



brief specification and schedule of finishes

GENERAL NOTES			UNIT NUMBER	PURCHASER SIGNATURE		
<p>· All materials herein specified or displayed on sample boards are subject to availability. If any materials are not readily available or undue delay is experienced in obtaining them, the Seller shall have the right to use the nearest similar material available. The Seller also reserves the right to change designated suppliers.</p> <p>· The Seller cannot guarantee that the materials used will be the same colour or texture as any sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representatives. Where any materials are not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material it considers to be the most suitable for the purpose intended.</p>			GRAND TOTAL:			
						Cloud Burst
1. INTERIOR FINISHES						
CODE	ITEM		STANDARD	OPTIONAL EXTRAS		
1.1 - KITCHEN, LIVING, DINING AREAS						
1.1.1	Floor finish	Internal: 600mm x 600mm concrete look hardbody ceramic tile (Portland) or similar and approved by Architect	Grey			
		Internal: 600mm x 600mm mottled concrete hardbody ceramic tile (Pietra) or similar and approved by Architect	Grey			
		OPTIONAL EXTRA: Belgotex Fortitude herringbone stick down vinyl (Nefertiti) or similar and approved by Architect (excludes staircase which remains tiled)			R34 000,00	
		External Terrace Tile: 600mm x 600mm hardbody ceramic tile in outdoor finish. As per internal selection or similar and approved by Architect.		✓		
1.1.2	Skirting	69 x 13mm timber skirting, painted with Dulux high gloss enamel or similar and approved by Architect	White	✓		
1.1.3	Cornice	ST2 cornice or similar and approved by Architect	White	✓		

CODE	ITEM		STANDARD		OPTIONAL EXTRAS	
1.1.4	Wall finish	Skimmed plaster with Dulux accrylic PVA or similar and approved by Architect	Dove Grey	✓		
1.1.5	Ceilings	Skimmed plaster to soffit and painted or similar and approved by Architect	White	✓		
1.2 - BEDROOM AREAS						
1.2.1	Floor finish	Belgotex Mantra cut pile carpet. As per scheme or similar and approved by Architect	Loam			
		Belgotex Mantra cut pile carpet. As per scheme or similar and approved by Architect	Inky			
		OPTIONAL EXTRA: Belgotex Fortitude herringbone stick down vinyl (Nefertiti) or similar and approved by Architect			R8 500,00	
1.2.2	Skirting	69 x 13mm timber skirting, painted with Dulux high gloss enamel or similar and approved by Architect	White	✓		
1.2.3	Wall finish	Skimmed plaster with Dulux accrylic PVA or similar and approved by Architect	Dove Grey	✓		
1.2.4	Ceilings	Skimmed plaster to soffit and painted or similar and approved by Architect	White	✓		
1.3 - BATHROOMS						
1.3.1	Floor finish	600mm x 600mm hardbody ceramic tile. As per 1.1 selection or similar and approved by Architect.	As selected above	✓		
1.3.2	Wall finish: Paint	Skimmed plaster with Dulux acrylic PVA or similar and approved by Architect	Dove Grey	✓		
	Wall finish: Tiles	Tiles to shower walls with 100mm high tiled skirting elsewhere to match floor tile with aluminium edge trim or similar and approved by Architect	As selected above	✓		
1.3.3	Ceilings	Skimmed plaster to soffit and painted or similar and approved by Architect	White	✓		
1.3.4	Shower Cubicles	Semi frameless glass panel only or panel with pivot door and beach entry, or similar and approved by Architect		✓		
1.3.5	Shower Floor	Tiles to match floor tile cut to 100mm x 100mm or similar and approved by Architect	As selected above	✓		
1.3.6	Mirror	Round mirror and frame, or similar and approved by Architect	Charcoal/ black	✓		
1.4 - GENERAL FINISHES						
1.4.1	Window Sills	Plastered window sill. Paint finish: Dulux Soft Velvet or similar and approved by Architect	Dove Grey	✓		
1.4.2	Window Frames	Aluminum window frames or similar and approved by Architect	Charcoal	✓		
			PURCHASER SIGNATURE:			

