



DOGON | GROUP

PROPERTIES

STEENBERG GREEN FINISHING SCHEDULE (PHASES 2&3)



HEAD OFFICE **021 433 2580** SOUTHERN SUBURBS **021 671 0258**

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DOGON | GROUP

PROPERTIES

COMPANY PARTICULARS

Established in 2002 and founded by Denise Dogon, Dogon Group Properties has proven to be a true real estate success story. The Dogon name has become synonymous with the proficient and effective marketing and selling of premium grade properties in Cape Town and particularly the sought-after Atlantic Seaboard. Dogon Group currently have offices in high profile positions in Sea Point and Southern Suburbs.

Dogon Group Properties prides itself on its unique and focused approach to marketing and sales, providing a comprehensive and tailored solution to ensure that sales occur at the optimum price within a compressed space of time. The company utilizes an evolved and distinctive sales force of highly adept and skilled sales agents who are selected for their extensive experience, professionalism and successful track records.

Headed by Managing Director Alexa Horne, Dogon Group has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary Dogon Group database combined with its eye-catching and prominent advertising, both in print and digital media, together with our visible network of sales offices support our strong performance on the Western Cape's Atlantic Seaboard, Southern Suburbs, Western Seaboard and surrounding areas.

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REGISTRATION NO: 2002/020365/07
FIDELITY FUND CERTIFICATE NO: F110941
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STEENBERG GREEN
PHASES 2 & 3



FINISHES
SPECIFICATION

MALAN VORSTER
ARCHITECTURE INTERIOR DESIGN

Rev No:	Rev Date:	Rev Notes:
2	18-Nov-20	

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Please note that:

All pricing exclusive of VAT

In the event of stock shortages, discontinuation or a price increase of any material or product, the Architect will replace the selected material or product with a material or product similar in colour, style, quality and price.

Any budget amount reflected for material or product are current pricing as at November 2020.

In the event of any price increase the Architect will replace the selected material or product with a material or product in line with the original budget amount.

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F1 EXTERNAL FINISHES AND SPECIAL FEATURES

1.1 RHEINZINK VERTICAL WALL CLADDING



AREA: Portions of Exterior Walls
 PRODUCT SPEC: Rheinzink cladding - vertical standing seam
 SIZE: 0.7mm thick
 FINISH: Graphite grey
 NOTE: Refer to House Elevations for extent allowed

1.2 BOARD MARKED OFF-SHUTTER CONCRETE



AREA: Portions of Exterior Walls
 PRODUCT SPEC: Vertical board-marked off-shutter concrete
 SIZE: N/A
 FINISH: Off-shutter concrete
 NOTE: Refer to House Elevations for extent allowed

1.3 EXTERNAL TIMBER SHUTTERS & TIMBER CLADDING



AREA: Exterior Elevations
 PRODUCT SPEC: Siberian Larch (or selected similar)
 SIZE: Varies
 FINISH: Variety of stain colours, to be selected by purchaser
 NOTE: Refer to House Elevations for extent allowed

1.4 STONE CLADDING



AREA: Exterior Feature Walls
 PRODUCT SPEC: Quartzite
 SIZE: N/A
 FINISH: Quartzite stone finish
 NOTE: Refer to House Elevations for extent allowed

1.5 PLASTER AND PAINT:



AREA: General Wall Finish
 PRODUCT SPEC: Plaster and textured paint finish such as Midas Midamite
 COLOUR: Refer to Architectural Guidelines for allowed colours
 NOTE: Refer to House Elevations for extent allowed

1.6 ROOF SHEETING:



AREA: Pitched Roofs and folded metal roofs
 PRODUCT SPEC: Safrinta Newlok Concealed fixing sheets, or similar approved
 COLOUR: Refer to Architectural Guidelines for allowed colours, pre-coated Colorbond or Colorplus finish, to suit allowed colours
 NOTE: Refer to House Elevations for extent allowed

