

Unit Number Unit Area Building name Date
 Canvas Hull Purchasers name

LUXURY UNIT SPECIFICATION

Type T DECKS (VILLAS)

LIVING / DINING

Floor	Timber floor	European engineered oak floor (or similar approved).
Options of Timber floor, Vinyl or Carpet		
<input type="checkbox"/> Oak floor <input type="checkbox"/> Vinyl Floor <input type="checkbox"/> Carpet <input type="checkbox"/> Tiles		
Ceiling	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white with recesses and concealed lighting (or similar approved). Recessed ceiling and concealed lighting not applicable to Type B 1 Bedroom units (or similar approved).
Cornice	20mm Donn shadow line	20mm shadow recess junction between wall and bulkhead (or similar approved).
Walls general	Plaster and paint	230 mm smooth plastered cement brick walls and painted (or similar approved).
	Feature wall 1 (Optional at additional cost)	One wall in living area to receive painted timber cladding from finished floor level up to 1200mm high with ledge at the top. (Or similar approved).
	Feature wall 2 (Optional at additional cost)	One wall in unit to receive full height (floor to ceiling) textured wallpaper (or similar approved).
Skirting	Painted timber skirting	100mm high painted timber skirting around vinyl areas (or similar approved).
Joinery	TV media unit	Wall mounted unit suspended from the floor in a two-tone textured and matt finish (or similar approved).
Doors	Entrance door	2300 x 900 x 44 mm solid timber door with timber frame and architrave - painted (or similar approved).
	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted (or similar approved).
Front door hardware	Lever handles	Solid stainless-steel handles (or similar approved).
Door hardware	Lever handles	Tubular stainless-steel handle (or similar approved).

Ceiling fan			900 mm blade sweep - "Height Breeze Solent" (or similar approved) ceiling fan with black motor, oak blades with a wall mounted control unit in room.
Extra ceiling fan (Optional at additional cost)	Main bedroom	<input type="checkbox"/>	
	Living room	<input type="checkbox"/>	
R4 500	Bedroom 2	<input type="checkbox"/>	
	Bedroom 3	<input type="checkbox"/>	

Air conditioning			Every Apartment will be supplied with infrastructure built into the walls to support one "high wall split type" air conditioning unit to the Living Room area.
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Extra (Optional at additional cost)	Main bedroom	<input type="checkbox"/>	1 x unit included.
	Living room	<input type="checkbox"/>	1 x unit included.
Worked out by QS	Bedroom 2	<input type="checkbox"/>	1 x unit included.
	Bedroom 3	<input type="checkbox"/>	1 x unit included.

KITCHEN

Floor	Timber floor		European engineered oak floor (or similar approved).
Options of Timber floor, Vinyl			
<input type="checkbox"/>	Oak floor	<input type="checkbox"/>	Vinyl Floor
		<input type="checkbox"/>	Tiles
Ceiling	Plasterboard ceilings		Flush plastered Gypsum plasterboard ceilings - painted white (or similar approved).
Cornice	20mm Donn shadow line		20mm shadow recess junction between wall and bulkhead (or similar approved).
Walls general	Plaster and paint		230 mm smooth plastered cement brick walls - painted (or similar approved).
Skirting	Painted timber skirting		100mm high painted timber skirting (or similar) around vinyl areas (or similar approved).
Joinery	Countertop		Engineered stone top and splash back to underside of top cupboards, polished work surface with polished edge with routed grooves next to underslung basin (as per designer's specification) (or similar approved).
	Carcass		18 mm Eggar board cabinets with textured interior finish (or similar approved).
	Kitchen units finish		18 mm Eggar board cabinets with textured interior finish with smooth matt exterior finish (or similar approved).
	Handles		Handles to all drawers and cupboard doors to be "Finger grip" black powder coated finish (or similar approved).
Fittings & Appliances			
Fittings	Sink		Double stainless steel underslung sink or

similar (or similar approved).







Appliances		<i>Either of the following appliances can be provided as standard to units but may be interchanged and exchanged by the developer at the sole discretion of the developer depending on availability and supplier service levels. Make and Model numbers may change due to availability.</i>
		Mixer
<input type="checkbox"/>	Black	<input type="checkbox"/> Bronze
		Electric Oven
		Micro Combi Oven
Induction	<input type="checkbox"/>	Hob
		Cooker Hood
		Dishwasher
		Washing Machine 9kg
		Tumble Dryer 8kg
		Fridge
		Freezer

BEDROOMS





Floor	Timber floor	European engineered oak floor (or similar approved).
<input type="checkbox"/>	Oak floor	<input type="checkbox"/> Vinyl floor
		<input type="checkbox"/> Carpet
	Carpet Option	"Vanguard Tango" wall to wall carpets (or similar approved).
Ceiling	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white (or similar approved).
Cornice	20mm Donn shadow line	20mm shadow recess junction between wall and bulkhead (or similar approved).
Walls	Plaster and paint	230 mm smooth plastered cement brick walls and painted (or similar approved).

