

ARNIM

HAASENDAL APARTMENTS

SCHEDULE C

UPGRADED BUILDING SPECIFICATIONS

2 Bedroom Apartment

2022.05.04

House structure:

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

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

Roof: Widek 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

Internal doors: 2 x lever locks

Ceilings: 6,4mm Thick plasterboard, painted White to underside of trusses
Plaster and painted White to underside of pre-Cast decking
CC029 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 Lagos close couple toilet
Baths Alvito Ivy – P24 bath, if applicable
Basins Vanity - Simplicity White R-550 (550mmx435mmx476mm)

Shower - if applicable: Rose – 200mm round water saving
Arm – 400mm round shower arm
Black epoxy coated shower doors, with stabilizer bar

Taps: All internal taps to be mixers – Grohe Bauedge

Sink: Sink UDC/AS8750/DB, with 40mm waste, plug and chain
Sink PC4030L/SC with 40mm waste, plug and chain (1 Bedroom Units)

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
– Bulevar White Brillo Ceramic 100x305 (Code: 504029)
Bathroom – 300mm tiled splashback to vanity & bath
– Bulevar White Brillo Ceramic 100x305 (Code: 504029)
Shower – Tiled 1.8m high
Bathroom – Aspen Oak Vinyl Flooring or similar

Skirting: 94 x 22mm with 3x3mm splayed edge hardwood timber skirting
Painted 3 coats as per spec - Colour to Arch.

Vinyl Floors: Aspen Oak Vinyl Flooring or similar throughout whole apartment

Cupboards:

Kitchen: Cupboards where indicated on plan – Folkstone grey melamine with pvc edging –
Linear finish, 20mm Sirius Atlas Quartz tops
Top cupboards, where indicated on plan
Doors with impact edging., melamine white interior and white backing

Bedrooms: Cupboards where indicated on plan – Folkstone grey melamine with pvc edging –
Linear finish
Doors with impact edging, melamine white interior and white backing

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

Appliances: Defy Slimline 600 Under counter oven, solid hob & cooker hood - black
Defy Washing Machine & Tumble Dryer, Dish Washer and Fridge

Telephone/TV and electrical points:
As per Building Plan

Included: Transfer duty not applicable (VAT included in price)
Transfer fees (Developer's cost)
NHBRC fees (Developer's cost)
Municipal Plan approval fees (Developer's cost)
Water connection
Electricity connection
Fibre Ready (Includes DSTV connectivity point) Excludes GTU
Central Solar system with ring feed

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 its 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.

PURCHASER(S): _____ **DATE:** _____

SELLER: _____ **DATE:** _____