



DEVELOPMENTS

VILLA BEL OMBRE

FINISHING SCHEDULE



VILLA BEL OMBRE

HEAD OFFICE **021 433 2580** SOUTHERN SUBURBS **021 671 0258**

www.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.

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floor & wall finishes



all areas, other than bathrooms, garage, wet areas
Oggie Oak flooring, allowance of R1800/m²



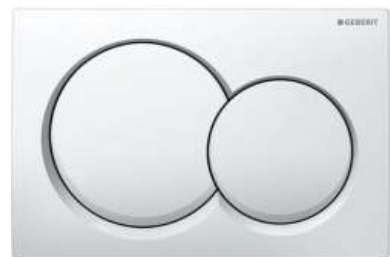
bathrooms floors and walls, garage, wet areas, outside spaces (non-slip version)
Everest Charcoal, allowance of R700/m²



timber cladding external, and internal
Oggie Nordic Ash, allowance of R2000/m²



10NF02001-GW & 40KF0200I-S
ISVEA GLOSS WHITE WALL HUNG PAN &
SOFT CLOSE SEAT



110.238.00.2 & 115.035.11.1
GEBERIT ALPHA CONCEALED CISTERN &
ALPHA01 ACTUATOR PLATE



MH04N-C & MA09-400-C
MEIR **200 MM** SHOWER ROSE & **400 MM**
SHOWER ARM



MW03-FIN & MW13BDY-C
MEIR FINISHED MIXER SET



MH04N-C & MA09-400-C
MEIR **200 MM** SHOWER ROSE & **400**
MM SHOWER ARM



MW07TS-FIN & MW27BDY-C
MEIR MIXER DIVERTER SET



MP01-R & MZ08B-C
MEIR HANDSHOWER



MS05-C
200MM WALL SPOUT



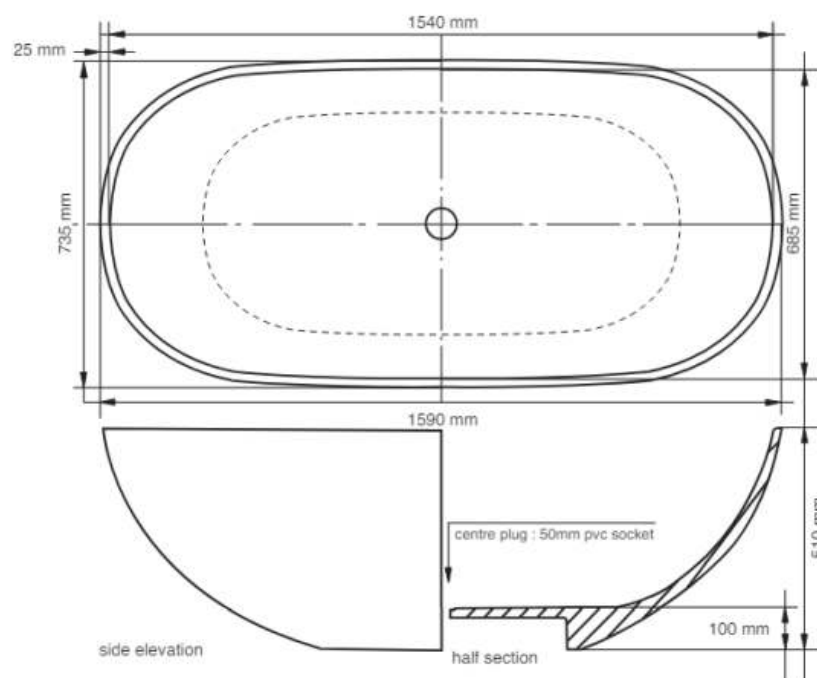
MW07TS-FIN & MW27BDY-C
MEIR MIXER DIVERTER SET



