

## PROTEA PLACE, HEATHER PARK, GEORGE

### ANNEXURE D - FINISHING SPECIFICATION

#### 1. Exterior

- 1.1. Paving: Interlocking paving
- 1.2. Wall Finishes: Plaster and paint, with plaster detailing in selected places (see render visualisations), bagged plaster and paint; natural stone around planters.
- 1.3. Windows and Doors: Aluminium windows and doors, with full lock-sets and ironmongery by manufacturer.
- 1.4. Door Handles and Levers: As per Finishing Schedule – Stainless Steel
- 1.5. Roof: Metal sheeting
- 1.6. Fascia, Gutters, and Downpipes: Stained timber fascia boards, with aluminium gutters and downpipes.
- 1.7. Gas geyser: Rinnai or Paloma
- 1.8. Yard gate: Solid Meranti Timber, stained.
- 1.9. Water tank: 5000 litre tank for Rainwater Garden Irrigation

*Optional Extras:*

- 1.10. 1.2m Low fence on predefined boundary for pets – estimated cost: R 50,000.00 (excl. VAT)

#### 2. Patio

- 2.1. Floors: Outdoor Ceramic Tile

*Optional Extras:*

- 2.2. Braai: 304 Stainless steel built-in braai – estimated cost: R 20,000.00 (excl. VAT)

#### 3. Kitchen & Scullery

- 3.1. Floors: As per Finishing Schedule
- 3.2. Cabinets and countertops: Melamine cabinets, White Melamine Interior (carcass) with honed granite countertops. Colour combination selection as per Finishing Schedule.
- 3.3. Kitchen Built in Cupboard Hardware: Soft Closing Runners & standard hinges
- 3.4. Stove Splashback: Feature wall tile as per Finishing Schedule
- 3.5. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule.
- 3.6. Blanco Stainless Steel Double Sink
- 3.7. Kitchen Sink Mixer
- 3.8. Kitchen Appliances:
  - 3.8.1. Gas Stove

3.8.2. Electric Oven

3.8.3. Provision made (item not included) for, microwave, double fridge, dishwasher, washing machine, tumble dryer

*Optional Extras:*

3.9. *Customisation of Kitchen Layout – Cost to be confirmed and agreed to depend on the design – Layout ONLY, not materials.*

## **4. Living Area**

4.1. Floors: As per Finishing Schedule

4.2. Skirtings: As per Finishing Schedule – Painted SA Pine

4.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule

4.4. Provision made for TV, Telephone, Data and Audio.

*Optional Extras:*

4.5. *Air-conditioning Unit – estimated cost: R 30,000.00 (excl. VAT) per room.*

## **5. Dining Area**

5.1. Floors: As per Finishing Schedule

5.2. Skirtings: As per Finishing Schedule – Painted SA Pine

5.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule

## **6. Bedroom 01**

6.1. Floors: As per Finishing Schedule

6.2. Skirtings: As per Finishing Schedule – Painted SA Pine

6.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule

6.4. Built-in Closet: Melamine cupboards, White Melamine Interior (carcass). Colour combination selection as per Finishing Schedule.

6.5. Bedroom Built in Cupboard Hardware: Standard runners & standard hinges

6.6. Interior doors: Oak veneer interior door, with S.A. Pine door frame. Door frame to have a full door jamb, double rebated with no sill. Colour as per Finishing Schedule.

6.7. Door Handles and Levers: As per Finishing Schedule – Stainless Steel.

*Optional Extras:*

6.8. *Air-conditioning Unit – estimated cost: R 30,000.00 (excl. VAT) per room.*

## **7. En suite**

7.1. Floors: As per Finishing Schedule

7.2. Skirtings: Tiles skirting to match floor tile.

7.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule

7.4. Shower cubicle: Floor and wall tile as per Finishing Schedule and Feature Wall Tile as per Finishing Schedule enclosed with frameless glass

- 7.5. Bathroom Vanity: Melamine cabinet, White Melamine Interior (carcass), with honed granite countertop. Colour combination selection as per Finishing Schedule.
- 7.6. Bathroom Hardware: Standard runners & standard hinges
- 7.7. Bathroom Vanity Splashback: Feature Wall Tile as per Finishing Schedule
- 7.8. Sanitary ware:
  - 7.8.1. WC Area: Floor Standing pan and toilet seat. Geberit Concealed cistern with Gerberit Actuator in colour as per Finishing Schedule.
  - 7.8.2. Vanity Area: Basin Top-mounted with Hansgrohe Single lever mixer with push-open waste set.
  - 7.8.3. Shower Area: Hansgrohe Single lever shower mixer, with the Hansgrohe overhead showerhead mounted on a shower arm.
- 7.9. Bathroom Accessories: Towel rail, Robe hook, WC paper holder, WC spare paper holder, shower shelf.
- 7.10. Interior doors: Oak veneer interior door, with S.A. Pine door frame. Door frame to have a full door jamb, double rebated with no sill. Colour as per Finishing Schedule.
- 7.11. Door Handles and Levers: As per Finishing Schedule – Stainless Steel.

