

ANNEXURE E

SPECIFICATION AND SCHEDULE OF FINISHES FOR



1. **FOUNDATIONS**
 - 1.1 Concrete foundations as per engineer's detail.
2. **WALLS AND FINISHES**
 - 2.1 SABS approved cement or clay stocks.
 - 2.2 External walls semi-face brick.
 - 2.3 Internal walls plastered and painted white.
 - 2.4 Brick force according to NHBRC specification.
3. **ROOFS**
 - 3.1 Pitched roof with concrete roof tiles and gutters.
4. **FLOOR FINISHES**
 - 4.1 Cement Screed finished with steel float (all floors)
5. **CEILING**
 - 5.1 Rhino ceiling and painted.
6. **WINDOWS**
 - 6.1 All frames to be steel frames.
 - 6.2 Glazing will be obscure glass in bathrooms and clear float glass to other windows.
7. **DOORS AND FRAMES**
 - 7.1 Internal doors to be hollow core, steel frames with white enamel.
 - 7.2 External doors wood.
 - 7.3 2 lever locks to internal doors.
3 lever locks external doors.
8. **KITCHEN FITTINGS**
 - 8.1 As per kitchen layout plans.
9. **STOVE**
 - 9.1 Free Standing 4 plate stove with oven.
10. **PLUMBING, SANITARY WARE AND TAPS**
 - 10.1 One 150 lt. Geyser.
 - 10.2 One cold water inlet and one waste for washing machine in kitchen.
 - 10.3 WC's with matching cistern
 - 10.4 WHB in bathroom, on pedestal.
 - 10.5 Bath to be 1700 fiberglass.
 - 10.6 Toilet roll holder adjacent to WC's. **(No credits)**.
 - 10.7 Only white sanitary ware to be provided.
 - 10.8 Towel rail. **(No credits allowed)**.
 - 10.9 Taps to be Isca range or equal.
 - 10.10 Medicine Cabinet (300 x 450 mm) per bathroom
11. **ELECTRICAL INSTALLATION**
 - 11.1 One geyser and one stove connection.
 - 11.2 Single phase supply.
 - 11.3 Light points as per standard layout 1/room.
 - 11.4 One light to be fitted in bedrooms and lounge.
 - 11.5 2ft covered fluorescent light in kitchen, Ball fittings in bathroom.
 - 11.6 One TV point connection per unit in lounge area.
 - 11.7 Plug points:
Double plug in kitchen,
Double plug in lounge.
Double plug in every room excl bathroom.
 - 11.8 1x Telephone point in kitchen.
12. **EXTERNAL WORK**
 - 12.1 Paving (brick), driveways.
 - 12.2 Gardens to be laid out with lawn
 - 12.3 All levels, dimensions, depths of excavations, height of plinths, number of steps to be determined on site by developer.
 - 12.4 It is the responsibility of each owner to control pests, ants, etc. after occupation.
 - 12.5 Color of roof subject to availability.
13. **SECURITY**

Estate perimeter walls electrified.
Access control at entrance.
14. **GENERAL WORKS**

No external contractors shall be allowed on site to do any work without the written consent from the developer/seller. Nor shall the purchaser be allowed to discuss or arrange any additions or changes to the property without the **knowledge of the agent**. Any alterations or additions to the property must be in writing and be accepted by the **SELLER** and **PURCHASER** prior to commencement of any works. Site visiting hours **alternate Sundays 8am – 5pm ONLY**.
Units will be locked when near to completion.
No access when developer not on site.

PLEASE NOTE: NO CREDITS WILL BE GIVEN OR FITTINGS SUPPLIED TO ANY CLIENT WHO WANTS TO SUPPLY HIS/HER OWN FITTINGS OR FINISHES OR WHO WANTS TO MAKE ANY CHANGES TO STANDARD FINISHES.

The developer can not be held responsible for any actions or non actions of Telkom.

Levies does not include rates and taxes.