

SPECIFICATION AND FINISHING SCHEDULE

Specification and finishing schedule describes the materials to be used and the work to be done in respect of the houses to be erected by Blue Bean Trading and Investments (Pty) Ltd (hereafter referred to as the developer).

SPECIFICATION

Preliminaries:

The buildings will be erected substantially in compliance with the National Building Regulations, SABS 0400, the guidelines of the NHBRC, the requirements of the Local Authority and general Financial Institutions, but this specification will override these requirements should any conflicts arise.

In the event of any discrepancy arising between the provisions of the plan and those of the specification, the provisions of the specification will prevail. The selection of items is also subject to the Architects discretion.

All materials herein specified are subject to availability. If any materials are not readily available or undue delay is experienced in obtaining them, the developer shall have the right to use nearest, similar material available.

The developer can not guarantee the materials used will be the same colour or texture as any sample inspected by the purchaser or shown to the purchaser by the developer or its representatives. Where any materials are not clearly specified or indicated on the promotional or architectural drawings, the developer shall have the right to use the material it considers to be the most suitable for the purpose.

All work shall conform to and be carried out in accordance with the local building regulations.

Items covered by P.C or provisional sums are to be timeously selected by the purchaser.

When the provisions of the financial institution's minimum requirements are in conflict with the national building regulations, then the latter shall take precedence over the requirements, in the event of any discrepancy arising between the plan and the "Specification and Finishing Schedule", the provisions of the latter shall prevail.

1. SITEWORKS AND EXCAVATIONS

The developer reserves the right to adjust the floor levels on the site to obviate undue plinth heights.

2. AVAILABILITY OF MATERIAL

All materials specified are subject to availability. Where materials are not readily available, or undue delay is experienced in obtaining them, the developer reserves the right to use the nearest similar available. Where materials are not clearly specified, the developer reserves the right to use that, which is considered most suitable. The developer cannot guarantee that the materials used will be of the same colour or texture as any sample inspected by the purchaser.

3. CONCRETE

Concrete columns, stairs and slabs per engineer's specifications.

4. BRICKWORK

Final levels, heights of plinths, depths of excavations and number of steps shall be determined by the builder or architect on site at their sole discretion after first having notified the purchaser if these levels differ to that shown on the plan.

- Termite proofing of surface bed Included SABS 10 years guarantee
- Brickwork SABS to architects' selection
- Site boundary walling $\pm 1.8\text{m}$ boundary wall. (Excluding development perimeter that will be $\pm 2\text{m}$)
- Garden walls Same as site boundary walling
- Lintels Precast lintels
- Damp-proofing 250 Micron to surface bed
- Coping/ Corbelling/ Surroundings Brick coping to architects' details.

5. FLOOR SLABS

- Ground floor and 1st floor in situ-concrete to engineers design

6. STAIRCASE

- Pre-cast lintels supported on brickwork / or in situ-concrete to engineers design

7. WINDOWS & SLIDING DOORS

- Meranti as per architects specifications

8. WINDOW CILLS

- External Plastered cill to match wall finish
- Internal 1 Coat sponge plaster and paint to match wall and tile in kitchen and bathrooms to architects selection.

9. DOOR FRAMES

- External doors Meranti frame to architects schedule
- Internal doors 1mm steel door frames to architects details & schedule

10. DOORS

- Main entrance door as per architects details & schedule
- Sliding doors: Meranti wooden doors.
- Internal Hollow core doors as per architects details & schedule.

11. DOOR FURNITURE, LOCKS & IRONMONGERY

- Front door 4-lever steel lock as per Architects' selection.
- Internal doors 2-lever steel lock with handle as per Architects's selection.
- Keys: The developer shall supply 2 keys for the front door and internal doors. Should the purchaser fail to notify the developer by written registered notice within 3 days of taking occupation of the property that certain keys are missing, the purchaser shall then have no further claim on the developer in respect of missing keys.

12. SKIRTING

- Carpeted areas - Meranti as selected by Architect stained with silkwood golden brown.
- Bathrooms - Ceramic tiles
- Kitchen - Ceramic tiles
- Staircase and living rooms: Meranti as selected by Architect stained with silkwood golden brown

13. GLAZING

- Glazing to conform to SABS 0400 as a minimum requirement – 3mm clear float or 5mm safety glass. (clear unless otherwise noted)
- Obscure glass to architects specification to bathroom windows per schedule

14. ROOFING

- Roof pitch – concrete roof tile or equal and approved to architects selection.
- Roof timbers to pitched roof areas to be manufactured to engineers design and approval.
- Flat roofs – screed and waterproofed to architects specification to carry a 5 year guarantee with insulation provision.
- Provided insulation to the pitched roof
- Waterproofing to carry 5 year guarantee

