

VILLA FLORA FINISHING SCHEDULE



HEAD OFFICE 021 433 2580

dgproperties.co.za



COMPANY PARTICULARS

Established in 2002, DG Properties has proven to be a true real estate success story. The DG 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. DG currently have offices in high profile positions in Sea Point and Southern Suburbs.

DG 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, DG Properties has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary DG 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 (PTY) LTD REGISTRATION NO: 2002/020365/07 REGISTERED WITH THE PPRA - FFC No. F110941 ALEXA HORNE (MANAGING DIRECTOR)

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ANNEXURE "A"

VILLA FLORA - NEWLANDS

Specification and finishes



	Allowed in continue	Disture
<u>Item / Category</u>	Allowed in costings (where applicable)	<u>Picture</u> (where applicable)
Roof covering	0.53mm Victorian profile corrugated sheeting /Armour grey	
* Parapets	*All flashings /Armour grey to be waterproofed	
Gutters	Domestic OG profile gutters with PVC downpipes	E
Insulation / underlay	bubble foil insulation under sheeting	
<u>Ceiling board type</u>	9mm skimmed Rhinoboard - plaster primer and PVA finish coat / colour white	NO INTEL -
Ceiling soffit type	Skimmed	
<u>Insulation</u>	135mm Glasswool or Polyester type blanket / thickness depending on insulation calculations / example Isotherm 50	Topart
<u>Trapdoor</u>	600x600mm Aluminium trim	
Entrance Gate	Horizontal slated Aluminium door / Colour Armour grey.	
Front entrance door to unit	Aluminium frame door with single clear glass panel Aluminium handle on rose/cylinder lock/ Colour Armour grey	
Internal doors	Semi-solid 813x2032mm superwood doors	
Internal door frames	90x45mm solid meranti frames painted white	
Internal door handles	Stainless steel handle on rose / Multi lever lock	
<u>Aluminium doors &</u> <u>windows</u>	Aluminum windows /Armour grey	
Glass	Clear, safety or obscure (depending on size and position)	

Door stops	Stainless steel half moon doorstop	
<u>Soap dish</u>	Soap dish and toilet roll holders are all from the Bathroom butler range	
<u>Toilet roll holders</u>		
Towel hook - Behind all upstairs bathroom doors aswell as next to guest bathroom basin	Bathroom butler range	
Heated Towel rail -		
Main bed (en suite bathroom)	5 Bar 524x735mm Straight Heated Towel rail	
Towel rail - Family bathrooms	Single 650mm towel rail	
Mirrors	Framless mirrors above basin mixers up to 2.1m high.	8
Internal flooring:		
<u>Tiles -</u> For all bathrooms , kitchen and living area	600x600mm Porcelain tiles / Range from Ceramica (PC Amount R200/m2 excl VAT - for supply only)	
<u>Vinyl -</u> Stairs and landing	Vinyl flooring from Mazista (PC amount R500/m2 incl VAT - for supply and fit)	
<u>Carpets -</u> All bedrooms (option to upgrade to Vinyl - PC @ R500/m2 incl VAT - supply& fit)	Carpets from TLC Flooring (PC amount R350/m2 incl VAT - for supply and fit)	
Wall tiles in bathrooms Shower walls	Tiled with porcelain floor tiles up to 2.1m (PC @ R200/m2 for tile only - excl VAT)	
Feature wall - main bath en- suite and guest toilet	15 x 90 smoothgrip tiles / Greenheart oak / smoke/walnut	
Tiled skirting	80 mil tiled skirting to all bathrooms	
Shower floors	Flush walk in shower base	
External paving :		
Patios -	800x800 stone paved patios	XX
<u>Walkways -</u>	1.2m x 600 pavers	/ /
Internal communal driveway -	Bond pavers	×
	·	Specification and finishes 2022

