



BOULEVARD SUITES

ZIMBALI LAKES

SCHEDULE OF FINISHES

1. INTRODUCTION

- 1.1 The dwelling will be erected in compliance with the provisions of the NHBRC, The National Building Regulations and the Local Authority.
- 1.2 Specification and external finishes are in compliance with the Management Association Design Code.
- 1.3 The energy efficiency of the dwellings will comply with SANS 10400 XA.
- 1.4 The provisions contained in this schedule of specifications will override the provisions of the plans and general specifications, should any conflict arise.

2. FOUNDATIONS AND STRUCTURES

- 2.1 Construction of all foundations, floor slabs and other structural elements will be in accordance with the design and specifications of a professional engineer and/or an engineer appointed by manufacturers in the case of design and supply item.
- 2.2 External and internal walls will be of suitable brick construction specified by professional engineer.

3. INTERNAL FINISHES

3.1 Internal Walls

- 3.1.1 All internal walls to be one coat steel trowelled plaster to even surface.
- 3.1.2 Windowsills to be plastered externally and internally to Architect's details.

3.2 Wall Tiling

- 3.2.1 Kitchens will be tiled to height of 600mm in general above countertops.
- 3.2.2 Bathrooms will be painted with specified water resistant feature paint, tiled skirting and tiled full height in showers.

3.3 Floor Covering

- 3.3.1 Tiling to all areas.
- 3.3.2 Skirting to be moulded SA Pine and painted.



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4. EXTERNAL WALL FINISHES

- 4.1 One coat wood floated plaster to even surface in general with feature areas in textured plaster.

5. CEILINGS

- 5.1 Internal ceilings to be plastered concrete soffits with feature bulkheads of skimmed plasterboard with shadow line cornice, or as per architect's specification.
- 5.2 Areas of ceilings to top floor units to be skimmed and painted plasterboard
- 5.3 Insulation to comply with SANS 10400 ZA.

6. DOORS AND WINDOWS

- 6.1 Internal doors semi-solid flush-type in painted timber door frames, or as per architect's specification.
- 6.2 Entrance and door to be Meranti, painted or varnished to Architect's specification.
- 6.3 Windows and sliding doors to be powder coated aluminium.

7. IRONMONGERY

- 7.1 Internal doors fitted with brass furniture and two lever mortice locks
- 7.2 External doors fitted with brass furniture and entrance door lockset.

8. ROOF

- 8.1 Roof structure in SA Pine to be designed by Structural Engineer and manufactured by an approved supplier with insulation to comply with SANS 10400 XA.
- 8.2 Roof covering to main roof to be Pre-coated "clip-lock profile" steel roof sheeting to comply with Management Association Design Code and Architect's specification.
- 8.3 Flat roofs are to be waterproofed concrete to a professional structural engineer's design and specification and covered in stone chip.
- 8.4 Rainwater goods to be aluminium gutters and downpipes.



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9. PAINTWORK

- 9.1 Paintwork shall be done in accordance with specification of supplier and shall in general comprise:
- 9.1.1 Internal walls: 1 coat masonry primer plus 2 coats to colour choice by Architects.
 - 9.1.2 External walls: 1 coat masonry primer plus 2 coats acrylic to colour choice by Architects.
 - 9.1.3 Ceilings: 1 coat masonry primer plus 2 coats pure matt in white.
 - 9.1.4 Metal work: 1 coat metal prime grey, 1 coat universal undercoat and 2 coats high gloss enamel.
 - 9.1.5 Internal woodwork: 1 coat wood primer plus 1 coat universal undercoat plus 2 coats satin enamel to skirting and non-drip enamel to doors and frames.
 - 9.1.6 External woodwork: 1 coat multi-purpose exterior wood varnish thinned 10% with turpentine plus 2 coats multi-purpose exterior wood varnish.

10. PLUMBING AND SANITARY WARE

- 10.1 Sanitary ware will in general comprise of the following:
- 10.1.1 Basins: High quality porcelain.
 - 10.1.2 Toilets: High quality porcelain with concealed cistern and push button flush.
 - 10.1.3 Taps: Single lever mixers for basins, showers, sinks etc.
 - 10.1.4 Hot water supply to be provided by energy efficient heat pumps.

11. ELECTRICAL INSTALLATION

- 11.1 Power points
- 11.1.1 Bedroom 1: 2 double socket outlets (Studio Suites: 1 double socket outlet)
 - 11.1.2 All other bedrooms: 1 double socket outlet.
 - 11.1.3 Lounge/dining room area: 3 double socket outlets (Studio Suites: 2 double socket outlet.)
 - 11.1.4 Kitchen-1 stove point
 - 1 fridge point
 - 1 double socket outlet above work surface.



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12. KITCHEN CUPBOARDS

- 12.1 'Café Quartz' or similar engineered stone tops from selection range provided.
- 12.2 White melamine interiors with Melawood doors, with 2mm impact edging.
- 12.3 Handles to architects specification

13. BEDROOM CUPBOARDS

- 13.1 White melamine interiors with Melawood doors with 2mm impact edging.
- 13.2 Note: No TV cabinet or joinery supplied to living space.

14. VANITIES

- 14.1 'Café Quartz' or similar engineered stone tops from selection range provided.
- 14.2 White melamine interiors with doors to match kitchen cupboards.

15. GLAZING

- 15.1 All glazing to comply with SANS 10400 XA. Obscure glass (Pilkington Pacific) to bathrooms where deemed necessary by Architect.

16. OPEN TERRACE AND BALCONIES

- 16.1 Balconies to be tiled as selected by Architect
- 16.2 Ground floor patios to be clay pavers where applicable

17. LANDSCAPING

- 17.1 Landscaping to be implemented as per Professional Landscape Architect's design in accordance with the Management Association's Guidelines.

18. GENERAL

- 18.1 Curtain tracks, pelmets and blinds will be regarded as interior decorating and will be for the Purchaser's account.
- 18.2 These specifications serve as guidelines only and the seller reserves the right to amend and/or substitute items, at sole discretion, in the event of any item not being available to being in short supply. They are to be of similar or better quality.