

CORNERSTONE

154 on Arum – Erf: 3601



SCHEDULE OF FINISHES

August 2025



IMPORTANT NOTES:

- Should the below mentioned specification differ from the final plan specification, then this specification will be the final ruling document.
- All materials herein specified are subject to availability, where any materials are not readily available, the Developer shall have the right to use the nearest similar material available.
- The purchaser is not allowed to work on the site whilst the project is under construction.
- This schedule of finishes supersedes any other document.

Contents

1	WALLS	4
1.1	Exterior	4
1.2	Interior	5
2	ROOF	5
3	DOORS, FRAMES & IRONMONGERY	5
3.1	Door and Frames	5
3.2	Ironmongery	6
4	WINDOWS	6
5	GLAZING	7
6	WALL FINISHES	7
6.1	Exterior	7
6.2	Interior	7
7	FLOOR FINISHES	7
7.1	General (All internal areas, apart from bathrooms)	7
7.2	Bathrooms	7
7.3	Balconies	7
7.4	Entrance Lobby & Walkways	
8	SKIRTINGS	7
8.1	General (All internal areas, apart from bathrooms)	8
8.2	Bathrooms	8
9	CEILINGS & SOFFITS	8
9.1	General (All internal areas, apart from internal bathrooms that require ventilation)	8
9.2	Bathrooms & Bulkheads	8
9.3	Balconies	8
10	PAINTING	8

10.1	Exterior	8
10.2	Interior	9
11	METALWORK	9
12	SANITARYWARE, BRASSWARE, MIRRORS & ACCESSORIES.	9
12.1	Sanitaryware	9
12.2	Brassware	10
12.3	Mirror	11
12.4	Accessories	11
13	JOINERY	11
13.1	Kitchen	12
13.2	Bedrooms	12
13.3	Bathrooms	12
14	KITCHEN	12
14.1	Appliances & Equipment	12
14.2	Plumbing	13
15	LIGHT FITTINGS	13
16	ELECTRICAL SOCKETS & SWITCHES	16
17	METERING & CONNECTIONS	17
17.1	Water Supply	17
17.2	Electrical Supply	17
17.3	Fibre	17

1 WALLS

1.1 Exterior

Exterior walls are all cavity masonry wall construction.

Clay Maxi: Primarily plastered and painted external skin with unplastered feature portions, portions to developers' discretion. One coat plaster primer and two coats exterior quality paint; internal plastered and painted, one coat plaster primer and two

coats interior quality paint with unplastered feature portions, portions to developers' discretion.

1.2 Interior

All unit separating walls to be double skin Clay maxi brick, plastered and painted with one coat plaster primer and two coats interior quality paint.

All unit internal partitioning walls to be single skin Clay maxi brick, plastered and painted with one coat plaster primer and two coats interior quality paint.

Where indicated unplastered or painted feature portions, portions to developers' discretion.

2 ROOF

The primary roofing material and construction is mono pitched metal roof sheeting, to be insulated and laid on timber sub structure. Minor areas are from concrete flat roofs to be screeded to falls, fully waterproofed and insulated.

3 DOORS, FRAMES & IRONMONGERY

3.1 Door and Frames

Unit Entrance doors to be single, painted solid timber door (Horizontal slatted) and frame as per unit plan. Internal Doors to be to be single, painted semi-solid or hollow core timber door (Flush panel) and frame as per unit plan. (Colours to developer pallet)



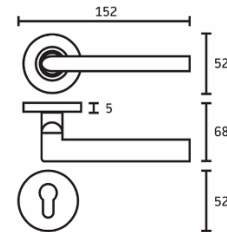
Entrance Door & Frame



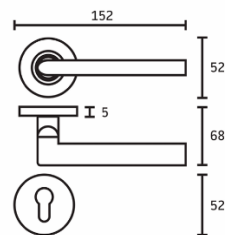
Internal Door & Frame

3.2 Ironmongery

Unit Entrance doors – Stainless Steel Aero Profile Cylinder lock; Stainless steel butt hinges, doorstop & Pello lever on round rose stainless steel with Escutcheon colour black or similar.



Internal doors – Stainless Steel Aero Profile Cylinder lock; Stainless steel butt hinges, doorstop & Pello lever on round rose stainless steel with Escutcheon colour black or similar.



