



DEVELOPMENTS

THE CLIFFORD
FINISHING SCHEDULE



THE CLIFFORD

HEAD OFFICE **021 433 2580**

dgproperties.co.za



DEVELOPMENTS

COMPANY PARTICULARS

Established in 2002, DG Properties has proven to be a true real estate success story. The DG name has become synonymous with the proficient and effective marketing and selling of premium grade properties in Cape Town and particularly the sought-after Atlantic Seaboard. DG currently have offices in high profile positions in Sea Point and Southern Suburbs.

DG Properties prides itself on its unique and focused approach to marketing and sales, providing a comprehensive and tailored solution to ensure that sales occur at the optimum price within a compressed space of time. The company utilizes an evolved and distinctive sales force of highly adept and skilled sales agents who are selected for their extensive experience, professionalism and successful track records.

Headed by Managing Director Alexa Horne, DG Properties has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary DG database combined with its eye-catching and prominent advertising, both in print and digital media, together with our visible network of sales offices support our strong performance on the Western Cape's Atlantic Seaboard, Southern Suburbs, Western Seaboard and surrounding areas.

DOGON GROUP (PTY) LTD
REGISTRATION NO: 2002/020365/07
REGISTERED WITH THE PPRA - FFC No. F110941
ALEXA HORNE (MANAGING DIRECTOR)

P O BOX 605 SEA POINT 8060
THE KINGS, 101 REGENT ROAD
SEA POINT, SOUTH AFRICA
TEL +27 21 433 2580
FAX +27 21 433 2781

SALES AGENT



JAMES CURTIS
082 485 2702

james@dgproperties.co.za

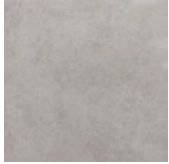
Registered with the PPRA - Full Status Agent - FFC No. 0485176

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the Clifford








STANDARD SCHEDULE OF FINISHES







No.	FINISH			SPECIFICATION	AREA
1	FLOORS				
1.1	External Tiles			Porcelain tile: Natural Grey non slip 600x600mm from Tile Space. Matching inside tile	Balcony's and terraces
1.2	Internal Tiles			Porcelain tile: Natural Grey 600x600mm from Tile Space	Living areas, bedrooms, bathrooms
1.3	Grano			Non slip granolithic screed or power floated concrete by contractor where indicated	Basement Garage
2	COMMON AREAS FLOORS				
2.1	Grano			Non slip granolithic screed or power floated concrete by contractor where indicated	Entrances driveway and parking areas
3	SKIRTINGS				
3.1	Tiles		External	Tiled skirting approx.. 100mm high cut tile to match adjoining floor tile	Balcony's, terraces, passages and stairs
3.3	Timber		Internal	Skirting approx. 70mm high primed both sides and painting to finish. Colour Quiet hideaway or to Buyers choice - colour to match walls	All internal areas but excluding bathrooms
4	WALL FINISHES				
4.1	Internally			1 x Coat wood floated cement plaster with 1 x skim fill coat, 1 x coat primer and 2 x coat acrylic paint. Colour Quiet Hideaway	All Internal walls above basement
4.1	Basement			Flush jointed Brick or block work, or alternative, ass approved by the engineer, and 1 x coat primer and 2 x coats acrylic paint. Colour White.	All Internal walls above basement
4.1	External			1 x Coat wood floated cement plaster, 1 x coat primer and 2 x coats acrylic paint. Colour Light Aluminium and Charcoal. As per Elevation Drawings provided	All external walls and Basement
5	WALL TILING				