Skirting	Painted timber skirting	100mm high painted timber skirting around vinyl and carpeted areas (or similar approved).
Doors	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted (or similar approved).
Door hardware	Lever handles	Tubular stainless-steel handle (or similar approved).
Ceiling fan	Ceiling fan (optional at additional cost)	900 mm blade sweep - “Hight Breeze Solent” (or similar approved) ceiling fan with black motor, oak blades with a wall mounted control unit (or similar approved).
Joinery	Carcass	18 mm Eggar board cabinets with textured interior finish (or similar approved).
	Finish	16 mm Metro board cabinets with textured interior finish with smooth matt exterior finish (or similar approved).
	Handles	Handles to all drawers and cupboard doors to be “Finger grip “black powder coated finish (or similar approved).


BATHROOMS (Including guest bathroom if applicable)

Floor	Porcelain Tile 600 x 600	To bathrooms and shower cubicle areas: 600 x 600 mm glazed porcelain anti-slip tiles on cement screed (or similar approved).
 Hull  Canvas		
	Shower	Sloped shower floor completed with smaller format anti-slip porcelain tiles (or similar approved).
Ceiling	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white (or similar approved).
Cornice	20mm Donn shadow line	20mm shadow recess junction between wall and bulkhead (or similar approved).
Walls	General	230 mm smooth plastered cement brick walls - painted 40 (or similar approved).
	Wall tiles - Hull	Glazed ceramic tiles – inside shower cubicles and behind toilets to be Hull theme - gloss antique white subway tile (or similar approved).
 White Subway  White Large format tile		
	Wall tiles - Canvas	Glazed ceramic tiles – inside shower cubicles and behind toilets to be Canvas theme - gloss antique grey subway tile (or similar approved).
 Grey Subway  Grey Large format tile		
	Tile Coin	Tile coin (corner): stainless-steel angle corner (or similar approved).
	Vanity Splashbacks	Vanity stone top to have a 100mm return (or similar approved).
Skirting	Tile skirting - 60mm	60mm high floor tile skirting around tiled floors (or similar approved).

Doors	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted (or similar approved).
Door hardware	Lever handles	Tubular stainless-steel handle (or similar approved).
WC	Wall hung WC and concealed cistern	“Duravit” – Glossy white/black Lynx Face actuator plate (or similar approved). “Valsir” – Instafit + inwall tank with full frame Cistern (or similar approved). “Duravit – D-Noe” (or similar approved) white vitreous china wall hung toilet with seat and cover (or similar approved).
Basin	Countertop basin	"Duravit" countertop ceramic basin colour white (or similar approved).
	Guest Bathroom (if applicable)	“Duravit” Wall mounted basin with single mixer colour white (or similar approved).
Basin mixer	Single control mixer	"Hansgrohe" Addstoris FinishPlus brushed bronze OR Matt black single control basin mixer with brushed bronze trap and waste assembly (or similar)
		<input type="checkbox"/> Black <input type="checkbox"/> Bronze
	Guest Bathroom (if applicable)	"Hansgrohe" Talis E FinishPlus brushed bronze OR Matt black single control basin mixer with brushed bronze trap and waste assembly (or similar)
Joinery	Vanity	Wall-hung vanity in melamine finish with impact edging and composite stone polished top (or similar approved).
Bath (Optional with exception of unit types "B")	Drop in bath	"Duravit" white built-in acrylic bath with (or similar approved). Size: 1800 x 800 mm
	Bath mixer	"Hansgrohe" FinishPlus brushed bronze OR Matt black Ecostat Thermostatic bath mixer comfort with Raindance Select S handshower mounted on wall holder with waste (or similar approved).
		<input type="checkbox"/> Black <input type="checkbox"/> Bronze
	Bath surround	Composite stone (or similar approved).
Shower	Enclosure (if applicable)	Tempered safety glass side panel and frameless shower door enclosure to entire shower where applicable at height of 2 metres high (or similar approved).
		<input type="checkbox"/> Black <input type="checkbox"/> Bronze
	Shower rose; hand shower and mixer	“Hansgrohe” FinishPlus brushed bronze OR Matt black Raindance showerpipe 280mm ecoSmart with hand shower raindance Select S (or similar)
		Stainless steel bathroom floor drains in shower (or similar approved).
Geyser	150L electric geyser	1 X 150 L electrical quick hot geyser or quick hot water heater or heat pump system depending on the position of each unit will be provided per apartment (or similar approved).
Accessories	Mirror	1 x Wall-hung de-misting mirror per Bathroom with shower/bath (or similar approved).

