



TANGLEWOOD

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ANNEXURE C– TANGLEWOOD ESTATE

GENERAL SPECIFICATIONS AND FINISHING SCHEDULE FOR TANGLEWOOD ESTATE

The Seller/Developer shall erect the Premises substantially in accordance with this specification and in all cases where no specification is provided (or unclear); the Seller's prescription/choice shall apply. Note that all allowances exclude VAT.

1. BRICKWORK
 - 1.1 Foundations: As per approved plan and/or engineers specification.
 - 1.2 Walls: Approved Maxi stock bricks – 222mm x 115mm x 90mm - plastered and painted as per Architect's design.
 - 1.3 Interior Walls: Approved Maxi stock bricks – 222mm x 115mm x 90mm – and finished in one coat smooth plaster, with 1 (one) coat undercoat and 2 (two) coats interior PVA (off-white) - unless indicated otherwise.
Garage: bagged and unpainted brickwork.

2. WINDOW SILLS
 - 2.1 Exterior: Plastered with fall to outside and painted.
 - 2.2 Interior: Plastered and painted.

3. WINDOWS
 - 3.1 All windows as per plan: charcoal powder coated aluminium.
 - 3.2 Glazing: Clear sheet glass generally. All glass to conform to National Building Regulations in respect of thickness and type in relation to size and position. Obscure glass in Bathrooms or where applicable.
 - 3.3 No blinds or curtain railings to be provided by Developer.

4. DOORS AND DOOR FRAMES
 - 4.1 Front door: Aluminium door in aluminium frame, frosted glass finish.
 - 4.2 Patio door (where applicable): Powder coated aluminium sliding door as per plan
 - 4.3 Internal doors: As per developer choice in merantiframes. Painted to match interior wall paint finish if applicable.
 - 4.4 Gate (if applicable) Slatted gate painted.
 - 4.5 Garage doors Automated Charcoal sectional overhead garage door.

5. ROOF TRUSSES , COVERING AND RAINWATER GOODS

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- 5.1 Roof to be manufactured and erected with pre-fabricated roof trusses as per engineer's specification.
- 5.2 Roof covering: factory finished charcoal profile metal roof sheeting.
- 5.3 Provide standard residential type aluminium foil insulation (isolation) or similar approved.
- 5.4 Fascia: Fibre cement painted (if applicable)
- 5.5 Rainwater goods: Aluminium gutters and downpipes.
6. CEILINGS
- 6.1 Ground floor and first floor Skimmed gypsum rhino board. Polystyrene cornices to developer Specification.
Colour: White
No ceiling to garages.
7. FLOOR COVERING
- Will be selected from colour and/or design and/or shape by the Client from the Developer's preferred range
- 7.1 Interior Lounge, dining, bathrooms and kitchen: Ceramic tiles selected by the owner from the Developer's preferred range. Showers to be waterproofed and finished with $\pm 100 \times 100$ square-cut tiles in cement for non-slip finish.
Bedrooms: Tile or Laminated from the Developer's preferred range.
Garage: Screted finish
- 7.2 Skirting 90 mm Pine Skirting's fitted to all exposed interior plastered walls. No skirting to bathrooms and behind kitchen appliance areas.
- 7.3 Patio and driveways Cement pavers as per developer's choice.
8. WALL TILING / FINISHING
- Will be selected from colour and/or design and/or shape by the Client from the Developer's preferred range
- 8.1 Will be selected by the client from the Developer's preferred range.
- 8.2 All tiling will be fixed by a specialist tiler appointed by the Developer.
- 8.3 Bathrooms to be fully tiled to ceiling.
- 8.4 Tiling will not be applied behind cupboards, bath or any other fixture or fitting.
- 8.5 Backsplash: Tiling in kitchen & scullery will only be tiled half the wall (from counter top)
9. BUILD-IN-CUPBOARDS
- 9.1 Bedrooms: Melamine veneer finishes with impact edging – from developer range.
- 9.1.1 Kitchen Internal: White melamine.
- 9.1.2 Kitchen External: Melamine veneer finishes with impact edging – from

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- 9.2 Counter Tops: developer range.
Granite counter tops from Developer's preferred range.
- 9.3 Handles: From Developer's preferred range
- 9.4 Cupboards: Standard layout as per Developer's plan and not as per approved plan. Approved plan is illustration only.