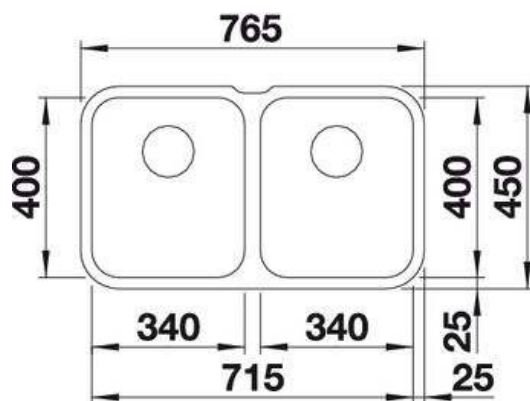
MP01-R & MZ08B-C
MEIR HANDSHOWER



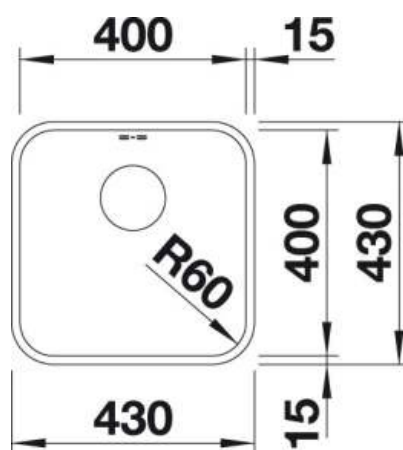
CHLOE BATH
IN GLOSS WHITE
1590MM X 735MM X 510MM



MB02-C
MEIR DECK MOUNT BASIN MIXE



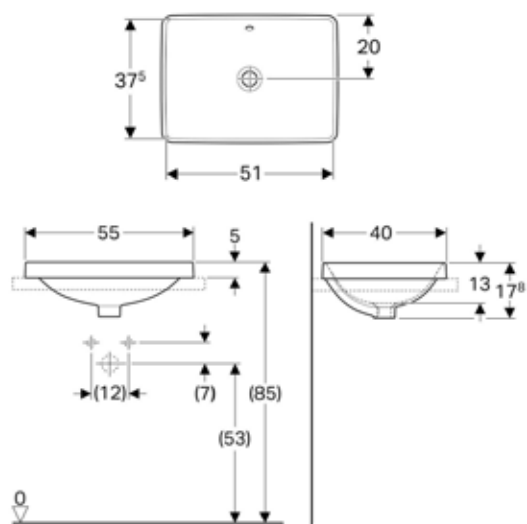
BL00519716
SUPRA 340/340 UNDERMOUNT DOUBLE BOWL



BL00518201
SUPRA 400 UNDERMOUNT BOWL



MK02-C
 MEIR ROUND SINK MIXER



500.736.01.2
 VARIFORM DROP IN BASIN

Villa Bel Ombre, Constantia

SCHEDULE OF FINISHES

Date: 13 December 2024

ALL UNITS

No.	FINISH	TYPE	SPECIFICATION	AREA
1	FLOORS			
1.1	Tiles:		Porcelain tile: 1200 X 600mm typically. Colour and type to Architect's specification -colours as per specified development palette	Kitchen
1.2	Engineered Timber Flooring:		Colour and type to Architect's specification - choice of colours as per specified development palette	Lounge, dining room, bedroom, passages
1.3	Tiles:		Porcelain tile: 1200 X 600mm (polished or matt). Colour and type to Architect's specification - choice of colours as per specified development palette	Bathroom floors.
1.4	Tiles:		Porcelain tile non-slip: Cut or pattern to further Architect's detail, colour to match adjacent floor tile	Bathroom shower floors only
1.5	Tiles:		Porcelain tile: 1200 X 600mm (non-slip). Colour and type to Architect's specification choice of colours as per specified development palette	Terraces and balconies as applicable
1.6	Grouting :		Grout colour by Architect	All tiled floor areas

2	COMMON AREAS FLOORS		
2.1 2.2	Grano:	Non slip granolithic screed by contractor where indicated	Refuse room
2.3	Pavers:	Paving blocks and/or bricks to Architect's specification where indicated	
	Tiles:	Porcelain tile: 600 x 1200 mm (non-slip) Colour	
2.4		and type to Architect's specification	
	Grouting:	Grout colour by Architect	
3	SKIRTINGS		
3.1	Tiles:	100mm high cut tile as skirting to match adjoining floor tile	Terraces
3.2	Tiles:	100mm high cut tile as skirting to match adjoining floor tile	Bathrooms only
3.3	Timber:	Skirting as per Achitect's detail approx. 100mm high primed both sides and painted to finish. Colour to Architect's specification - choice colours as per specified development palette	All internal areas but excluding bathrooms
4	WALL FINISHES		
4.1	General:	1 x Coat wood floated cement plaster with 1 x skim fill coat, 1 x coat primer and 2 x coat acrylic paint to Architect's specification. Colour to Architect's specification - choice of colours and or texture variations as per specified developmnent palette	All internal walls
5	WALL TILING		
5.1	Splash backs:	Porcelain tile (polished): 600 X 1200mm to required height behind hob. Colour & design to Architect's specification - choice of colours as per specified development palette	Kitchen splash backs
5.2	Bathrooms:	Porcelain tile: 1200 x 600mm or required height. Colour to Architect's specification - choice of colours as per specified palette Wall tile so shower cubicles only. All other tile heights to be determined by the Architect	All bathrooms and guest WC's.
5.3	Grouting:	Grout colour by Architect	All tiled all areas
6	CEILINGS & CORNICES		
6.1	Ceiling slab soffits to interiors:	Skimmed and painted concrete slab where there are no other ceilings	As per Architects ceiling plan