Badroom cupboards Melamine carcasses with IBmm superwood fingergrip doors, sprayed subn. Image: sprayed subn. Kitchen cupboards Melamine carcasses with IBmm superwood fingergrip doors , sprayed subn. Image: sprayed subn. Kitchen cupboards Melamine carcasses with IBmm superwood fingergrip doors , sprayed subn. Image: sprayed subn. Kitchen Cupboards Melamine carcasses with IBmm superwood fingergrip doors , sprayed which will be for the owners account. Image: sprayed which will be for the owners account. Kitchen Kick plates Isestone 12/mm - • Impact Resistant • Acid resistant • Stath Resistant • Acid resistant • Stath Resistant • Stath Resistant • Stath Resistant • Stath Resistant • Stath Resistant • Start Resistant • Stath Resistant • Stath Resistant • Start Resistant • Start Resistant • Stath Resistant • Start Resistant • Stath Resistant • Stath Resistant • Start Resis			
Supervood fingergrip doors , sprayed sain. * choice of colour although a sample must be sprayed which will be for the owners account. Kitchen kick plates 16mm painted supervood Kitchen counter tops Silestone 12mm - Ittgs/rewe counter tops Silestone 12mm - Silestone 12mm - Acid resistant Silestone splashback 100mil splash back with Eazi quarts Solar Panels 1 x Flat plate solar panel per unit Wash hand basing: 1 200mm Cabinet with double bow basin Solar Panels 120mm high Esciquarts (iceberg) splashback <tr< td=""><td>Bedroom cupboards</td><td>18mm superwood fingergrip</td><td></td></tr<>	Bedroom cupboards	18mm superwood fingergrip	
Nutree //www.cosentino.com/en-za/sliestone/ • Impact Resistant • Scratch Resistant • Heat Resistant • Acid resistant • Acid resistant • Acid resistant • Acid resistant • Common Scratch Resistant • Acid resistant • Acid resistant • Common Scratch Resistant • Acid resistant • Acid resistant • Common Scratch Resistant • Acid resistant • Acid resistant • Common Scratch Resistant • Splash back 100mil splash back with Eazi quarts • Scratch Resistant Solar Panels 150litre B rated kwikot solar geyser with geyser wise control panel. S year guarentee • Fatt plate solar panel per unit Wash hand basins: • x Flat plate solar panel per unit • Solar Panels • X Flat plate solar panel per unit • Main bathroom 1200mm Cabinet with double bowl basin 120mm high Eziquarts (iceberg) splashback • Splash back • Family bathroom 600mm cabinet with single bowl basin • Sol x 240 mm wall mounted • Sol x 240 mm wall mounted		superwood fingergrip doors , sprayed satin. *choice of colour although a sample must be sprayed which will be for the owners account.	
Geyser 150litre B rated kwikot solar geyser with geyser wise control panel. 5 year guarentee Solar Panels 1 x Flat plate solar panel per unit Wash hand basins: 1200mm Cabinet with double bowl basin - Main bathroom 1200mm high Esziquarts (iceberg) splashback - Family bathroom 600mm cabinet with single bowl basin - Guest bathroom 500 x 240 mm wall mounted	https://www.cosentino.com/en-za/silestone/	 Impact Resistant Scratch Resistant Heat Resistant Stain Resistant Acid resistant 	Sliestore - Basiq Sliestore - Mythology
- Main bathroom1200mm Cabinet with double bowl basinI200mm Cabinet with double bowl basinI200mm high Esziquarts (iceberg) splashback- Splash back120mm high Esziquarts (iceberg) splashbackI20mm high Esziquarts (iceberg) splashbackI20mm high Esziquarts (iceberg) splashback- Family bathroom600mm cabinet with single bowl basinImage: Comparison of the splashback- Guest bathroom500 x 240 mm wall mounted		with geyser wise control panel. 5 year guarentee	
- Main bathroom1200mm Cabinet with double bowl basinI200mm Cabinet with double bowl basinI200mm high Esziquarts (iceberg) splashback- Splash back120mm high Esziquarts (iceberg) 	Wash hand basins:		
- Family bathroom 600mm cabinet with single bowl basin - Guest bathroom 500 x 240 mm wall mounted	- <u>Main bathroom</u>	double bowl basin	
- <u>Guest bathroom</u> 500 x 240 mm wall mounted	- Splash back		
500 x 240 mm wall mounted	- <u>Family bathroom</u>	600mm cabinet with single bowl basin	
	- <u>Guest bathroom</u>		
*Custom vanities can be supplied at extra cost			



	1	
<u>WC suite</u>	Concealed cisterns and wall hung pans	
<u>Bath (if applicable)</u>	Freestanding bath	
Extra plumbing points	1 x washing machine point 1 x dishwasher point	
<u>Kitchen sink</u>	Franke drop in sink with drain board	
Prep bowl (where applicable in larger units with islands) Kitchen and prep bowl Tap fitting	Franke Rondo RDX 610-34 Stainless Steel Prep Bowl Size L 34 × W 34 × H 13,9 (cm) Single lever kitchen mixer 260, 1jet	
Bath and shower tap	Hansgrohe Vermis Blend mixer	
Bath spout	Hansgrohe Rebris S Bath spout	
Shower arm	Hansgrohe Vermis Blend arm 240mm	
<u>Shower rose</u>	Hansgrohe Vermis Blend round 201	



