



DOGON | GROUP

PROPERTIES

APPLEGARTH FINISHING SCHEDULE



HEAD OFFICE **021 433 2580**

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A visionary company with decades of experience



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PROPERTIES

COMPANY PARTICULARS

Established in 2002, 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
FIDELITY FUND CERTIFICATE NO: F110941
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APPLEGARTH DOUBLE DWELLING - SPECIFICATIONS & FINISHES

STRUCTURE

Foundations		Reinforced concrete strip footings to structural engineer's design.
Exterior and Interior walls		Cement bricks with brick force and butterfly tie wires as per building regulations.
Plastering		
	Internal walls	1 coat cement plaster, smooth finish.
	External walls	1 coat cement plaster, wood float finish, except behind wall cladding or where walls bagged.
	Garage	Bagged & painted walls internally.
	Window cills	Plastered & painted internally and externally.
Roof		
	Pitched	Prefabricated SAP timber trusses to engineer's design. Where mono pitch - SAP timber trusses to Engineer's design.
	Flat roof	SAP timber trusses to engineer's design, alternatively where indicated Stone chip on waterproofed and insulated Rib & Block or in-situ cast concrete to structural engineer's design.
	Covering	Zincalume galvanized mild steel sheeting by Kliplok or equivalent as specified by Architect.
	Fascias	Fibre cement painted to Estate colour.
	Eaves	Fibre cement painted to Estate colour.
	Rainwater Goods	Aluminium to standard Estate colour.
Pergolas		Treated SAP, planed and to structural engineer's design.
Timber Deck		Garappa or equivalent hardwood decking on treated SA pine & gum substructure to engineers details.

INSULATION

25mm expanded foam insulation under ground floor concrete slab.
50mm Isotherm or equivalent insulation in roof void.

CEILINGS

Standard design - skimmed 9mm gypsum board throughout. To open rafter areas, Isoboard type product to Architect's design.
Cornices – Polystyrene profile with shadow gap - to Architect's design.
Garage – painted concrete soffit where concrete flat roof, otherwise exposed insulation.

PAINT

External	One coat of undercoat and two coats Plascon or equivalent alternative in colour of client's choice from the approved Estate colour selection.
Internal	One coat undercoat and two coats of Plascon or equivalent alternative in colour of client's choice.
Ceilings and Cornices	Two coats of Plascon or equivalent alternative.
Bathroom Ceilings	As above but with non-toxic fungicide additive.
Internal Doors and Frames	One coat of universal undercoat and two coats of enamel
Pergolas	Two coats Midas wood oil, tinted.

WINDOW AND DOOR SCHEDULE

Aluminium Windows	As per drawings (in Estate approved colour).
Aluminium Doors	As per drawings (in Estate approved colour).
Front Door	To Architect's design
Internal Doors	Flush semi-solid type, suitable for painting.
Internal Door frames	Painted meranti with double rebate.
Garage Door	Automated sectional overhead door(s), charcoal colour.

FLOOR COVERINGS

External	Driveway – Estate approved Sandstone exposed aggregate interlocking pavers to closely match Estate Roads. Patio – Tiled. Allowance - R 250/m ² for tiles. Drying yard – grey Revelstone style cement pavers with gravel in-between.
Internal	Tiles/Carpet. Allowance - R 250/m ² for tiles or carpet.

Skirtings	Pine skirting to interior, except garage. Painted with one coat of universal undercoat and two coats enamel.
Garage	Tiled skirting to bathrooms in same tile as the floor finish Standard steel troweled cement screed floor finish.
ELECTRICAL	
Living Room	3 x double plugs 4 x downlights 1 x TV Point plus 32mm conduit installed at 1.4m above FFL 1 x Double plug (TV) installed at 1.4m above FFL
Dining Room	1 x double plug 4 x downlights
Kitchen	3 x double plugs 1 x single plug for fridge 1 x single plug for extractor 1 x stove isolator switch 4 x downlights 1 x Telephone point
Scullery	2 x double plugs above counter 3 x single plugs below counter 2 x downlights
Entrance Lobby	2 x downlights
Stairwell (i.e. to Bedrooms)	3 x downlights
Study Area	3 x downlights 2 x double plugs
Master Bedroom	4 x downlights 2 x double plugs 1 x TV point plus 32mm conduit installed at 1.4m above FFL 1 x single plug installed at 1.4m above FFL
Main Ensuite	2 x downlights
Bedroom 1	4 x downlights 2 x double plugs
Bedroom 2	4 x downlights 2 x double plugs
Garage	1 x Florescent Light – double tube 1 x double plug 1 x single plug for automated garage door. 2 x single plugs for W/M & T/D (for Style G Only)
External	4 x Stainless steel lights 25mm conduit from erf boundary to house

Note – all electrical switches, plug points and related electrical gear are from the Clipsal S2000 range. Single phase power is standard.

PLUMBING

Geyser	1 x 200l Solar Geyser (3 Bedroom homes).
External taps	1 x external brass taps
Scullery	Stainless steel Franke double sink with Grohe chrome single lever mixer

BATHROOMS

Main Ensuite

Vanity/Basin(s)	R8,000.00 allowance including basin.
Basin Mixer	Grohe Single Lever Basin Mixer - Chrome
Shower Rose	Grohe Chrome
Shower Mixer	Grohe Single Lever Shower Mixer – Chrome
Toilet	Geberit wall mounted toilet.
Bath Mixer	Grohe Single Lever Mixer – Chrome, Nikki spout.
Bath	Libra Flow Freestanding Bath 1720 x 800.