CODE	ITEM		STANDARD		OPTIONAL EXTRAS
2. SANITARYWARE & BATHROOM ACCESSORIES					
2.1	Vanity	Main bathroom: Double floating vanity with cupboards and EeziQuartz countertop. Cabinetry - PG Bison Melawood in linear finish or similar and approved by Architect	Iceberg White	✓	
		Second Bathroom: Single floating vanity with cupboards and EeziQuartz countertop. Cabinetry - PG Bison Melawood in linear finish and approved by Architect	Iceberg White	✓	
2.2	Vanity Basin	Didi round countertop basin or similar and approved by Architect	White	✓	
2.3	Basin Mixer	Hansgrohe Decor basin mixer rod chrome or similar and approved by Architect	Chrome	✓	
2.4	Bath	Built in bath or similar and approved by Architect	White	✓	
2.5	Bath Mixer	Hansgrohe Decor bath mixer chrome or similar and approved by Architect	Chrome	✓	
2.6	Bath Spout	Nikki bath spout or similar and approved by Architect	Chrome	✓	
2.7	Shower Head	Hansgrohe Crometta 160 Jet overhead chrome or similar and approved by Architect	Chrome	✓	
2.8	Shower Mixer	Hansgrohe Decor shower mixer chrome or similar and approved by Architect	Chrome	✓	
2.9	Toilet	Solo Arctic close coupled top flush toilet suite or similar and approved by Architect	White	✓	
2.10	Toilet Roll Holder	Liquid Red integrity or similar and approved by Architect	Chrome	✓	
2.11	Shower Caddy	Liquid Red integrity or similar and approved by Architect	Chrome	✓	
2.12	Towel Rail	Liquid Red integrity or similar and approved by Architect	Chrome	✓	
2.13	Robe Hook	Liquid Red integrity or similar and approved by Architect	Chrome	✓	
			PURCHASER SIGNATURE:		
3. ELECTRICAL & LIGHTING					
3.1	Distribution Board	Allowance per unit		✓	
3.2	TV Point	Satellite and aerial point - allowance per unit		✓	

CODE	ITEM		STANDARD		OPTIONAL EXTRAS	
3.3	Interior Ceiling Light	AK20 downlight GU10, 4.6 WLED 3000k, or similar and approved by Architect	White	✓		
3.4	Pendant Light	2 Glass pendant with black mesh inner to be hung over kitchen island or similar and approved by Architect		✓		
		1 Smokey Glass pendant to be hung over dining table or similar and approved by Architect		✓		
3.5	Strip Light	Strip lighting applied under wall units in kitchen, or similar and approved by Architect		✓		
3.6	Plugs/Light Switches (plates)	To Architects Specification		✓		
3.7	LED Dimmers	OPTIONAL EXTRA: LED dimmers including dimmable globes to lounge and dining room			R5 000,00	
		OPTIONAL EXTRA: LED dimmers including dimmable globes to lounge, dining room and main bedroom			R7 500,00	
		OPTIONAL EXTRA: LED dimmers including dimmable globes to lounge, dining room, bedroom 1, 2 and 3			R12 000,00	
3.8	Pre-paid Meters	Meter Mate, or similar and approved by Architect		✓		
3.9	Fibre	High speed open access fibre (availability to be confirmed)		✓		
3.10	Airconditioning	OPTIONAL EXTRA: Airconditioning in the living area. Mid wall split unit capable of heating and cooling or similar and approved by Architect			R18 000,00	
		OPTIONAL EXTRA: Airconditioning in the living area and main bedroom. Mid wall split unit capable of heating and cooling or similar and approved by Architect			R34 000,00	
		OPTIONAL EXTRA: Airconditioning in the living area and bedroom 1, 2 & 3. Wall split unit capable of heating and cooling or similar and approved by Architect			R67 000,00	
			PURCHASER SIGNATURE:			
4. KITCHENS						
4.1	Kitchen Counters	Counter Top: 20mm EeziQuartz counter with full splashback behind hob, or similar and approved by Architect	Whisper	✓		
		Splashback: Penny round mosiac tiling between countertop and wall unit or similar and approved by Architect	White	✓		
4.2	Kitchen Units	Floor Units: PG Bison Melawood in linear finish and matt chrome handles or similar and approved by Architect	Dunblane Grey	✓		
		Wall Units: PG Bison Melawood in linear finish and matt chrome handles or similar and approved by Architect	Dunblane Grey	✓		