5.1	Bathrooms		Porcelain or Ceramic tile: 300x600mm white to Ceiling height. Tiles to shower walls only. Other walls to be plastered and painted as per other walls	All bathrooms
5.2	Tiles - shower floors		Porcelain tile: Natural Grey 600x600mm - subject to availability - plinth raised 70mm of power floated or screeded floor	All bathrooms
5.3	Grouting		Grout colour light Grey	All tiled wall areas
6	CEILINGS & CORNICES		Approximately 2.8 metre Ceilings to living and bedroom areas	
6.1	Ceiling slab soffits to interiors:		Skimmed and painted concrete slab where there are no other ceilings	
	Soffits to terraces:		Plastered and painted to concrete slab.	All terrace soffits
	Soffits to parking areas:		Off shutter concrete soffit, rubbed down and exposed and/or painted in focus areas to Architect's design	Basement parking and garages
6.2	Ceilings:		Skimmed and painted suspended ceilings if required.	Living room, kitchen, Bedrooms
6.3	Bulkheads:		Skimmed and painted suspended bulkhead to form a curtain recess at balcony doors.	Kitchen
6.4	Ceiling cornices:		Shadow line cornice generally	Living areas and bedrooms
7	WINDOWS AND SLIDING DOORS			
7.1	Windows and any side-lights at sliding doors:		2400 height Power coated aluminium windows, generally top-hung, Charcoal colour with section size to manufacturers recommendations. Can be double glazed subject to quotation.	all living and bedrooms
7.2	Sills:		Refer to 4.1 - painted plaster, with exception of tiled sills in bathrooms and kitchens if applicable	
7.3	Louvres:		Aluminium or composite outside louvres to applicable detail. Timber or steel to service duct access doors	
8	DOORS			
8.1	Front Door		2400 height Meranti Timber Horizontally Slatted. Sealed in clear timber sealer	All units
8.2	Internal Doors		Approx. Generally approx. 2400mm High wooden frame and solid door, primed and painted. Colour Quiet Hideaway to match walls and skirting. As indicated on drawing	Bedrooms and Bathrooms
8.3	Fire Doors	Fire escapes	Approx. 2100mm High fire-rated doors to manufacturers specification and as determined by Fire Engineer and in compliance with Council safety requirements (colour to Architect's specification)	Garage
8.7	External sliding doors and windows		Powder coated aluminium sliding doors system and aluminium top-hung casement windows. Colour Charcoal to suppliers specification	As per drawings
8.8	Locks		Generally cylinder locks to front doors. Two-lever locks to internal doors	As per drawings
8.9	Handles to external windows and doors		Generally standard handle or Black powder coated aluminium for aluminium doors and windows. Approximately one meter height	As per drawings

8.10	Hinges:			Generally brushed stainless steel to timber door frames. Varies for aluminium doors and windows to manufacturer's specification	
8.1	Handles and Locks to internal doors			Brushed Molo stainless steel handle with key hole escutcheons and two lever lock	All solid doors
9	PAINTING				
9.1	Internal walls			Generally Dulux or similar acrylic. Generally colour is Quiet Hideaway	Internal areas
9.2	External walls			Generally Dulux or similar acrylic. Colour Silver Aluminium. With Charcoal accent colour	External areas
9.3	Ceilings			Generally Plascon Polvin or similar acrylic Matt white	All ceilings
9.6	Steel work			Generally 2 coat enamel paint system to galvanised steel-work where applicable	where applicable
9.7	Wood, Doors, skirting			Generally Dulux oil-based low sheen paints to timber	where applicable
10	ROOF			Concrete slab to architect's/engineer's details as well as specialists' waterproofing details in compliance with manufacturers' warrantee requirements, insulation to fulfil XA regulations for energy efficiency.	
11	ELECTRICAL				
11	Supply:			Prepaid meter Single phase as determined by Electrical Contractor and in compliance with Council supply requirements	All Units
11	Electrical Layout:			As per Layouts provided	All Units
	internal Light fittings:			White downlighter with Warm White LED globe. Lounge, dining room and bedroom LED lights to be dimmable.	
	External Light fittings:			Black Resin Surface mounted fittings to walls. White surface mounted down lights. 6 ft LED tube type fitting for the garage area	
11	Plugs/switches:			Matrix or similar white range plugs and switches with white cover plates where visible	All Areas

				Underside of plug sockets positioned approximately at 300mm or 110mm AFFL. Underside of light switches positioned approximately at 1000 AFFL. Plug point quantities are generally as follows (may vary): Entrance, Kitchen doubles and singles for hob, fridge, microwave, Appliances. Living area 2 x double including for TV; Bedrooms 2 x doubles (including for TV); 1 x AC points allowed for. One data pont	All applicable areas
11	Appliances:			Bosch co-ordinated brushed stainless steel, ranges to be finalised and typically including a electric cooking hob, an electric oven below counter and built in or integrated extractor	
12	Distribution board:			Main DB Positioned in passage.	As per Electrical design
12	Pre-paid meters:			Prepaid electricity meter to be installed	Entrance passageway area as per Electrical Engineer's design
12	Intercom			Intercom to be installed at entrance	Pedestrian entrance
12	Television distribution			Distribution through data points	Living area, Bedrooms 1,2,3 and Family room
12	Internet Distribution			Each unit to receive conduit for future internet connectivity via fibre optic connection by telecoms service provider	In Basement garage near DB board
11	Perimeter Security			Electrical fence As per Specialist's design	To perimeter
11	Access control			Remote unit access control	To entrance gate
11	Extraction Fans			Included in internal bathroom as required by local authority and as specified by Mechanical Engineer	To Internal bathroom with out window
11	Air Conditioning			Aircon enabled. Exterior electrical points and AC isolator only will be provided on terraces and/or roof or basement. Midea or similar to suppliers specification	Living area only
12	JOINERY				
12	Kitchen		Configuration	Designed Kitchens in low sheen board or similar door, draw faces, and visible panels, White or Grey Low sheen.	All sketches can be provided for indicative sizes respectively of sink, fridge bay, hob, appliance and oven.
			Counter	Atlas Quartz or similar. Sink will be underslung.	
			Kitchen Ironmongery	Grass or Blum Soft close under mount draw slides. Grass Nexis hinges with SC adaptors	
			Counter Units:	Counter Units: Finger grip integrated. C&J channel handle system	Counter Units as per plans supplied
			Carcasses:	Carcasses 16 mm White Bisonlam carcasses with 2 mm matching impact edging as per suppliers specification	
			Skirtings	Matching skirting to kitchen colour	

