

**THE NICHE**  
**SCHEDULE OF FINISHES**

**GENERAL**

All work outlined below to be in accordance with the NBR SANS 10400 and with the standards and guidelines of the NHBRC. Items are subject to architect's selection. The Developer/Architect reserves the right to change finishes if availability affects the programme.

**A: STRUCTURE**

**1. Foundations**

- 1.1. To engineer's design & specification

**2. Structure**

- 2.1. Reinforced concrete frame structure to engineer's design & specification

**3. Roof**

- 3.1. Reinforced concrete slab to engineer's design & specification  
3.2. Pitched timber roof trusses as per engineer's design & specification

**4. Walls**

- 4.1. Internal walls: 90mm single skin / 180mm double skin maxi clay brickwork; primed, plastered & painted  
4.2. External walls: cavity maxi clay brickwork; primed, plastered, bagged where applicable & painted  
4.3. Feature Walls: 90mm single skin / 180mm double skin maxi clay brickwork. Walls to be sealed with Plascon Brickseal (or similar) applied to manufacturer's spec.  
4.4. All openings to have prestressed lintols over

**5. Doors, Frames & Windows**

- 5.1. Aluminium Doors and Windows: powder coated aluminium frame with laminated safety glass infill (where applicable). Doors and windows to be complete with standard hardware. Powder coating to be colour ANP 37035 'Matt Light Grey' by Interpon D1025 Powder Coatings  
5.2. Internal window sills to be plastered & painted  
5.3. All glazing to be single glazing  
5.4. Unless indicated as a fire door, External Timber Door Leaves: 44mm thick solid core flush panel door clad with horizontal slat finish hardboard both sides, primed and painted  
5.5. Fire doors to have timber frame with semi-solid door leaf, primed & painted or as per specialist specifications.  
5.6. Internal Timber Door Leaves: 44mm thick semi-solid core flush panel door clad with hardboard both sides. Primed and painted

**6. Balustrades**

- 6.1. Balustrades: various as per architect's specifications

**B: FINISHES**

## **7. Ceilings**

- 7.1. Kitchen, Living, Bedroom Ceiling: Exposed in-situ concrete soffits
- 7.2. Bathrooms, walkway and entire top floor ceilings to be flush plastered skimmed and painted to gypsum ceiling boards to manufactures specifications
- 7.3. Balcony Ceiling: concrete to be skimmed with a scraper coat and painted
- 7.4. Cornices: NMC B2 35 x 35 mm high density polymer cornice to be primed and painted

## **8. Skirting**

- 8.1. MDF (or similar) skirting: Essential Mouldings Q18 18 x 70mm MDF skirting to be primed & painted

## **9. Floor Coverings**

- 9.1. Kitchen, Living & Bathroom Floor: Stick down vinyl (provisionally either Gerflor 'Bostonia Oak Beige' or Gerflor 'Cedar Pure' 230 x 1500mm stick down vinyl)
- 9.2. Bedroom Floor: Carpet (provisionally either Belgotex Co-Exist 'Peace Together' or Belgotex Co-Exist 'Ultra Harmony' loop pile carpet from Carpet City) laid on underlay
- 9.3. Shower Floor: Internal slip resistant floor tiles (provisionally either 'PEVA810AW' or 'PEVA210AW' 600 x 600mm ceramic floor tile) cut in strips, laid to falls and cross-falls
- 9.4. Balcony Floor: External slip resistant floor tiles (provisionally 'Aida Sandstone Grey' 420 x 420mm ceramic floor tile), laid in falls and cross falls
- 9.5. Walkway & Lobby Floor: External slip resistant floor tiles

## **10. Wall Finishes**

- 10.1. Internal plaster dry areas: steel floated plaster. Walls to be primed and painted
- 10.2. Internal plaster wet areas: steel floated plaster. Walls to be primed and painted with anti-bacterial paint
- 10.3. External plaster: steel floated plaster. Walls to be primed and painted
- 10.4. Bagged walls to architect's specifications. Walls to be primed and painted
- 10.5. Shower Walls: Walls tiles (provisionally 'OMA10A7LA' 300 x 600mm ceramic wall tile)
- 10.6. Shower Feature Wall: Walls tiles (provisionally either 'PEVA810AW' or 'PEVA210AW' 600 x 600mm ceramic floor tile)

## **11. Glazing & Mirrors**

- 11.1. All glazing to comply with SABS safety regulations and standards

## **12. Ironmongery**

- 12.1. Internal hinged doors: to architect's specifications
- 12.2. Internal sliding doors: to architect's specifications
- 12.3. External doors: to architect's specifications

## **C: JOINERY**

### **13. Cupboards and Vanity Units**

- 13.1. Layout as per architect's plans
- 13.2. Bedroom cupboards: Mellawood Natural Touch finish in "Iceberg White"
- 13.3. Bedroom Kick Plate: Melawood kick plate to match cabinetry
- 13.4. Bathroom Cabinetry: Granada Cambria wall mounted vanity, basin and mirror from Italtile # MUE1013 (or similar).

