

ANNEXURE G

MATRIX BUILDING

NEW MIXED USE BUILDING (RESIDENTIAL COMPONENT) – 4th to 6th Floor

AT

No. 8 BRIDGEWAY BOULEVARD, BRIDGEWAYS

CENTURY CITY

BUILDING SPECIFICATION, SCHEDULE OF FINISHES AND ALLOWANCES

1. EXTERIOR

1.1 Walls

Brick walls finished in a combination of dark face brick (Cape Stormberg Travertine), red facebrick (De Hoop Red Satin) and smooth and fair exposed off shutter unpainted concrete walls to staircase walls at gridline P-W all in accordance with the architect's detailed elevations for all facades.

1.2 Windows / Shopfronts

Powder coated single glazed aluminium shopfront sections to match HBS Nuklip, or equivalent approved, with 30mm profile shopfront section and 20mm glazing bead setback. All external shopfronts to office component to have additional 30mm powder coated subframe to head and sides to give minimum 30 x 50mm shadowline.

1.3 Balconies

Concrete balconies to residential units with screed to falls, waterproofing & porcelain tiles to architects details. Steel handrail / balustrades to architect's details.

2. GROUND FLOOR LIFT LOBBY (& BASEMENT LOBBY)

2.1 Floors

Polished porcelain tiles to floors to architects design on screeds and including 100mm tiled skirting.

Allowance for walk-off entrance matt to Basement and Ground Floor entrance / wind lobby.

2.2 Walls

One coat cement plaster and painted with one coat Plascon Evolution Matt water based primer and two coats Plascon Professional Evolution Matt acrylic paint.

Polished porcelain tiles to walls on plastered walls as per architect's design floor to ceiling in limited feature panels to lift walls.

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2.3 Ceilings

Skimmed plasterboard ceiling to detail with light troughs, etc., plaster trim shadowline cornices and painted with one coat Plascon Multi surface primer and two coats Plascon Professional All Purpose Matt acrylic paint.

2.4 Doors

Powder coated glazed aluminium shop fronts with Pilkinton Solar E clear or equal approved performance glass and sliding bi-parting doors in two sets at wind lobby to ground floor entrance with automatic sliding door gear.

2.5 Reception Counter (Ground Floor only)

Reception counter/security desk to architects detail to be provided.

3. 4th TO 6th FLOOR RESIDENTIAL (PASSAGE, WALKWAYS & LOBBIES)

3.1 Floors

Screeded floors with combination of grey / black porcelain tiles to floors. Wrought meranti skirtings to walls, painted.

3.2 Walls

Bagged fair-face brickwork, painted to specification in passages leading to apartment entrances. One coat plaster and full bodied porcelain tiles to lift lobby walls.

3.3 Ceilings

Timber bulkhead ceilings to designated areas in passages, remainder of concrete soffits to passages to be bagged & painted. Lift entrance lobby ceiling to receive painted gypsum skimmed ceiling.

3.4 Passage Sundry Fittings

Timber seating pods opposite lift lobbies in seating areas, with soft and hard landscaping elements. Signage directory board per floor.

4. 4th TO 6th FLOOR RESIDENTIAL (APARTMENTS INTERNAL FIT-OUT & CONSTRUCTION)

General

The 4th to 6th floor residential component consists of three floors with a total of 51 no of residential units, ranging from one to three bedroom units (refer to separate sales schedules for unit sizing and numbering)

The residential component will be detailed to represent the "Urban" or "Metro" look as per drawings and details of Vivid Architects. Purchasers will have the opportunity to select finishes from the developers selection.

4.1 Floors

Screeded floors with "Opera Ash" or "Opera White Pine" timber vinyl flooring to Apartment kitchen, living room & bedroom areas.

Screeded floors with full bodied porcelain tiles (colour: Black Anthracite) to bathroom floors and non-slip porcelain tiles (colour: Ebony) to shower floors

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Wrought meranti skirtings to walls, painted.

