



THE WOODS
KYALAMI



SCHEDULE OF FINISHES houses & apartments

7 COLT STREET, KYALAMI

SCHEDULE OF FINISHES

PRELIMINARIES

The buildings will be erected substantially in compliance with the National Building Regulations, SANS 10400, the requirements of the Local Authority and any major Financial Institution, but this specification will not override these requirements should any conflicts arise.

In the event of any differences between this specification and other designs or verbal commitments, this specification will override.

Unless reduced to writing, no verbal commitments will apply.

All materials herein specified are subject to availability. If any materials are not readily available, or undue delay is experienced in obtaining them, the Seller shall have the right to use the nearest similar material available.

The Seller cannot guarantee that the materials used will be the same colour or texture as any sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representatives. Where any materials are not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material it considers to be the most suitable for the purpose.

Finish Options

LIPIZZAN *(Finish Selection 1)*

The combination of grey shades and natural colours establish a strong connection with nature all the while creating a sense of space. This makes the home feel airy, enhancing the spread of natural light.



CASPIAN *(Finish Selection 2)*

This lush, warmer finish option lends homes a cosy and comforting feel, with a prominent brown undertone hinted with grey for a balanced look.



FLOORS

Internal & External Floor Finishes - *subject to architect's approval*

- **External Walkways**
 - Paving (*Applicable for both finish selections*)
- **Garage Floor (Houses Only)**
 - Steel floated screed (*both finish selections*)
- **All tiles and wooden laminate flooring as per finish selection:**
 - LIPIZZANNE or CASPIAN
- **Ceramic Tiles or similar**
 - Porch (External)
 - Covered Patio (External)
 - Dining room, passage
 - Kitchen and bathrooms
 - Entrance
- **Shower Floor Mosaic Tiles**
 - Grey square mosaic tiles *or similar*
 - All shower floors
- **Laminate flooring or similar (Houses Only)**
 - Bedrooms
 - Living Room



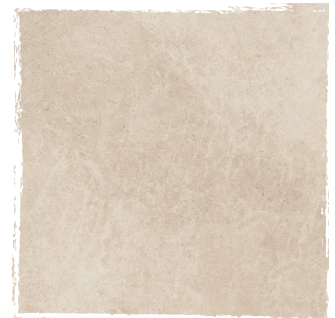
Steel floated screed
Houses Only



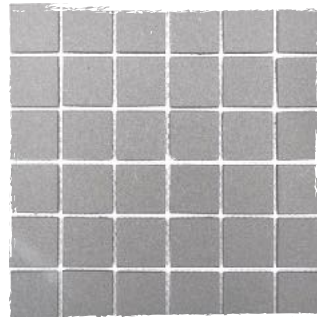
Paving



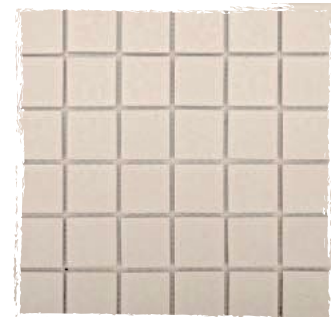
LIPIZZAN SELECTION
General Floor Tile



CASPIAN SELECTION
General Floor Tile



LIPIZZAN SELECTION
Shower Floor Tile



CASPIAN SELECTION
Shower Floor Tile



LIPIZZAN SELECTION
Laminate flooring or similar
Houses Only



CASPIAN SELECTION
Laminate flooring or similar
Houses Only

Skirting

- **Wooden skirting**
 - 87 mm painted wooden skirting
(Colour to Architect's specification)
 - Tile skirting in bathrooms



Skirting

WALL FINISHES

General External Wall Finishes - *subject to architect's approval*

• Plaster & Paint

- Steel floated plaster
- Walls to be primed and painted

• Provisional External Paint Selection

- Boundary Wall Paint - Lisbon Cove or similar
- Exterior Wall Paint - Crete Shore or similar
- Boundary & Exterior Wall Paint - Off Shore or similar



Lisbon Cove



Crete Shore



Off Shore

Face Brick & Stone Cladding - *subject to architect's approval*

• Face brick plinth to architect's approval

• Provisional Application Areas:

- Development Boundary walls
- Development entrance (bottom of guardhouse)
- Exterior of the house as indicated by architect

• Wood Panels/Cladding to architect's approval

The unique element of wood is seen in some of the external features of the development.