### **14. Kitchen units**

- 14.1. Layout as per architect's plan
- 14.2. Kitchen Cabinetry: a combination of Mellawood Naturals Touch finish in "Iceberg White" and "Folkstone" with high impact edging to match colour of finish.
- 14.3. Handles to architect's specification

14.4. Kitchen Kick Plates: Brushed aluminium kick plate

**15. Counter tops**

15.1. 20mm thick New Caledonia granite

**D: FITTINGS**

**16. Sanitaryware Fittings**

- 16.1. Toilet & Components: Betta Dune dual flush toilet suite in white from CTM with pan connector and valve
- 16.2. Wash Hand Basin & Components: Wash hand basin, basin clicker and P-trap to come complete with vanity unit. Mixer to be Isca Bordo round single lever basin mixer in chrome
- 16.3. Shower & Components: Shower trap to be Isca square trap in chrome. Shower rose and arm to be Isca Sunflower 150 rainwater shower in chrome. Mixer to be Isca Bordo round single lever bath / shower mixer in chrome. Shower door to be chrome framed extendable pivot clear TSG shower door
- 16.4. Bath & Components: Elegancia 1700 x 700 x 450mm centre waste bath in white from Plexicor with bath clicker waste and P-trap. Isca round bath filler / overflow in chrome. Mixer to be Isca Bordo round single lever bath.
- 16.5. All toilets to be fitted with under tile stop-cocks, located above the work surfaces where applicable The manufacturer's recommendations with respect to storage, placing, fixing into position and protection etc. are to be strictly followed.
- 16.6. Kitchen sink: stainless steel single or double bowl drop in sink, as per architect's drawings
- 16.7. Kitchen sink mixer: Isca Bordo round single lever sink mixer in chrome
- 16.8. WC's, dishwashers and washing machines: under tile stop cocks, located above work surfaces where applicable
- 16.9. Connections: each unit to have a water meter and stop cock fixed to walls

**17. Kitchen Fittings**

- 17.1. Hob: Hob to be Whirlpool AKM 9010/NE ceramic glass base electric hob
- 17.2. Oven: Oven to be Whirlpool AKP 605 IX electric built-in oven
- 17.3. Extractor: Extractor to be Whirlpool WSLK 65 AS X conventional cooker hood

**E: ACCESSORIES**

**18. Bathroom Accessories**

- 18.1. Chrome plated range of Towel Rail, Robe Hook and Toilet Paper Holder to be provided to each bathroom and shower room
- 18.2. Mirror: 450 x 600mm frameless rectangular mirror adhesive fixed to wall

**F: SERVICES**

**19. Electrical Installation**

- 19.1. The electrical installation is to be carried out in accordance with SABS 0142 Wiring of Premises and Municipal By-Laws and Occupational Health & safety Act and all specifications and acts enforced by the Local Authorities
- 19.2. Split electrical meter – prepaid type to all units
- 19.3. Number and position of lights, plugs, TV, telephone and other points to architect's specifications.

**20. Mechanical Installation**

- 20.1. Bathroom extraction to specialist's specifications if required
- 20.2. Water tank as per specialist's specifications

**G: EXTERNAL WORKS**

**21. Perimeter boundary wall, Fencing, Gates & Security**

- 21.1. Boundary wall: combination of 230 mm thick double skin imperial clay brickwork with brick piers, plastered & painted, and BetsFence "Nylofor Medium" with BekaFix posts.
- 21.2. Pedestrian gate: Galvanized steel, powder coated. Intercom link for visitors
- 21.3. Motor vehicle gate: Galvanized steel automated sliding gate, powder coated. Remote access controlled for residents. Intercom link for Visitors to guard house and mircell (or similar) system
- 21.4. One CCTV camera provided for at front entrance and perimeter CCTV
- 21.5. Perimeter 6 strand electric fence.

**22. Paving**

- 22.1. Typical Parking Finish: Asphalt finish to engineer's specification
- 22.2. All kerb's to engineer's specification

**23. Landscape & Irrigation**

- 23.1. Landscaping: indigenous vegetation

**H: GENERAL**

**24. Specification & Standards**

- 24.1. The Developer reserves the right to amend this specification to supply items of equal quality if items specified become unavailable
- 24.2. Standards and specifications are to confirm to SABS Standards, NHBRC Standards and general good building practice

SIGNED at ..... on the ..... day of ..... 20.....

**AS WITNESSES:**

for and on behalf of:

1. \_\_\_\_\_

2. \_\_\_\_\_

**PURCHASER**

SIGNED at ..... on the ..... day of ..... 20.....

**AS WITNESSES:**

for and on behalf of:

1. \_\_\_\_\_

2. \_\_\_\_\_

**PURCHASER**

