

## **SCHEDULE OF SPECIFICATIONS AND FINISHES**

### **BURGOYNE HEIGHTS - RICHWOOD - PHASE III**

**DATE: 17 February 2021**

#### **SPECIFICATIONS:**

##### **A. FOUNDATIONS AND STRUCTURE**

- A.1 **Structure:** to be built with insitu beams, columns, slabs and precast by Topfloor to engineer's details and spec. The walls to be built with 14MPA cement maxi bricks in 2 brick skins with a cavity, tied together with galvanized butterfly tie wires and 57mm brickforce. Wherever this cavity is breached, a damp proof membrane is to be built in.
- A.2 **Filling and compaction:** All filling under floors, stairs and back filling shall be done with clean dry material. Fill shall be compacted in layers not exceeding 150mm, leveled and well watered, to the approval of the appointed Structural Engineer. Compaction shall be rammed by mechanical means to 100 % MOD AASHTO.
- A.3 **Floors:** all concrete ground floor surface beds shall be cast on top of a 250 micron under surface bed damp proof membrane in accordance with the NHBRC and NBR specifications. All structural alterations and elements deemed necessary by the appointed Structural Engineer will always take preference on site and will be installed accordingly.
- A.4 All waterproofing to the roof area and the balconies to be done in accordance with the NBR and the NHBRC.

##### **B. PLASTERWORK**

- B.1 Internal walls: One coat cement plaster.
- B.2 External Walls: One coat wood-floated cement plaster as well as rough plaster finishes as per plan.
- B.3 Plaster cills to windows externally as per plan.

##### **C. ROOF COVERINGS AND GUTTERS**

- C.1 The roof covering shall be cement roof tiles, colour charcoal, with SABS manufacturer's specified underlay.
- C.2 Seamless aluminium gutters and down pipes as per plan, colour to be charcoal.

**D. CEILINGS**

- D.1 All ceilings to the 1<sup>st</sup> and, 2<sup>nd</sup> floor apartments will be spackled with filla painted and finished off with 69mm cornice.
- D.2 All ceilings to the 3<sup>rd</sup> floor apartments to be fitted with rhino board, skimmed with crete stone and finished off with 69mm cornice.

**E. DOORS AND WINDOWS**

- E.1 Aluminum windows and sliding doors as per the approved plan - see window and door schedule on the plan.
- E.2 Glazing: Clear glass shall be provided throughout, with obscure glass in the bathrooms, installed to NBR specification and detail.

**F. FLOOR COVERING AND SKIRTINGS**

- F.1 Lounge, bathroom and kitchen to be tiled - laminated flooring in the bedrooms.
- F.2 69mm pine timber skirting, painted white, will be installed throughout all units, with the exception of the bathroom and kitchen areas.

**G. PLUMBING AND SANITARYWARE**

- G.1 Sanitary ware: White
- G.2 Sink: Single bowl stainless steel sink fitted on joinery cabinet with sink mixer.
- G.3 Basin: Atlas range basin or similar with basin mixer.
- G.4 WC: Close couple Pan and Cistern with toilet seat.
- G.5 Shower: built in base with shower mixer with arm and rose – plus shower door.
- G.6 Geyser: 12L gas geyser with prepaid gas meter per unit.
- G.7 Prepaid water meter per unit.

**H. BUILT-IN CUPBOARDS**

- H.1 Kitchen cupboards as per plan in white gloss finishes, gloss edging and laminated exterior with granite tops (Rustenburg black). Gas hob, electrical oven and extractor fan supplied per unit.

**I. WALL & FLOOR TILING**

- I.1 Wall & Floor tiles
- I.2 Shower to be tiled 2m high and rest of bathroom to be painted.

- I.3 Kitchenettes to be tiled above counter tops – option of either black or white subway tile for splashback.

**J. BATHROOM /TOILET ACCESSORIES**

- J.1 Toilet roll holder, towel rail, soap dish to shower.  
J.2 Shower door to be fitted to each shower

**K. PAINTING**

- K.1 External walls to be finished in one coat Masonry paint with 2 coats Acrylic PVA. (Colour: developer's choice)  
K.2 Internal plaster surfaces to be finished with one filler coat and 2 coats Acrylic PVA. (Colour: developer's choice)  
K.3 Ceilings to be finished with 2 coats white Acrylic PVA where applicable.  
K.4 All internal hollowcore doors to be painted with 2 coats of white matt gloss enamel.

**L. ELECTRICAL – GENERAL - UNITS**

- L.1 As per electrical layout. Each unit to have its own prepaid electrical meter.

**N. IRONMONGERY**

- N.1 Locks internally to be 2 lever mortise locksets.  
N.2 Locks externally to be 3 lever mortise locksets.

**O. PARKING**

- O.1 Parking layout as per approved plan.

**P. TELECOMMUNICATIONS**

- P.1 Access control – remote for vehicle gates– tag system for pedestrian gate.  
P.2 The building will be internet & DSTV (fibre) ready via Comtel. For Uncapped Internet the purchaser will have to subscribe with Comtel. For DSTV the Purchaser will have to pay Comtel to connect to the Fibre Network and pay Multichoice for subscription.

**Q. OTHER**

- Q.1 Balustrade to be mild steel, colour galvanised with 38x25 hand rail and stanchions with a 12mm inserts and 38x25 hand rail installed as per plan.  
Q.2 All Fire related equipment as per approved fire plan.

Q.3 Landscaping to be supplied and fitted as per approved plan.

**NOTES**

*No private work or alterations will be permitted unless agreed to between seller and buyer with the conclusion of the offer to purchase.*

*The developer reserves the right to make minor changes to the drawings at its own discretion.*

*The developer reserves the right to minimally adjust sizes and to substitute or replace any of the above finishes with an item of similar quality, should problems of availability, or for any other reason, arise.*

*Garden sizes and configurations may vary from plan to accommodate site conditions.*

*Parking Allocations may vary from plan to accommodate site conditions.*

*In the event of there being any conflict between interpretation of the plans and any of the conditions in this schedule, the conditions in the latter shall prevail.*