4.2 Walls

One coat cement plaster and one coat Plascon Evolution Matt water based primer and two coats Plascon Professional Evolution Matt acrylic paint to selected walls.

One coat plaster and full bodied porcelain tiles to bathroom walls (colour: Concrete Immitation or Black Anthracite)

Combination of NFX fair-faced bagged and painted brickwork to selected internal walls and NFX facebrick work with white pointing

4.3 Ceilings

Skimmed plasterboard ceiling to detail with bulkheads to designated areas and cut-outs for downlighters, with plaster trim shadowline cornice and finished off with one coat Plascon Multi-Surface primer and two coats Plascon Professional All Purpose Matt acrylic paint.

Remainder of internal off-shutter concrete ceiling areas to receive paint / sealant as per specification.

4.4 Doors

Solid core doors with American White Oak veneer with meranti frames and architraves to main entrance to units. Semi solid core doors with American White Oak veneer with meranti frames and architraves to internal room & bathroom doors, painted.

4.5 Joinery Fittings

Kitchen Installation:

The typical kitchen installation will comprise the following:

L-shaped kitchen unit fixed in position as per layout drawings.
28mm Thick Perago kitchen top with high gloss finish, white melamine carcass to unit (with doors), with metal shelf support, including cut-out in hole in top for stainless steel sink.
3.2mm Thick MDF or equal approved back panels.

Bedroom Cupboards:

The typical bedroom cupboard installation will comprise the following:

Typical two, three or four door bedroom cupboard, to include shelves, hanging space etc.
Finish to be white Duco sprayed MDF cupboards with satin finish.
Dark grey impact and wear resistant recessed skirting panel to base of cupboard.

Niche Cupboards:

The typical niche cupboard installation will comprise the following:

Cupboard, in various lengths fixed in position as per layout drawings.
Finish to be white Duco sprayed MDF cupboards with satin finish.
Dark grey impact and wear resistant recessed skirting panel to base of cupboard.

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Vanities:

The typical vanity cupboard installation to the bathrooms will comprise the following:

Vanity unit to bathrooms suite for single basin

Tops to be 20mm thick "Snow White" Ceasarstone tops, with white timber cladding to front face.

4.6 Appliances

"Smeg" or similar approved multi-function oven, ceramic hob, extractor and carbon filter installation to kitchens.

4.7 Shower Doors / Glazing

Frameless shower door to architect's details.

Mirror above vanity units in bathrooms to architect's details.

4.8 Plumbing & Sanitary Fittings

Complete water & waste installation for sanitary fittings.

Typical sanitary ware specification to residential units:

WC's – "Vaal Signature Entice" or similar approved wall hung pan with "Kombiflex" cistern.

Basin – "Vaal Sanitaryware Snipe" or similar approved underslung basin, with "Strata" single lever mixer.

Showers – "Cobra Strata" or similar approved single lever shower mixer and shower head.

Sinks – "Franke Quinline" or similar approved sink with "Cobra" single lever mixer to kitchens.

Baths – "Livingstone Inferno" or similar free-standing bath installation with "Crestial" free-standing mixer to Units 406, 506 & 606.

5. STAIRCASES

5.1 Floors

Polished Porcelain tiles to landings, treads and risers of stair on screeds and including 100mm tiled skirting (main stair – basement to 3rd floor – gridline S-U/3-5)

Granolithic screeds to landings, treads and risers of stair including 100mm granolithic skirting (main stair – 3rd to 6th floor – gridline S-U/3-5)

Granolithic screeds to landings, treads and risers of stair including 100mm granolithic skirting (secondary stair – GF to 6th floor – gridline S-U/10-11)

5.2 Walls

One coat plaster to brick/concrete walls finished with one coat Plascon Plaster based primer and two coats Plascon Professional Evolution Matt acrylic paint.

5.3 Ceilings

Skim plaster concrete soffits and one coat Plascon Plaster based primer and two coats Plascon Professional Evolution Matt acrylic paint

5.4 Doors

Fire doors in accordance with municipal requirements.