4 WINDOWS

Aluminium framed windows with handles and catches, All windows as per Architect's window schedule. Plastered windowsills to fall.



5 GLAZING

Clear sheet glass generally in thickness as recommended by the glazier or to SABS specifications. All glazing to comply with SANS 10400-XA and SANS 204 & SANS 10400 - Part N.

Obscure glass will be installed to bathrooms and wc's. All glass doors to be safety glass.

6 WALL FINISHES

6.1 Exterior

Plastered and painted & exposed brick where indicated.

6.2 Interior

Internal walls to be plastered and painted.

All kitchens to have Porcelain / Ceramic Glazed wall tiling as splash backs over worktops; Colour as displayed in Sales Office or Similar.

Bathrooms – tiled shower cubicle & basin splashbacks, wall tiles to be Porcelain / Ceramic wall tiling; Colour as displayed in Sales Office or Similar. Remaining walls to be painted. Colour by Developers choice.

7 FLOOR FINISHES

7.1 General (All internal areas, apart from bathrooms)

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

7.2 Bathrooms

Ceramic tiles with slip resistant finish. Colour as displayed in Sales Office or Similar.

7.3 Balconies

Ceramic tiles with slip resistant finish. Colour as displayed in Sales Office or Similar.

7.4 Entrance Lobby & Walkways

8 SKIRTINGS

8.1 General (All internal areas, apart from bathrooms)

Col Timbers (pine) skirting to be primed and painted with water-based enamel.

Type: Architrave

Size: 22 x 69mm



8.2 Bathrooms

Tiled skirting.

9 CEILINGS & SOFFITS

9.1 The general unit finish is an exposed cast in situ concrete soffit.

9.2 Ceilings as per Architect as access voids.

Ceilings to be constructed from suspended plasterboard, skimmed and painted with 2 coats interior quality PVA or similar.

9.3 Balconies

Balcony soffits finish exposed cast in situ concrete soffit.

10 PAINTING

10.1 Exterior

All external plastered wall surfaces to get one coat plaster primer then painted with 2 coats exterior quality Low Sheen Pure Acrylic Paint or similar.

All exposed timber to get 1 coat high quality primer followed by high quality enamel paint.

All exposed metalwork to get 1 coat high quality primer followed by high quality enamel paint.

10.2 Interior

All interior plastered wall surfaces to be painted with 2 coats interior quality Matt Acrylic Paint or similar. All internal skirtings, doors and frames to be finished with 2 coats of interior quality universal enamel paint.

11 METALWORK

Galvanized Mild Steel balustrading as per plan, fixed to concrete floors and fixed to brickwork as per structural engineer's detail and specification.

All balustrading to be painted using external grade paint.

12 SANITARYWARE, BRASSWARE, MIRRORS & ACCESSORIES.

12.1 Sanitaryware

Unit Toilets - Lusso Urban Square Closed Couple Suite with Mechanism and Seat.



Basins 1- Link Above Counter Basin 410 x 410mm One Tap Hole and pop-up waste.



Basins 2- Luanda White Rectangular Countertop Basin - 450 x 280 x 110mm and pop-up waste.



Showers: pre-moulded shower tray with white aluminium framed glass door.



Under basin storage unit as per in Joinery.

12.2 Brassware

Single Lever basin mixer - Lusso Pescara Basin Mixer Stainless Steel.



Shower head, Lusso Nera Showerhead Chrome 225 mm. Shower arm, Lusso Shower Arm Chrome 230 mm, Single lever shower mixer, Lusso Pescara Mixer Bath/Shower Stainless Steel or similar.



Shower Mixer



Shower Arm



Shower Head

12.3 Mirror

CAS 600mm round hanging mirror or similar.



12.4 Accessories

Lusso Sophia range or similar.



Lusso Sophia Double Towel Rail



Lusso Sophia Toilet Roll Holder



Lusso Sophia Soap Dish

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

13 JOINERY

13.1 Kitchen

All worktops to be engineered stone with Straight edge profile; colour as displayed in Sales Office or Similar. Units finished in Folkstone Grey – peen finish, or similar, handles to be Tyneside Handle, Black or similar, soft close hinges and drawer runners.

All doors and exposed panels and filler panels to match unit finish. All units to receive white masonite backing.

