

ANNEXURE D

TRIPLE POINT APARTMENTS: SPECIFICATIONS OF ALLOWANCES & SCHEDULE OF FINISHES

Name:

Unit Number:

GENERAL

- Material used will be of a standard quality, readily available from local suppliers. All Building work to comply with SABS 0400 & MODEL PREAMBLES FOR TRADES.

BRICKWORK

- External brickwork to be 230mm cavity with clay bricks construction as per contractor's choice. All structural concrete as per engineers design and specification.
- Internal brickwork to be clay brick as per contractor's choice.

CONCRETE

- Pre-cast concrete slab system.

WINDOWS

- All windows to be white powder coated aluminum. Glazing to AAAMSA specifications.
- Obscure glass to bathrooms 4mm.

DOOR FRAMES

- External Door Frames to be solid timber and internal frames to be galvanized pressed metal primed for painting.
- Sliding Doors to be white powder coated aluminium.

DOORS

- Internal doors to be hollow core construction painted with gloss enamel.
- Entrance door to be single hardwood door in solid wood frame.
- Sliding doors to be aluminium white powder coated with locking mechanism.

ROOF

- Chromodek to go on "gangnail" or similar trusses.
- Facias and Barge Boards to be PVC.
- Extruded Aluminium gutters and PVC downpipes.

CEILING

- Gypsum Board ceiling on second floor, with normal painted concrete ceiling on ground and first floor.

FLOORING

- Ceramic Floor tiles to bathrooms. Tiles to be chosen from Seller range. PC R 75.00 per m².
- Carpets or laminates to living areas. PC R 150.00 per m².
- Skirting moulded timber or equivalent painted white.



TRIPLE POINT APARTMENTS

PLASTERING

- Wood floated plaster externally.
- Internally once coat plaster with steel trowelled finish.
- Internal cills to be plastered.

WALL TILING

- 1.2m high to bathroom walls as per architects design and specifications.
- 2.1m high tiling to shower walls.
- 450mm high splashback tiling in kitchen above countertops.
- PC Allowance R 75.00m².
- Fixing Allowance R 45.00m².

PLUMBING AND DRAINLAYING

- 1 x 150 litres high pressurized hot water cylinder in geyser cupboard.
- Cold connection for washing machine/dishwasher.

IRONMONGERY

- 2 Lever locks to internal doors and 3 lever locks to external. Locksets to architects choice.

KITCHENS AND CUPBOARDS

- Kitchen Cupboards to be melamine, colour to choice with 3mm impact edging. Rustenburg Granite tops.
- Bedroom Cupboards finished as above to ceiling height.

SANITARY FITTINGS

- 1.7m white acrylic bath.
- Basin cupboard with vanity slab and basin bowl.
- Close couple white WC suite.
- All sanitaryware to be single lever to developers choice.

ELECTRICAL

- Single phase electrical supply.
- 2 x Plug points in each bedroom.
- 4 x Plug points in kitchen.
- Lightfittings to developers choice.
- TV points. Allowance for one connected to common satellite dish. Excluding decoder.

PAINTING

- Two coats low sheen acrylic PVA to internal walls. Ceilings painted contractors white. Plascon or equivalent.
- External paint to have 2 coats textured PVA. Plascon Micatex or equivalent.
- Gloss enamel to internal doors and frames.

THE FOLLOWING ITEMS ARE INCLUDED:

- 600mm undercounter oven and hob. Developers choice. Allowance R 4000.00
- Shower door aluminium.
- Toilet roll and soap holders.
- Towel rails.
- Postbox and unit number.
- Intercom system with access control.
- Swimming Pool: Communal pool

Date:

Date:

Signed:
Purchaser

Signed:
Lavender Valley Developments (Pty) Ltd