



# DOGON | GROUP

PROPERTIES

## OAKWOOD

PRICE LIST / FINISHING SCHEDULE



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  
FIDELITY FUND CERTIFICATE NO: F110941  
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## PROPERTIES

### PRICE LIST

OAKWOOD, CLAREMONT UPPER

UNIT	BEDS	BATHS	POOL	GARAGING	FLOOR	SIZE/m <sup>2</sup>	TOTAL FLOOR SIZE/m <sup>2</sup>	TERRACE SIZE/m <sup>2</sup>	YARD SIZE/m <sup>2</sup>	GARDEN SIZE/m <sup>2</sup>	PRICE (VAT INCL)
1	3	3.5	Yes	2	Ground	130.24	245.01	43.4	10.46	59.77	SOLD
					First	114.77					
2	3	3.5	-	2	Ground	128.47	241.6	34.42	17.34	7.27	SOLD
					First	113.13					
3	3	3.5	Yes	2	Ground	125.14	239.09	44.73	13.51	39.96	R7 495 000.00
					First	113.95					
4	3	3.5	-	2	Ground	126.09	237.16	31.46	49.97	8.43	SOLD
					Fist	111.07					

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## **SPECIFICATIONS AND SCHEDULE OF FINISHES**

### **BUILDING SPECIFICATIONS**

#### **General:**

- This Specification supersedes all previous issues and takes precedence should details herein conflict with those indicated in or on any other documents.
- The specification of an item does not imply that it is included unless indicated on the plans.
- The specifications and schedule of finishes will be as set out below or as similar as possible subject to availability.
- Kings Landing is registered with the NHBRC and the construction will be built according to the NHBRC standards.
- Materials used to be SABS standard wherever applicable.
- The Architect, Structural & Mechanical Engineer and Land Surveyor engaged in this development shall be registered professional persons with their respective registration councils.
- The Principal building Contractor shall be registered with the NHBRC and build according to SANS 10400 standard.
- The preparation and application of all materials will be in accordance with manufacturers recommendations and instructions.
- Excavations, the placement of reinforcing steel, foundations and

concrete footings will be inspected by a professional registered structural engineer who will also design and certify installation of all reinforced concrete according to Standard.

**Construction:**

- Footings all in accordance with Engineers Specifications.
- Clay bricks to be used throughout the construction of all walls.
- All concrete slabs, columns and beams to be built in accordance with Engineers Specifications.
- Balconies and areas where there is reinforced concrete roof slabs are to be waterproofed with “torch on Derbigum” and installed according to manufactures recommendation.
- Roof sheets to be Charcoal Kliplok 0,7mm with roof pitch and parapet wall.
- Roof to be built In accordance with SANS10400 standard
- All gutters to be half-round aluminium fixed with gutter brackets
- All plumbing pipework to be built into concrete, brickwork or plaster
- Plumber to produce compliance certificate
- Heat pump to be installed in accordance with local municipality requirements
- All electrical work to strictly follow relevant regulations and according to local municipality
- All houses to have individual prepaid meters.
- All switchgear to be LeGrand Arteor.
- Decorative light fittings and electrical appliances (unless otherwise explicitly stated) shall be supplied by the purchaser and installed by the electrical subcontractor.
- Electrical contractor to supply electrical compliance certificate
- All walls to be plastered, primed and have 2 coats of paint.
- All windows to be Dark Umber Grey aluminium.
- All glazing to be in accordance with National Building regulations and SANS 10400 XA energy efficiency regulations.
- Double glazing to first floor rooms in Units 1 and 3.
- All showers to be frameless glass
- Staircase balustrades to be frameless glass and in accordance with AAMSA
- Balcony balustrades to be frameless glass and in accordance with AAMSA regulations

- Main front doors to be solid wood doors
- Aircons in all bedrooms and lounge area to be supplied and installed by developer.
- Perimeter boundary walls to have electric fencing and CCTV cameras accessible by each homeowner via app on smartphone.
- Wireless alarm system installed in each unit.
- Satellite dish included.
- Houses to be “fibre ready”
- Intercom system with camera installed in each house connected directly with entrance.
- Pool to be installed as an optional extra of R100 000 and decision to be made within 14 days of signed Offer to Purchase.
- Underfloor heating to be installed in Master bedroom and Master En-suite
- All drawers and cupboards in kitchens to be soft closing using Blum fittings.
- Kitchen to be installed by professional installer.
- Detail of kitchen to be provided on request which will be designed by kitchen manufacturer and approved by developer.
- Carcasses to be white melamine with duco supawood door panels to design.
- All purchasers agree and accept that marketing layouts, specifications and schedule of finishes may be subject to minor modification with regard to structure and detail at the discretion of the Developer.

