



MATUMI VALLEY



SCHEDULE OF FINISHES

2 Alpha Street, Orchard View

SCHEDULE OF FINISHES

PRELIMINARIES

The buildings will be erected substantially in compliance with the National Building Regulations, SANS 10400, the requirements of the Local Authority and major Financial Institution, but this specification will not override these requirements should any conflicts arise.

In the event of any differences between this specification and other designs or verbal commitments, this specification will override.

Unless reduced to writing, no verbal commitments will apply.

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

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

Finish Option

NOVA (*Finish Selection 1*)

NOVA is the color that represents peace and balance. It is calm and safe. It is practical, simple and reliable. It is the perfect neutral.



CARA (*Finish Selection 2*)

The CARA selection adds warmth to your home. The selection brings elegance and sophistication. CARA is the selection of earth and is comforting.



SCHEDULE OF FINISHES

FLOORS

Internal & External Floor Finishes - subject to architect's approval

*External Walkways

- Paving (Applicable for both finish selections)

* Garage Floor

- Steel floated screed (both finish selections)

* All tiles as per finish selection:

- **NOVA** or **CARA**

* Ceramic Tiles or similar

- Installed throughout the house with tile skirting

* Shower floor Mosaic Tiles

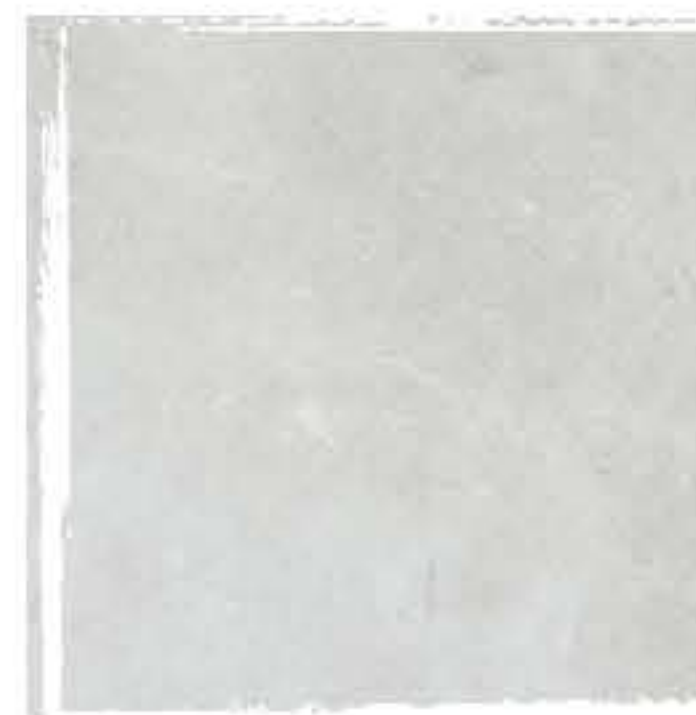
- Square mosaic tiles (or similar)
- All shower floors



