

ANNEXURE A PLAN A-F

SMARTSPACE

" YOUR HOME, YOUR WAY
BUILD WITH PRECISION"

Finishing Schedule

PLEASE NOTE: THESE FINISHES MAY NOT APPLY TO EACH AND EVERY UNIT CUSTOMER PREFERENCES ONLY.

UNIT DEFINITIONS & CONFIGURATIONS

UNIT #1

1-4 Modules

UNIT #2

1-4 Modules

UNIT #3

1-4 Modules

UNIT #4

1-4 Modules

1. WALLS (UNITS 1,2,3,&4)

WWW.SAINT-GOBAIN-AFRICA.COM

EXTERIOR WALLS: 9MM FIBER CEMENT OR IBR/WIDEX ROOF SHEETING

INTERNAL WALLS: DRYWALLING

INSULATION: 110MM CAVITY BATT

2. INTERNAL AND EXTERNAL PAINT OPTIONS:

EXTERNAL PAINT OPTIONS:

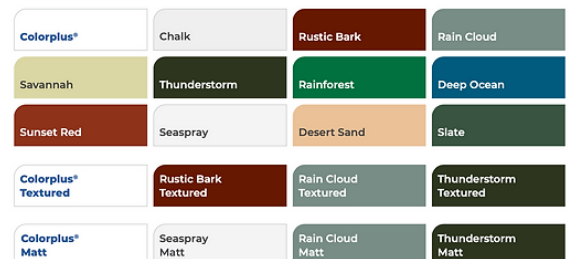
WWW.DURAM.CO.ZA

PLASCON WALL SEAL WITH DURAM COLOUR- LADY GREY,

INTERNAL PAINT OPTIONS:

WWW.DURAM.CO.ZA

PLASCON WALL SEAL WITH DURAM COLOUR- LADY GREY,



3. ROOF CONSTRUCTION:

IBR GUTTERS WITH IBR DOWNPIPES:

WWW.SAFALSTEEL.COM, YOUNGMAN.CO.ZA – OPTIONAL EXTRA

4. FLOOR FINISHES:

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TIER PVC FLOOR LAMINATE WITH WEAR LAYER THAT IS UV, SCRATCH AND SLIP RESISTANT.

INTERNAL PRINT LAYER WITH CARBIDE LOW ENERGY GREEN CORE AND SOFT NOISE REDUCING FOAM BASE.

UNIT DEFINITIONS & CONFIGURATIONS CONTINUE:

Finishing Schedule

3. FLOOR FINISHES CONTINUE:



SKIRTING: 60MM X 10MM SA-PINE PAINTED WHITE ENAMEL IN LIVING AREAS, BEDROOMS AND PASSAGES.

4. WALL TILING:

INTERNAL SHOWER WALL BLACK OR WHITE PVC BOARD OR WHITE SUBWAY TILES
WALL TILES TO KITCHEN WHITE SUBWAY TILES - OPTIONAL EXTRA
COMPOSITE SHOWER TRAY ON SHOWER FLOOR BATHROOM WALL TILES – OPTIONAL EXTRA
1 X FREE STANDING BATH ON 3 OR 4 MODULE MAIN BATHROOM

5. CEILINGS:

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ROOF PAINTED WITH DURAM WHITE
ISO-BOARD 30MM CEILING BOARDS

6. WINDOWS, ROLL UP GARAGE DOORS AND FRAMES:

ALUMINIUM WINDOWS AND DOORS WILL BE EPOXY COATED IN CHARCOAL
EXTERNAL TIMBER DOORS TO BE HORIZONTAL SLATTED OR GROOVED SOLID ENGINEERED HARDWOOD TIMBER DOORS IN MERANTI
OPTION 2: EXTERIOR ALUMINIUM DOORS, EPOXY COATED CHARCOAL
INTERNAL DOORS: HORIZONTAL SLATTED HOLLOW CORE TYPE IN PINE FRAMES, PAINTED WHITE
OR LIGHT GREY AND AS PER PAINT SUPPLIER SPECIFICATION.

