



# 16 On Bree

## SPECIFICATION

### SCHEDULE OF FINISHES ANNEXURE "B"

#### 1.0 FLOOR FINISHES

##### 1.1 Tiles

1.1.1	Entrance/Kitchen/Living/ Bedroom	Vinyl flooring planks
1.1.2	Bathroom	600 x 600mm Porcelain tiles
1.1.3	Shower	600 x 600mm Cut Porcelain tiles
1.1.4	Communal Areas	600 x 600mm Ceramic tiles
1.1.5	Walkways / Stairs	600 x 600mm Ceramic tiles

##### 1.2 Paving

1.2.1	Pavements	Brick paving
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#### 2.0 SKIRTING

2.1	Entrance/Kitchen/Living/Bedrooms	Moulded SA Pine painted
2.2	Bathroom/Balconies	Cut Tile
2.3	Common areas/Walkways/Stairs	Cut Tile

#### 3.0 WALL FINISHES

##### 3.1 Internally

3.1	Generally	Plaster and paint
3.2	Dry Wall	Skimmed and paint
3.3	Bathroom/Shower to 1500mm height	600 x 600mm Porcelain tiles
3.4	Kitchen splash backs above tops)	600 x 600mm Porcelain tiles

#### 4.0 CEILINGS

4.1	Apartments	Off shutter concrete with feature bulkheads
4.2	Passages	Off shutter concrete with feature bulkheads
4.3	Parking Levels	Off shutter concrete

#### 5.0 WINDOWS

5.1	Throughout	Aluminum powder coated
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#### 6.0 DOORS

6.1	Apartment Front Doors	TDM solid core painted
6.2	Internal Doors	TDM hollow core painted
6.3	Door Furniture	Stainless/Alloy steel
6.4	Frame	Painted timber profile door frames

**7.0 GENERIC SPECIFICATION PAINT**

7.1	Apartment interior walls	Dulux Trade 100 low sheen
7.2	Bathroom Walls	Dulux eggshell matt enamel to walls
7.3	External Walls	Dulux wallguard
7.4	Woodwork	Dulux matt enamel/dark stain
7.5	Steelwork	Matt enamel

**8.0 LIGHT FITTINGS**

8.1	General Internal	Energy saving /LED fittings
8.2	External	Energy saving fittings with motion sensor
8.3	Parking Levels	Fluorescent with motion sensor

**9.0 ELECTRICS**

9.1	Plugs and Switches	Internal at 300mm and 1000mm height
9.2	Intercom	As per unit plan. Linked to security.
9.3	Telephone Point	As per unit plan. No handset provided.
9.4	TV / Satellite	As per unit plan. Communal satellite dish.
9.5	Electrical Meter	Prepaid unit.

**10.0 APPLIANCES**

10.1	Kitchen hob / under-counter oven / extractor / refrigerator / dishwasher/ washing machine/dryer	
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**11.0 PLUMBING / SANITARYWARE / BRASSWARE**

11.1	WC	Close couple, dual flush
11.2	Kitchen Sink	Single bowl stainless steel to studio, one and two beds apartments and double bowl sink to three bed and penthouse apartments.
11.3	Bathroom Basin	White porcelain/resin sanitary ware and vanity fittings
11.4	Bathroom Mirror	Width of basin, 750mm high
11.5	Shower	Aluminum + glass screen
11.6	Basin, shower and Kitchen Taps	Single lever basin mixer, shower mixer, single sink mixer
11.7	Bathroom Accessories	Toilet roll holder, towel rail and towel hook

**12.0 JOINERY**

12.1	Apartment Kitchens	Choice of granite
12.2	Built in Bedroom Cupboards	White melamine
12.3	Vanity Basin Cupboard 750mm wide	Integrated cupboard and basin

**13.0 SITE WORKS**

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|------|----------|---|
| 13.1 | Entrance | Electrically operated bi-parting main entrance door |
| 13.2 | Foyer    | 6 x Security cameras linked to security             |

The developer reserves the right to change any of the above items listed in the schedule, for another, equal or similar product, as per the Architect's choice. All the furniture, furnishings, fittings etc illustrated in any visual material are for the purchaser's account except where explicitly specified by the Developer in this specification.