

EROS MANOR LIFESTYLE VILLAGE SCHEDULE OF FINISHES

DATE: APRIL 2016

1. BRICKWORK

- 1.1. Cement bricks 7mpa & mortar – External walls 230mm and most Internal walls 115mm

2. WALLS

- 2.1. Internal – Plastered and painted with Promac Dimensions Matt or similar
- 2.2. External – Plastered and painted with Promac Dimensions Silk or similar
- 2.3. External feature walls – Stone cladding as per Architects specification where applicable
- 2.4. Bathrooms - Combination of wall tiles (Porcelain) and Mosaic tiles on specified walls only and Promac Walldex or similar

3. CEILINGS

- 3.1. 9.5 mm Rhino board with joints only skimmed, painted white. Ceilings to receive shadow line cornice
- 3.2. Concrete slabs to be skimmed and painted white inside the house where applicable
- 3.3. Concrete slab in garages to be natural finish where applicable
- 3.4. Bulkheads to Architects detail where applicable

4. ROOF

- 4.1. Chromadek Kliplok roof sheeting – colour to existing Eros Manor Retirement Village
- 4.2. Gutters and rainwater pipes to Architects later detail to be installed on all units and to be painted with Promac Pro Silk Enamel or similar

5. WINDOWS & SLIDING DOORS

- 5.1. Purpose manufactured and coloured powder coated Aluminium – sliding windows and doors including all necessary fittings. Colour to match existing Eros Manor Retirement Village. Thickness of glazing to all sliding windows and Doors to confirm to SANS standards and specifications.

6. CILLS

- 6.1. Plastered inside (flat) and outside (sloping)
- 6.2. Plasterband / Brick-on-edge protrusion to Architects later detail

7. PAINTING

- 7.1. External walls to be plastered and painted with Promac Dimensions Silk or similar
- 7.2. Internal walls to be plastered and painted with Promac Dimensions Matt or similar
- 7.3. All timber frames and steel frames to be painted Promac Pro Silk Enamel
- 7.4. All ceilings to be painted white PVA
- 7.5. All colours to developers choice as specified by architect.

8. FLOOR FINISHES

- 8.1. Internal tiles – Full bodied floor tile, choice of 2. PC sum: N\$365/m² material only
- 8.2. Bedrooms – 8mm Laminate Timber floor or Carpet choice of 2. PC sum: N\$450/m² installed.
- 8.3. External tiles – non slip full bodied floor tile, choice of 2. PC sum: N\$365/m² material only
- 8.4. Garage – smooth concrete, painted with Propox enamel paint by Promac Paints or similar

9. SANITARY WARE

- 9.1. One 150L Geyser to apartments
- 9.2. One 200l Solar Geyser to type A, B and C houses
- 9.3. One 250l Solar Geyser to type D houses
- 9.4. One 10 liter under counter Stiebel Eltron geyser in kitchen to houses only.
- 9.5. All sanitary fittings to be by Duravit or similar, colour: white
 - 9.5.1. Wash hand basins in bathrooms PC sum: N\$1500.00 material only
 - 9.5.2. Wash hand basins in guest toilets where applicable PC sum: N\$1000.00 material only
 - 9.5.3. WC (Toilets) to be wall hung with Geberit concealed cisterns and dual flush actuator PC sum: N\$5500.00 material only
- 9.6. Kitchen Sinks to be Franke Cascade double bowl end sinks 1200 x 500mm or similar PC sum: N\$1500.00 material only
- 9.7. Prep bowls to be Franke Rondo Stainless Steel Satin 485 x 485mm or similar PC sum: N\$900.00 material only
- 9.8. Bottle traps to all wash hand basins – Viega standard chrome
- 9.9. Bottle traps to all kitchen sinks and prep bowls to be Franke – Spazio – Trap set
- 9.10. Baths, **only** where applicable to be Plexicor – Elegencia – built in bath – white – 1800 x 800 x 450mm with centre waste including Hansgrohe – Exafill S bath filler combination with pop up waste set, trap and overflow or similar PC Sum: N\$5500.00 material only
- 9.11. Shower Traps to be Viega Stainless Steel 100x100mm complete with grating or similar PC Sum: N\$400.00 material only
- 9.12. Basin Mixers to bathrooms to be Hansgrohe or similar PC sum: N\$1200.00 material only
- 9.13. Basin Mixers to Guest WC where applicable to be Hansgrohe or similar PC sum: N\$1200.00 material only
- 9.14. Sink Mixer to kitchen sink to be Hansgrohe or similar PC sum: N\$1800.00 material only
- 9.15. Sink Mixer to Prep bowl to be Hansgrohe or similar PC sum: N\$1800.00 material only
- 9.16. Bath Mixer only where applicable to be Hansgrohe or similar PC sum: N\$1500.00
- 9.17. Shower Mixer including I box concealed set by Hansgrohe or similar PC sum: N\$2200.00 material only
- 9.18. Shower Rose and Arm by Hansgrohe or similar PC sum: N\$1000.00
- 9.19. Bathroom accessories – by Bathroom Butler – Premium Collection series 4600 or similar and as per architect's later layout.
- 9.20. Shower doors to be Showerline – Framed glass corner or panel as per bathroom layout

