

ANNEXURE D



THE WILLOWS - *Finishing Schedule*

FINISHES

2025

- 1 ALL FINISHING ITEMS AS NOTED ARE INCLUSIVE OF VAT
- 2 ALL IMAGES ARE AN INDICATION OF THE ITEM TO BE PURCHASED. FINAL SELECTION IS TO BE BASED ON THE PC ALLOWABLE AND ALLOCATION
- 3 ALL PC'S HAVE BEEN BASED ON OUR APPOINTED CONTRACTORS. HOWEVER, SHOULD THE CLIENT WISH TO NOMINATE AN ALTERNATIVE CONTRACTOR OR SUPPLIER, THEN WILL BE AN ATTENDANCE FEE ON ALL NOMINATED SUPPLIERS AND INSTALLERS OF 10%. ALL COSTS AND APPOINTMENTS ARE TO RUN STRICTLY THROUGH THE MAIN

WINDOWS / DOORS / FRAMES

Windows	Aluminium	Colour Charcoal
Ext Doors	Aluminium	Colour Charcoal
Glazing	As per SAGGA regulations 6,38mm	No Double Glazing - All Clear
External doors	Meranti frame painted to match aluminium	
Note	Patio does not include doors	optional extra
Internal frames	Meranti frame painted	Hinged
Internal doors	Semi solid horizontal grooved doors painted white	Sliding
Front door	Timber door to be horizontal slatted painted	Hinged



IRONMONGERY

Internal doors	All doors to be fitted with satin chrome mortice lockset with cylinder lock	or similar
	Hinges to be satin chrome	
External doors	Timber doors to receive Satin chrome to match internal doors with cylinder lock casement	



CEILINGS

All ceilings	All ceilings to be skim plastered where necessary, concrete soffits, with limited area to receive dropped ceilings - Allowable 60m2	60m2
Bulkheads	Three decorative bulkheads allowed for 1. Lounge living and 2. Kitchen 3. Main bedroom - Approximate total area 20 m2	20m2
Staff, Garage & Service areas	One coat plastered ceiling soffit painted	Allowable



FLOORS

LAMINATE FLOORING

Costing inclusive of supply and fit

Laminated floors

Rooms

Bedrooms and Dressing Rooms 1st F Laminate wide plank





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SKIRTING

120 x 22mm White painted detailed

Meranti skirting to groove detail



WALL TILING

Wall Tiling		Tile Size	As per
Shower walls	Shower cubicles will be tiled on internal walls to a height of 2400mm high	As per sample	Samples
Bath	Splash back to the bath area single tile height	As per sample	Samples
Kitchen	Splash back between cupboards to working area (600 - 700mm high)	As per sample	Samples

FLOOR TILING

All Tiles all as per sample showroom

ALLOWABLE

Bathroom floors	Tiles to shower floors as selected	As per samples
Shower floor	Shower floor - Cut tile to match floor	As per samples
Patio & Entrance	Tiles as selected	As per samples
House	Ground Floor & PJ Lounge	As per samples
Main stair	Cantilevered staircase with tiled treads, landing and plastered soffit	As per samples

FLOORS - OTHER

CARPET

m2

0



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SANITARYWARE - IMAGES ARE AN INDICATION OF ITEMS

BATHROOMS

Final selection will be based on the PC allowable.

Showers

Shower mixer Hans Grohe shower mixer



Shower head



Shower Arm



Slot drain



LOO

White ceramic with soft closing lid



Stainless steel Geberit flushing plate



BATH & FILLER

Main bathroom free standing bath

Floor mounted bath filler



BASINS

Underslung white ceramic basins or Similar



Tap - Hansgrohe mixer



GUEST WC

Wall mounted basin filler and mixer
Hansgrohe metropol single lever basin filler



Guest WC
Top mounted white ceramic basin with
pop
up waste and plug fitting



All images are ideas only and do not indicate the final item to be selected - images only



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PLUMBING

General

All plumbing installed by registered and certified plumber
Dishwasher and washing machine allowed for with stopcock.
All wastes to be PVC according to local authorities regulations

Water heating

Solar geyser
2 x 200L geysers
Solar system

BATHROOM ACCESSORIES

Accessories

Each bathroom will have
A towel rail. Main will have two or a double
Toilet roll holder
Coat hook



SHOWER SCREENS

Main bathroom

Frameless shower door and screen

Other Bathrooms

Shower screen walk in shower

Staff

Aluminium framed shower door



MAIN SHOWER



OTHER SHOWERS

BALUSTRADES

External

Glass frameless

To selected balconies

Brick plastered

To selected balconies

Internal

To main stair and double volume

Glass





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KITCHEN

Concept design / Look and Feel



Concept style only

Door Kitchen

Local PG range with impact edge
Melamine plain colour, linear or peen
impact edge doors

Door BIC

Kitchen goala system integrated with
BIC where applicable

Handles

Tops

Splash back

Kick plates

Wall Units

Back end units

Drawer runner

Ezzi quartz - Saver range 20mm

70mm ezzi quartz - 209mm high

100mm aluminium silver

1000 - 1050 Kitchen to 2450 high

White 16mm board

Xp soft close runners - kitchen

BIC - Meta box



COUNTER TOPS

EEZI QUARTZ - SAVER RANGE



APPLIANCES

Hob

Bosch burner - gas hob
Series 6 600mm



Oven

Bosch Multi function Oven 600mm
Built in



Extractor

Bosch 600mm stainless steel extractor





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FIREPLACE

Gas Flueless Burner 1500mm	1200mm Flueless gas fireplace	One Unit
Single gas burner	Gas plumber included for 1 unit	



