



Schedule of Finishes & Building Specification

General Notes:

This document must be read together with all the conditions outlined in the sale agreement. This specification supersedes all others.

1. Brickwork

S.A.B.S. standard - Cement brick Maxi - 222mm x 115mm x 90 mm.

All external walls to be 230mm double skin cavity walls.

All unit separating walls to be 190mm double skin up to underside of roof sheeting.

All room partition walls to be 90mm single skin up to ceiling height.

2. Door/Frames

Internal : steel frames, no cills, painted.

: single, flush-panel, semi-solid or hollow-core timber door.

External : timber frames with cills.

: Kitchen door : single, solid timber door.

: Lounge (opposite end of kitchen) door : aluminium swing door.

3. Windows

Natural anodized aluminium frames.

1 x window frame per room. All window frames as per architect's schedule drawings.

4. Roof

Pre-fabricated roof trusses :- see drawing for pitch.

Metal roof sheeting.

Nutec fascia board, painted.

5. Plaster

Brickwork : External plaster : wood float finish and painted.

: Internal plaster : smooth plaster and painted.

6. Ceilings

Concrete panels soffit : unskimmed and unpainted.

Top floor : 6.5mm Rhino board - unskimmed and painted
: brandering : 38 x 38mm at max. 400mm centres.

No cornices on all ceilings.

7. Ironmongery

Internal : steel frames, no cills, painted.

: single, flush-panel, semi-solid or hollow-core timber door.

External : timber frames with cills.

: Kitchen door : single, solid timber door.

: Lounge (opposite end of kitchen) door : aluminium swing door.

8. Skirting

Timber : 72mm x 16mm, except in bathrooms and balconies will be tile skirting.

9. Glazing

Safety glass as per National Building Regulations.

Bathrooms/Toilets toilets: obscure glass.

No glass screen / shower doors. Curtain only.

10. Plumbing & Sanitaryware

1 x Stainless steel drop-in type sink : Single bowl.

Basins : Ceramic on holder brackets.

WC : Porcelain close coupled.

Geyser : 150 litre solar-geyser on roof-top.

1 x Washing machine / Dish washer point (cold water).

11. Floor Coverings

Porcelain or ceramic tiles to developer's choice.

:Bath and kitchen walls : single row splash-backs above whb and sink.

:Bathroom : In shower cubicle up to shower head.

12. Painting

External Walls : 2 coat exterior quality low sheen pure acrylic or similar.

Interior Walls : 2 coat interior quality matt acrylic or similar.

Timber skirtings and internal doors : 2 coat interior quality universal enamel or similar.

External doors : 2 coat exterior quality universal enamel or similar.

External exposed metalwork : 1 coat universal enamel or similar.

13. Windows

Natural anodised aluminium as per Architect's window schedule.

14. Electrical

Kitchen : Prepaid electricity meters

: 1 x distribution board.

: 1 x Stove plug.

: 2 x 15 amp double plugs.

: 1 x Light point.

All Bedrooms : 2 x 15 amp plugs.

: 1 x Light point.

Living/Lounge : 2 x 15 amp plugs.

: 1 x Light point.

: 1 x Data point.

Bath/toilet : 1 x light point.

Balcony : 1 x light point.

All light fittings to developer's choice.

15. Electrical Appliances

No hob, oven or extractor hood. All done as extras (refer to extras costs).

16. Joinery

Kitchen: bottom cupboards only: White laminated chipboard with 2mm impact edge with formica tops, as per architect's drawings.

(base unit 900mm, base unit 4 drawer 450mm, base unit 600mm, base oven unit 600mm)

: Kitchen top (floating) cupboards and bedroom cupboards not included in the unit price. Refer to extras costs below.

17. Metalwork

1000mm high galvanised mild steel ballustrade fixed to concrete floor slabs to engineer's details.

18. Water & Electrical Supply

Municipality and/or borehole purified water supply for each apartment with an option for prepaid metering.

Single phase electrical connection with prepaid metering for each apartment.

19. Security

24 hour security at main entrance of complex.

General:

- The first phase of Tutili Place is comprised of 59 Inclusionary residential units and 12 open market units.
- These are divided into 4 blocks, ie., blocks A, B, C and D.
- Blocks A and B are situated above a ground floor retail block.
- The retail block will be comprised of a convenience mini grocery store, a restaurant, a laundromat, a room service business (including car wash), an internet café/printing shop, and a hair salon.
- 115 parking bays are provided inside the complex for sale at R12 000 (excl. vat) each or at a monthly rental fee R220 per bay.
- Specific Units come with balconies and all others come with a Juliet balcony.
- Electricity is prepaid.
- Levies are at R16 per m² and Rates will be advised.
- R2 000 deposit to secure the Unit, required within 7 days of approval and acceptance of the Bank Offer.
- No transfer duty, transfer costs or bond registration costs required.
- R100 for maintenance and upkeep of the Diepriver Station Precinct paid to the Diepriver Station Precinct Homeowners Association to be formed.

Extras:

Kitchen Cupboards : Top Unit 600mm x 4 = R 12 000
: Extractor Unit 600mm x 1 = R 2 200

Bedroom Cupboards : 1820mm x 2100mm white 3 doors unit = R 8 999
: 1220mm x 2100mm white 2 doors unit = R 7 200