1.7 GARAGE DOOR:



AREA: Garage
 PRODUCT SPEC: Slatted Aluminium sectional overhead, automated door, powdercoated
 COLOUR: Dark Umber Grey ANP 3057 or Refer to Architectural Guidelines



STEENBERG GREEN
PHASES 2 & 3



FINISHES
SPECIFICATION

1.8 ALUMINIUM SLIDING DOORS, GLAZED

AREA: All
 PRODUCT SPEC: HBS Nuklip Galaxy Sliding system or similar approved, typically 120mm wide door frame
 COLOUR: Dark Umber Grey ANP 3057 or Refer to Architectural Guidelines
 NOTE: Includes postbox flush pull handle and lockset
 NOTE: 6.38mm single laminated solar safety glazing: Enirosol NC45 Advanced or similar approved

1.9 ALUMINIUM WINDOWS AND SWING DOORS

AREA: All
 PRODUCT SPEC: HBS Nuklip NK
 COLOUR: Dark Umber Grey ANP 3057 or Refer to Architectural Guidelines
 NOTE: Includes standard black aluminium door handles, window latches and other ironmongery
 NOTE: 6.38mm single laminated solar safety glazing: Enirosol NC45 Advanced or similar approved

1.10 POOL:

AREA: Garden and Entertainment patio
 PRODUCT SPEC: Unheated fibreglass lined pool, with 1x LED light. Pool structure prepared for future automated pool cover
 COLOUR: Variety of fibreglass colours, to be selected by purchaser
 NOTE: Pool is prepared for future automated slatted pool colour (all wiring, cover housing cavity)
 NOTE: Pool cover by Purchaser
 NOTE: Optional pool heating system/s by Purchaser

F2 FLOOR FINISHES

2.1 INTERIOR FLOOR TILE



AREA: Entrance Foyer/Passage, Kitchen, Scullery, Mud Room, Wine Store, Bathrooms
 PRODUCT CODE: Ergon Grainstone Grey (or selected similar)
 SIZE: 1200 x 600mm
 SUPPLIER: Ceragran

ALLOWANCE FOR
OPTIONAL PURCHASER
SELECTION:

R 350 / sqm
Minimum supply Price,
incl. sealing if required.

2.2 BATHROOM SHOWER FLOOR TILE:



AREA: Shower Floors
 PRODUCT CODE: Ergon Grainstone Grey - Tecnica finish (or selected similar)
 SIZE: 1200 x 600mm
 SUPPLIER: Ceragran

ALLOWANCE FOR
OPTIONAL PURCHASER
SELECTION:

R 350 / sqm
Minimum supply Price,
incl. sealing if required.

2.3 EXTERIOR PATIO TILE:



AREA: Covered Exterior Patio
 PRODUCT SPEC: Universal leathered granite (or selected similar)
 SIZE: 600 x 600mm
 SUPPLIER: Mazista

ALLOWANCE FOR
OPTIONAL PURCHASER
SELECTION:

R 300 / sqm
Minimum supply Price,
incl. sealing if required.

2.4 GARAGE / STORE ROOM TILE:



AREA: Double Garage, Store Room, Staff Quarters
 PRODUCT SPEC: KME6001 (or selected similar)
 SIZE: 600 x 600mm
 SUPPLIER: Ceragran

ALLOWANCE FOR
OPTIONAL PURCHASER
SELECTION:

R 150 / sqm
Minimum supply Price,
incl. sealing if required.



**STEENBERG GREEN
PHASES 2 & 3**



**FINISHES
SPECIFICATION**

2.5 TIMBER FLOORING:



AREA: Living room, Lounge, Dining Area, Study, Bedrooms
 PRODUCT SPEC: Oggie Ona Rustic Oak (or selected similar)
 SIZE: 190 x 1900 x 14mm
 FINISH: Graymist prefinished
 SUPPLIER: Oggie Hardwood Flooring

ALLOWANCE FOR
 OPTIONAL PURCHASER
 SELECTION:
 R 900 / sqm
 Supply Price, inclusive
 of varnish/ sealing.

