

ROSEBANK FIRE STATION AGREEMENT OF SALE (OFF PLAN)

ANNEXURE D: STANDARD SPECIFICATIONS AND SCHEDULE OF FINISHES

1. Floors:

- a. Power floated concrete slabs with a class 2 tolerance by developer
- b. Final floor finish including and prep work if required by section owner

2. Envelope walls:

- a. Floor to soffit height drywall partition, skimmed and painted with one cot undercoat with standard aluminum skirting's by developer
- b. First and final coats of paint by section owner

3. Internal walls:

- a. Drywall installed by section owner

4. Internal doors:

- a. Installed by section owner

5. Entrance door:

- a. Black anodized aluminum frame with standard single safety glass by developer
- b. 2400mm high shopfront with a 1800mm wide double door and a 900mm wide fixed glass panel on either side of the door by developer

6. Ceilings:

- a. 1200 x 600 vinyl tiles on exposed T sections by developer

7. Toilets multi-tenant/owner (by developer)

- a. Floors - Tiled floor and skirtings. Tiles and layout to architects details and specification.
- b. Walls - Masonary construction with cement plaster and rhinolite second coat, finished with a suitable PVA paint.
- c. Ceilings:
 - i. Soffits will receive flush plastered ceiling finished with a suitable paint

- ii. All details and designs for the ceilings and bulkheads will be in accordance with architect's design and specifications.
- d. Entrance doors – 813 x 2400mm semi solid doors with aluminium frame including ironmongery to architect specification.
- e. Mirrors - Mirrors shall be provided over WHBs above tile splashbacks
- f. Sanware - New sanitary ware will be provided and shall be of a suitably high standard, in accordance with architect's specifications.
- g. Brassware - New taps and fittings will be provided; these items shall be to a suitably high standard, in accordance with architect's specification.
- h. Only cold water will be supplied.

8. Toilets single-tenant/owner (by developer)

- a. Floors - Tiled floor to Architects details and specification.
- b. Walls - Perimeter walls shall be masonry construction with cement plaster and rhinolite second coat, finished with a suitable PVA paint.
- c. Cubicle dividing walls and doors to be cubicle solutions to architects approval
- d. Ceilings - Soffits will receive flush plastered ceiling finished with one coat plaster finish which will then be finished with a suitable PVA paint
- e. All details and designs for the ceilings and bulkheads will be in accordance with architect's design and specifications.
- f. Entrance doors – 813 x 2400mm semi solid doors with aluminium frame including ironmongery to architect specification.
- g. Mirrors - Mirrors shall be provided over vanity's (to architects details and specifications/approval).
- h. Sanware - New sanitary ware will be provided and shall be of a suitably high standard, in accordance with architect's specifications.
- i. Brassware - New taps and fittings will be provided; these items shall be to a suitably high standard, in accordance with architect's specification.
- j. Only cold water will be supplied.

9. Terraces (by developer)

- a. Floors – Non-slip tiles
- b. Walls - Walls will be a combination of glass pane, brick walls and aluminium cladding panels
- c. Soffit – Off-shutter concrete
- d. Balustrades - To architect's details.

10. Kitchenette

- a. Kitchenette by section owner
- b. First fix water and waste by developer (next to bathrooms)

11. DB:

- a. 100W / m² of office area by developer

12. Lighting:

- a. 1200mm x 600mm T5 prismatic diffusers to a lux level of 350 lux by developer

13. Power:

- a. P9000 spine in the ceiling void by developer
- b. Installation of sockets and cabling from DB by section owner

14. Generator:

- a. Back-up power to office section will service all lights, power, fresh air supply, lifts but no AC by developer

15. UPS power:

- a. By section owner

16. Smoke detection:

- a. By developer

17. Security:

- a. By section owner

18. Voice and data

- a. Telco room to be provided in the basement by developer
- b. Installation of internal cabling networks within office space by section owner

19. Intercom

- a. Intercom to be supplied by developer

20. DSTV

- a. Dish to be provided on the roof by developer
- b. Connection to office space by section owner

21. Air-conditioning (by developer):

- a. Reversible heat-pump chillers are to be placed on the roof of the building, reticulating hot & chilled water through the building via separate insulated hot/chilled water pipe systems.
- b. In-ceiling four-pipe Fan coil units are to be installed and conditioned air will be introduced into the occupied zone by means of constant volume ceiling diffusers. Each fan coil unit will condition a temperature zone varying in size between 25 m² and 80 m²
- c. The following design criteria are taken into account in the design of the system:
 - i. The indoor temperature conditions will be maintained within a temperature range of 22°C ± 2°C with an ambient outdoor condition of 32°C dry bulb and 21°C wet bulb during summer and 2°C dry bulb in winter.
 - ii. Uncontrolled humidity levels can be expected to vary between 20 and 60% RH.
 - iii. Occupancy rate throughout the building is 1 person per 10 m².
 - iv. Minimum fresh air rate 7.5 l/s per person.
 - v. Lighting load at 10 W/m² average.
 - vi. Equipment load at 20 W/m² average
 - vii. The building will be kept under a positive pressure to minimize the infiltration of unconditioned outdoor air and dust.
 - viii. Indoor air conditioning equipment noise levels will be a maximum of 40 NC.
 - ix. Air speed in ducts not to exceed 7 m/s. (excluding Kitchen Extraction ducts)
 - x. Store areas will not be conditioned
 - xi. The design is based on the assumption that internal blinds will be installed by the section owner and correctly operated by the occupants to minimize sun penetration. Performance glazing should cater for heat and glare aspects. Note that glare and radiant heat protection cannot be guaranteed without blinds. Blinds are to be approved by the DRC/BC.

22. Toilet extraction (by developer):

- a. Ablution areas will be mechanically ventilated in accordance with the National Building Regulation's requirements.

23. Fire:

- a. Sprinklers will be provided by the developer

- b. 4.5 kg Dry Chemical Powder fire extinguishers will be installed into the offices at a rate of 1 per 200m² – minimum 2 per hose reel by developer
- c. Fire signage by section owner
- d. Approval of office layout by Fire Department by section owner

24. Design review committee (DRC)

- a. A Design Review Committee (DRC) has been set-up by the developer to control the quality of the office installations in the building.
- b. The section owner will be required to submit full colour plans with finishes sample boards to the DRC for review.
- c. The section owner will not be allowed to start the installation of the office fit-out until the DRC has signed-off the proposal.

25. Installation allowance

An installation allowance of R975/sq m (ex VAT) will be released to the section owner on the following conditions:

- a. The office fit-out proposal has been approved by the DRC
- b. All work is completed and signed-off by the Principal Agent
- c. A new electrical COC has been sent to the Principal Agent
- d. Any services which have been moved by the section owner (if any) have been formally signed-off by the relevant contractor – ie: Sprinklers, smoke detection, AC, etc
- e. All invoices for work done sent to Principal Agent
- f. All rubble has been removed from the building to the satisfaction of the Principal Agent
- g. Any damages to common property caused by the office installation have been repaired failing which the full Installation allowance will not be released and will be used to repair the damages.

Any changes to the AC, lighting and sprinkler installations to suit the office layout will for the section owners action and account and will take place during B/O