



Standard Specifications and Finishes (ANNEXURE C)

18th October 2017

1. Introduction

This specification has been prepared to assist Purchasers in their understanding of the overall scheme, and their rights and obligations as Purchasers.

2. Standard fittings, finishes, etc.

General:

No Deviations to the standards specifications and finishes will be permitted under this agreement. Under no circumstances, may the Purchaser approach the Building Contractor on site to do extra work.

The Purchaser is to check the dimension on handover before manufacture of shop fitting or other specialist items, as the Seller cannot be held liable for costs incurred by the Purchaser for re-manufacturing of fittings.

Specifications:

2.1 Floors:

Floor Finishes:

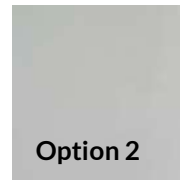
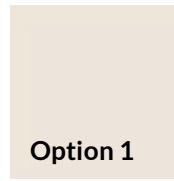
Reinforced concrete slab to Engineer's design and specification.
To be selected from range offered.

- Kitchen, living and bedrooms
- ✓ Vinyl Belgotex Charleston range



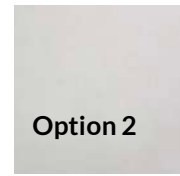
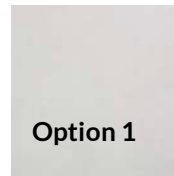
- Bathrooms wall tiles

- ✓ Tile, porcelain, 600 x 600mm
- ✓ Option 1: THC10130
- ✓ Option 2: THC10136



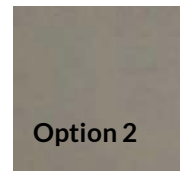
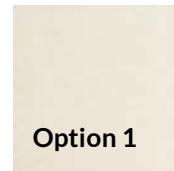
- Bathrooms floor tiles

- ✓ Tile, matt ceramic, 600 x 600mm
- ✓ Option 1: THC10142
- ✓ Option 2: THC10143



- Shower floor tiles

- ✓ Porcelain non-slip, 100 x 100mm
- ✓ Option 1: THC10139
- ✓ Option 2: THC10140



- Balcony floor tiles

- ✓ Ceramic anti-slip, 600 x 600mm
- ✓ THC10133



2.2 Walls:

Wall Finishes:

Notes on walls construction interior walls.
To be selected from range offered.

Tiles:

- | | |
|------------------------|--|
| • Kitchen splash walls | ✓ White subway tiles |
| • Bathrooms floors | ✓ Tile, porcelain, 400 x 400mm (H) non slip |
| • Bathrooms walls | ✓ Tile, polished porcelain, 1.6m heigh |
| • Shower walls | ✓ Tile, porcelain, 300 x 600mm (H) up to 2.1m high |

Paint:

Paint to be applied according to the manufacturers specifications.

- | | |
|------------------|---|
| • Kitchen | ✓ One coat plaster, one plaster primer & two coats trade acrylic PVA paint |
| • Bathrooms | ✓ One coat plaster, one plaster primer & two coats trade acrylic PVA paint |
| • Passage | ✓ One coat plaster, one plaster primer & two coats trade acrylic PVA paint. |
| • Living/dining | ✓ One coat plaster, one plaster primer & two coats trade acrylic PVA paint. |
| • Bedrooms | ✓ One coat plaster, one plaster primer & two coats trade acrylic PVA paint |
| • External walls | ✓ One coat plaster, one alkali resistant primer, two coats Wallguard or similar |

Pearl Grey

Atlantic Grey

2.3 Ceilings:

- General
 - Cornice
 - Trapdoor
- ✓ Skimmed concrete soffits, painted acrylic, to Architects detail
 - ✓ Polystyrene cornice large 150mm or similar
 - ✓ One per apartment positioned as per drawing

2.4 Plumbing and Sanitary ware:

- Toilets
- ✓ Concealed Cistern with wall hung wc pan, chrome push plate



- Shower door

- ✓ Framed sliding glass door with chrome plated fittings



- Shower mixer

- ✓ Grohe shower mixer without diverter



- Shower head

- ✓ Grohe full moon Chrome shower head



- Shower arm

- ✓ Grohe shower arm



- Shower drain

- ✓ Chrome Shower drain



- Grab rail

- ✓ Grohe Essentials Grip Bar
295mm Chrome



- Basin and vanity

- ✓ Wall hung vanity with
underslung cupboard



- Basin Mixer

- ✓ Bau Loop Basin Mixer



- Tower Rail

- ✓ Double towel rail 600mm chrome



- Toilet roll holder

- ✓ Toilet paper holder chrome



- Shower rack

- ✓ Shower rack chrome



- Towel ring

- ✓ Towel ring chrome



- Towel hook

- ✓ Towel hook chrome



- Bathroom vanity mirror

- ✓ Bathroom vanity mirror with back light



2.5 Kitchen:

- Kitchen cupboards

- ✓ Melamine faced doors with high impact edging and granite or engineered stone work tops



