

Finishing Schedule



CARPENTRY AND JOINERY

ENTRANCE DOOR

Aluminium power coated horizontal

PATIO/BALCONY DOOR

o Aluminium powder coated single sliding door

INTERNAL DOORS

o 800x2100mm hardboard door with wooden frame

SKIRTINGS

o Tiled skirting, 80mm high using same tile as floor tiles and wooden

CILLS INTERNAL

o Tiled sills, using same tile as floor tiles

IRON MONGERY

- Mortice lock to entrance door
- Entrance door handle QS coupe on plate
- 2-lever lock to internal doors
- Internal door handles QS coupe on plate
- Floor mounted stop door
- Push type lock to patio/balcony sliding doors

EXTERNAL WINDOWS

- Aluminium powder coated

PLASTER WORK

- Internal – one plaster and rhinolite finishing
- External – combination of sand cement bag plaster and scratch plaster

PLUMBING AND DRAINAGE

Sanitary ware

- Wall mount vanity cabinet
- Bath – acrylic
- o C – close couple toilet

Tap ware

- Wash basin mixer – single lever chrome
- Shower mixer – concealed single lever chrome o Shower head – shower arm and rose style
- Bath mixer – concealed shower mixer chrome

Bathroom accessories

- Toilet roll holder, one per bathroom
- Towel ring, one per bathroom
- Single towel rail, one per bathroom
- Glass soap dish with holder per basin, one per bathroom o Glass tumbler with holder per basin, one per bathroom

Shower doors

- Chrome corner entry shower
- White single slider shower door

Hot water system

- 1x 200l (SABS approved) electric and solar panel geyser with timer

Water meter

- Separate cold water meter with shut-off valve for each apartment

TILING

- **INTERNAL FLOOR TILES**
 - Ceramic tiles
- **EXTERNAL FLOOR TILES**
 - o Ceramic tiles
- **BATHROOM WALL TILES**
 - o Ceramic tiles, up to 2m on shower walls
- **KITCHEN WALL TILES**
 - o Ceramic tiles
- **SHOWER FLOORS**
 - o Ceramic tiles cut in small squares

P A I N T W O R K

- **INTERNAL WALLS**
 - One coat plaster primer, two coats of quality low sheen PVA
- **CEILINGS**
 - One coat primer, two coats of low sheen PVA
- **INTERNAL DOORS,**
 - Frames and skirtings
 - One coat wood primer, two coats eggshell enamel
- **STEEL ITEMS**
 - One coat steel primer, two coats eggshell enamel

CEILINGS

- Cornices – 75mm cove cornices to top floor apartments only
- 6mm gypsum board with steel strips

ELECTRICAL

- Fibre/data provision in lounge
- Plug and switches CBI range or similar
- Light points as per lighting layout of apartment
- Plugs and switch points as per electrical layout of apartment
- Pre-paid electrical meter to each unit

KITCHEN

Kitchen fittings

- Double bowl sink
- Sink mixer – single lever chrome
- Kitchen layout as per apartment layout
- Coloured melamine kitchen cupboards (external only), internal white or Black Rustenberg 20mm top
- Stainless steel barrel handles to kitchen cupboards

BEDROOMS

Bedroom cupboards

- White melamine cupboards internal with Terra nova doors or Stainless steel barrel handles
- As per apartment layout

APPLIANCES

- 600mm gas /electric free standing stove/oven

EXTERNAL WORK

- Garden walls – brick and mortar wall ± 1.8 m high
- Paving – pre-cast interlocking concrete pavers to engineer's specification
- Street lighting – as per electrical layout of estate
- Grass only to common areas and garden
- Roof coverings – chromadek corrugated roof sheet
- Fire hose reels and extinguishers – as per engineer's fire layout

GARDENS – GROUND FLOOR UNITS ONLY

- Masonry walls ± 1.8 m high fencing to perimeter of garden

NOTES

- The developer reserves the right to make minor changes to the drawings at its own discretion
- The developer reserves the right to minimally adjust sizes and to substitute or replace any of the above finishes should problems of availability, or for any other reason arise
- In the event of there being any conflict between interpretation of the plans and any of the conditions in this schedule, the conditions in the latter shall prevail