GAS INSTALLATION

Fireplace Hob Gas bottles excluded	Point 1 Point 1 EXCLUDED	Manifold and changeover station
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LIGHT FITTINGS

LV fittings

White, Silver, or Grey
General to all ceilings



Pendants

To Kitchen
To dining room





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ELECTRICAL

Installation	Standard installation	As per schedule
**	Clipsal 2000 range	
**	DSTV	Not in basic price
**	Inverter or Generator	Not in basic price
	Electrical points as per schedule	Below



The contract allows for the basic electrical installation as detailed below. Should the client wish to add or deduct based on final detail and request - The final electrical account will be adjusted accordingly prior to final installation and must be approved by the client.

Description	UNITS	UNITS EXTRA	RATE	TOTAL ALLOWABLE
ALLOWABLE				
1 AIR CON 30AMP 3 PHASE	0			R -
2 AIR CON POINTS 20AMP SINGLE PHASE	0			R -
3 ALARM POINTS	0			R -
4 ARMoured CABLE 16MM BY 2	30			R -
5 CEILING/EXTRACTOR FAN POINTS	0			R -
6 CEILING FITTING BIG	3			R -
7 CEILING PENDANTS	2			R -
8 DATA POINTS	4			R -
9 DIMMERS	4			R -
10 DISTRIBUTION BOARD MAIN	1			R -
11 EURO PLUG	35			R -
12 FOOT LIGHTS	4			R -
13 GARDEN / GROUND LIGHTS	0			R -
14 GARDEN LIGHTS	2			R -
15 GEYSERS	2			R -
16 HEATED TOWEL RAILS	0			R -
17 INTERCOM POINTS	1			R -
18 INVERTER DISTRIBUTION BOARD	1			R -
19 INVERTER PIPES TO ROOF	3			R -
20 LEGRAND FLOOR PLUG BOX	0			R -
21 LIGHTS - WALL & GENERAL	20			R -
22 LV LIGHTS IN CEILING	0			R -
23 LV LIGHTS IN SLAB	60			R -
24 MOTION SENSOR	0			R -
25 PHOTOCCELL	1			R -
26 POOL	0			R -
27 POOL LIGHT	0	OPTIONAL EXTRA		R -
28 RIBBON LIGHT DRIVER POINT	0	OPTIONAL EXTRA		R -
29 RIBBON LIGHT PER/METER	0			R -
30 RIPLE RELAY BOX	1			R -
31 SHAVER PLUG	0			R -
32 SINGLE PLUGS	2			R -
33 SMART VILLAGE DB	1			R -
34 SMART VILLAGE TO MANHOLE	1			R -
35 SMART VILLAGE TO ROOF	3			R -
36 STOVE	2			R -
37 SWITCHES	25			R -
38 TELEVISIONS	4			R -
39 TWO WAY SWITCHING	10			R -
40 UNDER FLOOR HEATING 20A	0			R -
41 WATERPROOF PLUGS	0			R -
			S TOTAL	R -
			VAT 15%	R -
TOTAL ALLOWABLE			TOTAL	R -



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BRAAI

Jet Master
700mm

Wood burning built in braai
Nova unit Jet master



SECURITY

External

High voltage electric fence to Black

Cameras to House

Not included

Home Alarm

Paradox wireless alarm system
Internal & external
Alarm panel and hard wired keypad
App operational

External passive
Internal passive

6
4
2



GARAGE

Door

Chromadek garage door supplied
automated with 2 remotes

Doors

1 x Double / 1 x Single

Floor

Floor grano finish

Ceiling

Ceiling plastered

Walls

Walls plastered and painted





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EXTERNAL FINISHES

PAVING

Paving will be Bosun ethnic paver 200 x 150mm
 Grey or Charcoal Colour to external
 Driveway, Forecourt and service Yard to be selected by Developer
 Maximum allowable 100 m2



GATES

Internal Pedestrian Gates	Mild steel gates painted	Pedestrian Gate	2	1.8 x 1
External vehicle Main Entrance	External main entrance gate automated	2 400mm high	0	Automated 2 remotes per house

LANDSCAPING

Instant lawn Allowable
 No other planting has been allowed for See optional extras



OPTIONAL EXTRAS

OPTIONAL EXTRAS

Decking
 Irrigation
 Skylights
 Water features
 Invertor and power backup systems
 Patio doors
 Pool
 House cameras and recording systems
 Landscaping - Plants and trees
 External Patios / Slabs and Tiling
 Boreholes, pumps & filters

NOT INCLUDED

OPTIONAL EXTRAS

Security shutter
 Solar backup
 Garden features and planters
 External cladding of any description
 Other landscaping details
 Internal Cladding
 Pizza Oven
 All soft furnishes and fittings, curtains and blinds
 WiFi Data and routers
 Boma and fire pit
 Rooftop garden planting and decking

**ALL BASED ON FINAL
 DESIGN AND CLIENTS
 SELECTION**