- Kitchen sink

- ✓ Franke CUB under mount sink



- Kitchen mixer

- ✓ Single Lever Basin Mixer & Swivel Spout



- Fridge/Freezer

- ✓ Under counter Integrated fridge freezer, 54cm Integrated. Under counter Full Fridge with reversible left hinge door Energy. Rating: A+



- Gas hob

- ✓ Two burner gas hob



- Extractor

- ✓ Stainless Steel semi-integrated extractor



- Convection microwave

- ✓ Convection microwave oven 32L



- Kettle and toaster

- ✓ SMEG quality appliances. Electric kettle and 2 slice toaster



2.5 Living / Bedroom area:

- TV

- ✓ 40" Smart TV HD 5GHz wall mounted



- Bedroom cupboards

- ✓ Melamine faced doors with high impact edging



- Bed base only

- ✓ Melamine faced storage drawers with high impact edging



- Curtain and track

- ✓ Double ceiling mounted curtain track with single hung block out lining



- Study work station

- ✓ Melamine work top with high impact edging and storage drawers



2.6 Electrical Installation:

- Distribution board
 - ✓ To architects spec, one per apartment with pre-paid meter
- Telephone point
 - ✓ One per apartment
- TV Point
 - ✓ One per apartment
- Plug points
 - ✓ 2 x Double plug above kitchen counter
 - ✓ 1 x Double plug below kitchen counter
 - ✓ 1 x Double plug to bedroom/s
 - ✓ 1 x Double plug to below bedroom/s study desk
 - ✓ 1 x Double plug behind wall mounted TV
 - ✓ 1 x Double plug below study desk
 - ✓ 1 x Double plug in lounge/living room
- Lights
 - ✓ Low voltage downlights on dimmable switch
 - ✓ Strip light to underside of kitchen top cupboards
 - ✓ Bathroom mirror light
 - ✓ Balcony wall mounted up/down light
- Fibre
 - ✓ Termination point for fibre and DSTV

No work of an electrical nature is to be carried out by the Purchaser under this agreement. Neither the Seller nor his Electrical Consultant is in any way responsible for any electrical installation carried out by the Purchaser. The Purchaser will be responsible in terms of the Occupational Health and Safety Act for any electrical installation carried out by his contractor.

2.7 Doors, locks and handles:

- Front door
 - ✓ 2032 x 813mm
 - ✓ Solid door with flush hardwood veneer and matching edges.
 - ✓ Peep hole with wishbone lock
- Internal doors
 - ✓ 2032 x 813 or 762mm
 - ✓ Hollow core door with commercial veneer and primed and painted
- Bathroom door
 - ✓ Aluminium glass sliding door, sand blasted
- Balcony door
 - ✓ 2032 x 813mm
 - ✓ Natural anodised aluminium glass sliding doors with opening sides
- Front door lock
 - ✓ CISA Euro Cylinder to all front doors



- Front door handle
 - ✓ Stainless steel back to back handles



- Internal door lock

- ✓ Geze 76mm 3 lever sash lock



- Internal door handle

- ✓ Lever rose



- Balcony door lock and handle

- ✓ Natural anodized aluminium or equal an approved fitted with flush handles and lock by manufacturer



- Door stopper

- ✓ Brushed stainless steel door stoppers to all doors



- Balcony doors

- ✓ Aluminium sliding doors with opening windows to Architects specification

- Door frame

- ✓ 70x70mm rebated hardwood door frame painted

No alternation to the position of doors, as shown on the layout drawing will be permitted.

2.8 Windows and sills:

All windows shall be natural anodised aluminium or equal and approved and glazed in accordance to SAGGA requirements. The sills will be plastered and painted.