2.6 TIMBER DECKING:



AREA: Deck, Patio, Balconies
 PRODUCT SPEC: Garappa decking on tanalised pine substructure (or selected similar)
 SIZE: 90 x 19mm
 FINISH: None
 SUPPLIER: Masterdecks

2.7 SKIRTINGS:

TILED FLOOR AREA:
 PRODUCT SPEC: 100mm high tiled skirting strip in tile to match floor tile
 TIMBER FLOOR AREA:
 PRODUCT SPEC: 50x22mm timber skirting, either painted hardwood or solid oak

2.8 PAVING:

DRIVEWAY
 PRODUCT SPEC: Exposed aggregate concrete border to contain paving
 200x100x50mm C.E.L. brown stone exposed aggregate cement paving blocks
 KITCHEN YARD
 PRODUCT SPEC: 200x100x50mm C.E.L. brown stone exposed aggregate cement paving blocks

F3 INTERNAL WALL FINISHES

3.1 WALL TILE - BEHIND VANITIES IN BATHROOMS & FEATURE SHOWER WALLS



AREA: Bathrooms 1,2,3
 PRODUCT SPEC: Soul Grey
 SIZE: 250 x 125mm
 SUPPLIER: Ceragran

ALLOWANCE FOR
 OPTIONAL PURCHASER
 SELECTION:
 R 350 / sqm
 Minimum supply Price,
 incl. sealing if required.

3.2 WALL TILE - SHOWER WALLS GENERAL



AREA: Bathrooms 1,2,3
 PRODUCT SPEC: Ergon Grainstone Grey (or selected similar)
 SIZE: 1200 x 600mm
 SUPPLIER: Ceragran

ALLOWANCE FOR
 OPTIONAL PURCHASER
 SELECTION:
 R 350 / sqm
 Minimum supply Price,
 incl. sealing if required.

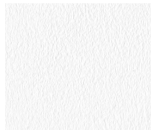
3.3 POOL SCUFF TILE



AREA: Pool
 PRODUCT SPEC: Anthracite Lapparto (or selected similar)
 SIZE: 1200 x 600mm
 SUPPLIER: Ceragran



3.4 PLASTER AND PAINT:



AREA: General Wall Finish
 PRODUCT SPEC: Two coat plaster and paint finish
 SIZE: N/A
 COLOUR: To purchaser selection

F4 INTERIOR FITOUT

4.1 INTERIOR CEILINGS

AREA: Interior Spaces
 PRODUCT SPEC: Combination of suspended skimmed and plastered gypsum board ceilings with unplastered concrete soffit features. Gypsumboard ceilings bulkhead are specified to accommodate wiring, form light coves and drapery pockets. Concrete ceilings as raised ceilings allow maximum ceiling height to be achieved.
 FINISH: Painted
 TRIM: Cornices for ceiling to wall junctions - plaster-in shadowline recessed cornices

4.2 LIGHT FITTINGS : GENERAL LIGHTING

AREA: Interior Spaces and Patio
 PRODUCT SPEC: Energy efficient LED downlights and strip lights, to fit within allowance
 NOTE: All decorative pendants and wall lights, such as chandeliers and Interior Designer for Purchaser's account

ALLOWANCE FOR
 OPTIONAL PURCHASER
 SELECTION:
 R 350 / sqm
 Supply Price, total to
 be confirmed by QS

4.2 INTERNAL DOOR FRAMES AND DOOR LEAFS



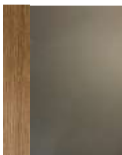
AREA: All interior doors, excluding aluminium sliding and swing doors
 PRODUCT SPEC: White Oak Frames with Duco finish doors
 SIZE: Varies
 FINISH: Duco colour to purchaser selection
 Timber stain colour to purchaser selection

