

“ANNEXURE D”

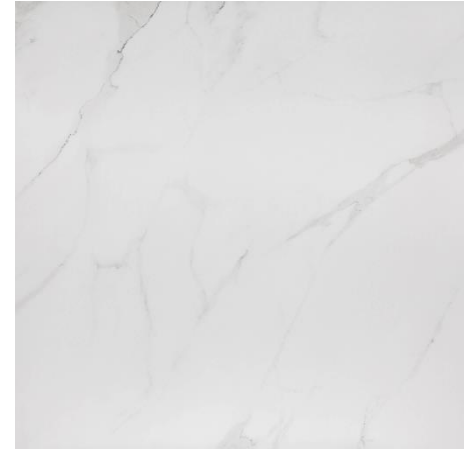
(SCHEDULE AND SPECIFICATIONS OF FINISHES)



Outside Patio Tiles
600 x 600



Engineerd Oak
(laid downstairs in living areas,
and kitchen and upstairs landing / PJ lounge)



Eliane Mont Blanc AC Rectified
900x900mm
Indoor Tiles
Per PC Sum



Kitchen Doors (raised and Fielded panes)
White Scullery and against wall FOH Kitchen
Grey kitchen island



All kitchen, scullery, laundry tops composite ‘marble’
Eezi Quartz Calcutta Fine



Kitchen Handles



Charcoal Sectional overhead doors for garages



Built In extractor



Bosch 90cm Oven



Bosch 90cm Hob



Kitchen Prep Bowl & tap



Torino Scullery sink mixer plus double sink bowl



Door Handles internal and front door

(per ironmongery PC Sum



Handles Bathroom cupboards
(Polished Nickel Finish)
Size subject to Unit size



W/C in all bathrooms



Main Bathroom Double basin Unit with underslung basin (tap as per Mixers) and rectangular mirrors



Master bathroom Taps x 2
and underslung basin Sophia-IVY
550mm L / 420mm W / 185mm D



Master en-suite bath and mixer with handheld shower



Master single mixer for shower
Arm 300mm long, 200mm shower head



All other bathrooms double tap shower
Arm 300mm long, 200mm shower head



All other mixers for bathrooms
And underslung basins
Sophia-IVY
550mm L / 420mm W / 185mm D



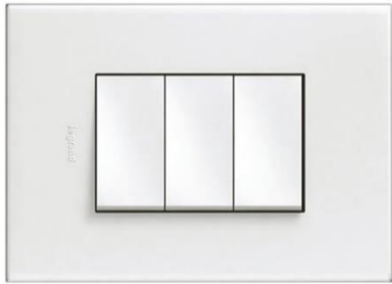
Wooden Paddle Fans (all bedrooms)



Braai / BBQ Unit for patio (Optional Extra)
(gas and wood)



Feature Outside light
(per electrical plan)



Le Grande Switches



La Grande Multi sockets for beds



Downlights (fixed and tiltable) all led
(as per architect electrical plan)



Feature Inside Lights
(per elctrical plan)



LED Strips concealed
(per architect electrical plan)



Cornice (TBA)



Closed Combustion Fireplace 10kW
(Optional Extra)



Ajax Alarm



Beams for Alarm
For inside and perimeter



Hikvision Indoor station x 2
(linked to perimeter gate station)



Ducted Aircon Units
(Optional Extra per specialist design and install)



Pool & Pool Cover
(Optional Extra)

This specification supersedes all previous issues.

- **This Specification is for Unit 1, Unit 2 and Unit 3 for Development Chez Evergreen (situate 18 Evergreen Road, Constantia)**
- **Should details herein conflict with those in the plans, this document takes precedence.**
- **Materials to be SABS standard or similar quality.**
- **Where more than one brand is specified the developer reserves the right to make the final decision.**
- **All construction to be in accordance with Council Regulations and specifications.**
- **Prime Cost means cost of the Specification/ Extra / Upgrade, plus builders markup of 10% plus developers mark up of 15%**
- **Should prices have increased beyond the PC amount by the time the Contractor / Developer purchases same the difference shall be charged to the Purchaser**

MAIN CONTRACTOR

FOUNDATIONS: To Engineer's design.

UPPER FLOORS: 20mm screed on reinforced concrete slab in varying thickness to receive the selected floor finish, or power floated reinforced concrete slab to receive selected floor finish.

WALLS: Clay ROK / Cement imperial (dependent on availability) brick walls. 280mm (50mm cavity) to external walls, 110mm to internal walls

BOUNDARY WALL: Combination of plastered and painted masonry walls and palisade fencing per City of Cape Town regulations regarding permeability to a minimum height of 2.1m.

SHUTTERS AND PERGOLA No shutters provided for, optional extra subject to Prime cost. Pergola in front of master bedroom per architects / specialists detail on main bedroom deck subject to PC Sum. Optional extra for pergola in front of patio.