## **FLOOR FINISHES**

### 1.1 ENGINEERED OAK:



AREA: Lounge, Dining Area, Kitchen, Scullery, Staircase, Landing  
PRODUCT SPEC: OGGIE Ona Rustic Graymist  
SIZE: 14/3 x 190mm x 1900mm  
FINISH: Pre-finished with Seven Coats of WOCA Denmark UV Oil

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### 1.2 BEDROOM CARPET:



AREA: All Bedrooms  
PRODUCT SPEC: Belgotex Softology Zephyr S101  
FINISH: +- 8mm Cut Pile

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### 1.3 BATHROOM FLOOR AND SHOWER TILE:



AREA: All Bathrooms and Showers  
PRODUCT SPEC: Porcelain - Classic White with grey vein  
SIZE: 1200mm x 600mm x 10mm  
FINISH: Polished

OR PC amount of R300 per m<sup>2</sup>

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#### 1.4 TERRACE PAVER:



AREA: Outdoor Front Entrance and Patio  
PRODUCT SPEC: Charcoal and Grey texture paver or similar lookalike  
SIZE: 440mm x 440mm , 216mm x 216mm , 216mm x 440mm  
FINISH: Non-Slip

OR PC amount of R300 per m<sup>2</sup>

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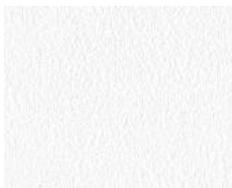
#### 1.5 GARAGE TILE:



AREA: Double Garage  
PRODUCT SPEC: Dark Grey / Cement look  
SIZE: 600mm x 600mm  
FINISH: Matt Finish

### **WALL FINISHES**

#### 2.1 PLASTER AND PAINT:



AREA: General Wall Finish  
PRODUCT SPEC: Two Coat Plaster and Paint Finish  
FINISH: Matt

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## 2.2 WALL TILE TO SHOWER AND BATHROOM WALLS:



AREA: All Bathrooms and Showers  
PRODUCT SPEC: Porcelain - Classic White with grey vein  
SIZE: 1200mm x 600mm x 10mm  
FINISH: Polished

OR PC amount of R300 per m<sup>2</sup>

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## 2.3 EXTERIOR FEATURE CLADDING



AREA: Exterior Feature Wall Cladding  
PRODUCT SPEC: Wood Plastic Composite or similar lookalike.  
FINISH: Natural

## **KITCHEN APPLIANCES AND PLUMBING**

### 3.1 OVEN AND HOB



AREA: Kitchen  
PRODUCT SPEC: Smeg Freestanding 90cm Electric Oven and Gas Hob  
SIZE: 900mm x 540mm  
FINISH: Stainless Steel with Glass Front

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### 3.2 EXTRACTOR FAN



AREA: Kitchen  
PRODUCT SPEC: 60cm Integrated Extractor  
SIZE: 600mm x 500mm  
FINISH: Stainless Steel

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### 3.3 PREP BOWL



AREA: Kitchen  
PRODUCT SPEC: Franke Cub 150 Underslung  
SIZE: 345mm x 410mm x 140mm  
FINISH: Stainless Steel

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### 3.4 KITCHEN MIXER



AREA: Kitchen  
PRODUCT SPEC: Hansgrohe Decor Kitchen Mixer Single Lever with pull-out spray  
FINISH: Chrome

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### 3.5 SINK



AREA: Scullery  
PRODUCT SPEC: Franke Cascade CDX 621-120 Drop-In  
SIZE: 1200mm x 500mm  
FINISH: Stainless Steel

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### 3.6 SCULLERY SINK MIXER



AREA: Scullery  
PRODUCT SPEC: Hansgrohe Decor Kitchen Mixer  
FINISH: Chrome

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## **SANITARY WARE**

### 4.1 BASIN



AREA: Guest Bathroom  
PRODUCT SPEC: Catalano Premium 40 Wall Hung Basin (or similar to fit)  
SIZE: 400mm x 320mm  
FINISH: Gloss White

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#### 4.2 BASIN MIXER



AREA: All Bathrooms  
PRODUCT SPEC: Hansgrohe Logis E Basin Mixer  
FINISH: Chrome

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#### 4.3 WASTE TRAP



AREA: Guest Bathrooms  
PRODUCT SPEC: Gio round heavy padder bottle trap  
FINISH: Chrome

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#### 4.4 BASIN



AREA: Master Bathroom  
PRODUCT SPEC: Catalano Zero 125 sit on (excludes towel rail)  
SIZE: 1250 x 500mm  
FINISH: White Basins

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#### 4.5 BATH



AREA: Master Bathroom  
PRODUCT SPEC: Boutique Baths – Divita - Freestanding  
SIZE: 1495mm x 720mm x 540mm  
FINISH: High Gloss White