## 8. Bedroom 02

- 8.1. Floors: As per Finishing Schedule
- 8.2. Skirtings: As per Finishing Schedule – Painted SA Pine
- 8.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 8.4. Built-in Closet: Melamine cupboards, White Melamine Interior (carcass). Colour combination selection as per Finishing Schedule.
- 8.5. Bedroom Built in Cupboard Hardware: Standard runners & standard hinges
- 8.6. Interior doors: Oak veneer interior door, with S.A. Pine door frame. Door frame to have a full door jamb, double rebated with no sill. Colour as per Finishing Schedule.
- 8.7. Door Handles and Levers: As per Finishing Schedule – Stainless Steel.

### *Optional Extras:*

- 8.8. *Air-conditioning Unit– estimated cost: R 30,000.00 (excl. VAT) per room.*

## 9. Bedroom 03

- 9.1. Floors: As per Finishing Schedule
- 9.2. Skirtings: As per Finishing Schedule – Painted SA Pine
- 9.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 9.4. Built-in Closet and Vanity: Melamine cupboards, White Melamine Interior (carcass). Colour combination selection as per Finishing Schedule.
- 9.5. Bedroom Built in Cupboard Hardware: Standard runners & standard hinges
- 9.6. Interior doors: Oak veneer interior door, with S.A. Pine door frame. Door frame to have a full door jamb, double rebated with no sill. Colour as per Finishing Schedule.
- 9.7. Door Handles and Levers: As per Finishing Schedule – Stainless Steel.

### *Optional Extras:*

- 9.8. *Air-conditioning Unit– estimated cost: R 30,000.00 (excl. VAT) per room.*

## 10. Bathroom 01

- 10.1. Floors: As per Finishing Schedule
- 10.2. Skirtings: Tile skirtings to match floor tile.
- 10.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 10.4. Shower cubicle: Floor tile and wall tile as per Finishing Schedule and Feature Wall Tile as per Finishing Schedule enclosed with frameless glass
- 10.5. Built-in Closet and Vanity: Melamine cupboards, White Melamine Interior (carcass). Colour combination selection as per Finishing Schedule.
- 10.6. Sanitary ware:
  - 10.6.1. WC Area: Floor Standing pan and toilet seat. Geberit Concealed cistern with Gerberit Actuator in colour as per Finishing Schedule.
  - 10.6.2. Vanity Area: Basin Top-mounted with Hansgrohe Single lever mixer with push-open waste set.
  - 10.6.3. Shower Area: Hansgrohe Single lever shower mixer, with the Hansgrohe overhead showerhead mounted on a shower arm.
  - 10.6.4. Bath area: Built-in bath with nikki bath spout and Hansgrohe Single lever bath mixer.
- 10.7. Bathroom Accessories: Towel rail, WC paper holder, WC spare paper holder.
- 10.8. Interior doors: Oak veneer interior door, with S.A. Pine door frame. Door frame to have a full door jamb, double rebated with no sill. Colour as per Finishing Schedule.
- 10.9. Door Handles and Levers: As per Finishing Schedule – Stainless Steel.

## 11. Garage

- 11.1. Floors: As per Finishing Schedule
- 11.2. Wall finish: Plaster & Plascon Paint
- 11.3. Garage door: Motorised aluminium sectional overhead door
- 11.4. 1 x Plug point & 1 x light point
- 11.5. Interior doors (fire door): 30min Fire Rated Fire-door, profile to match interior doors, painted with Plascon Paint. Colour as per Finishing Schedule.
- 11.6. Door Handles and Levers: As per Finishing Schedule – Stainless Steel.

## 12. Other Optional Extras

- 12.1. 3-Hour Loadshedding Pack – estimated cost: R 75,000.00 (excl. VAT)
- 12.2. Or Full PV System – estimated cost: R 200,000.00 (excl. VAT)
- 12.3. Internal Water Filtration System – estimated cost: R 25,000.00 (excl. VAT)
- 12.4. Pressure Pump to Water Tank – estimated cost: R 10,000.00 (excl. VAT)