

# ARNIM

## HAASENDAL APARTMENTS

### SCHEDULE C

### STANDARD BUILDING SPECIFICATIONS

#### 2 Bedroom Apartments

#### BLOCK 6, FIRST & SECOND FLOORS ONLY

2022.05.04

#### House structure:

Exterior: Maxi Cement Brick (14mpa), plastered and painted.

Interior: Maxi Cement Brick (14mpa), plastered and painted.

Roof: Witek Roof Sheeting Colorbond roof sheeting

Exterior tile: Communal areas – Portland Smoke Rough Inkjet (Code: 20007RIJ)

Rain water goods: Aluminium gutters with PVC down pipes  
Down pipes painted

Windows: Purpose Made Powder coated Aluminium Colour: Charcoal

Balustrade: Powder Coated

Door frames: Front: Fire doorframe, 90 x 70 x 813,  
Interior: Standard doorframe 70 x 45 No cill,

Doors: Front (under walkway) – Wood – Semi-exterior ½ Hour Rated Horizontal Commercial Veneer,  
Front (open roof area) – Wood – PD652  
Interior – Hollowcore

#### Ironmongery:

External doors: 3 x lever locks – Coupé Umea

Internal doors: 3 x lever locks – Coupé Umea

Ceilings: 6,4mm Thick plasterboard, painted White to underside of trusses  
Plaster and painted White to underside of pre-Cast decking  
75mm Cove Cornice, painted - White

#### Paint Specification

##### Outside walls

- One coat SABRE masonry primer
- All horizontal surfaces get one coat of SABRE Fibre-shield
- Two coats of colour SABRE Flexi-seal



### Inside walls

- One coat Acrylic
- Poly skim walls
- One coat of SABRE masonry primer
- Touch up imperfections with polyfilla and re-apply SABRE masonry primer
- Two coats of colour SABRE IN/EX Acrylic

**Sanitary Ware:** White throughout

Toilets Semi-close couple with angle valve  
Baths 1700 bath acrylic with Nikki spout & Clicker waste, if applicable  
Basins 500mm Basin & full pedestal with clicker waste

**Shower - if applicable:** Rose and arm  
White epoxy coated shower doors

**Taps:** All internal taps to be mixers – Vortex - Blue Tide, Mixed Tide  
(solid handle) range

**Sink:** Double S/Steel, as per plan

**General:** Washing machine point (cold water) where indicated on plan  
Dishwasher point (cold water) where indicated on plan

### **Floor and wall covering:**

Wall tiles: Kitchen – 300mm tiled splashback above countertop – Evolve Grey 300x600  
(Code: OEV2087LA)  
Bathroom – 300mm tiled splashback to vanity & bath – Evolve Grey 300x600  
(Code: OEV2087LA)  
Shower – Tiled 1.8m high

Floor tiles: To kitchen, living area, passage, bedrooms and bathroom(s) – Aida Sandstone  
Grey 420x420 (Code: VAS20421A)

Skirting: 75mm skirting to all rooms, except bathroom(s) and kitchen  
Pine – Painted same as interior walls

### **Cupboards:**

Kitchen: Cupboards where indicated on plan – Windsor Folkstone Melamine (Linear/Alpine  
finish), Random Swirl Post-form worktops (Grey)  
Doors with impact edging, melamine white interior and white backing

Bedrooms: Cupboards where indicated on plan – Windsor Folkstone melamine (Linear/Alpine  
finish)  
Doors with impact edging, melamine white interior and white backing

**Light fittings:** One light to each room - Alabaster  
Watertight light fittings to bathroom(s)  
Outside lights, watertight

### **Telephone/TV and electrical points:**

As per plan

**Included:** Transfer duty not applicable (VAT included in price)  
Transfer fees (Developers cost)  
NHBRC fees (Developers cost)  
Municipal Plan approval fees (Developers cost)  
Water connection  
Electricity connection  
Fibre ready (Includes DSTV connectivity point)  
Central Heat Pump system with ring feed  
Defy Slimline 600 Under counter oven & solid hob - black

**Not included:** Bond registration fees  
Curtain rails  
Bathroom Fittings

**General:**

- 1 These specifications serve as guidelines only and the Seller reserves the right to amend and / or substitute items, at his sole discretion.
- 2 The employer is not permitted to do any work on site while construction is under way without the permission of the Seller and/or the Contractor, TGP Construction Cape Town (Pty) Ltd.
- 3 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

**NOTE: Should the specifications contained herein differ from the specifications in the final plans or construction drawings, then this specification will be the final ruling document, subject to substitution envisioned in clause 1 above.**

EMPLOYER: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_