

Annexure C

Vineyard Estates

Cape Bordeaux

BRACKENFELL SCHEDULE OF FINISHES

NOTE: THIS SCHEDULE OF FINISHES OVERRIDES ANY OTHER FINISHES MENTIONED IN THE DEED OF SALE OR SHOWN ON THE MARKETING DRAWINGS AND OR MUNICIPAL APPROVED WORKING DRAWINGS.

Walls.

Clay brick and block construction – External Cavity walls to house only.

External walls to be stipple plaster finish with smooth plaster bands around openings.

Exterior quality Acrylic PVA paint, colour to Designer's specification.

Internal walls to be smooth plaster finish, Acrylic PVA paint colour to Designer's specification.

Walls in Bathrooms tiled to 1500 high.

Shower walls to be tiled to height of Shower door.

Walls to kitchen tiled to splash back only.

Under Cover Parking Walls to be bagged concrete, block or brick walls.

Roof Covering.

Sheeted Roof to Designer's specification

Doors and Windows.

Window frames to be awning type – Natural Anodised Aluminium.

External doors and frames to be solid Meranti varnished or painted to Designer's specification.

Internal doors to be hollow core doors, varnished or painted to Designer's specification, and with pressed steel doorframes.

Ironmongery.

External doors to have 3-lever lock sets.
Internal doors to have 2-lever lock sets.
Door furniture to Designer's specification.

Joinery.

Bedroom cupboards to be constructed of white board with pvc edge and handles.
Kitchen cupboards to be constructed in melamine wood. Colours can be chosen from selected range.
Bedroom cupboards to be 1,5m wide, floor to 2.100mm high in main bedroom
Bedroom 2 & 3 (if applicable) to have 1.0m wide, floor to 2.100mm high cupboards.
Kitchen cupboards to have Post Formed worktops.
One set of drawers, remainder to be shelves with doors and space for dishwasher machine below counter. Total amount of cupboards including dish washer space, to be 3.600mm only.

Sanitary ware.

Kitchen:	1200mm double bowl sink with swan neck sink mixer. Space and connection point for washing machine or dishwasher.
Main bathroom:	1700mm Acrylic bath with cp bath mixer. Ceramic wash hand basin. Chrome Plated pillar taps. Ceramic water closet with ceramic cistern. Hot water cylinder: - 400kPa push through type, 150l capacity.
En Suite:	Ceramic wash hand basin. Chrome Plated pillar taps. Ceramic water closet with ceramic cistern. Shower Door to shower.

Floor Finishes.

Bedrooms:	Wall to wall carpet or ceramic tiles, choice of colour from available range.
Living Area:	Ceramic tiles, choice of colour from available range.
Kitchen:	Ceramic tiles, choice of colour from available range.
Bathroom:	Ceramic tiles, choice of colour from available range.
Under Cover parking:	Wood float concrete slab.

Ceilings.

General Areas Skimmed Rhino board and concrete soffit painted to Architect/Designer's specification.
Under Cover Parking: No ceilings and no paint to walls.

Electrical.

Kitchen: 1 Stove Isolator
 2 Double plugs above worktop
 2 Single plugs (Fridge & Dish Washer)
 Distribution Board if applicable
 Stove & Oven (No Extractor Fan)

Living Area: 1 Double plugs
 T.V. Connection point. Conduit and draw wire to roof space
 DSTV Satellite point
 Tel Connection point. Conduit and draw wire only

Bedrooms: 1 Single plug per room.

Under Cover Parking: 1 off single plug

Light fittings.

1 Light fitting per room.
2 Bulkheads light fittings externally.
Bowl type incandescent fitting in bathroom.
1 Twin spotlight in each other room.

Externally.

Gutters to be extruded aluminium.
Driveways and parking areas to be Asphalt.
Roll on lawn provided to selected areas as shown on plan .
Where applicable, Concrete Apron around house.
One external 15mm brass tap to houses only Apartments to get two external taps per block.