

MKANTSI RIVER KIDDS BEACH LIFESTYLE ESTATE

(2019 OKTOBER)

Standard Specifications Schedule

1. BRICKWORK

1.1 Exterior walls:

Clay bricks plastered and painted with one coat primer and two coats pure acrylic PVA paint. External wall colors will be selected by the Architect in accordance with the Development's aesthetic. Cement bricks of SABS standard can be used by developer/contractor if availability of clay bricks is compromised for any unforeseen reason.

1.2 Interior walls:

Clay bricks finished in one coat smooth plaster, with one coat undercoat and two coats acrylic PVA in residence and garage. Internal wall colors are to be selected by the Purchaser from the standard selection provided by the Architect. Cement bricks of SABS standard can be used as specified in previous clause.

2. WINDOW CILLS

2.1 External: Decorative Plaster band build sill

2.2 Internal: plaster finish

3. WINDOWS AND FRAMES

3.1 Powder coated aluminum frames. Of white Color as approved by the developer

3.2 Curtain rails will be of double kirsch type except in bathroom(s) & kitchen;

4. DOORS

4.1 Front door: 6 Panel Solid timber door as specified by developer/contractor

4.2 Back door: framed and ledged stable door as specified by developer/contractor

4.3 Patio door: aluminum sliding door or as specified on plan for unit

4.4 Internal doors: Semi-solid 900mm wide flush-panel doors, painted;

5. TIMBER DOOR FRAMES

5.1 Front door frame: Primed and painted wooden frames;

5.2 Internal frames: Primed and painted wooden frames;

6. ROOF

6.1 The roof will be manufactured and erected in accordance with the manufacturers specifications;

6.2 Roof covering to Cover land double roman cement tiles or similar as specified by the developer

6.3 Barge boards to be of fiber cement and finished with two (2) coats acrylic PVA;

7. FLOOR COVERING AND PAVING

7.1 Living area, kitchen, hallway, and bathroom will be tiles chosen from the Developers' preferred rang (PRICE ALLOWED FOR PM2 - R85.00)

7.2 Bedroom, study: Will be tiles chosen from the Developers preferred range

7.3 Skirtings: 100mm high painted timber skirting to all areas with a carpet finish;

7.4 Patio, entrance front door: Grey cement brick pavers with cement cobble border;

7.6 Garage: Cement floor finish;

8. BUILT-IN CUPBOARDS AND KITCHEN COUNTER TOP

BIC's – standard white melamine cupboards, will be installed as per Architect's drawing by a Contractor appointed by the Developers; Utility cupboards will have melamine post- form tops; with a maximum of 1,8m in main bedroom and 1,5m in other bedrooms. Kitchen floor 2,9m including openings for stove and fridges with- Kitchen wall 2m - including opening for extractor.

3 Bedroom allowed for R25 000-00. 2 Bedroom allowed for R18 000-00.

9. SANITARY WARE

All sanitary ware will be from the Developers range of specified fixtures and fittings of white color:

9.1 Toilet & cistern: Will be manufactured of porcelain, Close couple;

9.2 Basin and pedestal

9.3 Kitchen sink: Will be standard double bowl stainless steel;

9.4 Taps: Will be from a range selected by the Developers;

9.5 Shower: Walk-in shower and panel with white powder coated frame;

9.6 Hot water generation: Solar geyser of 150l storage capacity as specified by the developer

9.7 Rain water goods: PVC gutters and PVC down pipes as selected by the Developer;

10. ELECTRICAL INSTALLATION

Positioning of the Distribution board, electrical outlets and switches, TV points indicated on the plan, may (for practical reasons) need to be altered and such alteration will be at the Developer's discretion.

Stove to be a **Defy Slimline undercounter** or similar oven, hob and extractor fan as chosen by the Developer;

11. PLUG POINTS

Plug points, switches and TV points as per Architect drawing;

12. LIGHT FITTINGS

Light fittings will be selected as per Developers preferred range;

13. CEILINGS

13.1 Ceilings will generally be of nutec type or as specified by the developer

13.2 Cornice to be 100mm cove type;

13.3 Ceiling in the garage;

14. WALL TILING

14.1 To be selected from the Developers' preferred ranges of porcelain and mosaic tiles;

14.2 All tiling will be fixed by a Tiler appointed by the Contractor;

14.3 Showers tiled to 1800mm AFFL;

14.4 Tiles will not be applied behind cupboards or any other fixture or fitting;

15. BATHROOM SUNDRIES

Standard as per Developer's selection;

16. GLAZING

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

17. LOCKS

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

18. GARAGE DOORS

Will be white, standard manual operated as chosen by the Developer.

19. COURTYARD

To be partially paved and fitted with washing line as per Developer's selection;

20. HOUSE NUMBER

Will be of the Developers' choice and fixed to the one side of the house;

21. LANDSCAPING

Will be done by the Developers in accordance with the Development's Landscaping Policy;

22. FINISHES

A selection of three interior themes and color combinations are provided as standard selections – These themes are Ocean Wave, Urban Chic, and Light Contemporary;

The Purchaser hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the Developer as per this Standard Specification Schedule and shall be subject to availability thereof;

24. GENERAL

The General Specifications and Finishing Schedule must be read in conjunction with the other documents in this transaction; and all units to comply with the National Building Regulations - Including and specifications could change without notice, to comply with such.

EXTRA'S:

SIGNED AT _____ ON THIS _____ OF _____ 20____ .

_____ PURCHASER

_____ SPOUSE

WITNESSES:

1. _____

2. _____