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#### 4.6 BATH MIXER & BATH SPOUT



AREA: Master Bathroom  
PRODUCT SPEC: Hansgrohe Logis E – Shower mixer and Bath Spout  
FINISH: Chrome

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#### 4.7 SHOWER HEAD



AREA: All showers  
PRODUCT SPEC: Hansgrohe Crometta E Shower Head and Shower Arm  
FINISH: Chrome

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#### 4.8 SHOWER MIXER



AREA: All showers  
PRODUCT SPEC: Hansgrohe Logis E Shower Mixer  
FINISH: Chrome

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#### 4.9 BASIN



AREA: Bathroom 2 and 3  
PRODUCT SPEC: Catalano Zero 60 Sit on  
SIZE: 600mm x 500mm  
FINISH: White Basin

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#### 4.10 TOILET



AREA: All Bathrooms  
PRODUCT SPEC: JIKA – Pure wall hung  
SIZE: 540mm x 355mm x 360mm  
FINISH: White

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#### 4.11 TOILET SEAT



AREA: All Bathrooms

PRODUCT SPEC: JIKA – Pure toilet seat soft close seat and cover

SIZE: 438mm x 370mm x 50mm

FINISH: White

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#### 4.12 GEBERIT CISTERN



AREA: All Bathrooms

PRODUCT SPEC: Alpha Cistern for wall hung toilet concealed cistern

FINISH: concealed within wall

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#### 4.13 ACTUATOR PLATE



AREA: All Bathrooms

PRODUCT SPEC: Geberit Alpha 15 Dual Flush

FINISH: Chrome

#### 4.14 SHOWER TRAPS



AREA: All Showers in bathrooms 2&3  
PRODUCT SPEC: Solid plate shower channel 250mm  
FINISH: Chrome

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#### 4.15 SHOWER TRAPS



AREA: Master en-suite showers  
PRODUCT SPEC: Solid plate shower channel 860mm  
FINISH: Chrome

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### **GENERAL**

#### 5.1 FIREPLACE



AREA: Lounge  
PRODUCT SPEC: Hergom E40 Freestanding fireplace 12kW  
DIMENSIONS: 600mm x 870mm x 430mm  
FINISH: Cast Iron

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## 5.2 AIRCONS



AREA: Lounge and all bedrooms

PRODUCT SPEC: Samsung AR3000 non-inverter

24 000 BTU Lounge

12 000 BTU Bedrooms

DIMENSIONS: 837mm x 296mm x 214mm

FINISH: White



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## Security Solution for Oakwood Claremont

The security system implemented at Oakwood will consist of the latest CCTV, Intercom & Smart alarm technology from Hikvision. The entire security system will be IP based and every device will be integrated onto a network that is setup safely & securely for Oakwood homeowners.

**CCTV:** The perimeter will be covered with the new Hikvision AI Acusene cameras, each perimeter camera comes equipped with the best active deterrence features consisting of a built-in siren and white strobe light to deter intruders.

**Intercom:** The intercom is smart, visitors can dial the intercom and it will ring to either your cellphone or your 7 inch smart screen inside each household. You'll have the option to take the call from the visitor buzzing your intercom from anywhere in the world. You can speak to the visitor and see them on your cellphone and you can decide to hang up or open. The gate can also be opened via the 7-inch screen inside the house.

**Alarm:** We are using the latest Hikvision Smart alarm system, each device is wireless, and the alarm panel can accommodate up to 64 zones, so adding on passives or beams will be quick & easy. We have comprehensive coverage with wireless PIR detectors inside each house and all alarm triggers will come through to the Hikvision App and can also be managed via the 7-Inch Smart Screen as well. Each homeowner will get their own Hikvision alarm remote for arming and disarming the alarm, alternatively you can arm via the smart screen when you leave & status lights of the system will be displayed on the remote/Hik Connect App and the panel in the garage. You can also arm and disarm the alarm system via the Hikconnect app remotely from anywhere in the world.

The 7-inch screen is your companion, you can manage the entire security system via this one screen, you can scroll through all the cameras, view your alarm notification events, arm and disarm alarm, and view the intercom gate station from this screen.

Each homeowner will get the Hik Connect App installed on their devices, i.e cellphone and laptops. The camera system can be viewed, and footage can be accessed via these devices from anywhere in the world. We can also setup human detection notifications on any device should the user wish to be notified on a preferred schedule if the camera picks up any human activity. All these features are completely optional and can be adjusted and tailor made to each the user. We have expert IT support to manage and setup the AI analytics for the end user.

Armed response link up is also possible, each homeowner can decide if they wish to link the alarm notifications to their preferred armed response company.