look - K81701 as per mood board sample or similar
Carpet	Nouwens - Icon (Fred)
Caesarstone	Snowwhite (2141)
Kitchen Cabinets	Matt white (10BB 83/014) Duco
Cabinets	Iceberg White - Linear Finish

SAND SCHEME	SELECTION
Floor Tile	REM 02939 BL (60x60) as per mood board sample or similar
Feature Tile	NWT 6612K as per mood board sample or similar
Vinyl	Natures Look - K81701 as per mood board sample or similar
Carpet	Nouwens - Icon (James)
Caesarstone	Snowwhite (2141)
Kitchen Cabinets	Matt white (10BB 83/014) Duco
Cabinets	Iceberg White - Linear Finish

## ■ PRELIMINARIES

The building shall be erected in accordance with the National Building Regulations SABS 0400 and the requirements of the Local Authority, but this specification will override these requirements should any conflicts arise.

In the event of any discrepancies arising between the provision of the plan and those of the specification, the provision of the specification will prevail.

All materials herein specified are subject to availability. If any materials are not readily available or undue delay is experienced in obtaining them, the Seller shall have the right at his discretion to use the nearest similar material.

## ■ SEMI-BASEMENT GARAGES

### STRUCTURE:

- Power floated concrete surface bed, concrete column, load bearing brick wall and "rib&block" concrete slab (as per structural engineer specification).
- 230mm brick walls to external facades
- Interval dividing walls between garages and stores will be a combination of 115 and 230mm brick walls.
- External Façade
- Textured plaster to architect's specification
- Doors
- Automatic sectional double garage doors to architect's specification.
- Steel framed Masonite door to all garages and stores
- Internal Wall finishes
- 1 Coat cement plaster, 1 coat primer and 1 coat final paint to internal walls of stores and garages
- Off shutter concrete to columns and exposed soffit.

## ■ APARTMENTS

### STRUCTURE:

- "Rib&Block" concrete slab with reinforced concrete framed structure where required
- Load bearing brick walls with reinforced concrete and steel columns where required by engineer
- Brickwork throughout
- External Façade:
- Textured plaster and cladding to certain façade areas to Architect's details
- Powder coated aluminium windows as per architect's plans
- Glass to comply with regulations
- Mildsteel balustrades to common passages and stairwell
- Mildsteel balustrades and juliet balconies to apartments
- Roofs:
- Soft roof with rigid insulation cover by soft board and double layer torched on waterproofing
- Floor Finishes (as per selection). Bathrooms will be tiled only as per scheme selected.
- Raw concrete floor to receive tiling.
- Self-levelling screed depending on selected finishes.
- 60mm Painted timber skirtings

### WALL FINISHES:

- Cement plaster wall with Rhinolite skim to all internal walls unless tiling is specified, then one coat plaster only.
- 1 coat primer and 2 coats final paint to neutral and feature walls.
- Feature tiles to shower walls, built in baths and kitchens as per Interior Architects design

CEILINGS:

- Cement plaster soffit with Rhinolite skim to service stairs and all other exposed soffits
- Flush plaster ceiling to Interior Architects design, 1 coat primer and 2 coats final paint in penthouses Flush plaster ceilings in some areas of duplex apartments for services to architect's specifications

STAIRCASE:

- Choice of Design 1 or Design 2 for units 1 – 9
- Fittings:
- Built in cupboards, vanities and countertops to kitchens, bathrooms and bedrooms as per Interior Architects design
- Built in appliances to be SMEG or similar quality. Integrated fridge/freezer, 60cm electric hob, 60cm electric oven and extractor to be provided in all apartments. Integrated microwave to be provided in penthouses only
- Sanitary brassware to be Hansgrohe or similar quality
- Sanitary items to be Duravit, Plexicor or similar quality

PLUMBING:

- All plumbing to be compliant with SANS regulation
- SOLAR geyser or Domestic Hot Water based on Heat Pump technology

ELECTRICAL:

- Intercom Access Control
- LED lighting in apartments: Lighting layouts as per Electrical engineer's layout
- Feature pendant not supplied
- Cove lighting in penthouses ONLY
- Power Layout as per Electrical engineer's layout
- Prepaid electrical metre

## ■ GUARDHOUSE – PUBLIC COMMON AREAS

STRUCTURE:

- Power floated concrete surface bed, concrete column, load bearing brick wall and "rib&block" concrete slab (as per structural engineer specification).
- 230mm brick walls to external facades
- Interval dividing walls between garages and stores will be a combination of 115 and 230mm brick walls.

FLOOR FINISHES:

Ceramic tiles as per Interior Architects design

WALL FINISHES:

- One coat cement plaster, 1 coat primer and 1 coat final paint to internal walls of stores and garages
- Off shutter concrete to columns and exposed soffit
- Tiles to bathroom as per Interior Architects design

FITTINGS:

Feature lighting as per Interior Architects design

LANDSCAPING:

Landscaping as per Architects and Landscape Architects design