	Soffits to terraces:		Plastered and painted and/or textured trowel-on coating (kerakol or similar) to concrete slab.	All terrace soffits.
	Soffits to parking areas:		Concrete soffit, rubbed down and exposed and/or painted in focus areas to architect's design.	Parking
6.2	Ceilings:		Skimmed and painted suspended ceilings soffits and bulkheads - where indicated by Architect.	Suspended ceilings generally only to passages, bathrooms; and to bedroom bulkheads in or feature areas where applicable - generally to conceal services
6.3	Bulkheads:		Skimmed and painted suspended ceiling to selected internal areas, detail as per Architect's ceiling plans.	Ceiling bulkhead details to Architect's design, including full- or partial perimeter bulkheads
6.4	Ceiling cornices:		Shadow line cornice to Architect's specification where applicable generally	As per Architect's ceiling designs
7	WINDOWS & SLIDING DOORS			
7.1	Windows and any side-lights at sliding doors:		Powder coated aluminium windows, generally top-hung, (colour to Architect's specification) with sections to manufacturer's recommendations	As per Architect's Schedules
7.2	Sills:		Refer to 4.1 - painted plaster, with exception of tiled sills in bathrooms and kitchens where applicable	
7.3	Louvres:		Powder coated aluminium louvres to applicable doors and/or service duct access doors (colour in medium grey to Architect's specification)	As per Architect's Schedules
8	DOORS			
8.1	Door Frame:	Front doors:	Approx. 2400mm High doorframes to manufacturers specification (and as to be determined by Fire Engineer and in compliance with Council safety requirements) (colour to Architect's specification)	All units: front doors
8.2	Door Frame:	Internal doors:	Approx. 2400mm High wooden frame, primed and painted (colour to Architect's specification)	All units: internal doors
8.3	Door Frame:		Doors along fire escapes: Approx. 2400mm High fire-rated doors to manufacturers specification and as as determined by Fire Engineer and in compliance with Council safety requirements (colour to Architect's specification)	Front doors and utility doors as required

8.5	Door Leaf:	Front door	900 X 2400 X 40mm 1/2 hour or 1 hour fire rated solid door, primed and painted to specification, and as dermined by Fire Engineer and/or in compliance with Council safety requirements (height approximate)	All Units: front doors
8.6	Door Leaf:	Internal door	900/813 X 2330 X40mm semi-solid timber door, primed and painted to specification (height approximate)	All Units: internal doors
8.7	Sliding door Leaf:	Internal sliding door	Semi-solid sliding door with botom roller and track, in drywall pocket	some bathroom doors
8.80	External sliding doors and windows:		Powder coated aluminium sliding doors system and aluminium top-hung casement windows (colour to Architect's specification)	As per door schedule
8.90	Locks:		To Architect's specification -generally cylinder locks to front doors; 2-lever locks to internal doors	As per door schedule
8.10	Handles:		To Architect's specification -generally brushed stainless steel (s/s) f for timber doors generally brushed s/s and/or silver grey powder-coated aluminium for aluminium doors and windows. All heights as per Architect's specification and ironmongery schedules	As per door schedule
8.11	Hinges:		To Architect's specifaation and or Specialist recommendation generally brushed stainless steel for timber doors frames; varies for aluminium doors and windows to manufacturer's specification	As per schedule
8.12	Other Ironmongery:		To Architect's specification -generally brushed stainless steel	As per schedule
9	PAINTING			
9.1	Internal walls:		As per Architect's specifications -generally PLASCON, MIDAS or similar acrylic, and with choice of colours as per specified development palette	Internal areas
9.2	External walls:		As per Architect's specifications	External areas
9.3	Ceilings to bathrooms:		As per Architect's specifications	All Bathrooms ceilings
9.4	Ceilings to skimmed soffits:		As per Architect's specifications	All skimmed soffits
9.5	Ceilings suspended:		As per Architect's specifications	All bulkheads
9.6	Balustrades:		As per Architect's specifications, generally 2-coat enamel paint system to galvanised steel-work where applicable.	All Balconies and Terraces
9.7	Doors, skirting and ornices		As per Architect's specifications, generally oil-based low sheen paints to timber	