Paving



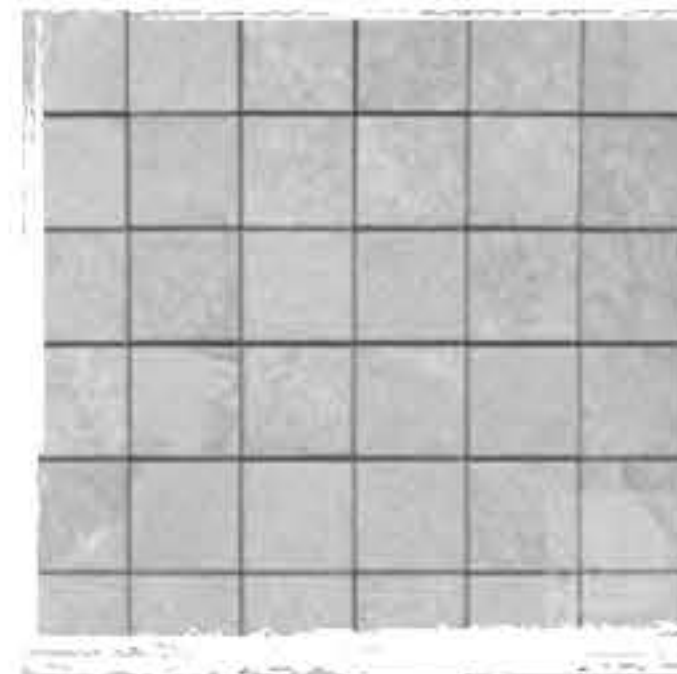
Garage Screed



NOVA SELECTION
General Floor Tile



CARA SELECTION
General Floor Tile



NOVA SELECTION
Shower Floor Tile



CARA SELECTION
Shower Floor Tile

Skirting

* Tile Skirting

- Tile skirting cut from floor tile
(As per finish selection)



Skirting

SCHEDULE OF FINISHES

WALL FINISHES

General External Wall Finishes - subject to architect's approval

- * **Boundary Walls**

Development and duplex units

- * **Guardhouse**

Including signage wall

- * **Window Sills**

Guardhouse and duplex units

- * **Porch Beam**

Above duplex units front door



Grey Steel

Paint Selection - Carved Stone (or similar)

- * **Development Boundary Wall Columns**
with stone cladding

- * **Guardhouse Slab**

Extending over entrance

- * **Duplex Units Feature Columns**

3 Columns at entrance of the duplex units

- * **Feature Block Walls**

Accent wall colour for duplex units and patio beam

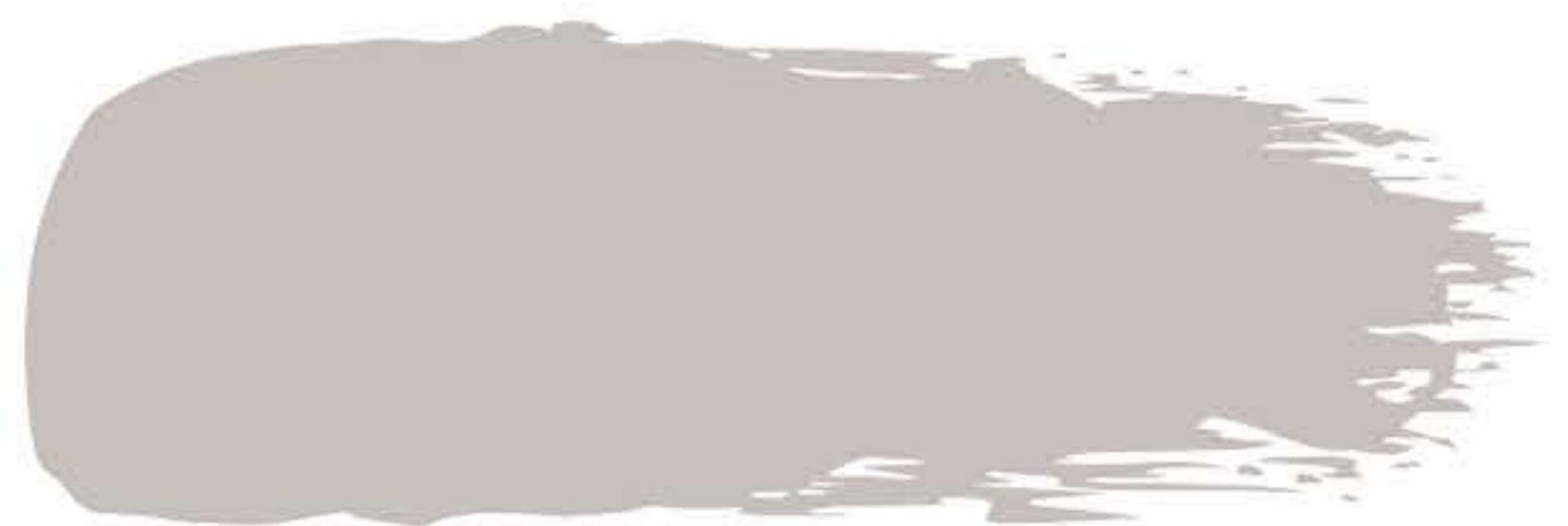


Carved Stone

Paint selection - Daphne's Dream (or similar)

