



DOGON | GROUP

P R O P E R T I E S

ROBINSON OAKS

BRAND NEW DEVELOPMENT, KENILWORTH



HEAD OFFICE **021 433 2580** SOUTHERN SUBURBS **021 671 0258**

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A visionary company with decades of experience



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P R O P E R T I E S

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.

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GENERAL NOTE

- These specifications take precedence should details herein conflict with those shown on the plans.
- Should the client elect to install items not specifically included in the Contract Specifications, they shall be entitled to do so, provided that the installation thereof shall not delay the contract programme. The Contractor shall be entitled to charge a fee of 7.5 % on any such items to be included.

1. FOUNDATIONS

- All foundations to be constructed as per Engineers specification and design, and to the Engineers full approval.

2. SUPERSTRUCTURE

- Brickwork to be constructed using standard ROK clay bricks.
- All brickwork to be constructed as per the Architects plans and specifications.
- External walls to receive smooth cement plaster to garage and living area levels, with bagged and painted brickwork to the bedroom levels. Plaster bands and mouldings where indicated.
- Internal walls to receive smooth cement plaster.

3. ROOF

- Roof to be constructed with pre-manufactured roof trusses as per Engineers design.
- Roof cover to be IBR profile galvanised steel sheeting, laid on SABS approved underlay, colour to be chosen by the Developer.
- Timber fascias and barge boards to be used.

4. RAINWATER GOODS

- Rainwater goods to be aluminium or similar approved, colour to be chosen by the Developer.

5. CEILINGS

- Skimmed Rhiniboard ceilings throughout.
- Shadowline or coved cornice throughout, Purchaser to decide.
- Standard coved cornice to garage.

6. DOORS AND DOOR FRAMES

- Front door to be solid, moulded door of external quality timber, type SQ5 or similar approved.
- Other external doors to be aluminium, all as per the Architects plans and schedules, and glazed in accordance with manufacturers specifications.

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- All internal doors to be two panelled moulded Supawood doors.
- Standard half hour fire door between garage and house internally.
- All doorframes to be of solid Meranti timber.
- Garage door to be steel roll-up type, fitted with remote control access.

7. WINDOWS AND GLAZING

- All windows to be aluminium as per Architects plans, to be glazed in accordance with manufacturers specifications.
- Internal cills to be smooth cement plastered.

8. FLOOR COVERINGS

- To Entrance Area, Living Area, Kitchen, and treads of Staircase - choice as shown on the selection board.
 - Engineered timber flooring
 - or
 - Vinyl flooring from the Traviloc range
- To Bedrooms and Landing Upstairs
 - Carpets from the Belgotex Mantra range - colour to be selected.
- To Bathroom Areas and Shower Floors
 - Tiles selected from the range offered on the display board.
- Revelstone or other similar approved pavers to the patio area and swimming pool, where required.
- The garage floor is to have a smooth cement grano finish.
- All costs of laying the floor tiles and carpets is included in the purchase price. However should any specific cost be associated with any item selected, such as floor sealing, cutting of tiles, etc, these costs shall be borne by the Purchaser.

9. WALL TILING

- To Shower Walls
 - Tiling is provide to shower walls to a height of 2.10 meters. Tiles to be selected from the range offered on the display board.
 - Guest WC : No wall tiling has been allowed.
 - Tiling is provided in the kitchen between the work surface and any cupboards above.



10. PLUMBING, BATHROOM FITTINGS AND ACCESSORIES

- Hans Grohe Taps and shower fittings, selected by the Developer.
- Libra widestar bath size 1700 x 700, with Nikki Spout, and standard click waste.
- Geberit Alpha Kombifix Concealed cistern with Plumline wall-hung pan and Plumline toilet seat top main ensuite bathroom and guest toilet downstairs.
- Vaal suite Urban compact cistern and pan to other bathrooms.
- Frankie Quinline double basin kitchen sink and drainer.
- Bathroom Butler bathroom accessories.
- A 300 L solar heated, or heat pump, hot water geyser will be installed.
- An external tap will be provided.
- Glazed shower doors to be installed where required.
- Plumbing connection points will be provided in the Kitchen area for a dishwasher and washing machine.

11. ELECTRICAL INSTALLATION AND FITTINGS

- The following general electrical items have been provided for :
 - A prepaid electrical meter will be installed.
 - Single phase power to be provided throughout.
 - Clipsal Series 2000 plugs and switches have been allowed throughout, all in accordance with the electrical plan provided.
 - Downlights fitted with LED bulbs as per the electrical layout.
 - A Smeg Classic 60 cm electrical over will be provided and installed, along with a Smeg 60 cm gas hob.

12. SECURITY

- An infra red intruder alarm system to the garage and ground floor levels consisting of PIR's, 2 keypads and a siren will be installed.
- An observation security camera will be intalled which will monitor the entrance area and road.
- Security beams will be installed across the rear garden areas.
- An aiphone system with camera monitor and 2 handsets will be installed.
- Electric fencing will be installed on all perimeter walls.



13. JOINERY ITEMS

- Duco high gloss kitchen cupboards with finger grip panels, and stone tops. Soft close Blum hinges throughout. See plans attached.
- Duco matt finish cupboards to all bedrooms, with finger grips panels.
- Geberit or similar wall-hung vanity cabinets and basins, single or double as indicated on the plans.

14. FIREPLACE

- A wood burning closed oven type fireplace will be installed, to be selected by the Developer.

15. IRONMONGERY

- 4 Lever locks to all external doors.
- 2 Lever locks to all internal doors.
- Satin Chrome Lamu door handles from the QS range.

16. PAINTING

- All timberwork is to be painted with 1 primer coat, 1 undercoat and 2 coats good quality gloss enamel paint.
- All plastered surfaces are to be painted with 1 masonry filler coat, 1 undercoat and 2 coats of good quality PVA paint.

17. SKIRTINGS

- 140 mm Timber skirtings type WSK 6 or similar, ready for painting, throughout.

18. BALUSTRADES

- Wrought iron balustrading and external fencing will be provided where required, selected by the Developer.
- Wrought iron internal hand rails where required.

19. GENERAL ITEMS TO INDIVIDUAL HOMES

- Each property will be landscaped and lawned according to the landscape plan before completion. The common driveway area will be landscaped and irrigated in accordance with the landscape plan before completion.
- Torch on waterproofing to be installed where required.
- A letterbox will be provided at the front entrance gate.



- A washing line will be provided.
- Access controlled entrance gates to be provided to the main entrance.
- Driveways to be cobbled paved, all in accordance with Council requirements.

20. MATERIALS AND WORKMANSHIP

- The Developer undertakes to provide all that is necessary for the due and proper completion of the contract in accordance with sound building practice, and what can reasonably be expected to be provided insofar as quality and quantity is concerned.
- The Developer is to ensure that all materials and workmanship are of the best quality, and that they comply fully with all specifications, and are produced in full compliance with all relevant building regulations, municipal and other bye-laws, or any other regulation.

21. NOTES TO ALL THE ABOVE

- All PC sums quoted are inclusive of Vat.
- The Developer reserves the right to alter this specification with materials of equivalent quality, provided that no substitution shall diminish the property.
- Purchasers are permitted to substitute the above finishes to finishes of equivalent value provided that these substitutions do not cause delays to the contract. Once materials have been ordered or installed substitutions can only be made to the cost of the Purchaser.