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5.5 Balustrades and handrails to staircases

Metal balustrading and handrails to both staircases to Architect's details.

6. ELECTRICAL INSTALLATIONS

6.1 Distribution Boards

Apartment DB's are rated at 60A single phase power with a prepaid meter system for purchasing electricity.

Each floor shall be provided with a DB servicing common areas power and lighting requirements for that floor and individual apartment DB's.

Floor DB's are rated at 150A three phase power with a standby power section for common area power and lighting circuits providing power for a 8 hour period in the event of a Municipal power failure except for HVAC.

All power, lighting and HVAC supplies are metered individually at unit DB's respectively.

6.2 Lighting

Lighting fittings in the apartments comprise recessed ceiling mounted LED down lighters with a cable tray section in the lounge area making allowance for owner specific light fittings. Patios shall be supplied with external specific light fittings.

Light switches shall be the "Legrand Arteor" range with dimmable light circuits for specific areas.

Passage lighting shall comprise surface mounted LED down lighters mounted on exposed cable trays.

6.3 Power

Apartments shall be equipped with Legrand standard power outlets, 230V 16A, located at specific positions.

7. ELECTRONIC SYSTEMS

7.1 Telephone/Data Services

Provision shall be made for telephone outlets providing owners access for connection to the service provider of their choice.

7.2 Access Control

A dedicated intercom handset shall be provided enabling communication from apartment to the basement, ground floor, 4th to 6th floor lift lobbies in accordance with the overall access control system for the building.

The owner / tenant will be responsible for their own intrusion alarm system to residential units.

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7.3 Fire Detection

Fire detection to be provided in terms of Municipal requirements and in accordance with the specification as prepared by the electrical engineer.

7.4 TV Installation

Wireways and TV outlet box will be provided. All TV's and other electrical appliances to be provided by purchaser.

7.5 Data

No provision for internet / wi-fi. Purchaser to provide own router.

10. MECHANICAL / AIR CONDITIONING INSTALLATIONS

10.1 Air Conditioning

Split (DX) air-conditioning units will be installed to the north and west facing apartments, with 18 000 Btu cooling capacity.

Mechanical extraction to all apartment bathrooms.

All installations will be done in accordance with the design and specifications as prepared by the mechanical engineers.

11. LIFT INSTALLATIONS

11.1 Lifts

Supply and installation of a 2 No of 8 stop, 1 150 kg, 15 person single entry passenger type elevators with car size 1 200 x 2 100mm and cars include provision for lift blankets all in accordance with design and specifications prepared by the lift engineer.

Supply and installation of a 1 No of single entry refuse type elevators with car size 1 000 x 1 250mm all in accordance with design and specifications prepared by the lift engineer, to supply / transport refuse to the Refuse Room.

(The lift installation described above serves the complete Matrix Building that serves the Ground Floor Retail, 1st to 3rd Floor Offices & 4th to 6th Floor Residential component)

12. EXTERNAL WORKS INCLUDING LANDSCAPING

12.1 All in accordance with the architect's site development plan and approved landscaped master plan.

13. SUNDRIES

13.1 External signage to be provided by the Developer.

13.2 All signage to be co-ordinated and approved by the Architect.

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- 13.3 Internal statutory signage to be provided by the Developer.
- 13.4 Fire hose reels, extinguishers and hydrants as per Fire Department requirements to be provided by Developer.
- 13.5 No sprinklers provided in accordance with Rational Fire Design.
- 13.6 No refuse compactor has been provided.

14. EXCLUSIONS:

- Loose furniture to units (tables, chairs, beds, pedestals etc)
- Curtains / blinds to units
- Security Systems
- PABX and Telephones
- Data Cabling
- Building Signage and Directory Board Signage
- Other exclusions noted above.

15. GENERAL

- 15.1 All monetary allowances in this schedule are exclusive of VAT.