15. PLASTERING

- External walls - Smooth plaster to architects specification and scratch plaster to architects specification to receive paint.
- Internal walls - Smooth plastered to architects specification to receive paint
- Ceiling - soffits Plaster and paint (white)

16. CEILINGS

- Stairs and corridors - Plaster to underside of concrete slabs
- House (to pitch roof) - Skimmed and jointed ceiling painted 2 coats P.V.A to architects specifications

17. GEYSER

- One hundred and fifty liter kwik hot 3 kilowatt geyser or equal and approved to SABS standards

18. PLUMBING AND DRAINLAYING

- Soil drain - The developer shall obtain from the local authority a signed Certificate (inspection or occupation), which shall be deemed proof that the developer has complied with all the requirements of the plumber and drain layer and has discharged in full, all its obligations
- One garden tap per dwelling is included at positions most suitable and determined by the architect. The purchaser shall pay for the water connection fee at the local municipality

19. FLOOR COVERING

- A provisional sum amount of R100.00 per square meter (excluding vat) is allowed for the purchase and installation of the carpets per bedrooms as specified.
- A provisional sum amount of R85.00 per square meter (excluding vat) purchased (including 12% for off-cutts) is allowed for the purchase of ceramic tiles per selection to the rooms as per architects plans.
- Tiles to external terraces and balconies will be as per purchaser selection.
- Edging of tiles to be mitred to architects details.
- Garages will not be tiled.
- There will also be a 1m wide apron that will be paved around the house as per architect's details.

20. WALL TILING

- A provisional sum amount of R60.00 per square meter (excluding vat)
- Bathroom 1 & 2 – full height tiling.
- A provisional sum amount of R75.00 per running meter (including vat) is allowed for the purchasing of listellos per selections offered for bathrooms

TILING AND CARPETING NOTE

Note applicable to the floor coverings and wall tiles. The P.C sum per square meter for carpets and ceramic tiles are based on the net measured area of the particular finish, fixed in place, based on a standard and straightforward tile layout. Complicated tile layouts labour will be charged for as an extra 25%. It should be noted that the measured extra areas include waste, which will vary according to the particular material chosen and must be taken into account by the purchaser when selecting material.

21. BUILT-IN CUPBOARDS AND VANITY CUPBOARDS

- As selected by purchaser on selection provided by developer.
- Main bathrooms will be fitted with vanity cupboards with Rustenburg 20 mm granite tops or selected by purchaser on selection provided by developer. Other bathrooms will be fitted with pedestal and basin.

22. KITCHEN UNITS

- Allowed for the supply and installation of the kitchen units and fittings as per selection provided by the developer. Rustenburg Granite tops 20mm come as a standard. PC amount as per schedule
- Sink: Franke – Quinline double sink 1100 * 500 stainless steel or similar.

23. KITCHEN APPLIANCES

- Hob Defy 600mm Slimline
- Under counter oven Defy 600mm Slimline
- Washing machine Supply cold water and outlet for waste only
- Fridge To be supplied by purchaser

23. SANITARYWARE AND FITTINGS

- Shower doors Standard aluminium framed shower doors.
- Mirrors 600 * 900mm mirror above vanities and bathroom basins
- All baths, basins and toilets as per architect's choice
- All baths, basins and showers to be fitted with mixers as per architects selection.
- Bathroom accessories polished chrome toilet holder, shower soap dish, towel ring, towel rail.
- PC amount for all above: see schedule

24. ELECTRICAL

- The purchaser shall pay for the electrical connection fee.
- Burglar alarm system to house to be provided by the developer.
- Telephone and telephone network to be provided by developer.
- Lear or similar plugs and light switches to be installed.

25. PAINTING

- External Emulsion PVA paint, primed with Acrylic sealer and to receive two coats super acrylic paint – Colours as selected by architect.
- Internal Walls to get emulsion PVA paint, primed with acrylic sealer and to receive two coats interior super Acrylic paint – Colours will be Warm Sand as per colour chart.

26. CURTAIN TRACKS

- Standard kirch rails as per architect's specification.

27. SECURITY

- A Monitored electrical fence, Gatehouse security as well as Intercom communication facility to gate house will be provided by the developer. Each house will also be provided with an alarm system.

28. DRIVEWAYS AND PATHS

- Paths, driveways & yards will be paved to road surface as per architect's selection.

29. FIREPLACE AND BRAAI

- Fireplace and Braai with flute to the value of R8000.00 will be included. (Fireplace only in units as specified by architect)

30. GARDEN AND LANDSCAPING

- Grass will be planted to common areas and units by the developer.

31. BALUSTRADING AND HAND RAILING

- Steel and painted black as per architect's specification.