

**ANNEXURE E
OUTLINE SPECIFICATIONS**

NEW MIXED-USE BUILDING (RESIDENTIAL COMPONENT)

UNIT SPECIFICATIONS AND SCHEDULE OF FINISHES

These Outline Specifications (“**Specifications**”) describe the materials to be used and work to be done in respect of the Units to be constructed by the Seller (“**Developer**”).

Preliminaries

The standard Preliminaries per the JBCC 2000 contract document prevail.

The buildings will be constructed substantially in compliance with the National Building Regulations, SANS 0400 (“**NBR**”), and the requirements of the local authority, but the Specifications will override these requirements should any conflict arise.

In the event of any discrepancy arising between the provisions of Annexures B and D and the Specifications, the Specifications will prevail.

In the event that any financial institution’s minimum requirements are in conflict with the NBR, the NBR shall take precedence over the requirements.

1. AVAILABILITY OF MATERIAL

- 1.1. All materials specified are subject to availability. Where materials are not readily available or undue delay is expected or experienced in obtaining them, the Developer reserves the right to use the nearest similar materials available. Where materials are not clearly specified, the Developer reserves the right to use that which is considered most suitable.

2. WINDOWS AND SLIDING DOORS

- 2.1. Window head height to suit architect’s design.
- 2.2. Powder coated aluminium or UPVC as per architect’s detail and schedule.

3. GROUND FLOOR, EIGHTH FLOOR AND BASEMENT LOBBIES

3.1. Floors:

- 3.1.1. Tiles to floors to architect’s design on screeds, including 100mm tiled skirting.
- 3.1.2. Allowance for walk-off entrance matt to basement and ground floor entrance / wind lobby

3.2. Walls:

- 3.2.1. One coat cement plaster and painted with one coat Plascon or similar Evolution Matt water based primer and two coats Plascon or similar Professional Evolution Matt acrylic paint.

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3.2.2. Feature walls finish (if applicable) to architect's design.

3.3. **Ceilings:**

3.3.1. Skimmed plasterboard ceiling to detail with light troughs, etc. plaster trim shadowline cornices and painted with one coat Plascon or similar Multi surface primer and two coats Plascon or similar Professional All Purpose Matt acrylic paint.

3.4. **Doors:**

3.4.1. Powder coated glazed aluminium shop fronts.

3.5. **Reception Counter (Ground Floor Only):**

3.5.1. Reception counter / security desk to architect's detail to be provided.

4. **RESIDENTIAL (PASSAGE, WALKWAYS & LOBBIES)**

4.1. **Floors:**

4.1.1. Screeded floors with tiles to floors. Wrought pine skirtings to walls, painted.

4.2. **Walls:**

4.2.1. Plastered brickwork, painted to specification in passages leading to unit entrances. One coat plaster and tiles to lift lobby walls.

4.3. **Ceilings:**

4.3.1. Flush plasterboard painted ceiling.

5. **RESIDENTIAL (UNITS' INTERNAL FIT-OUT & CONSTRUCTION)**

General

5.1. **Floors:**

5.1.1. Screeded floors with 'timber' vinyl flooring to Unit kitchen, living room and bedroom areas.

5.1.2. Screeded floors with tiles to bathroom floors and non-slip tiles to shower floors.

5.1.3. 100mm moulded wrought pine skirtings to bedrooms and living areas, painted.

5.2. **Walls:**

5.2.1. One coat cement plaster and one coat Plascon or similar Evolution Matt water based primer and two coats Plascon or similar Professional Evolution Matt acrylic paint to selected walls.

5.2.2. One coat plaster and paint to specification to bathroom walls. Tiles to shower walls and basin splashbacks.

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5.3. **Ceilings:**

- 5.3.1. Off shutter concrete with bulkheads to designated areas and cut-outs for downlighters, with plaster trim shadowline cornice and finished off with one coat Plascon or similar Multi-Surface primer and two coats Plascon or similar Professional All Purpose Matt acrylic paint.
- 5.3.2. Remainder of internal off-shutter concrete ceiling areas to receive paint / sealant as per specification.

5.4. **Doors:**

- 5.4.1. Solid core doors with commercial veneer painted with meranti frames to entrance to units.
- 5.4.2. Semi solid core doors with commercial veneer painted with meranti frames to internal rooms and bathroom doors.

5.5. **Joinery Fittings:**

5.5.1. Kitchen Installation:

Kitchens to be designed by architect and installed by specialised kitchen supplier.

Granite or ceaserstone or similar counter top.

5.5.2 Bedroom Cupboards:

The typical bedroom cupboard installation will comprise the following:

Typical two, three or four door bedroom cupboard, to include shelves and hanging space.

Finish to be white Duco sprayed MDF cupboards with satin finish.

Impact and wear resistant, recessed skirting panel to base of cupboard.

5.5.3 Vanities:

The typical vanity cupboard installation to the bathrooms will comprise the following:

Vanity unit to bathroom suites with single basin.

Tops to be 20mm thick white ceaserstone or similar with white timber cladding to front face.