10. SANITARY WARE

- 10.1 All sanitary ware to be white. Taps and mixers from developer's range.
- 10.2 Bath 1,7m acrylic bath where applicable.
- 10.3 Basin White basin and cupboard to developer's choice.
- 10.4 Toilet and cistern White glazed porcelain (Semi-close couple).
- 10.5 Kitchen sink and tap Standard 1.2m drop-in double bowl stainless steel with work top Mixer type tap
- 10.6 Garden 1 x garden tap, 2 garden taps where applicable
- 10.7 Shower doors Semi-Frameless shower in main en-suite, standard aluminium shower door in second bathroom.
- 10.8 Hot water cylinder Horizontal 150L 400kpa with solar panel.
- 10.9 Water connection and supply 15mm diameter pipe, internally
- 10.10 Washing machine/ dishwasher outlet and cold water point will be provided as indicated on plan

11. ELECTRICAL INSTALLATION

Positions of the switchboard and econometer, electrical outlets and switches, TV. and phone points indicated on the plan, may for practical reasons, need to be altered/omitted and such alteration will be at the Developer's discretion. The following installations have been included:

PLUG POINTS:

- | | |
|--------------------------------|---|
| Double Plug points | 11 |
| Single Plug points | 5 points (entrance hall or kitchen) |
| TV point | 1 Double plug point |
| Garage | Garage door motor, remote and 1 single plug point |
| Garage door automation | |
| Telephone points if applicable | |

12. OVEN/HOB/EXTRACTOR

The developer shall supply and install an under-counter oven, hob and extractor.

13. LIGHT FITTINGS

- | | |
|-----------------------------------|-----------------------------------|
| Lounge, dining, Kitchen, bedrooms | Downlights |
| Bathrooms | 1 watertight light fitting |
| External lights | 1 to front and 1 to rear of house |

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14. IRONMONGERY

- 14.1 Internal doors are to be fitted with standard two lever mortice locksets and decofittings.
- 14.2 External doors are to be fitted with three-lever mortice lockset and aluminium fittings.

15. HOUSE NUMBER

House numbers will be of a suitable type provided by Developer

16. LANDSCAPING AND GARDENING

Site to be levelled and cleared of rubble. Roll on lawn to be provided to front and back of plot. Estate landscaping to be done according to approved Site Development Plan (if applicable).

17. INCLUDED

- 17.1 Water and electricity connections (pre-paid electricity meter)
- 17.2 NHBRC fees
- 17.3 Transfer fees

18. NOT INCLUDED

- 18.1 Washing line
- 18.2 Curtain rails
- 18.3 Bond registration fees
- 18.4 Bathroom fittings (towel rails, toilet roll holders, etc.)

19. GENERAL

- 19.1 Perimeter walls to be built as per the approved Site Development Plan.
- 19.2 Where the work includes detail such as barbecues and the like, the Developer will not be liable if such detail differs from any drawing depicting same or from any previously constructed detail.
- 19.3 Each unit will be fitted with a water-meter.
- 19.4 These specifications serve as a guideline only and the Developer reserves the right to amend and/or substitute items, at his sole discretion, in the event of an item not being available or in short supply.
- 19.5 The purchaser is not permitted to do any work on site while construction is under way without the permission from Developer and/or Main Contractor.
- 19.6 All construction procedures and standards will be in accordance with the requirements of the National Building Regulations and the NHBRC
- 19.7 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

Note:

These specification & finishes must be read in conjunction with the approved Council drawings. It remains the responsibility of the owner/developer/seller to ensure that these specifications and finishes correspond with the sales agreements.

Should the above mentioned specification differ from the final plan specification, then this specification will be the final ruling document.

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TERMS & CONDITIONS – INTERIOR FINISHES

Interior finishes refers to all tiles, mosaics, cupboards, laminated flooring, granite, sanitary ware, taps and granite tops chosen for:

- Living & Veranda Floors
- Kitchen: Floor & Wall, Mosaics, Cupboards, Granite, Oven, Taps, Basins
- Bedrooms: Floors& cupboards
- Bathrooms: Floor, wall, cupboards, granite top, Taps, Sanitary ware

The purchaser will be contacted by Innovia Properties to come and choose their interior finishes as per the choices the developer has put out at their offices/showroom.

CHANGES & REFUNDS

No changes are allowed, no upgrades and no refunds will be given on ANY finishes (this includes basins, baths, taps etc.) not taken. The developer will not refund or leave any items for the purchaser. Should the purchaser not want an item (for example a bath), it will NOT be left on the premises or refunded. The purchaser will lose out on any items not taken.

The developer will ONLY give a refund on the oven, hob and extractor not taken. The developer will refund the purchaser the amount of R4 000 in total for the oven, hob and extractor. The purchaser will then obtain their own oven, hob and extractor fan and the purchaser will be liable for own installation of their oven, hob & extractor fan. Purchaser to arrange and pay own gas installation and point.

CONTRACTORS

No private contractors that are not employed by Innovia Properties will be allowed whilst the building is commencing. Private contractors are only allowed after occupation has been taken.

DATE: _____

SIGNATURE AGENT/DEVELOPER: _____

I _____ hereby acknowledge that I have read and understood the above Annexure A regarding finishes and interior finishes on this _____ day of _____ 20_____

SIGNATURE: PURCHASER