- * **General Exterior**

General wall colour of duplex units



Daphne's Dream

SCHEDULE OF FINISHES

GENERAL INTERNAL WALL FINISHES

Wall Tiling

* Kitchen

Ceramic tiles - provisionally subway tiles installed in the kitchen behind the gas hob

* Bathroom - Shower

Ceramic tiles in shower as per finish selection with a strip of mosaic tiles

Plaster & Paint (all internal walls)

- Steel floated plaster
- Walls to be primed and painted



NOVA SELECTION

Subway Tiles
(Kitchen)



CARA SELECTION

Subway Tiles
(Kitchen)

Provisional Internal Paint for NOVA finish selection

* General Colour - Misty Dawn

(or similar approved by Architect)

- The ideal shade to make a room feeling airy and welcoming

NOVA SELECTION

Shower Wall Tile



NOVA
Misty Dawn

Provisional Internal Paint for CARA finish selection

* General Colour - Cottage White

(or similar approved by Architect)

- A lush, warm white to make your home feel cosy and comforting

CARA SELECTION

Shower Wall Tile



CARA
Cottage White

SCHEDULE OF FINISHES

DOORS & WINDOWS

Handles & Locks - subject to approval

* Front Door Handle & Lock

- Silver colour handles and 4-lever lockset with 2 keys (or similar approved by Architect)

* Interior Door Handles & Locks

- Silver colour handles and 2-lever lockset with 2 keys (or similar approved by Architect)



Internal & External Doors

- * Painted steel frame with hollow core doors to all rooms (or similar approved by Architect)
- * 30 min fire door to garage
- * All timber doors primed and painted to Architect's specification
- * All external door openings, except for sliding doors, fitted with a weather bar
- * Powder coated aluminium sliding doors
- * Automated aluminium garage door with 2 remotes



Windows

- * Powder coated aluminium windows (or similar approved by Architect)
- * Glazing to conform to SANS 10400 as a minimum requirement (clear unless otherwise noted)
- * SAGGA glazing certificate of compliance will be issued for each unit



SCHEDULE OF FINISHES

ELECTRICAL

All electrical points positioned as per unit electrical layout plan

- * Distribution Board as per electrical layout
- * Plug & Light points as per electrical layout
- * Provision for 1x data point, 1x television point
- * Solar geyser & solar panels
(Positions of the above mentioned may vary at the discretion of the Seller)



Light Switch



Double Plug

Internal & External Light Fittings

* Round Aluminium Ceiling Light

- Bedrooms
- Bathrooms
- Kitchen/Scullery
- Living/Dining
- Covered Patio

* Garage Light

- Long white LED fitting (or similar)

* Stairs - Wall Light

* External downlights



Round Ceiling Light



LED Garage Light



Wall Light



External Downlights

SCHEDULE OF FINISHES

CABINETS & TOPS

Cupboard & Drawer Handles

*** Modern Brushed Chrome Handles**
(or similar)

- Kitchen cupboards & drawers
- Bedroom cupboards



CABINETS HANDLES
All Cupboards

Cupboard Finishes

*** Built in Cupboards in all bedrooms**
(as per architect's specification)

- * Both selections white finish (or similar)

*** Kitchen Cupboards & Tops**
As per kitchen layout

- **Kitchen top Cupboards**
Both selections white finish

- **Kitchen Quartz Top**
Both selections Quarts (or similar)

- **Bottom Cupboard finish for NOVA selection:**
All kitchen cabinetry below the kitchen top finished in Vardo (or similar)

- **Bottom cupboard finish for CARA selection:**
All kitchen cabinetry below the kitchen top finished in Brookhill (or similar)



BOTH SELECTION - White
Built in cupboards in bedrooms



BOTH SELECTIONS - White
Kitchen top cupboards



BOTH SELECTIONS
Kitchen top - Quartz



NOVA SELECTION
Bottom Cupboards



CARA SELECTION
Bottom Cupboards

SCHEDULE OF FINISHES

GENERAL & APPLIANCES

Roof

* Pitched roofs

- Chromadec clip lock roof sheets - Standard charcoal colour (or similar approved by Architect)



