



MULTI SPECTRUM  
PROPERTY



## ANNEXURE B

### FINISHES AND SPECIFICATIONS

#### **IMPORTANT: Please note:**

The materials specified in this schedule are subject to availability. Should the specified materials be unavailable at the time required, the Developer may choose the nearest similar available alternative at its sole discretion. Should there be an instance where this schedule is in conflict with the Plans, then this finishing schedule will take precedence over the Plans. The pictures depicted below are for visual purposes only to give an idea of the finished product. **An additional administration cost of R1000 (One thousand rand) for any alteration or addition to these specifications and/ or the building works will incur this cost, irrespective of the nature thereof.**

#### **A. PREPARATION FOR OCCUPATION**

1. RUBBLE: The property will be cleared of all visible building rubble.
2. GRADIENT: The natural gradient of the property will remain as it is.
3. LAWN: The premises will be covered with roll-on lawn, except where the premise is to be paved or tarred.

#### **B. ITEMS INCLUDED**

The following items are included in the purchase price:

##### **1. Finishes**

- 1.1 The external walls will be painted and plastered.
- 1.2 The internal walls inside will be plastered and painted.

##### **2. Windows and Window-sills**

- 2.1 Window frames will be aluminium, colour to be selected by Developer.
- 2.2 Windows-sills inside the unit will be plastered and painted.
- 2.3 Window-sills outside the unit will consist of paint and plaster work as per plan, plus plastered cuts **(if and where applicable)**.

##### **3. Cupboards**

- 3.1 Colour Melamine kitchen cupboards will be installed as per developers choice.
- 3.2 **Rustenburg Granite kitchen tops**
- 3.3 **White Melamine bedroom cupboards – Geysers will be installed in bedroom cupboard.**  
**The geysers on the 2<sup>nd</sup> floor to be fitted in the ceiling space.**
- 3.4 Carcasses to be white with white edging to match finish
- 3.5 Doors and drawer fronts to have 2mm PVC edging white to match.
- 3.6 All hinges to be Ferrari or similar.
- 3.7 Satin chrome handles or similar throughout, as per Developers choice.



#### 4. Tiles

- 4.1 Wall tiles will be laid in the Kitchen and Bathrooms as per Developers choice.
- 4.2 Floor tiles will be laid in whole apartment as per Developers choice.
- 4.3 Kitchen tiles 600mm between top and bottom cupboard as per Developers choice.
- 4.4 Bathroom walls tiled from floor up to 1,2m and 1.8m in shower.

#### 5. Bathroom Fixtures

- 5.1 Taps: Will be provided by Developer.
- 5.2 Toilet: Close couple toilet will be provided.
- 5.3 Shower with glass panel and door will be provided by Developer.
- 5.4 Basin: Will be provided by Developer.
- 5.5 Solar Powered Geyser: Capacity of 150 litres.

#### 6. Kitchen Fixtures

- 6.1 Stainless steel oven and hob: A Bosch 60cm gas hob electric oven built in under the counter, as selected by the developer.
- 6.2 Stainless steel extractor fan: A stainless steel extractor, supplied and fitted, as selected by the developer.
- 6.3 Gas point provided: Provision is made for a 9kg gas bottle to be provided by the new owner.

#### 7. Power Points

The flat will be equipped with the following power points:

- 7.1 Bedrooms: Types A1 & A2 - 3 double power points in main bedroom and 2 double power points in 2nd bedroom  
Types B & C - 2 double power points in main bedroom and 2 double power points in 2nd bedroom ( Type B )
- 7.2 Living room: Types A1 & A2 & B - 2 double power points and 1 TV point  
Type C - 1 double power point and 1 TV point
- 7.3 Kitchen: Type A1 & A2 & B - 2 double power points above worktop & 1 double power point below work top (Washing machine / Dishwasher)  
Type C - 1 double power point above worktop & 1 double power point below worktop (Washing machine / Dishwasher)
- 7.4 Extractor Fan: 1 Double power point above oven
- 7.5 Microwave: 1 Double power point as per BIC lay-out
- 7.6 Fridge: 1 Double power point



## **8. Lighting**

8.1 One (1) Lighting fixture will be supplied and installed in every room of the unit and on the balcony.

## **9. Accessories**

9.1 A towel rail/ring and toilet roll holder will be provided in the bathroom.

9.2 One (1) mirror cabinet will be supplied to each bathroom.

9.3 A telephone will be supplied by Amobia, and rental charged as per levy schedule.

9.4 Unit numbers will be supplied to each flat.

9.5 DSTV connection point will be supplied to each flat.

9.6 Built in braai will be supplied to every balcony.

