



**THE WOODS**  
K Y A L A M I



The Woods  
7 Colt St, Kyalami, Midrand, 1684

Schedule of Finishes  
Lofts  
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

#### *Cornice*

Polystyrene cove cornice only at gypsum plastered ceiling



### GEYSER

- One electrical 50l 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

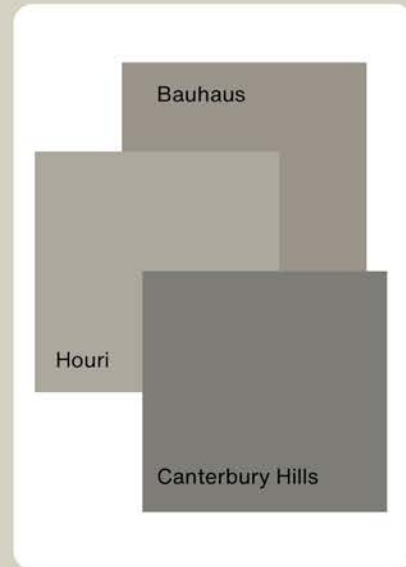
### EXTERNAL

#### **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
- Dulux song porcelain paint colour used to Architects specification





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## TILES & PAVING

### EXTERNAL

#### Walkways

- Ceramic tile



### INTERNAL

#### Kitchen

- 600x600mm floor tile
- Splashback, 100x200mm (bevelled subway tile)

#### 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
- 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)



## CUPBOARDS & DRAWERS

### KITCHEN

#### *Kitchen upper*

Melawood White

#### *Kitchen lower*

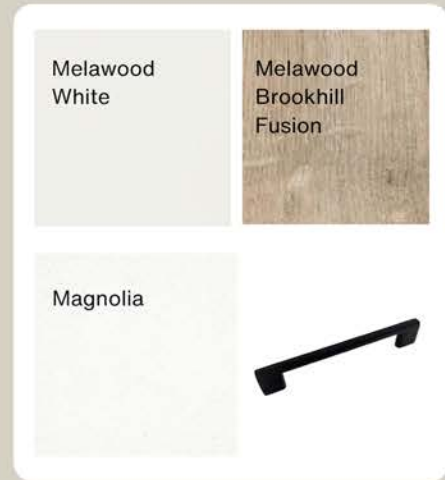
Melawood Brookhill Fusion

#### *Kitchen handle*

Modern brushed chrome handle

#### *Kitchen tops*

Eezi quartz, Magnolia (or similar)



### BEDROOM

- Impact doors with black handles and white carcass (no backing boards to be installed)
- Melawood - iceberg white





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## APPLIANCES

### KITCHEN

- 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 single 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

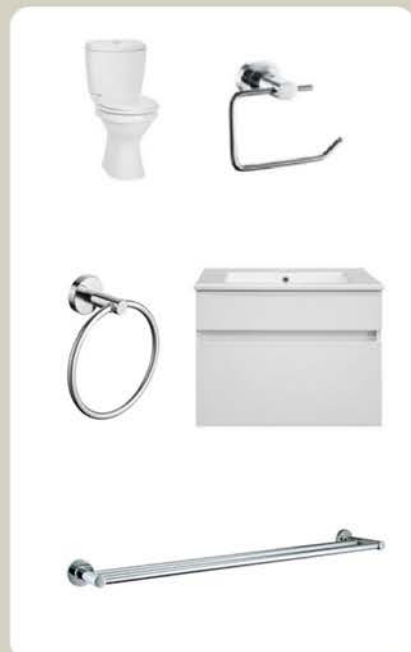
#### **WHB**

#### ***Bathroom***

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

#### **Accessories**

Double towel rail (or similar as approved by Architect)





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## SANITARYWARE & VANITY

### BATHROOM

#### Shower

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