	Towel rail	“Hansgrohe” One AddStoris Brushed bronze OR matt black wall mounted towel ring (or similar approved)
	Towel ring	“Hansgrohe” One 648mm AddStoris Brushed bronze OR matt black wall mounted doubled towel rail (or similar approved)
	Toilet roll holder	“Hansgrohe” One AddStoris Brushed bronze OR matt black wall mounted toilet roll holder (or similar approved)
	Spare toilet roll holder	“Hansgrohe” One AddStoris Brushed bronze OR matt black wall mounted spare toilet roll holder (or similar approved)
	Robe Hook	“Hansgrohe” One AddStoris Brushed bronze OR matt black wall mounted Double robe hook (or similar approved)
	Soak rack	“Hansgrohe” Two AddStoris Brushed bronze OR matt black wall mounted corner basket in shower (or similar approved)
	Shower seat (Optional at additional cost) R4500	1 x acrylic fold down shower seat (or similar approved).
	Grab rails (Optional at additional cost) R3200	1 x grab rail by shower/bath; 1 x grabrail by toilet (or similar approved).
	5 bar Heated towel rail	5 bar heated towel rail in chosen colour.
 Black	 Bronze	

BALCONIES/PATIOS

Floors	Porcelain Tile 600 x 600	To balconies and outdoor patios: 600 x 600 mm glazed porcelain anti-slip tiles on screed or concrete surface bed will be provided (or similar approved).
Built in stainless steel braai	Wood braai	Braai unit-built in.
Doors to downstairs balcony included	Optional for upstairs balcony To enclose the balcony 22 000 per L/M	Doors to patios/balconies to be powder coated aluminum sliding doors with double-laminated safety glazing.
		
Walls	Plaster and paint	230 mm smooth plastered cement brick walls and painted blue Everest and rhine castle depending on the façade (or similar).

GARAGE

Floors	Finish	Powefloated concrete floor.
Walls	General	Smooth plastered cement brick walls – painted.

Slab soffit		230mm smooth plastered cement brick walls – painted.
Door		Chromodek garage door with motor.
Appliances		
	Washing Machine 9kg	SIEMENS - 60cm 9Kg Integrated freestanding washing machine (or similar approved).
	Tumble Dryer 8kg	SIEMENS - 60cm 8kg heat pump integrated freestanding tumble dryer (or similar approved).
Joinery	Countertop	Engineered stone top and splash back to underside of top cupboards, polished work surface with polished edge with routed groves next to underslung basin (as per designer's specification) (or similar approved).
	Carcass	16 mm Metro board cabinets with textured interior finish (or similar approved).
	External finish	16 mm Metro board cabinets with textured interior finish with smooth matt exterior finish (or similar approved).
	Handles	Handles to all drawers and cupboard doors to be "Finger grip" black powder coated finish (or similar approved).
Laundry Rail		Laundry fold down drying rail.

ELECTRICAL

PERMANENT SUPPLY:

Each unit will be supplied with a single-phase electrical supply to a distribution board inside the unit (position as specified by electrical Engineer).

Individual electricity and water meter per section.

UNIT ELECTRONIC:

Each apartment will be supplied with the following telephone and television points in positions as specified by the Electrical Engineer):

A) One television outlet (point only) in Lounge and all bedrooms.

B) One telephone outlet (point only) in Lounge.

Wifi ready router per section – uncapped at 50Mbps.

1 x telephone handset per section.

Switches (All switches on dimmers)	Matrix Onesto switches and plugs	Light switching with dimmers to living areas will be "Matrix Onesto" (or similar approved) modules in white or black.
Socket outlets	Matrix Onesto switches and plugs	Socket outlets will be "Matrix Onesto" (or similar approved) modules in white or black.
Lights	LED strip lights	Cove lighting – Indirect led light strip inside bulkhead (or similar approved).
	LED downlights	Recessed LED Downlight (or similar approved) in white.



LED downlights in shower	Recessed LED Downlight (or similar approved) in white.
Footlights	Indirect footlights fitted flush into wall (or similar approved).

ALUMINIUM WINDOWS AND BALCONY/PATIO DOORS

Doors to patios/balconies to be powder coated aluminium sliding doors with double-laminated safety glazing.

All windows to units to be side/top hung powder coated aluminium windows with double laminated safety glazing.

Chromodek garage door with motor.

Decking: Balau decking as per floorplan or similar. Pool (optional)

Purchaser's Signature _____

Sales Agent signature _____

Date _____