



DOGON | GROUP

PROPERTIES

THE FYNBOS FINISHING SCHEDULE



THE FYNBOS

HEAD OFFICE 021 433 2580

dogongroup.com

A visionary company with decades of experience



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PROPERTIES

COMPANY PARTICULARS

Established in 2002 and founded by Denise Dogon, Dogon Group Properties has proven to be a true real estate success story. The Dogon name has become synonymous with the proficient and effective marketing and selling of premium grade properties in Cape Town and particularly the sought-after Atlantic Seaboard. Dogon Group currently have offices in high profile positions in Sea Point and Southern Suburbs.

Dogon Group Properties prides itself on its unique and focused approach to marketing and sales, providing a comprehensive and tailored solution to ensure that sales occur at the optimum price within a compressed space of time. The company utilizes an evolved and distinctive sales force of highly adept and skilled sales agents who are selected for their extensive experience, professionalism and successful track records.

Headed by Managing Director Alexa Horne, Dogon Group has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary Dogon Group database combined with its eye-catching and prominent advertising, both in print and digital media, together with our visible network of sales offices support our strong performance on the Western Cape's Atlantic Seaboard, Southern Suburbs, Western Seaboard and surrounding areas.

DOGON GROUP PROPERTIES (PTY) LTD
REGISTRATION NO: 2002/020365/07
ALEXA HORNE (MANAGING DIRECTOR)

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SALES AGENTS



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THE FYNBOS

Standard Specifications and Finishes (ANNEXURE C)

1st September 2021

1. Introduction

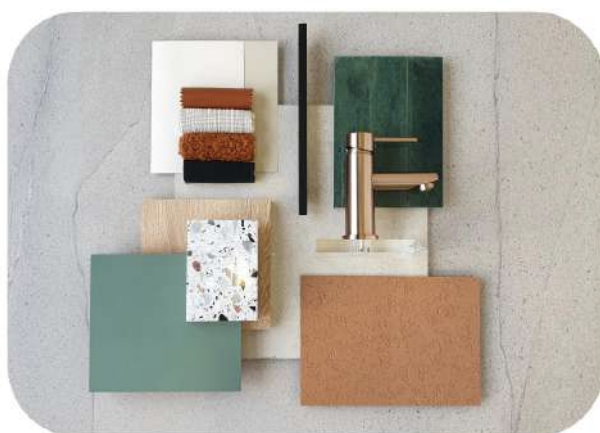
This specification has been prepared to assist purchasers in their understanding of the overall scheme, and their rights and obligations as purchasers.

2. Standard fittings, finishes, etc.

General:

No Deviations to the standards specifications and finishes will be permitted under this agreement. Under no circumstances, may the Purchaser approach the Building Contractor on site to do extra work.

The Purchaser is to check the dimension on handover before manufacture of shop fitting or other specialist items, as the Seller cannot be held liable for costs incurred by the Purchaser for re-manufacturing of fittings.



BATHROOM ACCESSORIES

Basin
PRODUCT SPEC: Integrated basin with cupboard
Colour: TBC
Champagne colour
pop up waste slotted



Basin Mixer
PRODUCT SPEC: Meir round wall mixer
with spout concealed part
Colour: Champagne



Toilet
PRODUCT SPEC: Duravit D-NEO wall
mounted WC with soft closer
Colour: White



Actuator Plate
PRODUCT SPEC: Geberit Alpha 10 actuator
plate for dual flush
Colour: Matt white
With concealed cistern



Shower
PRODUCT SPEC: Meir 200mm Round shower
head with 400mm shower arm
Colour: Champagne



Shower Mixer
PRODUCT SPEC: Meir round wall mixer
with concealed part
Colour: Champagne



Shower Trap
PRODUCT SPEC: 100mm x 100mm shower trap
with champagne grid



Towel Rail

PRODUCT SPEC: Meir 600 single bathroom towel rail
Colour: Champagne



Toilet Roll Holder

PRODUCT SPEC: Meir round toilet roll holder
Colour: Champagne



KITCHEN APPLIANCES

Extractor

PRODUCT SPEC: *Only in Studio Apartments*
Smeg Silver 60cm telescopic extractor with filter kit



Oven

PRODUCT SPEC: Smeg 60cm classic oven,
Stainless steel and Black Eclipse glass



Hob

PRODUCT SPEC: Smeg 30cm Ceran Suprema
black glass 2 plate Hob



Fridge/Freezer

PRODUCT SPEC: *Only in Studio Apartments*
Smeg 140L undercounter integrated fridge with
82x60cm ice box



