



# AVEC LA TERRE



## FINISHING SCHEDULE

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## 1. General

Avec la Terre is an exclusive lifestyle estate meticulously designed to blend luxury living with environmental consciousness.

This document is one of a suite of rules and guidelines implemented by the Avec la Terre Homeowners association ('the HOA').

### 1.1. Note:

This specification to be read in conjunction with approved drawings and marketing material. In case of conflict, this document overrides any notes & specifications on marketing material, architectural guidelines & website material content. Any discrepancies to be referred to the Architect for clarification with the Developer.

### 1.2. Building Plans/Approval

All Building work shall comply with the requirements of the Local Authority zoning regulations and the NHBRC and be carried out strictly in accordance with the National Building Regulations (SANS 10400) the Building Standards Act No. 103 of 1977, Model Preambles of Trades (2008 edition) and the approved building plans and specifications.

### 1.3. Developer

The Developer reserves the right to amend and/or substitute items/finishes, at his sole discretion, in the event of any item/finish not being available or being in short supply. These items/finishes to be of similar or better quality.

### 1.4. Materials

All materials herein specified are subject to availability, where any materials are not readily available, the contractor shall have the right to use the nearest similar material available.

## 2. Walls

### 2.1. Exterior Walls

Exterior walls are all cavity masonry wall construction. Primarily plastered and painted external skin, NFX clay brick with one coat plaster primer and two coats exterior quality Low Sheen Pure Acrylic Paint or similar.

Feature items such as the chimneys, feature walls and boundary walls are bagged and painted with two coats exterior quality 'Low Sheen Pure Acrylic Paint' or similar. Colour to match the colour of plastered external walls or be of the same tone 2 shades darker or lighter than external walls.

All boundary wall design will be in accordance with the architectural guidelines.

### 2.2. Interior Walls

All unit walls are clay NFX brick, plastered, and painted with one coat plaster primer and two coats interior quality satin paint or similar.

### 2.3. Interior wall finishes

Kitchen & Scullery splashback: Residence type 1 & 2: 100mm Engineered Stone splashback to match worktops.

Kitchen & Scullery splashback: Residence 3,4 & 5: 500mm Engineered Stone splashback to match worktops.

Bathroom Walls: Residence 1 & 2: 100mm full bodied porcelain/ceramic tile skirting (matching floor)

Bathroom Walls: Residence 3,4 & 5: Full bathroom Half height (900mm) tiled walls with a Full bodied large scale tile porcelain/ceramic (matching floor tile).

Shower cubicles 1 & 2: shower ffl up to full height Kit-kat wall tile – Full height tiled walls shower cubicle. Colour as displayed in Sales Office or Similar.

Shower cubicles 3,4 & 5: Top half Kit-kat wall tile – half height (from 900mm) tiled walls shower cubicle. Colour as displayed in Sales Office or Similar.

### 2.4. Yard Walls

1.8m High walls with soldier bond detailing - bagged and painted. Colour to match the colour of plastered external walls or be of the same tone 2 shades darker or lighter than external walls.

### 3. Floor Finishes

#### 3.1. All internal areas (excluding bathrooms, bedrooms & garages)

Full bodied porcelain/ceramic tile colour as displayed in sales office or similar

*Upgrade: Engineered timber Oggie Flooring. – Colour as displayed in sales office or similar. Upgrade to be specified per room/area.*

#### 3.2. Bedrooms

Tiles or Timber look Vinyl, colours as displayed in Sales Office or similar.

*Upgrade: Engineered timber Oggie Flooring. – Colour as displayed in sales office or similar. Upgrade to be specified per room/area.*

#### 3.3. Bathrooms

Full bodied porcelain/ceramic non-slip tile Colour as displayed in sales office or similar

#### 3.4. Verandas/Outdoor Living Areas

Herringbone Klompie Finish with white cement joints

#### 3.5. Balconies (Applicable to residence 4)

Full bodied porcelain/ceramic non-slip tile colour to match interior finishes

#### 3.6. Driveway

Grey Paver or similar as displayed in Sales Office

### 4. Skirtings

#### 4.1. General (All areas excluding bathrooms)

Timber skirting to be primed and painted with water based enamel (White).