INTERNAL DOORS ARE TO BE FITTED WITH STANDARD TWO LEVER MORTICE LOCK SETS WITH
DOOR HANDLES AS PER THE SELLERS' CHOICE
1 X EXTERNAL MAIN ENTRANCES DOORS ARE TO BE FITTED WITH AIR KEY SET WITH DOOR HANDLE:
(OPTIONAL EXTRA)

7. DOOR HANDLES & LOCKS:

INTERNAL DOORS ARE TO BE FITTED WITH STANDARD TWO LEVER MORTICE LOCK SETS WITH
DOOR HANDLES AS PER THE SELLERS' CHOICE
1 X EXTERNAL MAIN ENTRANCES DOORS ARE TO BE FITTED WITH AIR KEY SET WITH DOOR HANDLE:
(OPTIONAL EXTRA)



ALUMINIUM DOORS TO BE FITTED WITH LEVER ALUMINIUM DOOR HANDLES AND LOCKS

UNIT DEFINITIONS & CONFIGURATIONS CONTINUE:

Finishing Schedule

8. PLUMBING:

SITE OFFICE: OPTIONAL EXTRA: 1 X HOT & COLD BASIN POINT, 1 X HOT & COLD SHOWER POINT, 1 X TOILET WATER

INLET. BASIN, TOILET & SHOWER OUTLET

SITE WASHROOM: OPTIONAL EXTRA: 1 X HOT & COLD BASIN POINT, 1 X HOT & COLD, SHOWER POINT, 1 X TOILET WATER

INLET. BASIN, TOILET & SHOWER OUTLET

STORAGE: NONE

TOOL SHED: NONE

ALL WASTE PIPES TO BE PVC TO SABS AND LOCAL AUTHORITY REQUIREMENTS.

9. SANITARYWARE:

OPTIONAL EXTRA:

BASINS – TREVI MOOD WHITE FREE STANDING BASIN WITH TAPHOLE AND OVERFLOW
500 X 450MM

WASH HAND BASIN MIXERS – SPRING TIDE BASIN MIXER 80MM

VANITY WILL BE FLOOR STANDING

TOILET – GIBERIT SELNOVA FLOOR STANDING PAN
(PLANS A, B & D) ONLY,

SHOWER – WILL BE GLASS PANEL DOOR SHOWER

SHOWER MIXER – DUNE TIDE CONCEALED MIXER N/A

SHOWER HEAD – ROUND SLIMLINE SHOWER HEAD 400MM SHOWER ARM

WASTE, TRAPS, PLUGS AND OVERFLOWS INCLUDED

10. SANITARY ACCESSORIES:

TOILET ROLL HOLDER S/ST POLISHED TO ALL TOILETS – OPTIONAL EXTRA

DOUBLE TOWEL RAIL 800 S/ST POLISHED RO TO ALL BATHROOMS – OPTIONAL EXTRA

**CHROME OR
BLACK AVAILABLE
ONLY WHERE APPLICABLE**



11. ELECTRICAL POINTS:

OPTIONAL EXTRA:

ROUND LED LIGHT IN ALL ROOMS
EXTERIOR LIGHT POINTS AS PER PLAN
1 X TV POINT TO MAIN BEDROOM
1 X INTERNET/TELEPHONE POINT
PLUGS AS PER ARCHITECT PLAN
1 X DISTRIBUTION BOARD.
1 X STOVE CONNECTION POINT

12. LIGHT FITTINGS:

OPTIONAL EXTRA:

WHITE DOWNLIGHTS
EXTERIOR LIGHTS – DESIGN HOUSE SURFACE MOUNTED
UP/DOWN LIGHT: BLACK

UNIT DEFINITIONS & CONFIGURATIONS CONTINUE:

Finishing Schedule

13. PAINTING:

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ALL EXTERNAL

ALL EXTERNAL TIMBER BE PAINTED AS PER DEVELOPER'S COLOUR TO MANUFACTURER'S SPECIFICATION EITHER OR ALUMINIUM TO BE POWDER COATED.

