



ANNEXURE F

LA VIDA VILLAGE

ERF 196 LA CAMARGUE PRIVATE COUNTRY ESTATE

Finishes and Specifications

IMPORTANT: Please note: The materials specified in this schedule are subject to availability. Should the specified materials be unavailable at the time required, the Developer may choose the nearest similar available alternative at its sole discretion. Should there be an instance where this schedule is in conflict with the brochure or drawings, then this finishing schedule will take precedence. The developer serves the right to change specified building materials or building parts if so required. The alternative material will be of similar quality and functions as per original choice. The quality, colour, pattern, make or model of all the material below will be to the sole discretion of the developer.

No structural alterations to the unit will be allowed.

The indicated square meters of a unit on the drawings might differ slightly from plans.

1. Floors.

- 1.1. All floors including the bedrooms will be tiled.
- 1.2. All garages floors will be finished to a Grano cement floor finish.
- 1.3. Stairs will be concrete and finished with floor tiles.

2. Internal Walls.

- 2.1. All internal walls will be plastered to a smooth finish and painted in general areas.
- 2.2. Bathroom walls will be plastered to a smooth finish and painted, and splash backs will be tiled as per developer's choice. The shower walls will receive wall tiles.
- 2.3. Kitchen walls will be plastered to a smooth finish, painted and tiled above kitchen counter tops as splash back.

3. External Walls.

- 3.1. All external walls will be plastered to a smooth finished and paint in general areas.

4. Bathrooms fixtures.

- 4.1. Approved quality faucets will be provided.
- 4.2. All sanitary ware will be of ceramic or similar approved white plastic-material.
- 4.3. The following standard accessories will be chosen, supplied and installed by the developer to each bathroom:
 - 1 x standard towel rail
 - 1 x toilet paper holder
 - 1 x mirror
 - 1 x soap dish for the shower (where shower is present)
 - 1 x single vanity cupboard above or below wash hand basin
- 4.4. Where present, all shower walls will be fully tiled to 2,1m high.
- 4.5. Showers will be fitted with aluminum clear glazed doors to shower openings.
- 4.6. All shower floors will be tiled with mosaic floor tiles.

5. Kitchen Fixtures

- 5.1. A quality approved electrical oven and hob combination (installed on 'island') will be installed.

6. Cupboards / Joinery.

- 6.1. MelaWood kitchen cupboards with colour Formica tops will be installed.
- 6.2. MelaWood bedroom cupboards will be installed.
- 6.3. Doors and drawer fronts to have 3mm PVC edging to match.
- 6.4. Satin chrome handles or similar will be fitted throughout.
- 6.5. Granite Tops for the Kitchen will be offered as an optional extra.

7. Windows and Doors.

- 7.1. All external window and door frames will be aluminum powder coated or anodized aluminum.
- 7.2. All Window-sills will be plastered and painted.
- 7.3. An electrical motor operated garage door of 2,1m high will be installed, and would be supplied with remotes.

8. Power points and Lighting

All electrical and light fittings will be of quality material.

The electrical and light fitting will consist of the following:

- 8.1. Garages
 - 1 x double plug
 - 1 x double tube florescent light
- 8.2. Kitchen
 - 3 x double plugs
 - 1 x florescent light
- 8.3. Main bedroom
 - 2 x double plug
 - 1 x light fitting

- 8.4. Other bedrooms
 - 2 x single plugs
 - 1 x light fitting
- 8.5. Lounge
 - 2 x double plugs
 - 1 x light fitting
- 8.6. Bathrooms
 - 1 x light fitting
- 8.7. Exterior
 - 3x light fittings
- 8.8. Patio
 - 3x light fittings

9. Ceilings.

- 9.1. Ceilings will be plastered and painted or gypsum ceiling boards with profiled cornices as per developers' choice.

10. General.

- 10.1. A alarm system can be installed as an optional extra. Connection fees to an armed response will be for the owner's account.
- 10.2. A spigot (garden tap) will be provided in the courtyard as well as at the front and back of each unit.
- 10.3. All perimeter side walls will be at least 1.8m high with smooth plaster and paint. A low level clearvu fence or similar approved, combined with brick columns would be installed on the Park side of the unit. (where applicable).
- 10.4. Each unit will have a bricked wall enclosed yard with timber or similar approved panels.
- 10.5. A washing line in the courtyard will be provided.
- 10.6. No pelmets or curtain rails will be supplied and needs to be supplied and installed by the owner.

11. Optional Extras Available

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| 11.1. Extra build in cupboard with extended floor slab | - R 24, 000.00 |
| 11.2. Build-in braai (fire master or similar approved) | - R 9, 500.00 |
| 11.3. Guest WC below stairs | - R 36, 600.00 |
| 11.4. Storeroom below stairs | - R 3, 300.00 |
| 11.5. Granite kitchen tops | - R 18, 000.00 |
| 11.6. Alarm installation | - R 7, 200.00 |
| 11.7. Gas fireplace | - R 25, 000.00 |