• Provisional Application Areas:

- Guardhouse features
- Signage walls of development
- Pergolas and covered patios
- General feature in common areas



Face Brick



Wood Cladding

(Illustration purposes only)

SCHEDULE OF FINISHES

General Internal Wall Finishes - *subject to architect's approval*

Wall Tiling

- **Kitchen**
Ceramic tiles - provisionally subway tiles Installed only in the kitchen between the gas hob and cooker hood
- **Bathroom - Shower**
Ceramic tiles full height in shower as per finish selection

Plaster & Paint *(all Internal walls)*

- Steel floated plaster
- Walls to be primed and painted



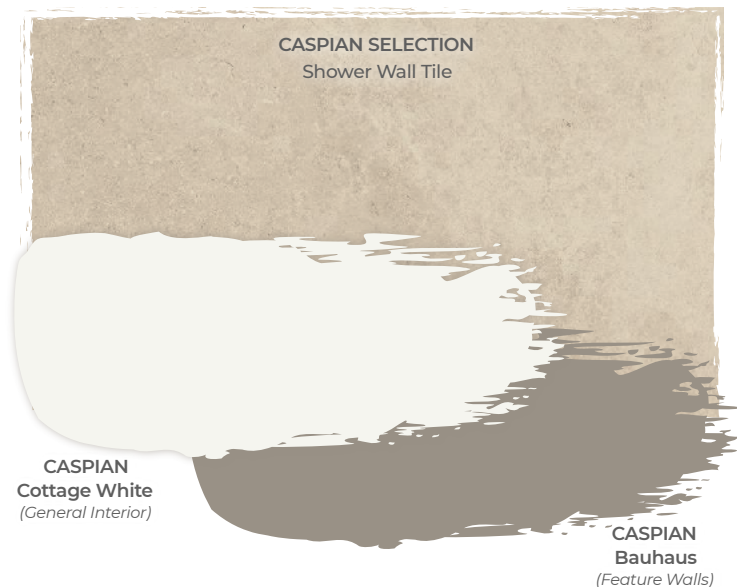
BOTH SELECTIONS
Subway Tiles
(Kitchen)

Provisional Internal Paint for **CASPIAN** *finish selection*

- **General Colour - Cottage White**
(or similar approved by Architect)
- A lush, warm white to make your home feel cosy and comforting
- **Feature Colour - Bauhaus**
(or similar approved by Architect)
- A prominent brown undertone with a hint of grey for a balanced look

Feature Walls:

- ✦ Living room (TV wall)
- ✦ Bedrooms feature wall (behind beds, headboard side)

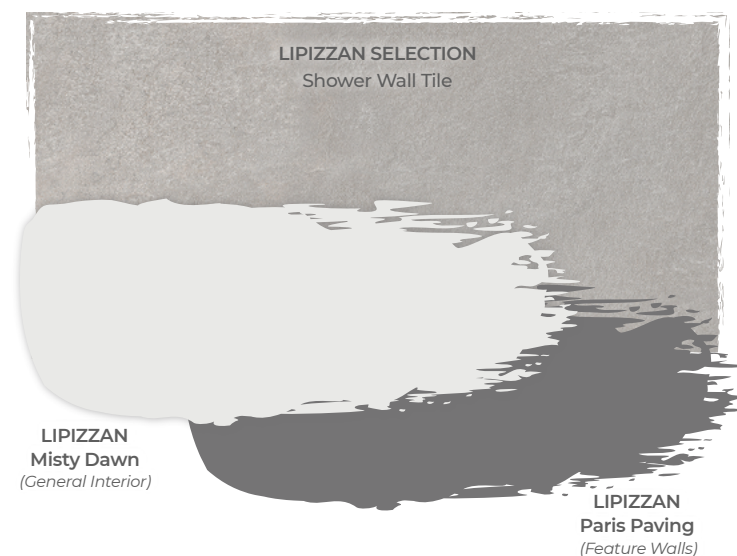


Provisional Internal Paint for **LIPIZZAN** *finish selection*

- **General Colour - Misty Dawn**
(or similar approved by Architect)
- The ideal shade to make a room feeling airy and welcoming.
- **Feature Colour - Paris Paving**
(or similar approved by Architect)
- Identified for its sophisticated, sleek and contemporary elements to create a cool solid mood.

