

“ANNEXURE D”

(SCHEDULE AND SPECIFICATIONS OF FINISHES)



Engineered Oak per Specification
190mm wide planks
Extra Per Prime Cost



Bamboo planks per Specification



Tiles Per Specification
600x600mm



NewForm brushed stainless steel Sanitaryware
As per Exquisite Bathrooms



Charcoal Sectional overhead doors for garages



Kitchen Tops as Included
Dimensions 20 mm
Phoenix Stone Engineered-quartz



Siemens 90cm Hob



Siemens Extractor



Siemens 60cm OVEN + MICROWAVE



Built In fully Automatic Coffee Machine
(Optional Extra Prime Cost)



Newform Stainless steel mixer
And Supra 400 undermount sink
(for kitchen island)



NewForm stainless steel scullery mixer
plus double Teka 400 undermount sink



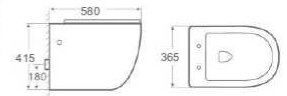
Rectangular basins
(all bathrooms)



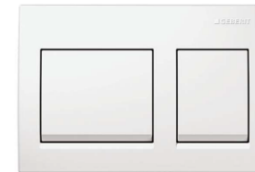
Mixer & Handshower master bathroom
(for bath)



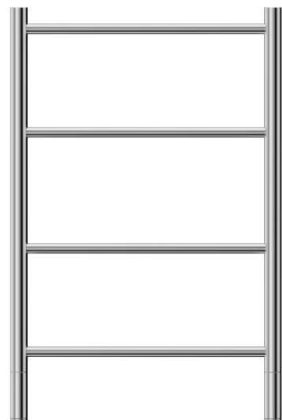
ALVITO - IVY-24236



Size : 580x365x415mm
Wall hung
P-Trap 180mm
Soft Close Seat
Rimless



W/C in all bathrooms



JEEVES SPARTAN I HEATED TOWEL RAIL IN
BRUSHED STAINLESS STEEL FINISH
(master bathroom only)



Sanitaryware fittings all bathrooms



LIVINGSTONE BATHS TAYLOR FREESTANDING
BATH IN GLOSS WHITE FINISH,
CLICKER WASTE IN BRUSHED CHROME FINISH WITH
NEWFORM X STEEL DIVERTER MIXER. HAND
SHOWER SET AND
WALL SPOUT IN BRUSHED STAINLESS STEEL FINISH.



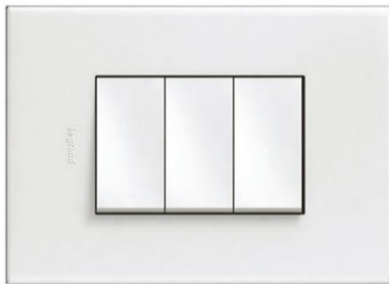
Wooden Paddle Fans (all bedrooms)



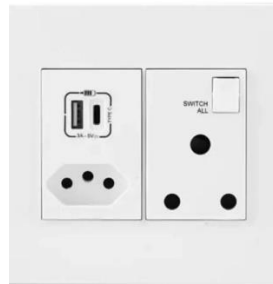
Braai / BBQ Unit for patio (Optional Extra doubles)
(gas and wood)



Feature Outside light
(Spazio BLOCK 2 LIGHT)



Switchgear



Multi sockets for next to bed only
Master x 2, other beds x 1



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



Suspended fireplace in double storey
(Optional Extra)



LED Strips concealed
(per architect electrical plan)



Spazio 4 Wire track
(kitchen and in front each BIC)



Slide and lift system
(Optional extra with double galzing)



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



Ajax Alarm & Beams
(outside beams Optional Extra)

This Specification is for “Chez Under Oaks”

(situate 4 Oak Ave, 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 ex VAT plus a builders attendance of 10%, plus builders markup of 5% plus developers mark up per contract (15% no additional delays and 30% if causes extra time in build)**
- 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. 100mm screed where UFH (hydronic) is requested at Prime Cost of R150sqM

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

BOUNDARY WALL: Combination of plastered and painted masonry walls, palisade fencing and ‘Clear view’ per City of Cape Town regulations regarding permeability to a minimum height of 2.1m. 6 strand electric fence.