#### 4.2. Bathrooms

Residence 1 & 2: 100mm full bodied porcelain/ceramic tile skirting (matching floor).

Residence 3,4 & 5: Full bathroom half height (900mm) tiled walls with a full bodied large scale tile porcelain/ceramic (matching floor tile).

### 5. Roofs

#### 5.1. Roof finish

Dark Grey klip-lock pitched roof metal roof sheeting, to be insulated and laid on timber sub structure. Concrete flat roofs to be screeded to falls, fully waterproofed.

#### 5.2. Facias

Fibre cement/similar – painted white (to match walls).

#### 5.3. Gutters

Aluminium gutters: Dark Grey - to match roof colour.

#### 5.4. Downpipes

Aluminium: white seamless downpipes - to match wall colour.



## 6. Ceilings

### 6.1. Bedrooms

Rhinoboard gypsum ceiling skimmed and painted, with Gyproc Donceil shadowline trims.

*Upgrade: Exposed timber roof trusses as per spec – painted white. – to be specified per bedroom.*

### 6.2. Lounges/Main Living/Kitchen areas

Exposed Roof trusses, sealed & painted white

### 6.3. Foyer

In-Situ Reinforced concrete ceiling soffit (Class 2 smooth)

### 6.4. Bathrooms & En-Suites

Rhinoboard gypsum ceiling skimmed and painted, with Gyproc Donceil shadowline trims. Where mechanical ventilation is required, ceilings also applied to some areas as feature bulkheads. (as per unit plans).

*Upgrade: Exposed timber roof trusses as per spec – painted white. – to be specified per room.*

### 6.5. Passages

Rhinoboard gypsum ceiling skimmed and painted, with Gyproc Donceil Shadow line plaster trim cornice along perimeter.

*Upgrade: Exposed timber roof trusses as per spec – painted white. – to be specified per bedroom.*

### 6.6. Garages

15mm Gypsum ceiling skimmed and painted, with Gyproc Donceil Shadow line plaster trim cornice along perimeter.

### 6.7. Covered Outdoor Patio (Applicable to Residence 3,4 & 5)

In-Situ Reinforced concrete ceiling soffit (Class 2)

## 7. Windows/Doors

### 7.1. Aluminium Windows/Doors & Ironmongery

Matt black Powder coated Aluminium frames, All Door and Windows as per Architect's Specification and drawings. Aluminium framed windows with handles and catches, as per Architect's schedules. All Bathroom windows with opaque/obscure vinyl coating. All glazing to comply with SANS 10400-XA and SANS 10400 - Part N. Windowsills are precast concrete – paint to match external wall colour. All glass doors to be safety glass.

### 7.2. Internal Timber Doors

Residence 1 & 2: Standard solid timber frame & Plain panel Semi-solid timber doors – Painted white.

Colour to match skirtings & ceilings)

Residence 3,4 & 5: 2.4m high solid timber frame with 10mm recess detail. Flush panel Solid door leaf, varnished as per specifications.

### 7.3. Ironmongery

Unit Pivot Entrance doors – Black Steel linier handle Profile roller bolt lock; Pivot hardware & doorstep & as per specifications. Handle to match Aluminium door & window frames.

Internal doors (internal door Ironmongery available in Brushed stainless steel/matt black/brass)

Euro Profile Thumb turn lock; Brushed Stainless steel/matt black/brass hinges, doorstep &

Lever Handle on Rose with Escutcheon.

### 7.4. Garage Doors

Residence 1 & 2: Seamless Hardwood sectional double garage door.

Residence 3,4 & 5: Seamless Hardwood/similar sectional double & single garage door for residence 4 & 5, flush seamless integrated into wall feature cladding.