4.3 INTERNAL DOOR IRONMONGERY

AREA: All interior doors, excluding aluminium sliding and swing doors
 PRODUCT SPEC: To Purchaser selection
 per door for lockset, hinges, handles, escutcheons and door stop
 garage door to receive overhead door closer to satisfy fire regulations

ALLOWANCE FOR
 OPTIONAL PURCHASER
 SELECTION:
 R 2000 / int door
 Supply Price

4.4 INTERNAL TIMBER JOINERY : CUPBOARDS



AREA: Throughout
 PRODUCT SPEC: Duco finish with oak trim and detailing.
 SIZE: Varies
 FINISH: Duco colour to purchaser selection
 Timber stain colour to purchaser selection
 IRONMONGERY: Under-drawer-mounted soft selfclosing drawer runners

4.5 KITCHEN & SCULLERY JOINERY, VANITIES



AREA: Kitchen, Scullery, Bedrooms
 PRODUCT SPEC: Duco finish with oak trim and detailing.
 TOPS: Stone tops, to be selected
 FINISH TO DOORS & DRAWERS: Duco colour to purchaser selection
 Timber stain colour to purchaser selection
 IRONMONGERY: Door handles designed as finger grips to drawers and doors
 Under-drawer-mounted soft selfclosing drawer runners

ALLOWANCE FOR
 STONE TOP
 SELECTION:
 R6000 / sqm
 installed

4.6 ELECTRICAL SWITCHGEAR & LIGHTING CONTROL

AREA: Interior Spaces and Patio
 PRODUCT SPEC: LeGrand Arteor range, white covers
 NOTE: Any automation is excluded but can be costed by the developer, based on the purchaser's requirements and specifications



4.7 HEATING AND COOLING

AREA:	Through out
Fireplaces:	One close-combustion wood burning fireplace, ROCAL or similar allowed per home
Braai:	One 1200mm wide JETMASTER or similar firebox allowed per home
Air conditioning:	Mid-wall Split Unit Air Conditioning allowed for in Living Room/s and Master Bedroom Only Additional AC can be requested by the purchaser and costed by the QS.
Underfloor heating:	Electrical underfloor heating allowed for in Master Bathroom only
Heated Towel Rails:	Spartan 6 bar heated towel rails allowed: one per bathroom (excuding Guest WC powder room)
Water heating:	Integrated heat pump and tank to suit building occupancy.
Photo voltaic system	Excluded; can be requested by the purchaser and costed by the QS.
UPS battery backup:	Excluded; can be requested by the purchaser and costed by the QS.

F5 KITCHEN APPLIANCES

5.1 OVEN



AREA:	Kitchen
PRODUCT SPEC:	Siemens 90cm Built-in Electric Oven (VB554DFR0) (or selected similar)
FINISH:	Stainless Steel with black front
SIZE:	896 x 594 x 570mm
SUPPLIER:	BSH Home Appliances

5.2 HOB



AREA:	Kitchen
PRODUCT SPEC:	Siemens 90cm Gas Ceramic Hobs (ER9A6SD70Z) (or selected similar)
FINISH:	Ceramic top sheet with cast iron pan support
SIZE:	912 x 520mm
SUPPLIER:	BSH Home Appliances

5.3 EXTRACTOR FAN



AREA:	Kitchen
PRODUCT SPEC:	Siemens Island chimney hood (LF97BBM50) (or selected similar)
FINISH:	Stainless steel
SIZE:	898 x 600mm
SUPPLIER:	BSH Home Appliances

5.4 INTEGRATED MICROWAVE



AREA:	Kitchen
PRODUCT SPEC:	Siemens compact microwave and oven (ET375FFP1E) (or selected similar)
FINISH:	Stainless Steel with black front
SIZE:	594 x 455 x 548mm
SUPPLIER:	BSH Home Appliances

