



# DOGON | GROUP

PROPERTIES

## THE FYNBOS FINISHING SCHEDULE



THE FYNBOS

HEAD OFFICE 021 433 2580

[dogongroup.com](http://dogongroup.com)

*A visionary company with decades of experience*



# 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.

DOGON GROUP PROPERTIES (PTY) LTD  
REGISTRATION NO: 2002/020365/07  
ALEXA HORNE (MANAGING DIRECTOR)

P O BOX 605 SEA POINT 8060  
THE KINGS, 101 REGENT ROAD  
SEA POINT, SOUTH AFRICA  
TEL +27 21 433 2580  
FAX +27 21 433 2781

### SALES AGENTS



KEITH ANDERSON  
083 540 5033



KEAGAN JAMES  
082 902 8202

HEAD OFFICE **021 433 2580**

**dogongroup.com**

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# THE FYNBOS

## **Standard Specifications and Finishes** (ANNEXURE C)

1st September 2021

## 1. Introduction

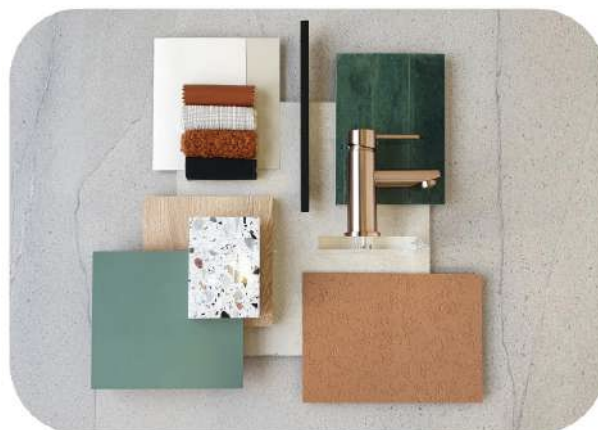
This specification has been prepared to assist purchasers in their understanding of the overall scheme, and their rights and obligations as purchasers.

## 2. Standard fittings, finishes, etc.

General:

No Deviations to the standards specifications and finishes will be permitted under this agreement. Under no circumstances, may the Purchaser approach the Building Contractor on site to do extra work.

The Purchaser is to check the dimension on handover before manufacture of shop fitting or other specialist items, as the Seller cannot be held liable for costs incurred by the Purchaser for re-manufacturing of fittings.



## **BATHROOM ACCESSORIES**

**Basin**  
**PRODUCT SPEC:** Integrated basin with cupboard  
Colour: TBC  
Champagne colour  
pop up waste slotted



**Basin Mixer**  
**PRODUCT SPEC:** Meir round wall mixer  
with spout concealed part  
Colour: Champagne



**Toilet**  
**PRODUCT SPEC:** Duravit D-NEO wall  
mounted WC with soft closer  
Colour: White



**Actuator Plate**  
**PRODUCT SPEC:** Geberit Alpha 10 actuator  
plate for dual flush  
Colour: Matt white  
With concealed cistern



**Shower**  
**PRODUCT SPEC:** Meir 200mm Round shower  
head with 400mm shower arm  
Colour: Champagne



**Shower Mixer**  
**PRODUCT SPEC:** Meir round wall mixer  
with concealed part  
Colour: Champagne



**Shower Trap**  
**PRODUCT SPEC:** 100mm x 100mm shower trap  
with champagne grid





Towel Rail

PRODUCT SPEC: Meir 600 single  
bathroom towel rail  
Colour: Champagne



Toilet Roll Holder

PRODUCT SPEC: Meir round toilet roll holder  
Colour: Champagne



**KITCHEN APPLIANCES**

Extractor

PRODUCT SPEC: *Only in Studio Apartments*  
Smeg Silver 60cm telescopic  
extractor with filter kit



Oven

PRODUCT SPEC: Smeg 60cm classic oven,  
Stainless steel and Black  
Eclipse glass



Hob

PRODUCT SPEC: Smeg 30cm Ceran Suprema  
black glass 2 plate Hob



Fridge/Freezer

PRODUCT SPEC: *Only in Studio Apartments*  
Smeg 140L undercounter  
integrated fridge with  
82x60cm ice box



Fridge/Freezer

PRODUCT SPEC: *Only in 1 & 2 Bed Apartments*  
Smeg Fridge Freezer  
178cm x 54cm Fully Integrated



