



GENERAL SPECIFICATIONS & SCHEDULE OF FINISHES (APARTMENTS)

1. BRICKWORK

- 1.1 Exterior walls: Exterior walls will be of first grade face brick with plastered and painted band.
- 1.2 Interior walls: Will be of clay or cement brick and finished in one coat smooth plaster with (1) one coat undercoat and (2) two coats interior acrylic in apartment.

2. WINDOW SILLS

- 2.1 Exterior: Face brick.
- 2.2 Interior: Ceramic tiles in bathroom and kitchen and painted Meranti otherwise.

3. WINDOWS

- 3.1 All windows will be charcoal powder coated aluminium hinged type.
- 3.2 Curtain rails will be of double kirsch type except in bathrooms.

4. DOORS

- 4.1 Front door: Meranti painted.
- 4.2 Internal doors: Two panels painted hollow core type.

5. DOORFRAMES

- 5.1 Front and rear: Will be of painted Meranti.
- 5.2 Internal: Will be of painted Meranti.

6. ROOF

- 6.1 The roof will be manufactured and erected by a specialist in accordance with the architect's instructions.
- 6.2 Roof tiles will be silver blue Mazista slate supplied and installed by a specialist.

7. FLOOR COVERING

- 7.1 Kitchen, bathroom, entrance hall and lounge: Will be of ceramic tiles selected by the Seller from its preferred range.
- 7.2 Bedrooms: Will be of woven or cut pile carpeting selected by the purchaser from the Sellers' Nouwens range.
- 7.3 Skirtings: 125 mm timber skirting selected by Seller.

8. BUILT-IN CUPBOARDS & KITCHEN COUNTER

Will be of a type and quantity selected by the Seller as per drawing. Granite finished counters to kitchen.

9. SANITARY WARE

Will be of a type and colour selected by the Seller.

- 9.1 Bath: Will be manufactured of acrylic material.
- 9.2 Toilet, hand wash basin: Will be manufactured of glazed porcelain.
- 9.3 Kitchen sink: Will be standard drop-in double bowl stainless steel with work top mixer type.
- 9.4 Taps: Will be from a range selected by Seller.
- 9.5 Shower doors: Will be of aluminium and glass as per plan.
- 9.6 Hot water system: Coupled to a solar panel or heat pump system.
- 9.7 Water connection and supply: Will be 15 mm diameter and internally 22 mm polycop piping from the water meter to the building.
- 9.8 Rain water goods: Aluminium selected by Seller.

9.9 Washing machine or dishwasher outlet: Outlets will be provided for cold water.

10. ELECTRICAL INSTALLATION

Positioning of the switchboard and econometer, electrical outlets and switches, TV and phone points indicated on the plan, may for practical reasons, need to be altered and such alteration will be at the Seller's discretion. An under-counter stove, oven and extractor fan will be supplied by the Seller.

11. PLUG POINTS, DOORBELL

Main entrance will be fitted with chiming type door mechanism, selected by the Seller. Plug points, etc as per architect's plan.

12. TV ANTENNA

A communal dish antenna suitable for reception of DSTV programmes will be supplied.

13. LIGHT FITTINGS

The Seller will supply all light fittings to the apartments.

14. CEILINGS

Generally will be a height of 2450 mm above floor level, white painted, rhino board or skimmed concrete.

15. WALL TILING

15.1 Will be selected for colour and/or design and/or shape by the Purchaser from the Seller's preferred range. Apartments will have standard tiles selected by Seller.

15.2 All tiling will be fixed by a specialist tiler appointed by the Seller.

15.3 All tiling will be from floor level to ceiling height in kitchen and bathrooms but will not be applied behind cupboards, bath or any other fixture or fitting.

16. TOWEL, GRIP RAILS (ONLY IN ASSISTED LIVING UNITS)

Standard as per Seller's choice.

17. GLAZING & MIRRORS

Clear sheet glass generally. Obscure glass to bathrooms to glazier's choice and all glass to conform with National Building Regulations in respect of thickness and type in relation to size and position. Mirrors supplied above hand wash basins.

18. LOCKS

Internal locks will be of two (2) lever types; outside doors of three (3) lever type.

19. PARKING GARAGE

Gate will be automated.

20. APARTMENT NUMBER

Will be of a suitable type and will be of the Seller's choice.

21. LETTER BOX

Post boxes will be supplied at the main entrance or community centre.

22. GARDENING

Will be done by a reputable firm of landscapers to create a landscaped area around the apartment block, including irrigation. Full details of plants permitted will be provided in due course prior to handover.

23. DETAIL

Where the contractor is unable to execute the small detail required by the architect, deviations will be done without prior approval from the purchaser.

24. FINISHES

The purchaser hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the Seller as per this Specification and Finishing Schedule and shall be subject to availability thereof.

25. GENERAL

The General Specifications and Finishing Schedule must be read in conjunction with the other documents in this transaction.