EKHAYA
ON KEYES

BRIEF SPECIFICATION & SCHEDULE OF FINISHES   ANNEXURE F

BBSLS PROPERTIES

FIRZT

GENERAL NOTES	UNIT NUMBER		PURCHASER SIGNATURE
· All materials herein specified or displayed on sample boards 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 also reserves the right to change designated suppliers.	EXTRAS GRAND TOTAL:		
· 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 the most suitable for the purpose.			
Upgrade Prices and Option prices indicated on this specification are Ex Vat			**TYPE C (Duplex)**

1. INTERIOR FINISHES

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS	
1.1 - LIVING/KITCHEN AREAS						
1.1.1	FLOOR FINISH: Kitchens, Living and Dining	STANDARD INTERIOR FLOOR TILE OPTION 1.1: 1200x600 Full Body Porcelain Tile - 2mm joints or similar and Light Grey approved by Architect	Light Grey			
		STANDARD INTERIOR FLOOR TILE OPTION 1.2: 1200x600 Full Body Porcelain Tile 2mm joints or similar and approved by Architect	Medium Grey			
		STANDARD EXTERIOR FLOOR TILE OPTION 1.1: 1200x600 Textured Full Body Porcelain Tile 2mm joints to match internal tile colour or similar and approved by Architect	Light Grey			
		STANDARD EXTERIOR FLOOR TILE OPTION 1.2: 1200x600 Textured Full Body Porcelain Tile 2mm joints to match internal tile colour or similar and approved by Architect	Medium Grey			
		STANDARD INTERIOR FLOOR TILE OPTION 2: 1200x600 Full Body Porcelain Tile 2mm joints or similar and approved by Architect	Cream			
		STANDARD EXTERIOR FLOOR TILE OPTION 2: 1200x600 Textured Full Body Porcelain Tile 2mm joints to match internal tile colour or similar and approved by Architect	Cream			
		UPGRADE PACKAGE 1: Tile Flooring 1200x600 Bellagio Grey Rectified			R33 040.00	
		UPGRADE PACKAGE 2: Tile Flooring 1200x600 Bellagio Black Rectified			R27 730.00	
		UPGRADE PACKAGE 3.1: Vinyl Flooring (Gerflor - Bostonian Oak Range) Colour - Oak Honey			R64 900.00	
		UPGRADE PACKAGE 3.2: Vinyl Flooring (Gerflor - Bostonian Oak Range) Colour - Oak Grey			R64 900.00	
		UPGRADE PACKAGE 3.3: Vinyl Flooring (Gerflor - Bostonian Oak Range) Colour - Oak Beige			R64 900.00	

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS	
1.1.2	SKIRTING	95mm high Painted (satin finish) Timber Skirting. Colour: To match wall colour		√		
1.1.3	WALL FINISH	General Colour: Skimmed Plaster with Plascon Paint - Colour: As per Scheme	Colour: Evening Mist (1)	√		
		Feature Wall: 600 x 600mm Marble Tiles, similar approved by architect	Colour: White/Grey Marble	√		
1.1.4	CEILINGS: Plasterboard	Skimmed Plasterboard Ceiling and Painted - Shadowline to Architects Specification	Colour: White	√		
			PURCHASER SIGNATURE			

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS	
1.2 - BEDROOM AREAS						
1.2.1	FLOOR FINISH	STANDARD INTERIOR FLOOR TILE OPTION 1.1: 1200x600 Full Body Porcelain Tile 2mm joints or similar and approved by Architect	Light Grey			
		STANDARD INTERIOR FLOOR TILE OPTION 1.2: 1200x600 Full Body Porcelain Tile 2mm joints or similar and approved by Architect	Medium Grey			
		STANDARD EXTERIOR FLOOR TILE OPTION 1.1: 1200x600 Textured Full Body Porcelain Tile 2mm joints to match internal tile colour or similar and approved by Architect	Light Grey			
		STANDARD EXTERIOR FLOOR TILE OPTION 1.2: 1200x600 Textured Full Body Porcelain Tile 2mm joints to match internal tile colour or similar and approved by Architect	Medium Grey			
		STANDARD INTERIOR FLOOR TILE OPTION 2: 1200x600 Full Body Porcelain Tile 2mm joints or similar and approved by Architect	Cream			
		STANDARD EXTERIOR FLOOR TILE OPTION 2: 1200x600 Textured Full Body Porcelain Tile 2mm joints to match internal tile colour or similar and approved by Architect	Cream			
		STANDARD OPTION 3.1 : Vinyl Flooring (Gerflor - Bostonian Oak Range)	Oak Honey			
		STANDARD OPTION 3.2: Vinyl Flooring (Gerflor - Bostonian Oak Range)	Oak Grey			
		STANDARD OPTION 3.3: Vinyl Flooring (Gerflor - Bostonian Oak Range)	Oak Beige			
		UPGRADE PACKAGE 1: Tile Flooring 1200x600 Bellagio Grey Rectified			R30 240.00	
		UPGRADE PACKAGE 2: Tile Flooring 1200x600 Bellagio Black Rectified			R25 380.00	