Pre-selected Feature Walls:

- ✦ Living room (TV wall)
- ✦ Bedrooms feature wall (behind beds, headboard side)



SCHEDULE OF FINISHES

DOORS & WINDOWS

Doors - *subject to architect's approval*

▶ Front Door for Houses

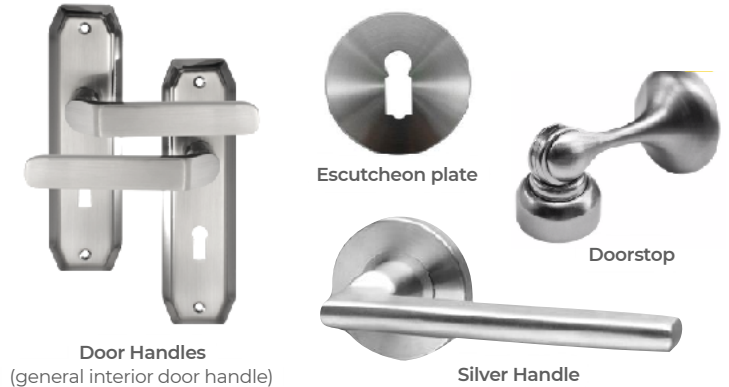
- Powder coated aluminium and glass door
(or similar approved by Architect)

▶ Front Door Handle & Lock

- Silver colour handles and 4-lever lockset with 2 keys
(or similar approved by Architect)

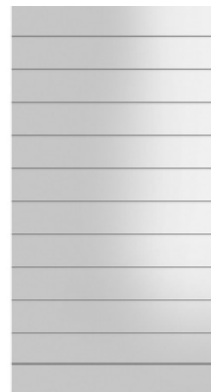
▶ Interior Door Handles & Locks

- Silver colour handles and 2-lever lockset with 2 keys
(or similar approved by Architect)



Internal & External Doors

- Steel frame with hollow core Masonite pressed doors to all rooms
(or similar approved by Architect)
- 30 min fire door to garage
(or similar approved by Architect)
- All timber doors primed and painted to architect's specification
- All external door openings, except for sliding/stacking doors, fitted with a weather bar
(or similar approved by Architect)
- Powder coated aluminium stacking doors for houses and standard sliding doors for apartments
(or similar approved by Architect)
- Automated aluminium garage door with 2 remotes
(charcoal finish or similar approved)



White Wooden Door



Charcoal Aluminium Stacking Doors
Houses Only



Charcoal Garage Door - **Houses Only**

Windows

- Powder coated aluminium windows
(or similar approved by Architect)

▶ Glazing

- Glazing to conform to SANS 10400 as a minimum requirement (Clear unless otherwise noted)
- SAGGA glazing certificate of compliance will be issued for each unit



Charcoal Aluminium Sliding Door
Apartments Only



Charcoal Aluminium Window Frames

SCHEDULE OF FINISHES

ELECTRICAL

All electrical points positioned as per unit electrical layout plan

- Distribution Board as per electrical layout
- Plug & Light points as per electrical layout
- Provision for 1 x data point, 1 x television point
- Solar geyser & solar panels
(Positions of the above mentioned may vary at the discretion of the Seller)



Light Switch



Double Plug

Internal & External Light Fittings

- **Downlights with energy saver globes for Houses** *(or similar)*
 - ✦ Main Bedroom
 - ✦ Bedroom 2 & 3
 - ✦ Bathrooms
 - ✦ Dining room
 - ✦ Kitchen
 - ✦ Lounge
 - ✦ Exterior - Patio
- **Wall mounted lights with energy saver globes for Houses** *(or similar)*
 - ✦ External walls positioned as per electrical layout
- **LED Garage Light for Houses**
 - ✦ Long White LED Fitting or similar
- **Scullery Light for Houses**
 - ✦ Round Aluminium Ceiling Light (320 x 60 mm) or similar
- **Stairs - Pendant for Houses**
 - ✦ Light Pendant - Concrete Grey or similar
- **Round ceiling light for Apartments** *(or similar)*
 - ✦ Main Bedroom, Bedroom 2, Bathrooms,
 - ✦ Dining room, Kitchen, Lounge, Balcony/Patio



Dining Room Pendants
(Illustration purposes for houses only)



