

ANNEXURE C

TRIPLE POINT APARTMENTS: SPECIFICATIONS OF ALLOWANCES & SCHEDULE OF FINISHES (UNIT TYPE B: 200 m²)

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

- Concrete slab system as per engineers design and specifications.

WINDOWS

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

DOORFRAMES

- External Door Frames to be solid timber and internal frames to be timber painted white.
- 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.
- Garage door to be meranti horizontally slated, motorized with remote control.
- Fire Door to be Class "B" in accordance with SABS.

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 with smooth finish.

FLOORING

- Ceramic Floor tiles to bathrooms. Tiles to be chosen from Seller range.

- Carpets or laminates to living areas.
- Skirting moulded timber or equivalent painted white.

PLASTERING

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

WALL TILING

- To bathroom and kitchen walls as per architects design and specifications.

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.
- Per PC Item
- Sanitary Fittings
- Per PC Item

ELECTRICAL

- Single phase electrical supply.
- 20 Double Plug points.
- 35 LV Points
- 15 Ceiling/Wall light points.
- 2 Two way switches.
- 2 TV / DSTV Points, 2 Telephone points, 1 Intercom point.
- Geyser Point 150l geyser.
- 1 Oven, Hob & Extractor
- 1 Double Outside waterproof plug.
- Conduits for Alarm only.

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 Siemens undercounter oven & hob.
- Postbox and unit number.
- Intercom system with access control.

PC ALLOWANCES

- Cupboards – BIC & kitchen and granite tops and handles - R 75 000.00
- Light Fittings – R 12 500.00
- Timber Decking – R 40 000.00
- Sanitary Fittings, taps and shower panels – R 20 000.00
- Aluminium windows and Doors – R 90 000.00
- Floor finishes (Ceramic tiles, laminates or carpets) – R 180.00 per m2 laid.

All prices above are inclusive of VAT.

Date:

Date:

Signed:
Purchaser

Signed:
Lavender Valley Developments (Pty) Ltd