10 ROOF

10.1	Main Structure:	Concrete slab to architect's /engineer's details as well as specialists' waterproofing details in compliance with manufacturers' warrantee requirements, insulation to fulfill XA regulations or energy efficiency	
11	ELECTRICAL		
11.1	Supply:	60 Amp (minimum) three phase as determined by Electrical Engineer and in compliance with Council supply requirements.	All Units
11.2	Electrical layout:	As per Electrical Engineer's details.	All Units
	Light fittings:	Combination of warm White LED downlighters and surface mounted fittings as per Architects specifications. Single pendant chandelier point provided over dining room table, with fitting. Lounge, dining room and bedroom LED lights to be dimmable.	All Units
11.3	Plugs / switches:	LEGRAND "YSALIS" or similar white range plugs and switches with white cover plates.	All Areas
		Underside of plug sockets positioned 300mm or 1100mm AFFL.	All applicable areas
		Underside of light switches positioned 1100mm AFFL	
		Plug point quantities to be generally as follows (may vary):	
		Entrance 1x doubles; Kitchen 2x doubles & 8x singles (including for hob, fridge, microwave, dishwasher, washing machine & tumble drier points); Dining 1x double; Living 4x doubles (including for 2x for TV at lower and mid-wall level); Main bedroom 4x doubles (including for 2x for TV at mid-wall level); Second bedroom 3x doubles; Third bedroom 3x doubles; roof terrace 3x outdoor singles & AC points allowed for	As per electrical layout by electrical engineer
11.4	Appliances:	Samsung or similar co-ordinated black, ranges to be finalised, and typically including an electric cooking hob, an electric oven below counter and slim-line extractor to kitchens, or integrated extractor unit to Architect's specification	600mm ceramic hobs, 600mm electric oven and
11.5	Distribution board:	Positioned as per Electrical Engineer's design	Entrance passageway area, as per Electrical Engineer's design
11.6	Pre-paid meters:	Prepaid electricity meter to be installed	Entrance passageway area as per Electrical Engineer's design
11.7	Intercom	wireless system, linked to owner's personal devices, to Architect's specification	Pedestrian entrance;

11.9	DSTV:	6x TV points as per Electrical Engineer and linked to a central antenna and/or digital network	Living area, Bedrooms 1 & 2 and Family rooms
11.10	Internet:	Each unit to receive conduit for future internet connectivity via fibre-optic connection In living Area near TV point, plus boosters for upstairs signal strength	
11.11	Perimeter security:	As per Specialist's design	To perimeter
11.12	Access control:	Remote unit access control	To entrance gate
11.14	Extraction fans:	Included in internal bathrooms as required by local authority and as specified by Electrical Engineer	To internal bathrooms with no windows (other bathrooms are naturally ventilated)
11.15	Air Conditioning:	Aircon installed in Lounge and master suite. Ducted AC to main living area Split Unit to main bedroom included (Any additional AC units for purchasers' additional cost	

12	JOINERY			
12.1	Kitchen:	Configuration:	<p>Designer kitchens</p> <p>The kitchen design typically includes the hob and oven, and space for a double door fridge and a washing machine and dryer</p>	<p>All kitchens. See plans for indicated widths respectively of: sink, fridge bay, hob, extractor and oven. Countertop and tile splashback colours in accordance with Architect's specification - choice of colours as per specified development palette.</p>
		Top Units:	<p>Top units: High-gloss / satin duo sprayed finish to doors, side panels and shelves with integrated finger grip detail. Colour and types to Architect's specification - choice of colours as per specified development palette options</p>	<p>Finishes by Architect</p>
		Counter units:	<p>Counter units: Finger grip integrated. Colour and types to Architect's specification - choice of colours as per specified development palette options</p>	<p>Counter units as per plans. Finishes by Architect</p>
		Carcasses: Skirtings:	<p>Carcasses White Melamine with white impact edging</p> <p>Matching skirting to kitchen colour</p>	<p>Finishes by Architect</p>
12.2	Bathroom Basin Vanities:		<p>Custom range: High-gloss / satin duo floating vanity unit with integrated rectangular basin and drawer, as per plans. Colour and types to Architect's specification. Basin vanities will be either integrated units or with basin mounted onto a cabinet, to Architect's details.</p>	<p>All units as per plans</p>