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS	
1.2.2	SKIRTING	95mm high Painted (satin finish) Timber Skirting. Colour: To match wall colour		√		
1.2.3	WALL FINISH	General Colour: Skimmed Plaster with Plascon Paint - Colour: As per Scheme	Colour: Evening Mist (1)	√		
1.2.4	CEILINGS: Plasterboard	Skimmed Plasterboard Ceiling and Painted - Shadowline to Architects Specification	Colour: White	√		
			PURCHASER SIGNATURE			

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS	
1.3 - BATHROOMS						
1.3.1	FLOOR FINISH:	STANDARD INTERIOR FLOOR TILE 1.1 - 1200x600 Full Body Porcelain Tile or similar and approved by Architect	Light Grey			
		STANDARD INTERIOR FLOOR TILE 1.2 - 1200x600 Full Body Porcelain Tile or similar and approved by Architect	Medium Grey			
		STANDARD SHOWER FLOOR TILE 1.1 - 1200 x 100mm Cut Full Body Porcelain Tiles to fall to drain position on Beach Entry to match standard Tile	Light Grey			
		STANDARD SHOWER FLOOR TILE 1.2 - 1200 x 100mm Cut Full Body Porcelain Tiles to fall to drain position on Beach Entry to match standard Tile	Medium Grey			
1.3.2	WALL FINISH: Paint	Skimmed Plaster with Plascon Satin Enamel		√		
	WALL FINISH: Tiles	STANDARD 1.1: 600 x 600 Full Body Porcelain Tiles or similar approved by Architect to remaining walls of showers	Light Grey			
		STANDARD 1.2: 600 x 600 Full Body Porcelain Tiles or similar approved by Architect to remaining walls and showers	Medium Grey			
		STANDARD : 100 x 300 Glazed Ceramic Tile or similar approved by Architect to toilet & vanity walls (to a Height of 1200mm off ffl)	White	√		
		Feature Bath & Shower Wall: 600 x 600mm Marble Tiles, similar approved by architect	White/Grey Marble	√		
		UPGRADE PACKAGE 1 - Feature Shower Wall Only: 1200 x 600mm Marble Type Tiles White Bocciardata (Carrara) Polished Porcelain			R11 250.00	
		UPGRADE PACKAGE 2 - Shower Walls: 600x600mm Wall Tiles Pavillion Grey			R5 145.00	
1.3.4	CEILINGS: Plasterboard	Skimmed Plasterboard with Plascon Satin Enamel- Shadowline to Architects Specification	Colour: White	√		
			PURCHASER SIGNATURE			

1.4 - GENERAL FINISHES						
1.4.1	WINDOW CILLS	Plastered Window Cill. Paint Finish: Colour as per wall colour. Tiled window cills located in Wall Tiled Areas Only		√		
1.4.2	SHOWERS CUBICLES	Framed Glass Cubicle with Pivot Door or Open (Depending on Bathroom Design): or similar and approved by Architect		√		
1.4.3	MIRROR	Framed Mirror (1 per bathroom) - or similar and approved by Architect		√		
			PURCHASER SIGNATURE			

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS	
2. SANITARYWARE & BATHROOM ACCESSORIES						
2,1	Vanity & Wash Hand Basin	To Architects Detail and Specification. Countertop Basin	White	√		
2,2	Basin Mixer	HansGrohe - Vernis Blend Single lever Basin Mixer 70 or similar and approved by Architect		√		
2,3	Bath	To Architects Detail & Specification Freestanding Bath (1700 x 750 x 500)	White	√		
2,4	Bath Mixer & spout	HansGrohe Vermis Blend - Single Lever Bath Mixer with Bath Spout		√		
2,5	Shower Head	HansGrohe - Vernis Blend Single Overhead Shower 200 Jet Eco Smart & Shower Arm 24cm		√		
2,6	Shower Mixer	HansGrohe - Vernis Blend Single lever Shower mixer or similar and approved by Architect		√		
	Shower Trap	Gio - Stainless Steel Trough Drain or similar and approved by Architect	Stainless Steel	√		
2,7	Toilet Bowl	Geberit Smyle Square Set, Geberit Actuator plate Sigma 30 dual flush, matt chrome, Geberit Kombifix Concealed Cisterns Throughout		√		
2,8	Toilet Roll Holder	Hansgrohe - AddStoris - Roll Holder (No Cover)		√		
2,9	Soap Dish	Hansgrohe - AddStoris - Soap Dish		√		
2.1O	Towel Rail	Hansgrohe - AddStoris - Double bath Towel Rail		√		
2,11	Towel Ring	Hansgrohe - AddStoris - Towel Ring		√		
2,12	Robe Hook	Hansgrohe - AddStoris - Single Hook		√		
			PURCHASER SIGNATURE			

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS	
3. ELECTRICAL & LIGHTING						
3,1	Distribution Board	Allowance per unit		√		
3,2	Lighting Control	Module Control Kits - My Place - Smart Home Lighting Integration		√		
3,3	"My Place" Smart Home Living Upgrade Options	Upgrade Option - Silver Plan C			R58 799.00	
		Upgrade Option - Gold Plan C			R64 399.00	
		Upgrade Option - Platinium Plan C			R74 899.00	
3,4	Intercom	Allowance per unit		√		