Fridge/Freezer

PRODUCT SPEC: *Only in 1 & 2 Bed Apartments*
Smeg Fridge Freezer
178cm x 54cm Fully Integrated



FLOOR FINISHES

Bathroom Floor

PRODUCT SPEC: 600x600 white procelain tile
Finish: Matt



Internal Floors

PRODUCT SPEC: Engineered hard wood floor



WALL FINISHES

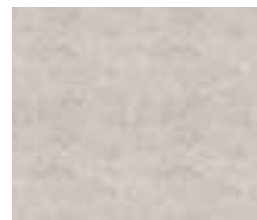
General Walls

PRODUCT SPEC: Kitchen
Two coats of paint

General Walls

Architects allocation

PRODUCT SPEC: Bathroom
600 x 600 white porcelain tile



Shower Feature

Wall & Splashback

PRODUCT SPEC: Bathroom
60 x 240 green metro tile



KITCHEN

Sink

PRODUCT SPEC: Smeg Blanco Andano 400U
Stainless steel underslung sink



Sink Mixer

PRODUCT SPEC: Meir round kitchen mixer
Colour: Champagne



LIGHTING FINISHES

Lighting

PRODUCT SPEC: 3 wire track with 3 spot lights
Colour: Black



Lighting

PRODUCT SPEC: Recessed downlight
Colour: White



Lighting

PRODUCT SPEC: *All apartments with kitchen islands*
Colour: Rose gold pendant



Lighting

PRODUCT SPEC: Surface downlight
Colour: Black



Lighting

PRODUCT SPEC: *Over beds in studio apartments*
Pendant
Colour: Champagne



JOINERY

Kitchen Counter Top

PRODUCT SPEC: Grigio Venato Terrazzo
Finish: Polished



Kitchen/Cupboards

PRODUCT SPEC: Duco sprayed finish matt
Colour: TBC

SKIRTING, CEILINGS AND DOORS

Skirtings *All Internal excluding Bathrooms*
PRODUCT SPEC: Timber skirting to Interior
Architect's specification

Ceilings
PRODUCT SPEC: Skimmed suspended ceiling
with shadow line detail as per
Interior Architect's specification

Ceilings
PRODUCT SPEC: Exposed concrete slab in
portions as per Interior
Architect's specification

Doors
PRODUCT SPEC: Front doors - Fire rated
timber door as per Interior
Architect's specification

Screens
PRODUCT SPEC: Internal screens - Decorative
timber and glass screens as per
Interior Architect's specification

3. Indemnity clause:

Photos are for illustrative purposes only and the actual product and colour may vary.

4. Relevant authorities and project personnel

Client Representative/Developer

Paul Coelho
Lurra Capital

*Avantgarde Property Development (PTY LTD) 2nd Floor, Fairweather House,
176 Sir Lowry Road, Woodstock, 7925*

Development Manager/Developer

Patrick Gardner patrick@gardnerpropertysolutions.co.za

Gardner Property Solutions, 31 Camps Bay Drive, Camps Bay, Cape Town, 8005

Principal Agent/Project Manager

Profica 011 234 5828 info@profica.co.za

Corner House, Corner of 10th Avenue & Wessels Rd, Rivonia, South Africa

Architect

Philippe Moens 011 467 9331 info@2802architects.com

Maxine Levy

*2802 Architects, Block 3 Fourways Office Park Fourways Boulevard
and Roos Street Fourways, Johannesburg*

Interior Designer

Lauren Bolus

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*MAKE Studio, 8th Floor, Protea North Wharf
Hotel No.1, Lower Bree Street, Foreshore, Cape Town, 8001*

Landscape Architect

Donovan Gillman

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URBCO, Westcliff, 34 Spaanschemat River Road, Constantia 7806

Botanist

Professor Ernst van Jaarsveldt

Landscape Contractor

Brett Chilcot

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Quantity Surveyors

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Claasen Auret, 1 Hawston Road, Milnerton, Cape Town

Mechanical, Wet Services and Fire Engineer

Matthew Winter GLCE

Jason Glass PowerPartners

Charl Burger PowerPartners

Solar Contractor

Maxine Eon

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Robert Timmis

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Conveyancer

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Green Consultant

Marloes Reinink

011 447 2797

hello@solidgreen.co.za

Solid Green, 33 Sixth Street, Parkhurst, 2193

Signed by the Purchaser

Signed at _____ this _____ Day _____

Month _____ Year _____

Witness 1 _____

Purchaser _____

Witness 2 _____

Signed by the Seller

Signed at _____ this _____ Day _____

Month _____ Year _____

Witness 1 _____

Seller _____

Witness 2 _____