## **FLOOR FINISHES**

### **Bathroom Floor**

**PRODUCT SPEC:** 600x600 white procelain tile  
Finish: Matt



### **Internal Floors**

**PRODUCT SPEC:** Engineered hard wood floor



## **WALL FINISHES**

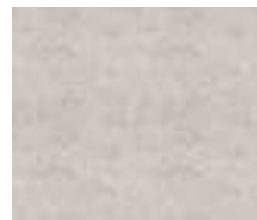
### **General Walls**

**PRODUCT SPEC:** Kitchen  
Two coats of paint

### **General Walls**

#### **Architects allocation**

**PRODUCT SPEC:** Bathroom  
600 x 600 white porcelain tile



### **Shower Feature**

#### **Wall & Splashback**

**PRODUCT SPEC:** Bathroom  
60 x 240 green metro tile



## **KITCHEN**

### **Sink**

**PRODUCT SPEC:** Smeg Blanco Andano 400U  
Stainless steel underslung sink



### **Sink Mixer**

**PRODUCT SPEC:** Meir round kitchen mixer  
Colour: Champagne



## LIGHTING FINISHES

Lighting

PRODUCT SPEC: 3 wire track with 3 spot lights  
Colour: Black



Lighting

PRODUCT SPEC: Recessed downlight  
Colour: White



Lighting

PRODUCT SPEC: *All apartments with kitchen islands*  
Colour: Rose gold pendant



Lighting

PRODUCT SPEC: Surface downlight  
Colour: Black



Lighting

PRODUCT SPEC: *Over beds in studio apartments*  
Pendant  
Colour: Champagne



## JOINERY

Kitchen Counter Top

PRODUCT SPEC: Grigio Venato Terrazzo  
Finish: Polished



Kitchen/Cupboards

PRODUCT SPEC: Duco sprayed finish matt  
Colour: TBC



## **SKIRTING, CEILINGS AND DOORS**

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**Skirtings** *All Internal excluding Bathrooms*  
**PRODUCT SPEC:** Timber skirting to Interior  
Architect's specification

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**Ceilings**  
**PRODUCT SPEC:** Skimmed suspended ceiling  
with shadow line detail as per  
Interior Architect's specification

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**Ceilings**  
**PRODUCT SPEC:** Exposed concrete slab in  
portions as per Interior  
Architect's specification

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**Doors**  
**PRODUCT SPEC:** Front doors - Fire rated  
timber door as per Interior  
Architect's specification

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**Screens**  
**PRODUCT SPEC:** Internal screens - Decorative  
timber and glass screens as per  
Interior Architect's specification

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### 3. Indemnity clause:

Photos are for illustrative purposes only and the actual product and colour may vary.

### 4. Relevant authorities and project personnel

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#### Client Representative/Developer

Paul Coelho  
Lurra Capital

*Avantgarde Property Development (PTY LTD) 2nd Floor, Fairweather House,  
176 Sir Lowry Road, Woodstock, 7925*

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#### Development Manager/Developer

Patrick Gardner patrick@gardnerpropertysolutions.co.za  
*Gardner Property Solutions, 31 Camps Bay Drive, Camps Bay, Cape Town, 8005*

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#### Principal Agent/Project Manager

Profica 011 234 5828 info@profica.co.za  
*Corner House, Corner of 10th Avenue & Wessels Rd, Rivonia, South Africa*

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#### Architect

Philippe Moens 011 467 9331 info@2802architects.com  
Maxine Levy  
*2802 Architects, Block 3 Fourways Office Park Fourways Boulevard  
and Roos Street Fourways, Johannesburg*

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#### Interior Designer

Lauren Bolus info@fama.co.za  
*MAKE Studio, 8th Floor, Protea North Wharf  
Hotel No.1, Lower Bree Street, Foreshore, Cape Town, 8001*

## **Landscape Architect**

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Donovan Gillman

info@urbco.co.za

*URBCO, Westcliff, 34 Spaanschemat River Road, Constantia 7806*

## **Botanist**

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Professor Ernst van Jaarsveldt

## **Landscape Contractor**

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Brett Chilcot

021 797 8975

admin@roomtogrow.co.za

*Room to Grow, 8 Stratford Way, Pinelands, South Africa*

## **Quantity Surveyors**

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Andrew Koen

021 423 8036

ct@deleeuw.co.za

Ryan Hegarty

David Askew

*De Leeuw, 93 Bree Street, Cape Town*

## **Structural Engineer**

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Kevin Webber

info@wcse.co.za

*WCSE, 13 Talbragar Ave, Craighall, Randburg, 2024*

## **Electrical Engineer**

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Zaine Louw

021 555 0940

info@cacape.co.za

*Claasen Auret, 1 Hawston Road, Milnerton, Cape Town*

## **Mechanical, Wet Services and Fire Engineer**

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Matthew Winter GLCE

Jason Glass PowerPartners

Charl Burger PowerPartners

## **Solar Contractor**

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Maxine Eon

021 828 4202

info@emergentenergy.co.za

Robert Timmis

*Emergent Energy, Brickfield Canvas, 35 Brickfield Rd, Woodstock, Cape Town, 7925*

## Conveyancer

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Bianca Coelho Barata  
Pedro Coelho Barata

011 448 0913

bianca@cb-attorneys.co.za  
pedro@cb-attorneys.co.za

*Coelho Barata Attorneys, 1 Harcus Road, 1st Floor, Block 5, Bedfordview*

## Town Planner

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Ben Schoeman

021 422 3549

ben@planningstudio.co.za

*D&S Planning Studio, 250 Upper Buitengragt St, Tamboerskloof, Cape Town, 8001*

## Green Consultant

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Marloes Reinink

011 447 2797

hello@solidgreen.co.za

*Solid Green, 33 Sixth Street, Parkhurst, 2193*

**Signed by the Purchaser**

Signed at \_\_\_\_\_ this \_\_\_\_\_ Day \_\_\_\_\_

Month \_\_\_\_\_ Year \_\_\_\_\_

**Witness 1** \_\_\_\_\_

**Purchaser** \_\_\_\_\_

**Witness 2** \_\_\_\_\_

**Signed by the Seller**

Signed at \_\_\_\_\_ this \_\_\_\_\_ Day \_\_\_\_\_

Month \_\_\_\_\_ Year \_\_\_\_\_

**Witness 1** \_\_\_\_\_

**Seller** \_\_\_\_\_

**Witness 2** \_\_\_\_\_