## 8. Balustrades & Metalwork (Applicable to Residence 4)

### 8.1. Outdoor balustrades

Clear Frameless side mounted frameless glass balustrade 1000mm high

### 8.2. Metalwork Balustrades

Galvanized Mild Steel balustrading 1000mm high formed from flat bar sections including all mitres, welded joints core drilled and bolted to concrete floors and fixed to brickwork as per structural engineer's detail and specification.

Frameless glass balustrade an option on unit D internal.

## 9. Sanitaryware & Brassware

*Complete cold and hot water reticulation to bathroom and kitchen, including taps (SABS Approved).*

**Brassware Options:** Brushed chrome as standard option  
Brushed bronze & matt black as an upgrade option

*Note: Standard colour selected by buyer will be applicable for ALL Kitchen/bedroom/bathroom brassware/hardware unless otherwise specified.*

<b>Toilet (wc)</b>	Concealed cistern Geberit Wall hung toilet & flush plate (white).
<b>Bath</b>	Freestanding 1800/1700 bath (white). Hansgrohe Wall mount Bath spout and mixer with diverter and handheld shower.
<b>Basins</b>	Undermount basin/s – vanity integrated item (white). <i>(double or single - as displayed on sales plan)</i>
<b>Shower</b>	Round shower head with 400mm shower arm Hansgrohe Wall mount single lever mixer with diverter and handheld shower.
<b>Bathroom Mixer/Taps</b>	Hansgrohe surface mounted taps and mixers.
<b>Sink</b>	Franke - Neptune NEX621 LHD Stainless steel Inset sink. Franke - Maris MRX110-45 Stainless steel satin finish Undermount prep bowl
<b>Sink &amp; Prep Mixer</b>	Hansgrohe single lever kitchen mixer with pull-out spray.
<b>Shower trap</b>	Geberit cleanline20 shower channel or similar Brushed stainless steel.
<b>Shower screen</b>	Fixed frameless shower screen with horizontal support. All hardware <i>(colour to match sanware)</i> .
<b>Accessories</b>	<i>(applicable for bathrooms)</i> x 1 Double Towel rail <i>(Upgrade: heated towel rails for all bathrooms)</i> X 1 Hand towel rail X 1 toilet paper Holder & spare holder
<b>Mirrors</b>	Round backlit mirror (above each basin)

## 10. Appliances

*The following appliances are included for all Residence:*

### **Residence 1 & 2:**

X 1	900mm SMEG gas hob
X 1	Integrated 600mm SMEG Electric Oven
X 1	Integrated 600mm SMEG Microwave
X 1	Integrated SMEG Dish washer
X 1	Fold away washing line

### **Residence 3,4 & 5:**

X 1	900mm SMEG Free standing Oven & Hob
X 2	Integrated 600mm SMEG Electric Oven
X 1	Integrated 600mm SMEG Microwave
X 1	Integrated SMEG Dish washer
X 1	Fold away washing line



## 11. Electrical & Green Building Inclusions

(All as per latest Architects Electrical plans and specification approved by Developer).

### 11.1. General

Distribution board.

Single phase connection with split prepaid metering per unit.

Prepaid electrical meter.

LGP Mains and options.

Fibre connection.

Stove/oven/ isolator.

Solar PV installation & battery system to specialist specification.

Residence 1 & 2: Sunsynk 5,5kw Hybrid Inverter  
Sunsynk 5,32 Kwh Lithium Battery  
6 x Canadian Solar 410W Black Frame Panels

Residence 3,4 & 5: Sunsynk 8,8kw Hybrid Inverter  
Sunsynk 5,32 Kwh Lithium Battery  
8 x Canadian Solar 410W Black Frame Panels

*Upgrade available: Additional battery storage*

AC units (All bedrooms and living spaces).

Main entrance 24hour security with biometric access control. CCTV monitoring.

### 11.2. Switchgear and Sockets

16 amp sockets and switches.