CODE	ITEM	DESCRIPTION		√	OPTIONAL EXTRAS
3,5	Telephone & Fibre Point	Allowance per unit		√	
3,6	TV Point	Satellite and Cat6 Cable - Allowance per unit		√	
3,7	Interior Wall Light	To Architects Specification.		√	
3,8	Interior Ceiling Light	To Architects Specification.		√	
3,9	Plugs/ Light Switches (plates)	Legrand - Aerteor Range	Graphite Colour Range	√	
			PURCHASER SIGNATURE		

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS
4. KITCHEN					
4,1	Kitchen Counters, Including Coffee Station Counters	STANDARD OPTION 1: Counter Top: 20mm Eazi Quartz or similar & approved by Architect	Magnolia		
		STANDARD OPTION 2: Counter Top: 20mm Eazi Quartz or similar & approved by Architect	Slate		
		Patterned glazed ceramic tiles between counter & underside eye level cupboards approved by architect	Colour: white	√	
4,2	Kitchen Units	STANDARD - Floor & Wall Units: Standard Units. 16mm Carcass - Colour White , Exposed Panels & Doors 17mm Seno, 2mm Seno Edging		√	
		STANDARD - Soft Touch Closing Mechanisms Throughout		√	
4,3	Handles	Concealed - Fingergrip		√	
4,4	Kitchen Sink	Stainless Steel Double Bowl with Drainer.		√	
4,5	Kitchen Mixer	HansGrohe - Vernis Blend Single lever mixer 260mm with swivel spout or similar and approved by Architect		√	
	Appliances				
	Hob	STANDARD - Miele - 90cm Stainless Steel Gas Hob Model - KM2052		√	
	Ovens	STANDARD OPTION 1 - Miele 90cm Oven Model - H2890 B			
		STANDARD OPTION 2 - Miele 2 off 60cm Mid Oven Model - H7260 B			
	Extractors	STANDARD OPTION 1 - 90cm - Visor Extractor Model - DA3496			
		STANDARD OPTION 2 - 90cm - Island Extractor Model - PUR98D			
	Microwave	STANDARD - Miele - Intergrated Microwave Model - M 7240 TC		√	
	Fridge/Freezer	STANDARD - Miele - Intergrated Fridge/Freezer Model - KFN37232 iD		√	
	Dishwasher	STANDARD - Miele - Intergrated Dishwasher Model - G5050 SCVI		√	
	Washing Machines	STANDARD - Miele - 7kg Washing Machine Model WCA 020		√	
		UPGRADE PACKAGE - Miele - 9kg Washing Machine Model - WC1660			R17 905.00
	Tumble Dryers	STANDARD - Miele - 7kg Tumble Dryer Model - TCB 140WP		√	
		UPGRADE PACKAGE - Miele - 9kg Tumble Dryer Model - TCJ660			R19 700.00
			PURCHASER SIGNATURE		

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS
5. BUILT-IN CUPBOARDS					
5,1	Built-in Cupboards	STANDARD - Floor & Wall Units: Standard Units. 16mm Carcass - Colour White , Exposed Panels & Doors 17mm Seno, 2mm Seno Edging		√	
		STANDARD - Soft Touch Closing Mechanisms Throughout		√	
5,2	Handles	Handles - Black Lip Edge		√	
			PURCHASER SIGNATURE		

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS
6. DOORS					
6,1	Entry Door	Horizontal Grooved - Class "E" Fire Door Solid Timber Hinged Door with 3 lever lock, self door closer and door stop - FINISH: To Architects Specification		√	
6,2	Interior Doors	Horizontal Slatted - Solid Door and door stop - Painted Finish: To Architects Specification		√	
6,3	Door Handle	Handles - Black as speced per scheme		√	
			PURCHASER SIGNATURE		

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS
7. SECURITY					
7,1	Access Control	Access Control - In Unit Modules Linked to Security		√	
			PURCHASER SIGNATURE		

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS
8. CENTRAL AIRCONDITIONING					
8,1	Central Airconditioning	Provided to Living Area & Bedrooms , Module Control Kits - "My Place" "My Air" - Smart Home Integration		√	
			PURCHASER SIGNATURE		

CODE	ITEM	DESCRIPTION			OPTIONAL EXTRAS
9. INTERNAL STAIRCASE					

9,1	Concrete Staircase	Shaped Vertical Steel Closer Members to Open Side to Architects Spec & Detail		√	
		Stainless Steel Handrail to Wall		√	
		INTERIOR FLOOR TILE - 1200x600 Porcelain Tile 2mm joints or similar and approved by Architect to Risers & Treads as per main floor tile chosen either standard or upgrade		√	
			PURCHASER SIGNATURE		
10. OPTIONAL EXTRA'S					
10,1					
10,2					
10,3					
			PURCHASER SIGNATURE		