12	Bathroom Basin Vanities			Euro trend or similar range: High-gloss/satin Deco floating vanity unit with integrated rectangular basin and drawer as per plans. Colour White. Basin vanities will be either integrated units or with basin mounting onto a cabinet	
12	Bedroom cupboards		Cupboards	Low sheen doors. Colour Grey or white. Approx. One-third of width total cupboard for shelves and the rest for hanging space (no drawers).	Bedrooms
			Carcasses:	White Melamine Carcasses white impact edging. Colour	
			Hanging rails:	Aluminium hanging rails	
			Handles:	Aluminium Handle recessed	
13	PLUMBING AND SANITATION				
13	Sanitaryware			White porcelain wall hung pain with Geberit, or similar concealed flush system and rectangular Alpha matt silver actuator plate	
13	Taps and Mixers			Hans Grohe Decor or similar chromed taps, mixers, selectors, showerheads and spouts	
13	Mirrors			Flat "floating" full height mirrors to vanities, above each basin in each bathroom sizes as per Architect's specification. Downlight points will be provided in ceilings above all mirrors and basins	All Bathrooms
14	Showers:			Toughened clear glass screens up to approx. 1900mm high. To suppliers specification. Hans Grohe Décor shower mixer	Showers

14	Kitchen Sink		Underslung stainless steel kitchen sinks typically, with individual wastes. Hans Grohe Décor mixer	(See Kitchen design)
14	Bathroom accessories		Black, supplied by bathroom butler or equivalent	(Other matching accessories may be installed by the buyers after occupation however on the basis that responsibility for avoiding services and pipes will rest with the buyers' relevant installers)
14	BALLUSTRADES			
14	External		500mm Brick work and 500mm. Stainless Steel tubing where required. To suppliers detail.	Selected areas on balconies and terraces
14	Balustrade walls		Plastered Brickwork and painted balustrade walls	Roof and common areas
15	SIGNAGE			
15	Main signage		As per suppliers detail	At Street entrance
15	Unit signage		As per suppliers detail	All units front walls
16	Landscaping		Design and supply of landscaping to designers detail	External to common areas only
17	Automatic gate		Automatic steel sliding and/or swing gates to serve as either a vehicular or pedestrian access point	Basement
18	GENERAL			
19	Hot water		Bulk 600 litre bulk hot water solar and/or heat pump. Separate electrical supply to element to by-pass heat pump when necessary. As per suppliers detail	Installation to roof area
20	Water and electrical meters		Electrical, Hot and cold water meters to be prepaid as supplied by Power Management meter suppliers	
21	Mechanical extraction		As per Architects and Specialists details, separately switched as per statutory regulations	To internal bathroom with no windows only
22	Passanger lift		Four stop Lift. To suppliers detail	Basement to 4th floor

DEVELOPER'S NOTE: Disclaimer. The specifications listed are indicative of the finishes to be provided. This schedule of finishes will be annexed to the Purchasers contract documents. The Seller wishes to draw attention of the Purchaser to the fact that the Seller reserves the right to change any of the standard items and specifications listed in the schedule or other, equal or similar items and finishes.

All Standard finishes are subject to availability and may be reselected if not available or any reason

Finishes that are not as per the standard selection will be quoted for by the various contactors, plus 10 % mark up

The development selection consists of a co-ordinated and themed interior design solution, with harmonised and co-ordinated fittings, finishes and colours.