






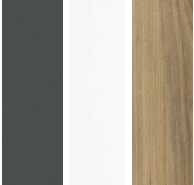

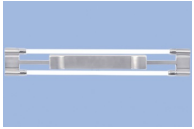


















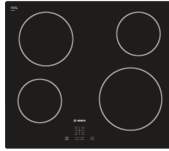


MENLYN JUNXION SCHEDULE OF FINISHES

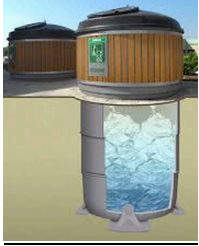
DINING / LIVING AREA	REMARKS	IMAGE
Floors	Porcelain tiles	 'and or similar'
Skirting	Meranti skirting painted	
Walls	Two coats paint over an undercoat onto plastered walls	 'and or similar'
Concrete Soffits	Pre-stress slab soffits painted on first and second floor and plaster and painted soffits on third floor	
Cornices	Polystyrene cornice painted to match ceiling	
Lights	LED spot lights to ceilings	 'and or similar'
HD DSTV	Satellite dish connection point	
KITCHEN	REMARKS	IMAGE
Floors	Porcelain tiles	 'and or similar'
Skirting	Meranti skirting painted	
Walls	Two coats paint over an undercoat onto plastered walls Porcelain wall tiles to all splash backs	 'and or similar'
Concrete Soffits	Pre-stress slab soffits painted on first and second floor and plaster and painted soffits on third floor	
Cornices	Polystyrene painted to match ceiling	

Splash Back	80mm Quartz stone splash back with Porcelain wall tiles up to top cupboards	 'and or similar'
Counter Top	Natural quartz	 'and or similar'
Cupboards	Melamine	 'and or similar'
Ironmongery	Satin chrome pull door handles	 'and or similar'
Electrical	Fluorescent ceiling light	 'and or similar'
Plumbing	Dish washer water supply and drain with water supply behind fridge	
BEDROOMS	REMARKS	IMAGE
Floors	Porcelain tiles	 'and or similar'
Skirting	Meranti skirting painted	
Walls	Two coats paint over an undercoat onto plastered walls	 'and or similar'
Soffits	Pre-stress slab soffits painted on first and second floor and plaster and painted soffits on third floor	

Cornices	Polystyrene painted to match ceiling	
Lights	LED spot lights to ceilings	 'and or similar'
Cupboards	Melamine	 'and or similar'
Ironmongery	Satin chrome pull door handles	 'and or similar'
DSTV	Secondary DSTV plug and play point	
BATHROOMS	REMARKS	IMAGE
Floors	Porcelain tiles	 'and or similar'
Edging	Metal edging strips throughout	
Walls	Porcelain tiles floor to 1,2m high Two coats paint over an undercoat onto plastered walls	 'and or similar'
Concrete Soffits	Pre-stress slab soffits painted on first and second floor and plaster and painted soffits on third floor	
Cornices	Polystyrene painted to match ceiling	
Lights	LED spot-lights to ceilings	 'and or similar'
Geyser	Conventional geyser (1 st floor)	

	Solar powered geyser (2 nd and 3 rd floors)	
DOORS & WINDOWS	REMARKS	IMAGE
Doors	Entrance door - 2000mm 30 minute fire rated solid timber door with horizontal slats Internal doors - 2000mm Horizontal slatted hollow core timber door fitted to timber frame with shadow line surround	
Ironmongery	Lever handle on rose, semi solid satin chrome finish	 'and or similar'
Windows and sliding doors	Standard powder coated (charcoal) aluminum frames	
SANITARY FITTINGS	REMARKS	IMAGE
Vanity	Basin vanity combo unit with single tap hole & mixer	 'and or similar'
Shower / bath	Shower / bath combo with shower mixer, arm & head (2 bed 1 bath units) Bath in second bathroom and en-suite with walk in shower (2 bed, 2 bath units) Walk in shower (studio units)	 'and or similar'
Toilets	Close coupled suites	 'and or similar'
Other	Under counter washing machine and dishwasher stopcock to be provided	
SANITARY ACCESSORIES	REMARKS	IMAGE
Toilet roll holder		 'and or similar'
Towel rail		

		'and or similar'
Hand towel rail		 'and or similar'
APPLIANCES	REMARKS	IMAGE
Hob	Electric hob with glass finish	 'and or similar'
Oven	Under counter	 'and or similar'
Extractor	Wall mount, stainless steel finish	 'and or similar'
EXTERIOR FINISHES	REMARKS	IMAGE
Concrete slabs	First and second floor to receive pre-stress slabs and third floor in-suite slab	
Roof covering	Powder coated metal roof sheeting installed to manufacturers specifications unless under roof garden	
Stairs	In-situ stairs tiled with non-slip ceramic tile	
Boundary walls	2,1m high masonry walls plastered and painted (Eastern boundary) 2,1m high Clearview fence western boundary	
Electric fence	8 strand fence	
Pavers	60mm interlocking pavers	
Landscaping	Roof-top garden	
Carports	Structural parking and where not, canter level metal roof sheeting carports	
Lift	Lift by design supply contractor from ground to roof top	

Refuse	Underground refuse system (MOLOK)	
Security	2 x access tags per units 5 CCTV cameras with 2 TB NVR	

GENERAL NOTES

All material herein specified or displayed on the mood boards are subject to availability. If any of the materials are not readily available or undue delay is experienced in procurement, the Seller shall have the right to the nearest similar material available. The Seller also reserves the right to change designated suppliers.

The Seller cannot guarantee that the material used will be the same colour or texture as the sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representative. Where the material is not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material they consider to be the most suitable for the intended purpose.