



















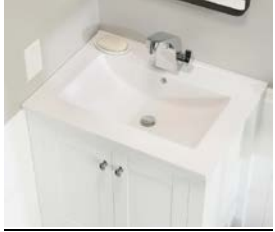










WOODLANDS LANE
SCHEDULE OF FINISHES (27.07.2022)




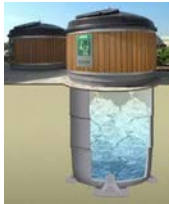
DINING / LIVING AREA	REMARKS	IMAGE
Floors	600mm x 600mm Porcelain tiles. Prime Cost R120/m ²	 'and or similar'
Skirting	70mm Soft Wood skirting painted white.	
Walls	Two coats washable paint over an undercoat onto plastered walls (Plascon/Dulux or similar quality). 2 plaster system allowed for.	 'and or similar'
Concrete Soffits	Two coats paint onto underside of soffit.	
Cornices	Polystyrene cornice painted to match ceiling colour. Allowance of R30 per running meter	
Lights	LED spotlights to ceilings	 'and or similar'
Fibre & Satellite dish points	Units will be fibre ready – Satellite dish point provided – (excluding subscriptions and activation fees)	
KITCHEN	REMARKS	IMAGE
Floors	600mm x 600mm Porcelain tiles	 'and or similar'
Skirting	Wood skirting painted white	
Walls	Two coats washable paint over an undercoat onto plastered walls (Plascon/Dulux or similar quality)	 'and or similar'
Concrete Soffits	Two coats paint onto plaster	

Cornices	Polystyrene cornice painted to match ceiling colour	
Splash Back	Tiled splashback to underside of top cupboards. Tile to selected finish, in large format.	
Counter Top	20 mm Natural quartz with beveled edge.	 'and or similar'
Cupboards	Melamine (Two-tone, white and oak or similar) All top cupboards in the kitchen to receive doors.	 'and or similar'
Ironmongery	Satin chrome pull door handles.	 'and or similar'
Plumbing	Water point (one cold water point for dishwasher or washing machine)	
Kitchen sink	Single bowl stainless steel drop-in	
BEDROOMS	REMARKS	IMAGE
Floors	600mm x 600mm Porcelain tiles	 'and or similar'
Skirting	Wood skirting painted white	
Walls	Two coats washable paint over an undercoat onto plastered walls (Plascon/Dulux or similar quality)	 'and or similar'
Soffits	Two coats paint onto plaster	

Cornices	Polystyrene cornice painted to match ceiling	
Lights	LED spotlights to ceilings. Two spotlight to be installed in the bedrooms.	 'and or similar'
Cupboards	Melamine	 'and or similar'
Ironmongery	Satin chrome pull door handles	 'and or similar'
BATHROOMS	REMARKS	IMAGE
Floors	600mm x 600mm Porcelain tiles.	 'and or similar'
Edging	Metal edging strips throughout	
Walls	Porcelain tiles floor to ceiling height	 'and or similar'
Concrete Soffits	Two coats paint onto plaster	
Cornices	Polystyrene cornice painted to match ceiling colour	'and or similar'
Lights	Bathroom -Round or square sealed unit	 'and or similar'
Geyser	Solar powered geyser - 150L	

DOORS & WINDOWS	REMARKS	IMAGE
Doors	Entrance door - 2000mm 30-minute fire rated solid timber door with horizontal slats Internal doors - 2000mm Horizontal slatted hollow core timber door fitted to timber frame with polyurethane seal.	
Ironmongery	Lever handle on rose, semi solid satin chrome finish (or similar). inside two level Outside four lever cylinder lock.	 'and or similar'
Windows and sliding doors	Standard powder coated (charcoal) aluminum frames	
Curtain rails	Double track fitted to bedrooms, living and kitchen areas	
SANITARY FITTINGS	REMARKS	IMAGE
Basin – 2 bedroom units	Basin unit with single tap hole and mixer	 'and or similar'
Basin – 1 bedroom units	Basin unit with single tap hole and mixer Bottom vanity with doors	 'and or similar'
Shower cubicle	White framed slider or pivot (developer's choice) Waterproofed and tiled with shower mixer, arm & head	 'and or similar'

Toilets	Close coupled dual flush suite	 'and or similar'
Bathroom shower mixers	Chrome finish	 'and or similar'
Bathroom basin mixers	Chrome finish	 'and or similar'
Kitchen basin mixers	Chrome finish	 'and or similar'
SANITARY ACCESSORIES	REMARKS	IMAGE
Toilet roll holder	Chrome finish.	 'and or similar'
Towel rail	Chrome finish double	 'and or similar'
Hand towel rail	Chrome finish	 'and or similar'
Bathroom Mirror	Provided	
Soap Dish in Shower	Provided	

APPLIANCES	REMARKS	IMAGE
Hob	Bosch / Defy electric hob with glass finish	 <p data-bbox="1259 443 1401 467">'and or similar'</p>
Oven	Bosch / Defy under counter electric	 <p data-bbox="1259 676 1401 699">'and or similar'</p>
Extractor	Wall mount, stainless steel finish	 <p data-bbox="1259 931 1401 955">'and or similar'</p>
EXTERIOR FINISHES	REMARKS	IMAGE
External walls	Wall being plastered and painted	
Concrete slabs	Concrete slabs to structural engineer's details	
Roof covering	Concrete roof tiles on rough pine gangnail trusses.	
Stairs	Stairs tiled with non-slip ceramic tile	
Exclusive use gardens	1.8m Walls –mix between brick plastered and painted and palisade fencing Garden tap – provided Kikuyu grass only provided	
Boundary walls	2,1m high masonry walls plastered and painted and or similar	
Electric fence	8 strand fence on top of masonry walls	
Pavers	Cement bond pavers	
Landscaping	To approved council/developer plan.	
Carports	Four post steel carport with shade net covering.	
Refuse	Underground refuse system	

Water and electrical meters	Pre-paid water and electrical meters	
Guardhouse	As per architect plans and subject to design development/changes	
Clubhouse facilities	As per architect plans and subject to design development/changes	
ITEMS EXCLUDED		
Municipal connection deposit	Approx. R3 500	
Front door security gates	Refer to standard security package	
Burglar bars	Refer to standard security package	
Plan changes allowed	NO	
GENERAL NOTES		
<p>All material herein specified or displayed on the mood boards are subject to availability. If any of the materials are not readily available or undue delay is experienced in procurement, the Seller shall have the right to the nearest similar material available. The Seller also reserves the right to change designated suppliers.</p>		
<p>The Seller cannot guarantee that the material used will be the same colour or texture as the sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representative. Where the material is not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material they consider to be the most suitable for the intended purpose.</p>		