

THE
P R E M I E R
RONDEBOSCH

**THE PREMIER – RONDEBOSCH
SCHEDULE OF FINISHES
OUTLINE SPECIFICATION: REFERS TO ARCHITECTS PLAN**

26 AUGUST 2014

INTERNAL FINISHES

Apartments Floors

- Entrance, kitchen, bathroom, living and dining room – Ceramic tile (Client will have an option of four 600 X 600 Ceramic tiles from the Developers range.)
- Bedroom – Carpet (Cottage Weave range from Van Dyks) or tiles (from Developers range.)

Walls

- Trowel finish plastered and painted – selection of four neutral Colours from Developers range – Midas range.
- Option to have one feature wall in the apartment painted with one of four choices.

Skirting

- Timber skirting with groove, 142mm primed and painted white.

Soffits

- Skimmed and painted soffits with concave cornice.

Doors

- Front door – Fire rated wooden door and wooden frame.
- Internal – Flush door.
- Handles – Brushed Aluminium.
- Locks – Cylinder lock to front door.
- Locks – Two lever lock to internal doors.

Electrical

- Electrical installation as per Architects Electrical Layout Plan.
- Plugs and switches – Lumex 2000 series.
- Light points as per plan – 3 spots on bar – brushed aluminium.
- Plug points as per plan
- Telephone points per apartment in living room and bedroom (as per architects plan)
- Oven, Hob and Extractor (Stainless Steel)
- DSTV connection points to lounge and main bedroom.
- Hot water – Distributed by a General heat pump.
- Split Electrical meter – prepaid type to all units.

Sanitary ware

- Stainless steel single/double bowl drop in sink (as per plan) with Cobra lever mixer.
- Toilet to be close couple suite.
- Shower: Walk in shower with fixed glass panel with Cobra lever mixer, shower arm and shower rose.
- Shower base – ceramic tiles from Developers Range
- Wall hung wash hand basin with cabinet. Cobra lever mixer in all bathrooms.
- Free hanging mirror above basins in all bathrooms.
- Bathroom Accessories:
 - o Bathroom Butler 4600 series shower rack in shower.
 - o Bathroom Butler 4600 series toilet roll holder.
 - o Bathroom Butler 4600 series single towel rail in both bathroom.

Kitchen Joinery

- Kitchen unit's layouts as per architects plan.
- Counter tops – polished granite or similar (natural stone).
- Supawood Doors - white duco sprayed.
- Kitchen cupboard handles: brushed aluminium bar handles.
- Kitchen cupboards installed to the ceiling.

Bedroom Joinery

- Provided as per Architects plan.
- Doors to be white melamine with impact edging.
- Brushed aluminium bar handles.

GENERAL EXTERNAL AREAS

- As per Engineers and Architects Designs.

Sub-Structure

Foundations

- To Structural Engineer's Specification.

Structure

Superstructure

- Conventional concrete framed structure with brickwork infill (to structural engineer's specification.)

Roof

- Reinforced Concrete slab to engineer's specification.

External Walls

- Cement plaster with plaster features to architects specification. One coat primer and two coats acrylic paint to sponge finish plaster.

Soffits of Slabs

- Skimmed and painted concrete soffit.

Windows and Doors

- Powder-coated PVC/aluminium frames, single glazed casement as indicated on Architects plans.

Walkways

- Non-slip tiles or similar approved (Developers choice)

Balustrades

- Painted galvanized mild steel balustrades with stainless steel handrail to balconies.

Boundary Walls

- As per architects detail.

Vehicular Gate

- Remote access controlled gate for residents
- Intercom link to security for Visitors.

Pedestrian Gate

- Intercom link to security for Visitors

Security

- A-phone to each apartment from security.
- CCTV to common areas.
- Perimeter walls to have Electrified Fencing.
- Biometric controlled access to building.

Internal finishes – Common areas

Floors

- Entrance, lobby lounge and reception area - porcelain/ceramic tiles with recessed walk off mat.

Laundry

- Porcelain/ceramic tiles to floors and 1.4m to walls.

Feature Walls

- As per architect/interior designer details.

Ceiling & Lighting

- Foyer: Skimmed and painted plasterboard ceiling with bulkhead over reception area with concealed lighting.

NOTES:

1. All other general specifications as per minimum requirements required by the Financial Institution.
2. This specification takes precedence over sketch marketing plans signed by both the seller and the purchaser.
3. The above outline specification reflects the minimum standard of finish intended by the developers, who reserve the right to vary this within the parameters set.

Thus done and signed in _____ on this _____ day of _____ 20____.

AS WITNESS _____ PURCHASER _____

Thus done and signed in _____ on this _____ day of _____ 20____.

AS WITNESS _____ CONTRACTOR _____