SHUTTERS AND PERGOLA No shutters provided for, optional extra subject to Prime cost. No Pergola but option for Pergola to be installed @ R2,900 sqM Prime Cost

ROOF

ROOF: Double Storey: Trusses and Kliplock (Charcoal) to specialist, wrapping down over walls where indicated SINGLE Storey: Concrete roof to engineers specification

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

ELECTRICIAN

HEAT PUMP for domestic hot water per PC Sum included

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

PLUGS & SWITCHES: Light switches at 900mm height. Switch gear to be Matrix. (White). Clipsal plugs behind all joinery (unseen areas). Plugs points:

- 4 master bedroom, 1 dressing room
- 3 all other bedrooms
- 12 lounge / dining / kitchen / scullery
- 2 entrance lobby
- 1 per passageway (if applicable)
- 2 per garage
- 1 per storeroom
- Shaver points per bathroom Optional Extra R1500 each Prime Cost
- Extra plug Point R800 each plus cost of plug Prime Cost

LIGHTING SCHEDULE: Per PC sum, subject to:

- 4 DL (downlights) entrance foyer
- 6 DL diningroom, 1 DL wine room
- 6 DL double volume lounge
- 2 tracklights for kitchen counter and kitchen
- 3 DL for scullery
- 2 DL for office
- 2 DL for guest WC
- 4 DL and paddle fan guest bedroom
- 2 DL utility room

- 2 strip lights garage
- 2 DL passageway
- 6 DL master bedroom, 1 fan point, 6 DL dressing room, 4 bathroom
- 7 DL other bedrooms & bathroom, plus 1 fan point for bedroom
- 8 DL upstairs passage and TV lounge
- 8 DL outside patio
- 3 Feature wall lights for 2 x garage and 1 x front door
- 10 graphite downlights for outside balcony (

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

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

No home automation has been included in this specification. Le Grand home automation Optional Upgrade subject to Prime Cost

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.

LIGHTS: As per Specification and subject to PC SUM

PLUGS & SWITCHES: 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
- 2 outside taps per house

Heat Pump connected to ring main for bedrooms

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

UFH; Underfloor Water Heating pipes will be installed on 40mm polystyrene and 60mm screed back. This will allow the Purchaser to install at Option Extra (Prime Cost) the system to allow the floors to be heated.

CEILINGS

Concrete ceilings in living room, kitchen, scullery either Takalat or skimmed and painted white.

Dropped ceilings in bedrooms and bathrooms

- Cornices - shadow lines in bedrooms and bathrooms with ceiling
- 70mmx6mm shadow cornice on concrete roofs

FLOOR & WALL COVERINGS

190mm wide Oak Engineered planks with natural finishing in lounge, dining room, (and passageways and TV room in double storeys)

40mm polystyrene under ground floors of all living areas for insulation if UFH option is taken at PRIME COST

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

Carpets and underflay in all bedrooms per PC SUM

WALL Tiles in all showers only 2.3m high

Garage Floors to screeded on top of surface bed

No decking included

Own and common driveways paved cobbles per Developers speck

PAINT:

Outside Midas Paint 'magic muchrom' or equiv to architects specification

Internal Plascon/Midas 'almost there' or equivalent

Skirtings and doors - Velveglo

DOORS & WINDOWS

EXTERNAL DOORS & WINDOWS: Powder coated aluminium as per Specialist, single glazing, with glass as per SABS specifications.

Optional extra for Purchaser to upgrade to Double Glazing throughout with H system

FRONT DOOR: Front Door Steel and glass to specialist detail

INTERNAL DOOR FRAMES & DOORS: 2300MM high - Semi Solid doors and architraves to Specifications

WINDOWS: Powder coated aluminium (as per Architect's schedule).

SKIRTINGS: 30mm pine skirtings as per Architects Specifications

IRONMONGERY: Handles, hinges and locks per PC Sum

POST BOXES: NONE

JOINERY

Per Joinery Pack as attached for single storey or double storey as per Purchaser, options:

- White Melamine carcasses
- Black sprayed Duco doors / drawer front; or
- White / Black shaker style doors / drawer front
- Kitchen drawers / doors soft closers

Optional upgrade:

- Black/Storm Grey carcasses extra 10%
- White / Black Shaker with handles PC Sum R20,000 extra 15%
- All doors / drawers soft closer extra 20%
- Integrated 2 x fridge / freezers, 90cm Siemens oven and integrated coffee machine

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 inside PIR’s downstairs to Specialists details; Perimeter Cameras and electric fence to specialist. Optional extra for cameras around own house.

INTERNET / AV: Building to receive conduit for internet / AV connectivity via fibre connection, including box for switches. Optional extra is fibre connection, routers and any switches per Specialist.

BALCONIES: Per architect’s specifications, glass balustrade on balconies where drop to next level over 1m to total height 1000mm above floor

POOL 7.6 x 3.m for doubles storeys and Unit 2 rim flow as per plan, including fibreglassed lining (white or blue), pool pump and pool cleaner; Optional extra built in electronic pool cover.

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 per Optional Extra Prime Cost

AIRCONDITIONING 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

HYDRONIC (WATER) HEATING: The houses will have under floor water heating pipes installed throughout to enable a Purchaser to install as an Optional Extra the system to heat the house via a heat pump. See Optional Extras for supply and installation costs.

PERGOLA: None provided for, pergola on renders is Optional Extra @Prime Cost.