LED Garage Light
Houses Only



Round Ceiling Light



Up/Down External
Wall Light
Houses Only



Downlight
Houses Only



Stairway Pendant
(Illustration purposes for houses only)

CABINETRY & TOPS

Handles & Vanities

- **Handles** *(all cabinetry)*
 - Modern Brushed Chrome Handles *(or similar approved by Architect)*
- **Vanities for houses** *(both finish selections)*
 - On-suite bathroom - Double vanity cupboard as per finish selection with basin on top of quartz
 - Bathroom 2 and 3 - Single vanity cupboard with basin on top of quartz (pop up waste) with single tap
 - Guest bathroom - Small single vanity cupboard with basin and a single tap
- **Vanities for apartments** *(both finish selections)*
 - On-suite bathroom - Single vanity cupboard as per finish selection with basin on top of quartz
 - Bathroom 2 - Standard pedestal basin *(or similar)*

CABINETRY HANDLES
All Cupboards



BOTH SELECTIONS
Vanity Tops - Magnolia/Iceberg Quartz



LIUZZAN SELECTION
Vanity Cupboards



CASPIAN SELECTION
Vanity Cupboards

Built in Cupboards

- Built in Cupboards as per BIC schedules in sales agreement
In all bedrooms as per architect's specification
- Both selections Melawood/Supamatt white finish *(or similar)*
No backing boards to be installed
- **Kitchen Cupboards & Tops**
As per kitchen layout with soft close kitchen cupboards
 - Kitchen Top Cupboards
Both selections white finish
 - Scullery Top Cupboards
Both selections light grey finish
 - Kitchen Quartz Top
Both selections Quartz Magnolia/Iceberg *(or similar)*
 - Bottom Cupboard finish for **LIUZZAN** selection:
All kitchen cabinetry below the kitchen top finished in Normandy *(or similar)*
 - Bottom Cupboard finish for **CASPIAN** selection:
All kitchen cabinetry below the kitchen top finished in Shale Oak *(or similar)*



BOTH SELECTIONS - light grey
Scullery Top Cupboards
Houses Only



BOTH SELECTIONS - white
Kitchen Top Cupboards and all bedroom BIC's



BOTH SELECTIONS
Kitchen Top - Magnolia/Iceberg Quartz



LIUZZAN SELECTION
Bottom Cupboards



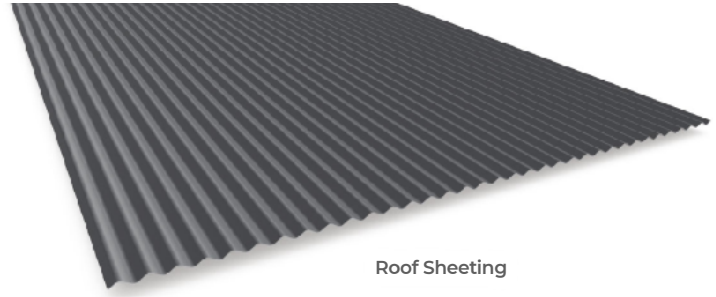
CASPIAN SELECTION
Bottom Cupboards

GENERAL & APPLIANCES

Roofs & Ceilings

Roof

- Pitched roofs
- Chromadec clip lock roof sheets - Standard Charcoal Colour
(or similar approved by Architect)



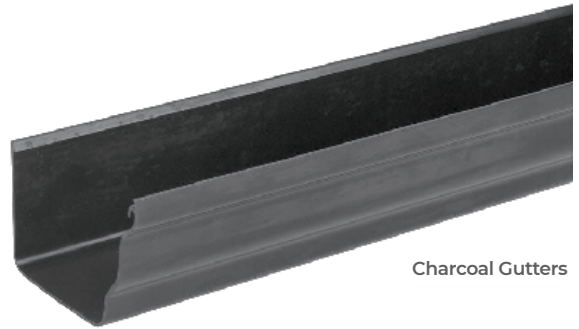
Roof Sheeting

Ceilings

- Plastered and painted pre-cast slabs for Ground floor
(Ceiling painted with White Emulsion Paint or similar)
- Standard ceilings with bishop strip for 1st floor of houses and top floor of apartments
(Ceilings not plastered, painted with Emulsion Paint or similar)
- 110mm NS-C polystyrene cornice for 1st floor of houses
(or similar approved by Architect)