5.6. **Appliances**

- 5.6.1. "Smeg" or similar approved multi-function oven, ceramic hob and extractor installation to kitchens.

5.7. **Shower Doors / Glazing:**

- 5.7.1. To architect's details.
- 5.7.2. 4mm mirror above vanity units in bathrooms to architect's details.

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5.8. **Plumbing & Sanitary Fittings:**

5.8.1. Complete water and waste installation for sanitary fitting.

Typical sanitary ware specification to residential units:

WC's – "Vaal Signature Entice" or similar approved wall hung pan with "Kombifix" cistern.

Basin – "Vaal Sanitaryware Snipe" or similar approved underslung basin, with "Strata" single lever mixer.

Showers – "Cobra Strata" or similar approved single lever shower mixer and shower head.

Sinks – "Franke Quinline" or similar approved sink with "Cobra" single lever mixer to kitchens.

Bathroom Accessories:

Toilet roll holder to each bathroom.

Baths to have soap dish/rack.

Showers to have soap dish/rack.

5.9. **Glazing:**

All external glazing to be laminated.

Pilkington suncool glazing or similar approved.

Glazing to conform to NBR.

6. **STAIRCASES:**

6.1. **Floors:**

6.1.1. Tiles to landings, treads and risers of public staircases on screeds, including 100mm tiled skirting.

6.1.2. Granolithic screeds to landings, treads and risers of fire escape stairs, including 100mm granolithic skirting.

6.2. **Walls:**

6.2.1. One coat plaster to brick/concrete walls finished with one coat Plascon Plaster based primer and two coats Plascon Professional Evolution Matt acrylic paint to public staircases.

6.2.2. Bagged and painted brickwork to fire escape stair walls.

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6.3. **Ceilings:**

6.3.1. Off-shutter concrete soffits and one coat Plascon Plaster based primer and two coats Plascon Professional Evolution Matt acrylic paint.

6.4. **Doors:**

6.4.1. Fire doors in accordance with local authority requirements.

6.5. **Balustrades and handrails to staircases:**

6.5.1. Metal balustrading and handrails to all staircases to architect's details.

7. ELECTRICAL INSTALLATIONS

7.1. **Distribution Boards ("DB's"):**

7.1.1. Unit DB's rated at 60A single phase power with a prepaid meter system for purchasing electricity.

7.1.2. Each floor shall be provided with a DB servicing common areas power and common area lighting requirements for that floor and individual unit DB's.

7.1.3. Floor DB's are 3 (three) phase power with a standby power section for common area power and common area lighting circuits providing power for an 8-hour period in the event of a municipal power failure.

7.2. **Lighting:**

7.2.1. Light fittings in the units comprise recessed ceiling mounted LED down lighters. Patios shall be supplied with external specific light fittings if applicable.

7.2.2. Light switches shall be the "Legrand Arteor" or similar range.

7.2.3. Passage lighting shall comprise recessed LED down lighters.

7.3. **Power:**

7.3.1. Units shall be equipped with Legrand or similar standard power outlets, 230V 16A, located at specific positions.

8. ELECTRONIC SYSTEMS

8.1. **Telephone / Data Services:**

8.1.1. Provision shall be made for telephone outlets providing owner with access for connection to the service provider of their choice.

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8.2. Access Control:

8.2.1. A dedicated intercom handset shall be provided enabling communication from units to the basement, ground floor and upper floor lift lobbies in accordance with the overall access control system for the building.

8.2.2. The owner / tenant will be responsible for their own intrusion alarm system to residential units.

8.3. Fire Detection:

8.3.1. Fire detection to be provided in terms of local authority requirements and in accordance with the specification as prepared by the Developer's electrical engineer.

8.4. TV Installation:

8.4.1. Wireways and TV outlet box will be provided and wired to a master antennae. All TV's and other electrical appliances to be provided by Purchaser.

9. MECHANICAL VENTILATION INSTALLATIONS

9.1. Extraction:

9.1.1. Mechanical extraction systems will be provided to all unit bathrooms.

10. LIFT INSTALLATIONS

10.1 Lifts:

10.1.1. Passenger lifts as required and 1 no fireman's lifts from basement levels to all upper levels. Lifts will operate in the event of municipal power failure.

11. EXTERNAL WORKS INCLUDING LANDSCAPING

11.1. All in accordance with the architect's site development plan and approved landscape master plan.

12. SUNDRIES

12.1. External signage to be provided.

12.2. All signage to be coordinated and approved by the architect.

12.3. Internal statutory signage.

12.4. Fire hose reels, extinguishers and hydrants as per Fire Department requirements.

12.5. No sprinklers provided in accordance with Rational Fire Design.

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12.6. No refuse compactor has been provided.

13. EXCLUSIONS

13.1. Loose furniture to units (tables, chairs, beds, pedestals, etc.);

13.2. Curtains / blinds to units;

13.3. Security Systems;

13.4. PABX and telephones; and

13.5. Other exclusions noted above.

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