12.3	Bedroom Cupboards:		Satin duo or similar finish full height bedroom cupboards and doors. Colour and types to Architect's specification - choice of colours as per specified development palette options. Approx one-third of width total cupboard for shelves and the rest for hanging space (no drawers).	All units
		Carcasses:	White Melamine Carcasses white impact edging. Colour and types to Architect's specification - choice of colours as per specified development palette options.	
		Hanging rails:	Fluted aluminium hanging rails	
		Handles:	Chromed handles to Architect's specification.	All units
12.4	Duct doors:		Semi-solid OR Supawood/MDF, painted to match colour of walls	As required
13	PLUMBING & SANITARYWARE			
13.1	Sanitary ware:	WC's	White porcelain wall hung pan, with Geberit, Grohe or similar concealed flush system and rectangular actuator plate to Architect's specification	
13.2	Basin:	Basin:	White porcelain or white resin integrated basin (see joinery above) to Architect's specification	
13.4	Taps & mixers:	Taps & mixers:	MEIR or similar chromed taps, mixers, selectors, showerheads and spouts to Architect's specification	
13.5	Mirrors:		Flat "floating" full height mirrors to vanities, above each basin in each bathroom. Final All bathrooms sizes as per Architect's specification. Downlight points will be provided in ceilings above all mirrors and basins.	
13.6	Showers:	Base:	Tiles shower bases - walk-in shower floors	Showers
		Tiling:	All matt tiles (non-slip) cut and layed to fall to trap	
		Doors and screens:	Frameless toughened 8mm glass doors and screens up to approx. 1900mm high. All glass to be clear	
13.7	Kitchen sink:		Drop-in stainless steel One and a half bowl kitchen sinks typically, with individual wastes, to Architect's specification; Underslung sinks	(See Kitchen design description aboe for sink sizes)
13.8	Bathroom accessories:		BATHROOM BUTLER Bathroom accessories provided by seller include 1 x toilet roll holder, 1 x double towel rail	(Other matching accessories may be installed by the buyers afer occupation; however on the basis that responsibility for avoiding services and pipes will rest with the buyers' relevant installers)

14	BALUSTRADES		
14.1	Frameless glass feature balustrades:	Frameless toughened glass feature balustrades:	Balconies and terraces as per Architects's design
14.2	Steel Flat Bar and Tubular Top Rail handrail:	As per Architect's and/or Engineer's details	All staircases and selected areas as per Architects's design
14.4	Balustrade walls	Plastered and painted balustrade walls	Selected areas on balconies and terraces and roof terrace; as per Architects's design
18	HOT WATER SUPPLY & STORAGE		
18.1	General:	2 x 150 litre integrated heat pump / hot water cylinder. Separate electrical supply to element to by-pass heat pump when necessary	Install on co-ordinated by Electrical Engineer and install on specialist
19	MECHANICAL EXTRACTION		
19.1	Extractors:	As per Architects and Specialist details, separately switched as per statutory regulations	To internal bathrooms with NO windows only

GENERAL NOTES

ROK bricks to be used throughout, Floor to ceiling height to be 3m

security

each house has al allowance of R100k for their own alarm system, the boundary walls all around the estate have both beams and electric fencing. There is a security guard on duty 24 hours a day, stationed at the entrance in the security office, with access to the communal cameras etc.

various PC amounts

solar and power backup system: R400k, landscaping: R600k

water storage and filtration: R100k, borehole (one per house): R100k

walls, paving and gates: R400k, AC (allowance for AC in lounge and master bed) R500k for entire house ,underfloor heating

(electrical in bathrooms and master bedroom) R500k if piped system is included in entire house

kitchen (including pantry etc): R1.5m, other joinery: R1m