ROOF

ROOF: Concrete roof to Engineers Specifications

RAINWATER AND DISPOSAL: Roof drainage per architects Specification. Downpipes standard 75 Ø PVC white with standard fixings to wall;

WATERPROOFING: Per Specialists detail. 5 year Contractors warranty passed onto Purchaser by Waterproofing specialist

Patio roof to be wood structure with roof sheeting to Specialist

ELECTRICIAN

HEAT PUMP for domestic hot water per PC Sum and hydronic underfloor heating

ELECTRICITY SUPPLY: 60 amp single phase – Prepaid meter to each unit.

PLUGS & SWITCHES: Switch gear to be Le Grand Arteur. (White)
Architect to determine the extent and placement of lighting points and plug points per electrical schedule

All bedroom, lounge, dining and outside patio downlights to be dimmable LED.

All bathroom kitchen, scullery, passageways to be non dimmable leds

No home automation has been included in this specification.

Light switches at 900mm height.

COMMON PROPERTY: Prepaid meter for common areas. Power supply for electric fence and/or cameras; Power supply for any common area electric gates; Outside area lights to be on a day / night switch.

LIGHTING SCHEDULE Architect to supply electrical schedule to Purchaser. Any extra points to be at Prime cost

LIGHTS: As per Specification and subject to PC SUM

PLUMBER

BATHROOMS & KITCHEN:

- Hot and cold points to all bathroom taps, showers and baths
- Cold water point to Prep bowl, dishwasher point and washing machine point
- 5 outside taps for complex, 3 in gardens and two on private road

Heat Pump connected to 800L water tank for hydronic underfloor heating and domestic ring main

MIXER POSITIONS Positioned centre of hand basins, except in the shower where the mixer is to be closest to the shower entrance on the wall at 1.1m height shower to have arm and rose at standard height 2100mm.

SANITARYWARE **Specifications of Sanitaryware subject to PC sum**

FLOOR & WALL COVERINGS

40mm polystyrene under ground floors of all living areas for insulation

Engineered Oak to kitchen, dining room, lounge, TV / family room and landing and pj lounge upstairs

Carpets and underflay in all bedrooms per PC SUM

Tiles for all bathroom floors, scullery, patio and balcony per PC SUM

Tiles in all showers 2.1m high

Garage Floors to screeded on top of surface bed

No decking included

Own and common driveways paved cobbles as per availability and specialist specifications

PAINT:

Outside Plascon Wall & All white / white to architects specification

Internal Midas 'eggshell white' or equivalent

Skirtings and doors - Velveglo

CEILINGS

Concrete ceilings to be skimmed and painted white.

Where gypsum plasterboard ceilings are indicated or where bulkheads are formed for extraction purposes, all surfaces to be skimmed in cretestone to a true and even surface.

Cornices – per PC Sum

DOORS & WINDOWS EXTERNAL DOORS & WINDOWS: Powder coated aluminium as per Architects detail, with glass as per SABs specifications. Optional extra for Purchaser to upgrade at Prime Cost to Double Glazing throughout. FRONT DOOR: Front Door wood ‘raised and fielded panes’ painted black with brass hardware INTERNAL DOOR FRAMES & DOORS: 2300MM high - Semi Solid shaker style doors and architraves to Specifications WINDOWS: Powder coated aluminium (as per Architect’s schedule). SKIRTINGS: 90mm pine skirtings as per Architects Specifications IRONMONGERY: Handles, hinges and locks per PC Sum POST BOXES: As per Architects specification at front gate	JOINERY (as per Joinery pack) KITCHEN & SCULLERY UNITS Black / grey melamine Carcasses, with 2 mm impact edging to match All other carcasses white with 2mm impact edging to match 16-18mm sprayed Satin duco Cupboard’s in as per joinery detail Cupboards high level on wall between scullery and front of house kitchen, some with glass insets Handles as per Specifications Double bin drawer, 2 x utensil drawers, 2 x cutlery drawers 2 x pot drawers All drawer and cupboard closers to be ‘soft closers’ Engineered stone as per Specification Prep bowl and Mixer as per Specification Appliances as per Specification BEDROOMS White melamine carcasses with impact edging to match 18mm raised and fielded sprayed doors satin duco sprayed for bedrooms 2,3 and 4. Master open shelves Novalam Metro Melamine and sprayed drawers Drawers on soft closers exposed on centre of units for socks / underwear / belts / scarves etc. Unit opposite master bed Optional Extra Per PC sum BATHROOMS As per Joinery Specifications LIVING AREAS Optional Extra PJ Lounge per PC sum
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SPECIALIST CONTRACTORS

AV, INTERNET & TV: Unit wired as per Specialist Specifications, CAT5, Coaxial; Speakers in ceilings optional extra at prime cost

ENTRANCE GATE MOTOR: Remote controlled “ET Systems” T5 AC / DC motor with safety beams and exit induction loop to be operated by remotes to vehicle entrances.

