






Annexure C - Specifications

Version 01-11-2020

FLOORING, SKIRTING and BATHROOM TILES

Item	Supplier & Detail		
Interior Floor Tiles	60x60 Hard bodied Ceramic Tiles	Cement Portland Grey	
		Cement Portland Smoke	
		Terazzo Pietra Griggo	
		Terazzo Pietra Bianco	
Exterior Floor Tiles	60x60 Hard bodied Ceramic Tiles - Textured	As Per above but non slip	
Bathroom Floors	60x60 Hard bodied Ceramic Tiles -	Choose from Interior Floor Tiles	
Shower Floors	Mosaics 48mmx48mm	4 colour options	
Laminate- All Bedroom and WIC floors	Traviata-Authentik Laminate with silent underlay -	Traviata-Authentik Organic Oak Traviata-Authentik Witches Wood	
Shower and Bath Wall Tiles	CHOICE: any of floor tiles		
Internal Skirting	95mm pine painted Grey to match doors – BTM18 Profile		
Bathroom Skirting	100mm Tile skirting to match floor		

PURCHASER
INITIAL
HERE

SELLER
INITIAL
HERE

Annexure C - Specifications

Version 01-11-2020

BATHROOMS

Item	Supplier & Detail	
Sanitary Ware - Bath	Built in Bath - Libra Elegancia 1800*800	
Toilet	Concealed Cistern	
Accessories	Bathroom Bizarre Nero Range: Toilet Roll Holder, Towel Rail, Rob hook	
Mirror -	Main bath	Bathroom Bizarre: NERO 600MM ROUND MIRROR – BLACK – bigger version of WC below
Mirror -	Shared Bath	Bathroom Bizarre: NERO 600MM ROUND MIRROR – BLACK – bigger version of WC below
Mirror - WC	Bathroom Bizarre: NERO 400MM ROUND MIRROR - BLACK	
Bathroom Taps and Mixers	Blue Tide Bay range	

PURCHASER
INITIAL
HERE

SELLER
INITIAL
HERE

Annexure C - Specifications

Version 01-11-2020

BATHROOMS

Item	Supplier & Detail	
Main Bedroom Vanity 1200mm for smaller bathrooms	Gio Simplicity Vanity combo <i>colour choice for front panels</i>	
Main Bedroom Vanity 1600mm for bigger bathrooms	Gio Simplicity Vanity combo <i>colour choice for front panels</i> NOTE – you can opt for 2 x 800 units in bigger main bathrooms	
Single for Shared Bathroom 800mm for bigger bathrooms OR 600mm for smaller bathrooms	Gio Simplicity Vanity combo <i>colour choice for front panels</i>	
WC under stairs	Gio Simplicity 460 Slimline Vanity combo <i>colour choice</i> black & white OR plain white	




PURCHASER
INITIAL
HERE

SELLER
INITIAL
HERE

Annexure C - Specifications

Version 01-11-2020

KITCHEN

Item	Supplier & Detail	
Kitchen Units Finish	1) Finish choice: <ul style="list-style-type: none"> • <i>Duco</i> • <i>High Gloss</i> 2) Unit Colour Choice <ul style="list-style-type: none"> • <u>Duco</u>: <i>Berlin Grey & White</i> • <u>High Gloss</u>: <i>White & Storm Grey</i> 3)Trims Colour Choice <ul style="list-style-type: none"> • <u>Duco</u>: <i>Berlin Grey & White</i> • <u>High Gloss</u>: <i>White & Storm Grey</i> 4) Optional feature colour for units above hob. <ul style="list-style-type: none"> • <i>Wood-look Bayside or</i> • <i>Wood-look Stanford</i> 	Duco  High Gloss  Wood-look 
Kitchen Counter Finish	Proquartz PQ <i>Platinum Grey</i> <i>And / or</i> <i>Speckle white</i>	
Kitchen Counter Splashback	White metro tile 400 x 100mm -tiled staggered	
Kitchen Sink	SMEG LYP116R: Sink Omni Double Bowl	
Sink Mixer	Blue Tide Bay - ONE HOLE SINK MIXER J SPOUT	
Appliances - Hob	SMEG PS60GHC, 60 cm Stainless Steel gas Hob	


PURCHASER
INITIAL
HERE

SELLER
INITIAL
HERE

Annexure C - Specifications

Version 01-11-2020

KITCHEN

Item	Supplier & Detail	
Appliances - Oven	SMEG SF6381X: Oven Classic 60cm	
Appliances – Microwave (Built in)	SMEG FMI425X - micro classic 60x38cm, 25l, 1000W	
Extractor	SMEG KSET61E2: Extractor Telescopic 60cm SILVER	
Appliances – Fridge-Freezer (Built in)	SMEG ZAC3172NP: 280L Fully Integrated fridge-freezer	