Roof Tile

Ceilings

- * Painted pre-cast slabs for ground floor (Ceiling painted with white paint or similar)
- * Plastered gypsum rhino board ceilings for 1st floor (Painted or similar)
- * Coved cornice for 1st floor (or similar approved by architect)



Charcoal Facia Board

Geyser

- * One electrical 150 L warm water cylinder to all houses or similar

(All geysers are supplemented with solar power and will conform to SANS 10400)



Coved Cornice

SCHEDULE OF FINISHES

APPLIANCES & SINK

Appliances - Defy range or similar

* Under Counter Oven

- Defy Oven
- Stainless Steel
- 600 mm



Under Counter Oven

* Electric Hob

- Defy Electrical Hob
- Stainless Steel
- 600 mm



Electrical Hob

* Cooker hood

- Defy cooker Hood
- Stainless Steel
- 600 mm



Cooker hood

Sink

* Double Sink

- Standard Double Sink (or similar)



Double Sink

* Sink Mixer

- Stainless Steel



Sink Mixer

SCHEDULE OF FINISHES

SANITARY WARE

Bath

* Main Bathroom Bath

- White built-in bath or similar approved by architect

* Bath Mixer

- Polished Chrome
- Recessed (built-in)

* Niki Bath Spout & Overflow

- Polished Chrome



Built-in Bath



Bath/Shoer Mixer



Niki Spot

Shower

* Shower Door

- *Spec differ depeing on layout - refer to architect drawings*
- *Pivot door shower, with frame or similar*
- *or corner opening enclosed with frame*
- *or walk in shower screen with chrome frame*

* Shower Arm

- Polished Chrome

* Shower Head

- Polished Chrome



Shower



Shower Arm

Shower Head

Toilet (All bathrooms)

* Close Coupled WC Suite

- With top flush or similar



Toilet

SCHEDULE OF FINISHES

BASINS

* Main Bathroom

- Vanity with square basin
(As per finis selection)

* Bathroom 2 & Guest Bathroom

- Wall hung/standard pedestal basin

* Basin Mixer

- Polished chrome



NOVA SELECTION - Vanity



Basin Mixer



CARA SELECTION - Vanity

Bathroom Fittings/Accessories

* Soap Dish - Bath

- Single soap dish for the bath

* Toilet Roll Holder

- 1x toilet roll holder in each bathroom

* Towel Rail

- 1x Towel rail in each bathroom

* Basin Towel Ring

- Towel ring at each basin

* Shower Rack

- 1x Shower rack in the shower

* Mirrors

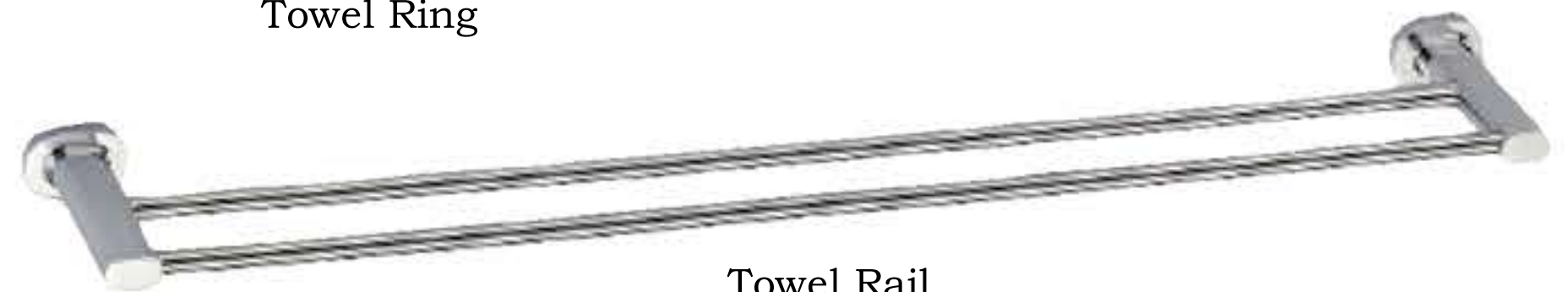
- Main, 2nd and Guest Bathroom:
- 1x Mirror to fit each basin



Towel Ring



Toilet Roll Holder



Towel Rail



Soap Dish



Shower Rack



Mirror