INTERCOM & SECURITY: Intercom per specialist, with one external at gate entrance and two indoor units (main bedroom and living room area) Alarm with outside beams and PIR’s downstairs to Specialists details; Beams and/or electric fence and alarm to perimeter per Specialist detail

INTERNET: Building to receive conduit for internet connectivity via fibre connection.

BALCONIES: Per architect’s specifications, steel balustrade on upstairs balconies above parapet wall to total height 1000mm above floor

POOL 21sqM (7m x 3m) - optional extra per PC Sum, including fibreglassed lining (white or blue), pool pump and pool cleaner; Optional extra built in electronic pool

DECK around pool on plan if purchaser takes pool: Optional extra in tiles or wood per Specialist at Prime Cost.

WATER RETICULATION Purchaser has option at his / her cost to integrate borehole into their mains water at Prime Cost

PV SYSTEMS: Included PV inverter and lithium battery for loadshedding per PC SUM. Option to upgrade to PV panels on roof installed as per Specialist as both a loadshedding solution and electricity generation at PC Sum

AIRCONDITONING No Aircon is installed, wooden paddle ceiling fans in each bedroom included

Purchaser can upgrade to (ducted) Aircon per Specialists details at Prime Costs

GLASS: As per National Building Regulations; Optional extra double glazing at Prime Cost

PAVING: DRIVEWAY / ENTRY: Driveway to be paved per Specifications as per Specialist

LANDSCAPER: Borehole to be sunk by Specialist, with tanks and irrigation installed for complex on common area electrical meter

BRAAI AREA Built in gas-wood combination braai as per Specialists details Optional Extra

HEATING: Units all to have hydronic (water) based underfloor heating throughout heated by Heat Pump, as supplied and installed by specialist

PC (Provisional Cost) SUMS

Included in the Purchase Price

EX VAT

Sanitaryware and bathroom accessories (supply)	R78,000.00
Lights & Fans (supply)	R35,000.00
Engineered Oak (supply and fit) in living, dining and kitchen, upstairs landing and PJ lounge	R900.00 sqM
Tiles (supply only) for all bathrooms, and stair treads	R400.00 sqM
Outside non slip tiles (supply) for outside patio, balcony and front door entrance	R350.00 sqM
Carpets (supply and fit)	R450.00 ssqM
Backup loadshedding System (invertor, litium ion battery) (supply and fit)	R38,000.00
Appliances (oven, hob, extractor)	R45,000.00
Internal and external Balustrades per running meter (supply and fit)	R1500.00 prm
Landscaping per plot (supply and install) – excludes common area	R30,000.00
Alarm system for house + 2 indoor intercoms + 1 x 3 button intercom for gate	R40,000.00 per house
Joinery + tops	R630,000.00
TV /AV wired two points / Internet wired & dish	R15,000.00 per house
Ironmongery – handles, hinges	R20,000.00
Mirrors and bathroom fittings (towel rails, loo paper holders etc)	R22,000.00
Underfloor water heating, water tank, heat pump and hot water ring main (by specialist)	R270,000.00
Pergola on deck in front of master bedroom	R35,000.00
Shower doors and screens	R25,000.00
Garage Door (supply and fit)	R18,000.00

Cornices (supply only)	R35 per linear m	
Skirtings (supply Only)	R25 per linear m	
Borehole, pumps, tank and irrigation system all three units	R150,000.00	
OPTIONAL EXTRAS (PLUS VAT) NOT INCLUDED IN PURCHASE PRICE	YES/NO	
Gas & wood braai Unit (supply & built in with chimney and joinery per Joinery drawings, as well as prep bowl and water point)	R180,000	☐
Closed Combustion fireplace in lounge supply and fitted	R55,000	☐
Pool 7m x 3m, 1.5m deep fibre lined, reticulation and automatic pool cleaner	R160,000	☐
Poolsafe underground electronic pool cover with two remotes	R175,000	☐
Outdoor Paving around pool and 2.5 in front of outdoor patio	R45,000	☐
Pergola in front of patio 2.5m x 8m	R55,000	☐
PV Panels 4000w, 4.5kw inverter, 4.5kw lithium ion battery upgrade from loadshedding solution	R110,000	☐
Pyjama Lounge Cabinetry as per design	R30,000	☐
Cabinetry opposite master bedroom as per design	R95,000	☐
Ducted aircon in master bedroom 36,000 btu	R70,000	☐
Total		
Plus VAT @ 15%		
TOTAL PAYABLE (on commencement of construction)		