PC (Provisional Cost) SUMS EX VAT

Included in the Purchase Price

ITEM	SINGLE STOREY	DOUBLE STOREY
Sanitaryware and bathroom accessories (supply) incl heat towel rail master bathroom	R135,000.00	R160,000.00
Lights, Fans, Switchgear and plug hardware (supply)	R60,000.00	R95,000.00
Tiles (supply) for scullery/kitchen, stairs, bathroom and shower walls up to 2.4m high	R450.00 sqM	R450.00 sqM
Pool 7.685m long by 3m wide, from 1.1m deep shallow end to 1.8m deep, fibre lined with 2 lights and weir in position per plan or per Purchasers choice	R450,000 (included for Unit A2)	Included all units
Outside non slip tiles (supply) for outside patio, balcony and front door entrance	R450.00 sqM	R450.00 sqM
Carpets (supply and fit)	R450.00 sqM	R450.00 sqM
5KvA Invertor, 2 5.1 lithium ion batteries, 10 x 545 solar panels	R105,000.00	R105,000.00
Siemens Appliances (integrated oven/microwave combo, hob, extractor)	R50,000.00	R50,000.00
UFH Pipes, insulation and 60mm screed to all areas except scullery, garages, storeroom and guest bathroom	R101,000.00	R138,230.00
Landscaping per plot (supply and install) – excludes common area	R100,000.00	R100,000.00
Ajax alarm (indoor) + 2 indoor intercoms + AV wired with cabinet	R42,000.00 per house	R48,000.00 per house
Joinery + tops	R550,000.00	R650,000.00
Ironmongery for doors – handles, hinges	R20,000.00	R25,000.00
Mirrors	R15,000.00	R20,000.00
Heat Pump for domestic hot water (stiebel Eltron or similar)	R55,000.00	R55,000.00
Shower doors and screens as per plan	R17,000.00	R25,000.00
Garage Door (supply and fit)	R25,000.00	R25,000.00
Skirtings (supply Only)	R25 per linear m	R25 per linear m

OPTIONAL EXTRAS (@ PRIME COST) NOT INCLUDED IN PURCHASE PRICE	SINGLE STOREY		DOUBLE STOREY	
Upgrade to Bamboo or 190mm Engineered Oak all bedrooms (excludes bathrooms and scullery) includes supply and fit per Specification @ R1500sqm	R180,000	<input type="checkbox"/>	R225,000	<input type="checkbox"/>
Gas & wood braai Unit (supply & built in with chimney and joinery, as well as prep bowl and water point)	included	<input type="checkbox"/>	R180,000	<input type="checkbox"/>
Fireplace in lounge supply and fitted (singles built in, PC Sum R55,000, Double Storey suspended as per Specification)	R95,000	<input type="checkbox"/>	R225,000	<input type="checkbox"/>
Poolsafe underground electronic pool cover to standard pool size with two remotes	R250,000	<input type="checkbox"/>	R250,000	<input type="checkbox"/>
UFH hydronic Heating including manifolds, Heat Pump, buffer tank, electronic controls, all pumps and digital displays each bedroom and 1 for living areas	R300,000	<input type="checkbox"/>	R440,000	<input type="checkbox"/>
Upgrade to 16Kva Single phase inverter, 14.3 Lithium ion batteries, 24 x 545 PV panels + upgrade to 80Amp single phase electrical supply	R245,000	<input type="checkbox"/>	R245,000	<input type="checkbox"/>
Joinery upgrade soft closers all doors and drawers	R110,000	<input type="checkbox"/>	R130,000	<input type="checkbox"/>
Joinery upgrade Shaker style doors / drawers with R20,000 PC for handles	R75,000	<input type="checkbox"/>	R95,000	<input type="checkbox"/>
Joinery upgrade 2 x integrated fridge / freezer, 90cm Siemens oven and integrated coffee machine	R135,000	<input type="checkbox"/>	R135,000	<input type="checkbox"/>
Optional extra for fibre router, switchgear and unifiers throughout house	R35,000	<input type="checkbox"/>	R55,000	<input type="checkbox"/>
Ducted aircon in all bedrooms (in single and upstairs in doubles)	R195,000	<input type="checkbox"/>	R295,000	<input type="checkbox"/>
Double glazing with European closers	R700,000	<input type="checkbox"/>	R1,100,000	<input type="checkbox"/>
All switchgear, routers and wifi extenders Ubiquiti	R46,000	<input type="checkbox"/>	R69,000	<input type="checkbox"/>
Sonos Speakers in lounge (soundbar), dining room (2 speakers) and patio (2 speakers) – double stories upstairs PJ lounge as well	R105,000	<input type="checkbox"/>	R125,000	<input type="checkbox"/>
Alarm outdoor beams	R40,000	<input type="checkbox"/>	R60,000	<input type="checkbox"/>
Other items:				