Parklands at Midstream, Phase 3 – Finishing Schedule

Appliances:	Electric oven Built in microwave Electric hob 4 plate, 800mm Wood braai	**SMEG** **SMEG** **SMEG** Home Fires 1200 Super Delux
Kitchen and Cupboards: Counter tops:	Kitchen and vanities BIC's Features Kitchen and vanities	Combination of Melawood melamine, with soft-close doors Folkstone grey, with soft-close doors Gloss and Wood melamine inserts Quartz stone tops
Walls: (All walls constructed with traditional clay bricks)	Internal paint specification External paint specification Bathrooms	Prominent Paints, Satin Silk Prominent Paints, Neuklad 1200 x 600 Tiles and paint
Floors: Skirtings:	Bedrooms Living areas, Patios and Bathrooms Garages Bedrooms and living areas Bathrooms, Garages and Patios	Classen Laminates, Home edition **1200 x 600mm tiles** 300 x 300mm tiles Painted meranti Tiled
Ceilings: Cornices:	First Floor Ground Floor	Flush plastered ceiling Plastered concrete soffits T4 cornice
Doors:	Front door External doors Internal doors	Aluminium hinged door 2465mm high, clear glass with thumb turn locking system Shopfront quality glass and aluminium doors Semi-solid doors, painted
Sink and prep:	Kitchen	**SMEG**
Sanitary ware:	Bathrooms and kitchen	**Cobra** Seine Range
Bathrooms: Showers:	WC Bath WHB Doors	White wall hung WC with **Geberit** concealed cistern Danube 1800 freestanding bath (Main en-suite) Solo countertop basins Frameless glass
Bathroom Accessories:	Bathrooms	Gio Bella Demola or similar
Electrical:	Plugs and switches Kitchen island Kitchen counter and bedrooms Downlights Kitchen light	**Veti 3** or similar Pop-up multiplug with **wireless phone charging and USB points** Multiplug with USB points Energy efficient 4 Spot Black Track Light System
Air-conditioning:	Main Bedroom and living areas Remaining bedrooms to receive ceiling fans	**Samsung inverter**, mid-wall split units with individual control
Hot water system:	**Energy saving geyser with solar panel system**	200L Power Optimal Elon 100 Solar PV Kit with Control Panels
Backup Electricity Supply System:	All areas	**24/7 Power Supply (Midstream Energy Plan – Battery Backup)**

Note: The specifications and finishes included in this document may be substituted with specifications and finishes which are substantially the same.

PARKLANDS @MIDSTREAM

B CUBED Developments

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Management

- Parklands at Midstream falls within the management, control and security system of the Midfield Home Owners Association and will benefit from the shared services and facilities of the greater Midstream.
- Access and security will be provided from the existing Midstream Meadows estate security gatehouse.
- Midfield HOA levies will be payable at 60% of the monthly Midfield full title home levy.
- The entire Parklands at Midstream development will be structured into one Sectional title scheme.
- The Parklands at Midstream Body Corporate will be managed through a Management Agent and includes the management and administration of the body corporate, buildings, communal areas, facilities, gardens, insurances, rules, finances, etc.
- Electricity and water usage will be metered individually and invoiced by Midstream Electrical Supplies (MES).

Construction Maintenance warranty

- A 12-month construction maintenance warranty is included with the purchase of the unit, effective from the issue of the Ekurhuleni certificate of occupancy.
- The maintenance warranty will cover all construction related maintenance work required inside the unit, due to normal residential usage of the unit.
- Maintenance work to the outside of the unit, external and communal areas, including the gardens, will be the responsibility of the Parklands at Midstream Body Corporate.
- Ordinary aging of unit is excluded from the maintenance warranty.
- Maintenance work required will be undertaken within reasonable time and according to a priority schedule.
- The maintenance warranty does not cover maintenance work required due to improper or negligent usage or damage to the unit.
- Supplier and product warranties – As per product specific warranty terms and conditions