Bathroom 1

Vanity/Basin	R6,000.00 allowance for single vanity, including basin.
Basin Mixer	1 x Grohe Single Lever Mixer – Chrome
Shower Rose	Grohe Chrome - Overhead Shower
Shower Mixer	Grohe Single Lever Shower Mixer - Chrome
Toilet	Geberit wall mounted toilet.

Guest WC

Vanity/Basin	R5,000.00 allowance for small single vanity, including basin.
Basin Mixer	1 x Grohe Single Lever Mixer – Chrome

Toilet Geberit wall mounted toilet.

SHOWERS

Enclosures Frameless glass shower screen.
Tiling Floors tiled, walls tiled to a height of 2200mm from the floor.

KITCHEN & SCULLERY

Total fixed provisional allowance of R 110 000 for joinery, including counter tops & oven/hob.

Cold water points provided for 1 Dish Waster and 1 Washing Machine.
Kitchen gas installation included.

In consultation with the Seller's kitchen specialist, the Purchaser may design the kitchen to their specifications up to this value, or exceeding if the extra-over is paid directly by Purchaser.

LANDSCAPING

Total fixed allowance of R 25 000 or credit to client for basic landscaping. Front verge and front area to be planted to Estate requirements as first priority. The Purchaser to liaise with landscaper(s) to specify any residual landscaping requirement to their specific requirements - any extra-over amount to be paid by the Purchaser.

IRONMONGERY

Kiruna range of stainless steel ironmongery (or equivalent) from QS products.

LIGHT FITTINGS

Standard white LED down lights in ceilings. Spot lights to exposed rafters areas and stainless steel outdoor downlights externally. Garages to have surface mounted twin-tube fluorescent fitting internally.

BALUSTRADES & HANDRAILS

Galvanized mild steel balustrade with horizontal stainless steel cables (where required) all to Architect's design. Painted to match house colour palletete.

PROVISIONAL ALLOWANCE SUMMARY

The following are fixed provisional allowances, which include VAT, labour and materials:

- | | |
|---|---|
| 1. Kitchen joinery, including counter tops & appliances | R 110,000.00 |
| 2. Bedroom Cupboards | R 40,000.00 |
| 3. Bathroom vanities, Incl basin(s) | R 8,000 double, R 6,000 single, R 5,000 guest WC |
| 4. Solar Geyser (200l) | R 25 000 |
| 5. Internal floor cover product per sqm | R 250/m ² . Allowance of R140/m ² for fixing tiles. |
| 6. Shower floor & walls product | R 250/m ² . Allowance of R140/m ² for fixing tiles. |
| 7. External tiles | R 250/m ² . Allowance of R140/m ² for fixing tiles. |
| 8. Garage door and motor | R 20,000.00 |
| 9. External braai construction and unit | R 14,000.00 |
| 10. Balustrades & handrails | N/a |
| 11. Landscaping | R 25,000.00 |

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GENERAL ITEMS INCLUDED

For the sake of clarity, costs for the specific items below are included:

1. Estate Agent Fees
2. Architectural fees for standard designs
3. Structural engineer Fees for standard designs
4. Estate Plan Scrutiny Fees
5. Estate Environmental Site officer during construction
6. Electrical connection cost
7. Water connection cost
8. NHBRC Enrolment
9. Local municipality building plan submission fees
10. Kitchen gas installation

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EXCLUSIONS

For the sake of clarity, the items below are not included:

1. External ground covering, tiling or paving and pathways not indicated on plans or specified in this contract.
2. Swimming pool, fencing and all associated equipment/requirements.
3. Air conditioning installations & associated requirements.
4. Fountains, ponds, water features.
5. Retaining walls, subsoil drainage and earthworks to change levels of the erf for landscaping or other purposes deemed unnecessary by the Architect.
6. Window and door shutters or louvre panels.
7. Internal fire places & freestanding/built in units, together with all associated equipment/materials.
8. Perimeter/boundary walls or fences not indicated on plan.
9. 3 Phase electrical connection.

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Important notes:

The Purchaser acknowledges that this contract has been concluded based on a pre-designed house, rather than a bespoke designed house. All pricing, including Specifications & Finishes is calculated accordingly. Whilst there are opportunities (per the relevant clauses in the contract) to make variations, not all requests for variations may be accommodated.

The materials specified in this Schedule are dependent upon availability. Where the items specified and/or indicated on the Architect's drawings cannot be obtained from the Seller's usual supply chain, the Seller reserves the right to supply alternate items of similar quality without notice to the Purchaser, provided there is no material adverse effect on the dwelling.

Should an instance arise where this Schedule is in conflict with the working drawings, then this Schedule will override the drawing(s), unless determined otherwise by the Architect whose decision is final & binding. Where the Purchaser purchases the property during the construction process, those materials and finishes already installed and/or procured will override this Schedule.

Provisional sums indicate the total fixed amount, including VAT, set aside for the relevant item/element and all associated components, fittings and labour etc. to complete the installation. Any amount over and above the provisional sum is for the account of the Purchaser. Additional management and coordination charges may be applicable where a Purchaser selects variations and or finishes outside of the Seller's normal supply chain.

The Purchaser will be requested to select tile and carpet colours, as well as certain other finishes types/colours, from the available options provided by the Seller after construction has commenced. The Purchaser agrees to make such selections when requested to do so, failing which the Seller shall have the right to make the required selection in conjunction with the Architect.

Note that all joinery (kitchen/scullery/bedrooms & other) indicated on any plans, images or marketing materials is indicative only. The joinery requirements are determined by the Purchaser at a later stage and costed then, whilst taking account of the fixed allowance.

The cost of municipal services consumed during construction (water, sewerage, electricity etc.) are not for the account of the Purchaser.

Any landscaping, boundary walls, furnishings and optional extras indicated on plan are for illustrative purposes only and are not to be assumed to be provided.

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