5.5 INTEGRATED FRIDGE



AREA:	Kitchen
PRODUCT SPEC:	Siemens built-in 175cm refrigerator (KI81RAF30) (or selected similar)
FINISH:	White
SIZE:	560 x 1775 x 550mm
SUPPLIER:	BSH Home Appliances

5.6 INTEGRATED FREEZER



AREA:	Kitchen
PRODUCT SPEC:	Siemens built-in 175cm freezer (GI81NAE30) (or selected similar)
FINISH:	White
SIZE:	558 x 1772 x 545mm
SUPPLIER:	BSH Home Appliances



F6 SANITARY WARE

6.1 BASIN



AREA: Bathrooms
PRODUCT SPEC: Duravit Starck 3 underslung basin in marble vanity top (or selected similar)
SIZE: 490 x 365
FINISH: White porcelain
SUPPLIER: Flush

6.2 BASIN MIXER



AREA: Bathrooms
PRODUCT SPEC: Villeroy and Boch Just basin mixer (or selected similar)
SIZE: N/A
FINISH: Chrome
SUPPLIER: Flush

6.3 BATH



AREA: Master Bathroom
PRODUCT SPEC: Villeroy & Boch O.Novo built in bath below marble surround (or selected similar)
SIZE: 420 x 800 x 1800mm
FINISH: Quaryl
SUPPLIER: Flush

6.4 BATH MIXER



AREA: Master Bathroom
PRODUCT SPEC: Villeroy & Boch Just mixer (or selected similar)
SIZE: N/A
FINISH: Chrome
SUPPLIER: Flush

6.5 BATH SPOUT



AREA: Master Bathroom
PRODUCT SPEC: Nikki spout (or selected similar)
SIZE: N/A
FINISH: Chrome
SUPPLIER: Flush

6.6 SHOWER ROSE



AREA: All Showers in Bathrooms 1, 2, 3
PRODUCT SPEC: Meir 200 shower rose & arm (or selected similar)
SIZE: N/A
FINISH: Chrome
SUPPLIER: Flush

6.7 SHOWER MIXER



AREA: All Showers in Bathrooms 1, 2, 3
PRODUCT SPEC: Villeroy & Boch Just mixer (or selected similar)
SIZE: N/A
FINISH: Chrome
SUPPLIER: Flush

6.8 TOILET



AREA: Bathrooms 1, 2, 3
PRODUCT SPEC: Villeroy & Boch Avento pan & slimline seat (or selected similar)
SIZE: N/A
FINISH: White porcelain
SUPPLIER: Flush

6.9 ACTUATOR PLATE



AREA: Bathrooms 1, 2, 3
PRODUCT SPEC: Giberit Alpha Cistern and Alpha 30 flush plate (or selected similar)
SIZE: N/A
FINISH: White
SUPPLIER: Flush



6.10 PREP BOWL



AREA: Kitchen
PRODUCT SPEC: Blanco Subline 400 Silgranite sink (or selected similar)
SIZE: 400 x 400mm
FINISH: Silgranite - anthracite
SUPPLIER: Flush

6.11 KITCHEN MIXER



AREA: Kitchen
PRODUCT SPEC: Meir sink mixer (or selected similar)
SIZE: 308.5 x 236
FINISH: Matt black finish
SUPPLIER: Flush

6.12 SINK



AREA: Scullery
PRODUCT SPEC: Blanco Undermount Supra 400 sink x 2 (or selected similar)
SIZE: 400 x 400mm
FINISH: Stainless steel
SUPPLIER: Flush

6.13 SINK MIXER



AREA: Scullery
PRODUCT SPEC: Hansgrohe Décor pull out mixer (or selected similar)
SIZE: 411 x 235mm
FINISH: Chrome
SUPPLIER: Flush

** The sales pricing shown in this marketing pack should be seen as an indication of the current sales price of a 'standard specification' house. These sales prices are as at 1 March 2022 and could be subject to price fluctuation due to current construction market conditions, material & labour price escalation or adjustment depending on the final specification selected by the purchaser.