

BELLA ROSA SCHEDULE OF FINISHES

BASIC SPECIFICATIONS

1. BRICKWORK & PLASTER

- 1.1 Exterior Walls: All exterior walls will be of SABS approved cement Maxi bricks – plastered and painted with Universal Paints Allcote high end exterior PVA paint (colour – Karoo Land)
- 1.2 Interior Walls: Will be of SABS approved cement Maxi bricks
- 1.3 Interior Walls: Finished in one coat smooth plaster and painted with Universal Paints Allcote high end PVA paint (colour – Landing)

2. WINDOW SILLS

- 2.1 Exterior - Plastered and painted
- 2.2 Interior - Plaster and painted

3. WINDOWS

- 3.1 All windows will be aluminium and powder coated dark grey.

4. DOORS AND DOOR FRAMES

- 4.1 Front Door – 2.4m aluminium sliding door
- 4.2 Internal doors - hollow core type in standard steel frame

5. ROOF TRUSSES AND COVERING

- 5.1 Roof trusses will be manufactured and erected with pre-fabricated roof trusses according to SABS standards
- 5.2 Roof covering will be of brown cement Marley roof tiles

6. FLOOR COVERING

- 6.1 Living room, Kitchen & bedrooms – decorative smooth screed as per DEVELOPERS choice
- 6.2 Bathroom – ceramic floor tiles as per DEVELOPERS choice
- 6.3 Skirting - 80mm wooden skirting installed and painted or 100mm tiled skirting as per DEVELOPERS choice

7. KITCHEN AND BEDROOM BUILT-IN CUPBOARDS

- 7.1 Colour melamine kitchen cupboard as per plan below (no washing machine included):



- 7.2 Formica top with drop-in double sink.
- 7.3 Defy 600mm under counter electric oven with 4 plate electric hob.
- 7.4 Bedroom cupboards 1.2m white melamine cupboard installed to ceiling with 600mm shelves and 600mm hanging space with double rails.

8. SANITARY AND BATHROOM WARE

Will be of a make & type to be selected by the DEVELOPER

- 8.1 Bath: white acrylic
- 8.2 Toilet: close couple white ceramic
- 8.3 Basin: white ceramic
- 8.4 Taps: Chrome as per DEVELOPERS choice
- 8.5 Washing machine outlet point
- 8.6 Towel rail: chrome
- 8.7 Toilet roll holder: chrome
- 8.8 Fold away washing line installed above bath.

9. ELECTRICAL INSTALLATION

PLUG POINTS :

- Lounge – 2 plug points
- Kitchen counter tops – 2 plug points
- Fridge/freezer – 1 plug point
- Washing Machine Point – 1 plug point Main bedroom – 2 plug points
- Bedrooms – 2 plug points
- Living Room - 1 DSTV Antennae Point
- Stove – 1 point
- Geyser - 150L Kwikhot

10. TV ANTENNAE

A single DSTV connection points will be installed in each unit.

11. LIGHT FITTINGS

As per DEVELOPERS choice

12. CEILINGS

Standard – installed at a height of ±2,75m above floor level

13. WALL TILING

Will be selected by the DEVELOPER

- 13.1 Kitchen counter tops - 300mm tiled splash back
- 13.2 Bathrooms – tiled to a height of 1.2m from floor level

14. GLAZING

Clear sheet glass generally. Obscure/safety glass to bathrooms to glazier's choice and all glass to conform to National Building Regulations in respect of thickness and type in relation to size and position

15. IRONMONGERY

Internal doors are to be fitted with chrome standard two lever lock sets

16. HOUSE NUMBER

Will be of suitable type and will be or the DEVELOPERS choice

17. PATIO, CAR PORT & PAVING

- 17.1 Each unit shall have a 10m² chromadeck patio roof with paved floor
- 17.2 Each unit shall have designated single paved car port covered with shade netting.
- 17.3 One meter paved skirting shall be laid around all units.

18. LANDSCAPING AND GARDENING

- 18.1 Each unit shall have a one square meter succulent plant garden
- 18.2 Instant lawn shall be laid in all unpaved areas

19. BUILDING STANDARDS

All construction procedures and standards will be in accordance with the requirements of the NHBRC

20. GENERAL

- 20.1 Curtain rails will be supplied as per the DEVELOPERS choice

Accepted by the PURCHASER at Pretoria on this ____ day of _____ 2024.

PURCHASER 1

PURCHASER 2

As Witnesses

Agreed by the DEVELOPER at Pretoria on this ____ day of _____ 2024.



DEVELOPER