All non-visible carcasses to be standard PG Bison super white interior.

All visible carcasses and door edges to be in edging to match finish with 2mm impact edging.

13.2 Bedrooms

All base units to be finished in Folkstone Grey – peen finish, or similar, handles to be Tyneside Handle, Black or similar, soft close hinges. All doors to have minimum 2mm Impact Edging with finish to match panel finish.

All exposed Panels and filler panels to match unit finish. All units to receive white masonite backing.

All nonvisible carcasses to be standard PG Bison super white interior. All visible carcasses edges to be in edging to match door or drawer fronts.

13.3 Bathrooms (where applicable)

Floating vanities, white with engineered stone tops.

14 KITCHEN

14.1 Appliances & Equipment

1 x DHG 132: Defy 60cm Slimline Gas Hob Black or similar.



1 x Under counter electrical oven DBO482E: Defy 60cm Slimline Undercounter Static Oven Black or similar.

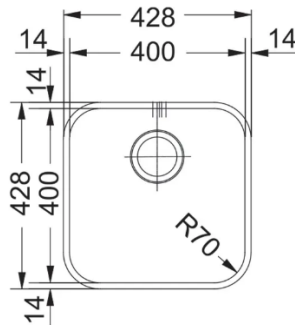


1 x DCH60B: Defy 60cm Standard Hood Black or similar.

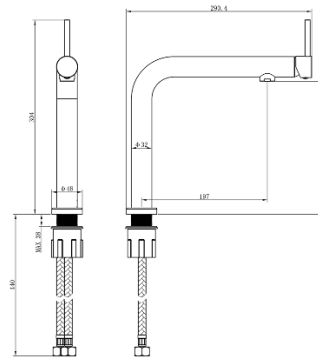


14.2 Plumbing

1 x Franke Selene Single Undermount Sink & Strainer Waste 428 x 428 x 190mm.



1 x Tivoli Lenola Matt Black Stainless Steel Kitchen Sink Mixer or similar.



1 x Washing machine / Dishwasher point (cold water) as indicated on plan.

15 LIGHT FITTINGS

As per electrical schedule

Track lighting 2wire black track.

Spot track round tube 1lt gu10 black scl205.



Counter LED

Bright Star HVS424 RECESS channel or similar.

Bright Star HVS456 COOL IP20 4000K.



Bathroom Lighting.

Bright Star CF600 BLACK or similar.



Balcony Lights

Bright Star BH075 BLACK or similar.



Walkways

Bright Star BH075 BLACK or similar.



Parking Level

Corrosion proof led 55w 1.5m 4000k blk gtl514/04 or similar.



Boundary Wall Lighting

Bright Star BH075 BLACK or similar.



Bollard Lights

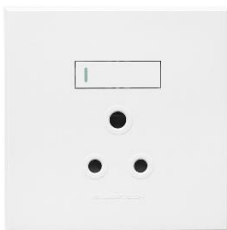
Bollard led 8w aluminium 4000k black gtl800 or similar.



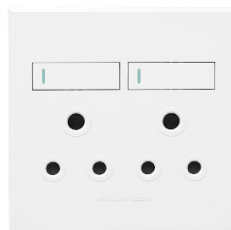
16 ELECTRICAL SOCKETS & SWITCHES

As per electrical plans and Schedules.

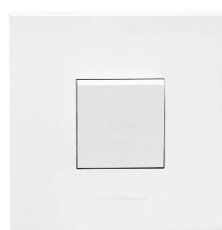
Product: Major Tech Vet3 White



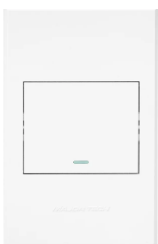
Single Socket



Double Socket



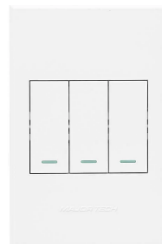
Isolator Socket



Single switch



Double switch



Triple switch

17 METERING & CONNECTIONS

17.1 Water Supply

Centralised energy efficient heat pump hot water generation system. Each apartment will have a separately metered incoming hot water supply & cold water supply.

17.2 Electrical Supply

Single phase connection with split prepaid metering per unit.

17.3 Fibre Supply

Fibre points to units, fibre supply by service provider.