CODE	ITEM		STANDARD		OPTIONAL EXTRAS	
4.3	Kitchen Sink	Basico stainless steel double bowl drop in sink or similar and approved by Architect	Silver	✓		
4.4	Kitchen Mixer	Hansgrohe Decor sink mixer 160 chrome or similar and approved by Architect	Chrome	✓		
4.5	Appliances	Oven: Bosch Series 2 600mm built in electric oven. Hob: Bosch Series 4 600mm four burner gas hob. Extractor: Bosch series 2 600mm built under cooker hood or similar and approved by Architect	Chrome	✓		
			PURCHASER SIGNATURE:			
5. BUILT-IN CUPBOARDS						
5.1	Built-in Cupboards	Doors: PG Bison Melawood in linear finish. Internal: pene white, 1/3 Shelving & 2/3 hanging space or similar and approved by Architect	Iceberg White	✓		
5.2	Handles	Matt chrome handle placed vertically or similar and approved by Architect	Chrome	✓		
			PURCHASER SIGNATURE:			
6. DOORS						
6.1	Entrance Door	Horizontal slatted timber pivot door with cylinder lock and door stop with painted finish or similar and approved by Architect	Internal White/External Charcoal	✓		
6.2	Interior Doors	Semi-Solid door in a timber door frame painted with Dulux high gloss enamel with 2 lever lock and door stop and or similar and approved by Architect	White	✓		
6.3	Security	OPTIONAL EXTRA: Security gate at front door to architect's design			R10 000,00	
		OPTIONAL EXTRA: Security bars at all opening sections of windows			R10 000,00	
6.4	Garage Door	Automated garage door with two remotes	Charcoal	✓		
6.5	Entry Door Handle	Lever handle on curved backplate or similar and approved by Architect	Chrome	✓		
6.6	Interior Door Handle	Lever handle on rose with escutcheon or similar and approved by Architect	Chrome	✓		
			PURCHASER SIGNATURE:			
7. ROOF GARDEN						
7.1	Decking	OPTIONAL EXTRA: Eva-tech composite Xavia deck with 10 year warranty or similar and approved by Architect (approximately 20m2)			R47 500,00	

CODE	ITEM		STANDARD		OPTIONAL EXTRAS	
7.2	Pergola	Painted timber	Charcoal	✓		
7.3	Tiles	External Terrace Tile: 600mm x 600mm hardbody ceramic tile. As per internal selection or similar and approved by Architect.	Grey	✓		
7.4	Grass	Artificial Grass to Architect's specification		✓		
7.5	Gas Braai	OPTIONAL EXTRA: Gas braai including gas connection for a 9kg bottle positioned in cupboard underneath braai, excluding gas bottle or similar and approved by Architect			R25 000,00	
7.6	Prep bowl, Counter and Cupboard	OPTIONAL EXTRA: Prep bowl including Rustenburg granite counter and cupboard underneath or similar and approved by Architect			R16 000,00	
7.7	Counter	OPTIONAL EXTRA: Rustenburg granite counter top with no prep bowl, no braai and no cupboards or similar and approved by Architect			R4 000,00	
			PURCHASER SIGNATURE:			
8. SECURITY						
8.1	CCTV	CCTV security linked to owner TV system		✓		
8.2	Electric Fencing	10 strand electric fence to perimeter on security boundary wall perimeter		✓		
8.3	Boundary Walling	Approximately 2.4m high exterior boundary walling all round		✓		
8.4	Guardhouse	Mercom/Mercell intercom system with electronic access		✓		
			PURCHASER SIGNATURE:			