10. KITCHENS

- 10.1. Provision is made for the installation of purpose designed built-in Kitchens by Windhoek Joinery Works or similar.
- 10.2. Kitchen tops in the kitchen to be 30 mm Café Quartz or similar with splash back.
- 10.3. Soft-closing drawer systems to be installed to all drawers in the kitchen
- 10.4. 3 kitchen design layouts will be presented to the purchaser to choose from in terms of layout and finishes.
- 10.5. Provision of water and electrical points is allowed for in kitchen for washing machine and dishwasher.
- 10.6. Appliances Specification:
 - 10.6.1. AEG 80cm Ceramic Induction Hob with slide control Code AEGHK854400FB or similar by Manrico International
 - 10.6.2. AEG Eye level Oven Code AEGBE4003011M or similar by Manrico International
- 10.7. Eyelevel oven to be - 60cm multi function oven

11. BUILT-IN CUPBOARDS

- 11.1. Purpose designed built-in bedroom cupboards by Anton Smit Joiners or similar to all bedrooms
- 11.2. Purpose designed Vanity cabinets to bathrooms where indicated including mirrors size to architects later specification
- 11.3. Dimension of all BIC as per architects plan

12. DOORS

- 12.1. Front Entrance doors to be purpose built powder coated aluminium door with frosted glass or timber door to be confirmed by architects later specification size 1000mm wide X 2400mm high (houses) and 900mm wide X 2100mm high (apartments).
- 12.2. Internal doors to be Purpose Made semi solid doors including timber architraves by Jensen Joinery or similar. Door size to be 813mm wide x 2400mm in houses and 813 x 2100mm high in apartments.
- 12.3. Powder coated aluminium sliding doors with 6.38mm clear laminated safety glass, as shown on plans
- 12.4. Garage doors to be Somerset Deluxe 5000mm wide X 2400mm high powder coated garage door motorised, or similar including battery back-up.
- 12.5. Door Furniture (door handle and lockset) to all timber and aluminium doors to later architects specification PC sum: N\$550.00 each material only

13. SKIRTINGS

- 13.1. 150 mm purpose made timber skirting by Jensen Joinery or similar painted with Promac Pro Silk or similar to all tiled and laminated flooring areas. 100mm Tiled skirting to all bathrooms and other wet areas where applicable.

14. ELECTRICAL

- 14.1. Electrical layouts as per plans available for inspection. Light fittings included as per developers range. Switch covers etc. to be Legrand or similar as per Architect's specifications.
- 14.2. Pre-paid meters to be installed to each unit.
- 14.3. Extract fans will be installed to all bathrooms without windows.
- 14.4. Three Telephone points are provided per unit in lounge, master bedroom and study. A PABX system will connect units to the rest of the village and all units will be assigned a new telephone number as part of the PABX system which is included in the cost of units.

15. AIR CONDITIONING

- 15.1. Wall mounted Split Inverter type AC units by Daikin or similar
- 15.2. Air-conditioning will be provided in the master bedroom and the living room area.

16. DSTV SYSTEM

- 16.1. Wiring to each unit will be provided.
- 16.2. Television points are provided in lounge and main bedroom– DSTV etc. to be applied, arranged and paid by purchaser directly with supplier. Connecting and Tuning of TV etc responsibility of purchaser

17. ACCESS CONTROL

- 17.1. Manned main entrance gate with telephone / cell phone system connection to each unit or similar
- 17.2. Remote controlled / tag access entrance gate for vehicles – 2 remotes / tag per unit

18. NURSE CALL SYSTEM

- 18.1. Nurse call system to each unit connected to gate and Eros Manor Retirement and Lifestyle Village reception during working hours and Paramount Health Care Centre after hours. This nurse call system may be by means of a PABX telephone system or other as per architects later specification.

19. SECURITY

- 19.1. Gate with access control to main entrance/exit.
- 19.2. 24 hour manned security at entrance and on patrolling premises.
- 19.3. All units (houses and apartments) to receive alarm systems
- 19.4. CCTV cameras surveillance of main entrance and perimeter
- 19.5. Electrified perimeter fencing

20. AMMENTITIES

- 20.1. Access to the following amenities:
- Eros Manor Retirement and Lifestyle Village Club House
 - Restaurant
 - Communal Lounges located at the Club house and in the Apartment Building
 - Library
 - Bistro / Ladies Bar
 - Heated swimming pool
 - Gym
 - Beauty and Hair salon
- 20.2. Easy access to services provided by Paramount health Care Centre
- Frail Care
 - Sub-Acute
 - Pharmacy
 - General Practitioners
 - GP Care (afterhours Doctors Practice)
 - Primary Health Clinic
 - Day Infusion Centre

21. GENERAL

- 21.1. No curtain rails or blinds included in purchase price
- 21.2. Landscaping to common areas will be provided.
- 21.3. Adjustable louvered roofs by Shade Centre or similar over patios of the houses
- 21.4. Free standing Fireplace by Calore “Monia” or similar to architects later specification.
- 21.5. Houses will include a built in braai 1000mm wide to architects later specification.
- 21.6. No braai’s to apartments except where indicated on the architects plans.

IMPORTANT: PLEASE NOTE

The materials specified in this schedule are SUBJECT TO AVAILABILITY. Should the specified materials be unavailable, discontinued or affected by long or delayed delivery times or not be available at the required time, the Seller may choose the nearest similar available alternative at his sole discretion.

Should there be an instance where this schedule is in conflict with the information on any drawings or perspectives or any other marketing material, then this schedule will take precedence.

Thus done and signed in _____ on this _____ day of _____ 20____

PURCHASER SIGNATURE

WITNESS SIGNATURE

Thus done and signed in _____ on this _____ day of _____ 20____

SELLERS SIGNATURE

WITNESS SIGNATURE