<u>Basin taps</u>	Hansgrohe Vermis Blend mixer	
<u>Shower waste and trap</u> <u>Bath & basin wastes</u>	Hydrotec Sarah Lee Gio clicker 40mm and 32mm / Chrome	
Shower screens or doors	2,1m framless glass panels/doors	
Plugs / switched outlets:		
	* <u>All appliances to</u> have single plug points	VSalis *colour / white
Lounge / Dining room	3 x double plug points	y Gut AUGUNES
Main Bedroom	3 x double plug points	
Family bedrooms	2 x double plug points	
Above counters in kitchen	3 x double plug points	
Internal light fittings	Swatt LED bulbs (warm white) PC @ R100 per unit incl VAT (SY121 CODE)	Layout as per electrical plan.
Kitchen under counter LED	Non dimmable Under cupboard kitchen LED strip light(warm white)	
<u>Downlights</u>	Downlighters in Kitchen, Living room, Stairs, Passages, Bedrooms and Bathrooms./ Warm white (PC @ R100 incl VAT per unit) SY121 CODE	
Garage light fitting	LED Fluorescent double tube 1,2m	
External wall light fitting	Powder coated external lighting	



TV point	TV point in living room		
<u>WIFI points (additional points will be</u> <u>quoted on)</u>	2 x Wi-fi , fibre points supplied- infrastructure only (you will need to sign up to your own ISP).		
Basic backup invertors		ep cycle batteries basic backup invertor that will run all	
Battery can be upgraded to a lithium iron battery,wall mount	lights, all plugs related to security, garage		
to save space.10 year guarantee.	- This will be wired directly to DB with surge protector and change over switch. Estimated run time is 2 hours. 1 year guarantee on invertor and 2 year on battery		
Oven	- SMEG 60/70CM EXTRA-VOLUME		
	OVEN	y	
Hob	- SMEG 60/70CM GAS-ON-GLASS HOB		
	*Note		
* 9kg gas canister included to go inside kitchen cupboard	80 -125sqm units will have 60cm standard hobs		
	160 - 170sqm units will have 70cm standard hobs	6666	
Extractor / cooker hood	60cm/ 70cm stainless steel		
	integrated extractor fan	2	
Skirting internal	96mm painted pine skirting		
	/White		
<u>Cornice</u>	Shadowline cornices		
Internal walls			
	1 x coat plaster and painted with Plaste acrylic. (any deep base colours to be qu		
Boundary wall	Plastered and painted with galvanized steel infill panel as per plan/render.		
	Code: Colour	r:	
External walls	Plastered and painted with one undercoat o Acrylic, SABS approved.	f Masonary Primer and 2 coats Pure	
External feature walls	Klompies Nutek cladding and kliplock roof st	neeting	
Internal garden wall dividers	Horizontal slated garden wall		
	dividers		
Exterior Driveway gate	Galvanised Mentis steel automated		
	swing gate.		
		Specification and finishes 2022	



<u>Video Intercom -</u> front entrance gate - downstairs in unit	32 station video intercom 1 x video intercom downstairs	Works with the CCTV Facial/ numberplate recognition
Landscaping	As per landscape plan	
Irrigation system	Manually operated valve switch	
Pergola and posts	All pergolas to be aluminium and posts to be galvanized steel	
<u>Construction</u>	Clay Maxi 14mpa bricks	
<u>Brickwork</u>	Plastered and painted with one undercoat of Masonary Primer and 2 coats Pure Acrylic, SABS approved	
Electric fence	Six strand Electric fencing around the entire complex.	
<u>сстv</u>	CCTV camera system with PVR and monitor in guard house. 2 ca the front entrance gate with Facial/ numberplate recognition.	mera's stationed at
Post boxes	Communal 6 hole stainless steel post box.	
<u>Balustrades</u> - external - internal	Galvanised flat bar balustrades where required. * as per exterior design Steel balustrade as per exterior	
	design with steel hand rail / Matt dust grey or choice of own colour.	
<u>Garage door</u>	Automated garage doors with top light windows. Sectional overhead/ Matt dust grey (internal walls to be plastered) - See renders	

PLEASE NOTE :

- * All specs and finishes are subject to change due to availability and price increases
- * All optional extras are to be paid upfront
- $\ensuremath{^*}$ All changes to the standard specs and finishes , will automatically incur a 15% management fee to be negotiated.
- * Any upgrades/additions to the specs or finishes will be quoted on seperately.