CEILING WILL RECEIVE TWO COATS WHITE PAINT TO MANUFACTURER'S SPECIFICATION.

ALL INTERNAL DOORS WILL BE PAINTED WHITE OR LIGHT GREY TO PAINT SUPPLIER SPECIFICATION.

14. GLAZING:

ALL GLAZING WILL BE IN ACCORDANCE WITH SANS 10400-N

15. INTERNAL FIREPLACE:

FREE STANDING FIREPLACE – OPTIONAL EXTRA

16. SITE CLEARING:

THE PROPERTY WILL BE CLEARED OF VISIBLE RUBBLE. THE EXISTING NATURAL CONTOURS OF THE SITE WILL GENERALLY REMAIN AND ONLY UNDUE HILLOCKS AND MOUNDS WILL BE REMOVED, THIS IS THE CUSTOMERS RESPONSIBILITY.

17. BASE INSTALLATION:

THE COST OF THE BASIC INSTALLATION IS EXTRA AND INCLUDED IN THE TOTAL QUOTE. THIS HELPS US CREATE A FLAT SURFACE TO WORK ON.

FOR COASTAL AREAS, WE USE GALVANIZED BASES, WHICH COST MORE THAN THE RED OXIDE-TREATED BASES USED INLAND.

18. FINISHES:

THE PURCHASER HEREBY ACKNOWLEDGES AND AGREES THAT THE CHOICE OF FINISHES AND MATERIALS WILL BE LIMITED TO THE RANGE OFFERED BY "LA COCK SIGNATURE HOMES" AS PER THESE STANDARD SPECIFICATIONS AND SHALL BE SUBJECT TO THE AVAILABILITY THEREOF. ANY DEVIATION IN SPECIFICATION WILL BE OF EQUAL AND/OR SIMILAR QUALITY.

THESE SPECIFICATIONS AND FINISHES SERVE AS GUIDELINES ONLY, AND "LA COCK SIGNATURE HOMES" RESERVES THE RIGHT TO AMEND AND/OR SUBSTITUTE ITEMS WITH THE SAME QUALITY, AT ITS SOLE DISCRETION, IN THE EVENT OF AN ITEM NOT BEING AVAILABLE OR IN SHORT SUPPLY.

UNLESS SPECIFICALLY REQUESTED IN WRITING AND APPROVED BY "LA COCK SIGNATURE HOMES", NO ALTERATIONS OR CHANGES TO THE STANDARD HOUSE PLAN WILL BE ALLOWED. SHOULD PLANS, HOWEVER, BE PERMITTED TO CHANGE, THESE CHANGES WILL HAVE A COST IMPLICATION AND WILL BE PAYABLE BY THE PURCHASER. THIS WILL BE AGREED IN WRITING AND SUBJECT TO APPROVAL BY BOTH PARTIES.

THE FINAL PLACEMENT OF THE HOUSE ON THE ERF WILL BE DETERMINED AND AGREED UPON IN WRITING BY THE PURCHASER.

Finishing Schedule

Not included – Optional Extras

Curtain rails	Architectural fees	Plan approval fees	NHBRC Fees	Water connection
Electrical connection	Air-conditioner	Appliances	Kitchen Cabinets	Bedroom Cupboards
Septic Tank or French Drain	Double Glazing	Fly Screens	Fireplace	Alarm System
Solar	Gas Installation	TV Connection	Wi-Fi	Wallpaper
Water Storage Tanks	Timber Wall Cladding	Galvanising Base	Site Clearing	Site Establishment
Outdoor Shower	Swimming Pool	Hot Tub	Extra Decking	Shutters and Blinds
Wheel Chair Access	Ladder	Safe	Awnings	Light Dimmers
Heaters	Towel Rail	Toilet Roll and Robe Hooks	Furniture	Window Tint

PURCHASER:

DATE:

SELLER:

DATE:

*Please ensure that each page is initialled.