2.9 Skirting's and Architraves:

- Skirting

- ✓ 125 x 22mm Timber moulded skirting, painted velvago, to Architects detail

- Tiled areas

- ✓ 200mm to match floor tile

- Architraves

- ✓ Timber 50mm painted around doorframes where flush with wall and 19mm quadrants where doorframe is against reveal

2.10 External:

Balustrades to be aluminium to architects detail

3 Services:

3.7 Telephones:

The Purchaser shall apply to Telkom for a telephone service. This application must be made immediately upon receipt of Sale Agreement. The Seller shall not accept liability regarding Purchaser telephone installation.

3.8 Security:

Purchaser is to inform the Seller at construction stage of any requirements for individual security systems, the cost of which will be for the Purchasers account. The installation of the Purchasers security systems and associated wiring shall be carried out by the Purchaser at his own cost. General security has been made provision for.

4 Procedure for cost determination and control:

The Purchaser is not allowed to make any alterations to the apartment under this agreement.

5 Purchasers submission requirements:

The Purchaser must ensure that all drawings and specifications in terms of the Sale Agreement comply with the criteria laid out in this document and shall be submitted for approval to the Project Manager no later than sixty (60) days after the Sale Agreement has been signed or within Forty five (45) days prior to the beneficial occupation date, whichever is the earlier.

A representative Dogon Properties/Delta Design will contact each purchaser to establish the internal finishes. This contract will be made once all sales agreement criteria have been met.

The representative will present the range of finishes from which the purchaser is required to choose. These will include:

- Floor finishes to bathroom and living room
- Wall tiles and paint colour as per the approved range
- Mosaic tiles to shower as per the approved range
- Colour for kitchen cupboards as per the approved range
- Colour for bedroom cupboards as per the approved range

6 Indemnity clause:

Photos are for illustrative purposes only and the actual product and colour may vary.

7 Relevant authorities and project personnel

Developer

Mr Albert Lourens 0312071360 albert@africost.co.za

Ms Jade Glazer 0312071360 jade@africost.co.za

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Sabi Construction - 42 Smith Street, Unit 3, Park Rynie, 4182

Mr Nick Ferreira 0219071300 nferreira@powergrp.co.za

Power Group - Cnr. Strand (R102) and Wimbledon Roads, Blackheath, 7580

Client Representative

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Gardner Property Solutions – 31 Camps Bay Drive, Camps Bay, Cape Town, 8005

Project Manager

Mr Andre Leach 0312071360 andre@africost.co.za

Africost - Suite 1, Block B, Albert Lourens Park, 793 King Cetshwayo Highway, (Formerly Jan Smuts), Sherwood, 4091

Architect acting as Principle Agent

Dr Eitan Karol 0214624500 ekarol@louiskarol.com

Mr Brent Carelse 0214624500 brent@louiskarol.com

Louis Karol Architects - 2nd Floor The Palms, 145 Sir Lowry Road, Cape Town, 8001

Quantity Surveyor

Mr Reggie Haripersad 0312071360 reggie@africost.co.za

Africost - Suite 1, Block B, Albert Lourens Park, 793 King Cetshwayo Highway, (Formerly Jan Smuts), Sherwood, 4091

Interior Design

Mr Grant Gillis 0219121342 grant@deltadesign.co.za

Delta Design - The Courtyard, Building 2, First Level, Central Park, Century City, 7441

Structural and Civil Engineer

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DVP - Suite 225, Quays, Parklane, Century City, 7441

Electrical Engineer

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Khanyisa Africa Consulting Electrical Engineers - Suite 1, 3rd Floor, MB House, 685 Peter Mokaba Ridge, Overport, Durban, 4091

Fire Consultant

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Ruben S. Moodley & Associates - 1401 Nedbank Hse, 30 Ingcuce St, Durban, 4001

HVAC Engineer

Mr Ruben Moodley 0743247301 ruben@rubenmoodley.co.za
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Wet Services

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Simzia Consultoria

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Health and Safety Consultant

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Vuka Safety - PO Box 11006 Bloubergrant , Table View, Western Cape 7443

Attorneys

Mr Theo Van Rensburg 0313034210 theoklop@law.co.za
Kloppers Incorporated - 1st Floor, Suite 21, Partridge Place, Lira Link, Richards Bay, 3900

Signed at _____ this _____ Day _____ Month _____ Year

Witness 1 _____

Purchaser _____

Witness 2 _____

Signed at _____ this _____ Day _____ Month _____ Year

Witness 1 _____

Seller _____

Witness 2 _____