Dimmers will be provided to Living rooms/kitchen/dining and bedrooms.

### 11.3. Internal lights

**General downlights** (All excluding bathrooms)

Recessed downlight – Matt white

**Bathroom downlights**

Waterproof recessed downlight – Matt white

**Feature downlights – Foyer**

Surface mounted downlight – Matt black

**Decorative Lights (Pendants)**

x 3 electrical points supplied above dining table.

### 11.4. External Lights

**General downlights (outdoor living)**

Waterproof Recessed downlight – Matt white

**Wall mounted lights**

Wall mounted up and down light – matt black

**Foot lights**

Taj Medium wall mounted footlight or similar matt white

**External strip light (feature overhang)**

Recessed LED strip light in concrete soffit

## 12. Metering & Connections

### 12.1. Gas connection & infrastructure

Centralised gas infrastructure for each unit and meter.

Gas point-of-use geysers will be standard on all units.

### 12.2. Water Supply

Municipal water connection applicable to all units. Each Unit will have a separately metered incoming water supply as well as a metered grey water supply.

### 12.3. Electrical Supply

Single phase connection with split prepaid metering per unit.



### 13. Joinery

All worktops, Supa Matt joinery, feature Oak veneer & handles – Colour options available as displayed In sales office – to be selected by buyer.

Full fitout for all bedrooms, desks, kitchen, scullery & Bathroom vanities are included (layouts as indicated on marketing plans)

Upgrades: Additional Joinery Unit available at additional cost (layouts as indicated on marketing plans)

<b>Worktops:</b>	All worktops to be engineered stone as displayed in sales office or similar.
<b>Bathroom Vanities:</b>	White Melamine Carcass Supa Matt with matching Impact Edging <i>Upgrade available: upgrade joinery to Duco spray, PVC Wrap or Oak Veneer</i>
<b>Joinery doors:</b>	Supa Matt with matching Impact Edging All exposed Panels and filler panels to match unit finish. <i>Upgrade available: upgrade joinery to Duco spray or PVC Wrap</i>
<b>Feature display:</b>	Feature shelf oak veneer finish
<b>Interiors:</b>	Non visible carcasses to be standard PG Bison super white interior.
<b>Handles:</b>	Finger Grip (matching joinery) \ Touch to open \ Lip Handles to Long side hinge Doors.
<b>Hinges &amp; Runners:</b>	Soft Close drawers & Doors (applicable to Kitchen & Scullery). <i>Upgrade available: upgrade to alternative spec for hinges &amp; Runners</i> <i>Upgrade available: Soft close for all bedrooms &amp; vanities</i>
<b>Joinery Skirtings:</b>	Brushed Aluminium

### 14. Landscaping

Landscaping as per landscape architect plans.

Includes lawn, planting, stepping stones & other as specified by landscape architects.

### 15. Additional Extras

Refer to marketing plans.  
Underfloor heating  
Flooring upgrade to Oggie  
Different glazing  
Gas heater and fire place  
Additional battery storage  
Enclosable Outdoor living area (Applicable to Residence 3,4 & 5)  
Green roofs (Residence 4)  
Landscaping upgrade  
Garage additional joinery/storage unit  
Feature wine rack joinery unit (Applicable to Residence 3,4 & 5)  
Pools (Chlorinated or organic)  
Timber Deck  
Pool House/Entertainment House (Applicable to Residence 3,4 & 5)  
Pergola (Applicable to Residence 3,4 & 5)  
Boma (Applicable to Residence 3,4 & 5)

These specifications serve as a guideline only and the developer reserves the right to amend and/or substitute items, at his sole discretion in the event of any item not being available/being in short supply or price increases beyond his control.

If any of the finishes are changed by the purchaser, the developer reserves the right to refuse acceptance of any of these changes. If any of the finishes are changed by the purchaser, the developer reserves the right to charge extra fees i.e. extra handling fee, extra markup and extra administration fee.