



H A W E Q U A

SCHEDULE C

BUILDING SPECIFICATIONS - 2 Bedroom Apartment

2019.07.31

House structure:

Exterior: Maxi Cement Brick (14mpa), plastered and painted with one plaster primer coat and two coats Sabre Flexi Seal. Lighter colour – Birch Bark (Code: 3613-P)
Accent wall darker colour – Porcelain Grey

Interior: Maxi Cement Brick (14mpa), plastered and painted with one filler coat and two coats Sabre Inex – Colour - Denali Park (Code: 3612 – P)

Roof: Grey Colorbond Corrugated roof sheeting

Exterior tile: Communal areas – Aida Sandstone Grey 420x420 non-slip (Code: VAS20422)

Rain water goods: White aluminium with PVC down pipes
Down pipes painted – Birch Bark (Code: 3613-P)

Windows: White powder coated aluminium

Balustrade: Colour – Birch Bark (Code: 3613-P)

Door frames: Front: Fire doorframe, 90 x 70 x 813 with 25mm rebate,
Painted – Birch Bark (Code: 3613-P)
Interior: Standard doorframe 90 x 45 No cill,
Painted – Denali Park (Code: 3612-P)
Patio: White powder coated aluminium

Doors: Front (under walkway) – Wood – Semi-exterior ½ Hour Rated Horizontal Commercial Veneer,
Front (open roof area) – Wood – PD652
Painted – Birch Bark (Code: 3613-P)
Interior – Hollowcore, painted – Denali Park (Code: 3612-P)

Ironmongery:

External doors: 3 x lever locks – Coupé Umea
Internal doors: 3 x lever locks – Coupé Umea

Ceilings: Skimmed rhino board, painted – White
75mm cove cornice, painted - White

Paint Specification

Outside walls

- One coat SABRE masonry primer
- All horizontal surfaces get one coat of SABRE Fibre-shield
- Two coats of colour SABRE Flexi-seal



Inside walls

- One coat Acrylic
- Poly skim walls
- One coat of SABRE masonry primer
- Touch up imperfections with polyfilla and re-apply SABRE masonry primer
- Two coats of colour SABRE IN/EX Acrylic

Sanitary Ware:

White throughout
Toilets Tamarin close couple top flush with MDF toilet seat
Baths Tamarin bath acrylic with handles, if applicable
Basins Guernsey basin (560 x 440) with pedestal

Shower - if applicable:

Rose – 3 Function water-saving rose
Arm – 150mm Cranked shower arm
White epoxy coated shower doors

Taps:

All internal taps to be mixers – Vortex - Mixed Tide range
With solid handle

Sink:

Kwikot Single or Double, as per plan, with 40mm waste, plug and chain

General:

Washing machine point (cold water) where indicated on plan
Dishwasher point (cold water) where indicated on plan

Floor and wall covering:

Wall tiles: Kitchen – 300mm tiled splashback above countertop – Evolve Grey 300x600
(Code: OEV2087LA)
Bathroom – 300mm tiled splashback to vanity & bath – Evolve Grey 300x600
(Code: OEV2087LA)
Shower – Tiled 1.8m high

Floor tiles: To kitchen, living area, passage, bedrooms and bathroom(s) – Aida Sandstone
Grey 420x420 (Code: VAS20421A)

Skirting: 75mm skirting to all rooms, except bathroom(s) and kitchen
Pine – painted same as interior walls – Colour – Denali Park (Code: 3612 – P)

Cupboards:

Kitchen: Cupboards where indicated on plan – Windsor Folkstone Melamine (Linear/Alpine
finish), Rustenburg granite worktops
Top cupboards, where indicated on plan
Doors with impact edging, melamine white interior and white backing

Bedrooms: Cupboards where indicated on plan – Windsor Folkstone melamine (Linear/Alpine
finish)
Doors with impact edging, melamine white interior and white backing

Light fittings:

One light to each room - Alabaster
Watertight light fittings to bathroom(s)
Outside lights, watertight – Half moon black

Braai:

Jetmaster 1.2m, black mild steel insert

Telephone/TV and electrical points:

As per Building Plan

Included:

Transfer duty not applicable (VAT included in price)
Transfer fees (Developers cost)
NHBRC fees (Developers cost)
Municipal Plan approval fees (Developers cost)
Defy Slimline 600 Under counter oven, solid hob & cookerhood - black
Water connection
Electricity connection
Fibre Ready (Includes DSTV connectivity point)
Central Heat Pump system with ring feed

Not included:

Bond registration fees
Curtain rails
Bathroom Fittings

General:

- 1 These specifications serve as guidelines only and the Seller reserves the right to amend and / or substitute items, at its sole discretion.
- 2 The employer is not permitted to do any work on site while construction is under way without the permission of the Seller and/or the Contractor, TGP Construction Cape Town (Pty) Ltd.
- 3 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

NOTE: Should the specifications contained herein differ from the specifications in the final plans or construction drawings, then this specification will be the final ruling document, subject to substitution envisioned in clause 1 above.

PURCHASER(S): _____ DATE: _____

SELLER: _____ DATE: _____