PURCHASER
INITIAL
HERE

SELLER
INITIAL
HERE

Annexure C - Specifications

Version 01-11-2020

LIGHTS and ELECTRICAL

Item	Supplier & Detail	
Stairwell Feature Light – Wide option	1: Large Prism Cage Fitting 2: Glass Fitting 3: Wood Fitting	
Stairwell Feature Light – narrow Staircase option	1: Small Cage Fitting with 3 drops 2: Glass Fitting with 3 drops 3: Wood Fitting	
Dining Room Feature Light	1: Large Prism Cage Fitting 2: Small Cage Fitting with 3 drops 3: Glass or Wood Fitting	
External Wall Lights		
External Wall Lights Garage	MCE BL325	
Down lighters	LED Panel Downlight 6W Round 105mm	
Other bedrooms	Spot light Satin Chrome – 3 lights	
WC	Surface mounted DL and bathroom extractor where required	
Lights: Scullery and Garage	600mm FTL700 LEDFTL700 LED	
Electrical Switches and Plugs	Le Grande Ysalis Range	




PURCHASER
INITIAL
HERE

SELLER
INITIAL
HERE

Annexure C - Specifications

Version 01-11-2020

OTHER FINISHING DETAILS

Item	Supplier & Detail	
Balustrades Staircase	50mm stainless steel posts with 8mm toughened safety glass 	
Wall colours internal	Prominent Paints ultra range: colour Very light grey OPTION OF ONE FEATURE WALL in Darker Grey (one option)	Main interior – Prominent Select Sheen - CP 39340
Wall colours external	Prominent Paints Ultra range to as per Standard colours – NO CHOICE	Main exterior – Midafelt - CP 30880 (Cedar Paint Emporium) Exterior feature – Midafelt - CP 39422 (Cedar Paint Emporium)
External colours	Facias and barge boards – charcoal to match roof	
Front Door	Marine ply - painted dark colour in most colour schemes	
Water Heating - Geyser	Geysers – 26L Paloma Gas Geyser	
Cornices - Dropped Ceilings	Shadow line	
Cornices -Slab Soffit	Nomastyl ST2- Painted White	
Internal Doors	Semi-solid wooden doors with horizontal slatted contemporary design. Doors will be painted light grey. 	Skirtings & Doors paint colour– Velveglo - CP 39421 (Cedar Paint Emporium)

PURCHASER
INITIAL
HERE

SELLER
INITIAL
HERE

Annexure C - Specifications

Version 01-11-2020

OTHER FINISHING DETAILS

Item	Supplier & Detail	
Wooden doors Ironmongery	Handles - Calini lever handle on rose ss, Internal Locks - Ironware 76mm SABS vari lever sash lock Hinges: Ironware 100*76*3mm 4bb butt hinges	
Aluminium Doors and Windows	38mm Casement - Charcoal Anodised Aluminium. Glazing as per schedule	
Garage Doors	Flat Panelled Automated Chromodek Garage Doors - Colour Charcoal.	
Braai	Braai- Homefires 700 Econo Built in Braai	
Washing Line	1.8m foldable	
Gate - External	De-Fence Garden Gate- Colour Charcoal	
Garden -		Lawn – Kikuyu Beds – Indigenous Shrubs & ground covers Trees – 2x 40l indigenous trees Irrigation – Gardena -Manual Irrigation System- 2 zones
Paving	BrickIt Split Beval Paving Black\Grey	

PURCHASER
INITIAL
HERE

SELLER
INITIAL
HERE

Annexure C - Specifications

Version 01-11-2020

OPTIONAL EXTRA APPLIANCE PACKAGES

Item	Supplier & Detail			
2 appliances - Washer Drier Combo OR washing machine - Dishwasher	SMEG WDF14C7SSA Combi washer 7kg / Dyer 4kg Silver SMEG WHTS914LSSA – Silver washing machine SMEG - DW6QSSA-1 – Silver dishwasher			
3 Appliances: - Washing machine - Tumble Drier - Dishwasher	SMEG WHTS914LSSA – Silver washing machine SMEG DHTS81LSA – Silver tumble drier SMEG - DW6QSSA-1 – Silver dishwasher			



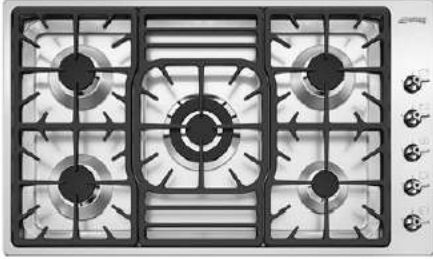

PURCHASER
INITIAL
HERE

SELLER
INITIAL
HERE

Annexure C - Specifications

Version 01-11-2020

UPGRADES

Item	Supplier & Detail
Water buffer tank	UPGRADE Option – 1000 l buffer tank system
Wood-look Tiles	Wood look feature tile on either floors (including Bedrooms) or bathroom walls <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>Grey Washed</p> </div> <div style="text-align: center;">  <p>Natural</p> </div> </div>
Hob 900mm	PGF95SA: Hob Gas Classic 90cm S STEEL <div style="text-align: center; margin-top: 10px;">  </div>
Extractor 900mm	SMEG KSET900XE: Extractor Telescopic 90cm S STEEL <div style="text-align: center; margin-top: 10px;">  </div>
Electrical Back up	UPGRADE Option – 5kw inverter with batteries and solar panel

DATE _____

PURCHASER 1 SIGNATURE _____

DATE _____

PURCHASER 2 SIGNATURE _____

DATE _____

DEVELOPER SIGNATURE _____

PURCHASER
INITIAL
HERE

SELLER
INITIAL
HERE