



THE WOODS
KYALAMI



The Woods
7 Colt St, Kyalami, Midrand, 1684

Schedule of Finishes
Apartments
19 February 2024



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, Annexure C specifications included in your signed agreement of sale 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.

GENERAL SPECIFICATIONS

ROOFS & CEILINGS

Roof

Corrugated iron roof sheeting with timber structure (as approved by Architect)

Ceiling

- Painted hollow core slabs for ground floor with silicone expansion joints
- Painted gypsum plastered ceilings with bishop strips on 1st floor

Cornice

Polystyrene cove cornice only at gypsum plastered ceiling



GEYSER

- One electrical 150l warm water cylinder to all units.
- All geysers are connected to a solar power PV panel and conform to SANS 10400



WATER

One water meter per unit

PAINT

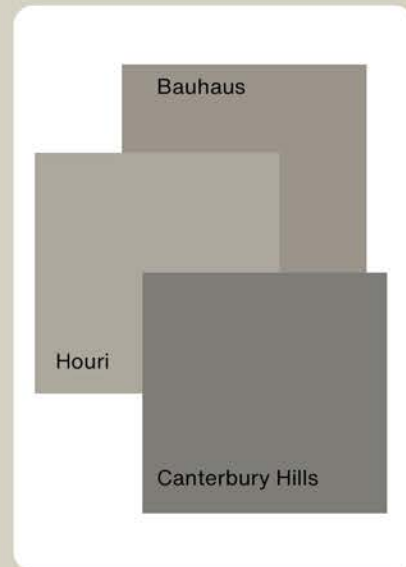
EXTERNAL

Wall finishes

- Face brick and painted plastered walls with wood-look ceramic tiled finish on staircase (finish to Architects approval)
- Wood floated plaster

Paint selection

- Two coat acrylic PVA paint applied to Architects specification
- Bauhaus, Houri and Canterbury Hills paint colour used to Architects specification



INTERNAL

Wall finishes

- Plastered wall with two coats paint

Paint selection

- Two coat emulsion PVA paint applied to Architects specification
- Ice Cube paint colour used to Architects specification





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TILES & PAVING

EXTERNAL

Walkways

- Ceramic tile

Covered patio

- Ceramic tiles
- 600x600mm ceramic aggregate floor tile (Grey or similar)



INTERNAL

Kitchen

- 600x600mm floor tile
- Splashback, 600x600mm

Bedroom

- 600x600mm floor tile

Bathroom

- 600x600mm floor and shower tile



SKIRTING

75mm tile skirting matching floors

DOORS, HANDLES & LOCKS

EXTERNAL

- Front timber doors, primed and painted to Architects specifications
- Powder coated aluminium sliding doors
- Silver colour handles and 4-lever lockset with 2 keys



INTERNAL

- Wood frame with hollow core Masonite pressed doors to all rooms
- Painted to Architects specifications
- Silver colour handles and 2-lever lockset with 2 keys (escutcheons, lock set included and door stop)





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CUPBOARDS & DRAWERS

KITCHEN

Kitchen upper

Melawood Caraz

Kitchen lower

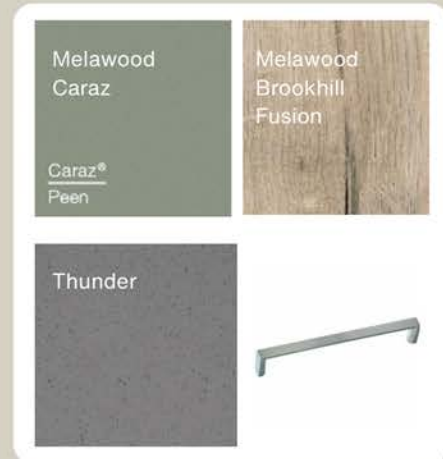
Melawood Brookhill Fusion

Kitchen handle

Modern brushed chrome handle

Kitchen tops

Eezi quartz, Thunder (or similar)



BEDROOM

- Impact doors with white carcass (no backing boards to be installed)
- Melawood - iceberg white
- Modern brushed chrome cupboard handle or similar





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APPLIANCES

KITCHEN

- 600mm electrical oven
- 600mm gas hob
- 600mm cooker hood





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ELECTRICAL

ELECTRICAL POINTS

All electrical points are positioned as per the unit electrical layout plan

- Distribution board as per electrical layout
- Plug and light points as per electrical layout
- Provision for one fibre point and one TV point
- Geyser connected to PV solar panels

*Positions of the above mentioned may vary at the discretion of the Seller

LIGHTING

Internal

- Circular ceiling lights for interior areas



PLUGS & SWITCHES

External

Garage

Internal



SANITARYWARE & VANITY

KITCHEN

Sink

Standard double sink with drip tray

Mixer

Chrome sink mixer or similar

Washing machine and dishwasher connection, 15mm stop valve or similar



BATHROOM

Toilet

- Close coupled WC Suite with top flush, or similar, with toilet seat
- One toilet roll holder as per sample

WHB

Main en-suite

- Single vanity with basin (or similar as approved by Architect)
- Towel ring at each basin
- One mirror to fit vanity as approved by Architect

Remaining bathrooms

- Standard hand wash basin with bottle trap
- One mirror to fit basin as approved by Architect

Accessories

Double towel rail (or similar as approved by Architect)



SANITARYWARE & VANITY

BATHROOM

Bath

En-suite built-in baths (or similar as approved by Architect)

Polished chrome bath mixer with nikki spout as approved by Architect



Shower

Main en-suite

- Chrome framed shower with shower mixer and round rose shower head (or similar)
- Pivot or corner shower door (or similar as approved by Architect)
- One shower rack for all showers (or similar as approved by Architect)



Remaining bathrooms

- Chrome framed shower with shower mixer and round rose shower head (or similar)
- Pivot or corner opening shower door (or similar as approved by Architect)
- One shower rack for all showers (or similar as approved by Architect)