Charcoal Facia Board



Charcoal Gutters

Geyser

- One electrical 200 L warm water cylinder to all houses and 150 L warm water cylinder to all apartments *or similar*
(all geysers are supplemented with solar power and will conform to SANS 10400)



White Cornice

SCHEDULE OF FINISHES

Appliances

- **Cooker hood/Extractor for Houses**

- SMEG 600mm stainless steel extractor hood or similar as approved by the architect

- **Freestanding Cooker for Houses**

- Freestanding SMEG 600mm Cooker or similar
- 9kg gas bottle location at seller's discretion
- To conform to SANS specifications

- **Under Counter Oven for Apartments**

- SMEG 600mm under counter electric oven or similar

- **Gas Hob for Apartments**

- SMEG 600mm stainless steel 4 burner gas hob or similar
- 9kg gas bottle location at seller's discretion
- To conform to SANS specifications

- **Cooker hood/Extractor for Apartments**

- SMEG 600mm stainless steel extractor hood or similar as approved by the architect

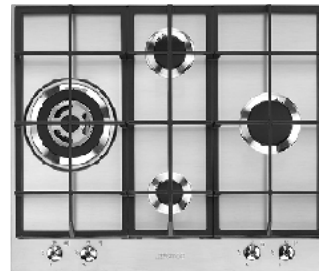
Cooker hood/Extractor



Apartments Only



Houses Only



**Gas Hob
Apartments Only**



**Under Counter Oven
Apartments Only**



**Freestanding Cooker
Houses Only**

Sink & Mixer

- **Double Sink**

- Standard double sink (or similar)
- 1160 x 460 mm

- **Sink Mixer**

- Kohler Sink Mixer (or similar)
- Stainless Steel

- **Washing machine and dishwasher connection**

- 15mm stop valve or similar as approved by Architect



Double Sink



Sink Mixer

SANITARY WARE

Bath

- **Main Bathroom Bath for Houses**
 - White skirted bath or similar approved by architect
- **Main Bathroom Bath for Apartments**
 - White build-in bath or similar approved by architect
- **Bath Mixer**
 - Polished Chrome
 - Recessed (built-in)
- **Niki Bath Spout & Overflow**
 - Polished Chrome



Bath/Shower Mixer

Skirted Bath Houses Only



Niki Spout

Shower (All Showers)

- **Shower Pivot Door/Screen**
 - Spec differ depending on layout - refer to architect drawings*
 - Pivot door shower, with frame or similar
 - or Corner opening enclosure with frame, or similar
 - or Walk in shower screen with chrome frame or similar
- **Shower Arm**
 - Polished Chrome
- **Shower Head**
 - Polished Chrome
- **Shower Mixer**
 - Polished Chrome
 - Recessed (built-in)



Pivot Door Shower



Shower Head

Toilet (All Bathrooms)

- **Close Coupled WC Suite**
 - With top flush or similar



Toilet

SCHEDULE OF FINISHES

Basins

- **Main Bathroom & Bathroom 2 and 3 for Houses**
 - Square basin or similar mounted on top of quartz
- **Guest Bathroom for Houses**
 - Standard pedestal basin or small single rectangular basin (*or similar*)
- **Main Bathroom for Apartments**
 - Square basin mounted on top of quartz (*or similar*)
- **Bathroom 2 for Apartments**
 - Standard pedestal basin (*or similar*)
- **Basin Mixer**
 - Polished Chrome
 - 162 x 100 mm



Basin Mixer



Basin
(unless pedestal specified)

Bathroom Fittings/Accessories

- **Shower niche if applicable**
 - Built in shower niche approved by architect
- **Toilet roll holder**
 - 1 x Toilet roll holder as per sample or similar as approved by the architect
- **Towel Rail**
 - 1 x Double towel rail 600mm long in each bathroom as per sample or similar approved by architect
- **Basin Towel Ring**
 - Towel ring at each basin
- **Mirrors for Houses**
 - Main Bathroom:
2 x Mirrors to fit basin as approved by architect (above each basin)
 - Bathroom 2, 3 and guest:
1 x Mirror to fit basin as approved by architect (above basin)
- **Mirrors for Apartments**
 - Main Bathroom & Bathroom 2:
1 x Mirrors to fit basin as approved by architect (above each basin)



Double Towel Rail



Toilet Roll Holder



Towel Ring



Frameless Mirror