

# The Lane - Schedule of Finishes

## FINISHES

02-Aug-23

Rev 1

- 1 ALL FINISHING ITEMS AS NOTED ARE INCLUSIVE OF VAT
- 2 ALL IMAGES IS AN INDICATION OF THE ITEM TO BE PURCHASED. FINAL SELECTION IS TO BE BASED ON THE PC ALLOWABLE ALLOCATION
- 3 ALL PC'S HAVE BEEN BASED ON OUR APPOINTED CONTRACTORS. HOWEVER, SHOULD THE CLIENT WISH TO NOMINATE AN ALTERNATIVE CONTRACTOR OR SUPPLIER, 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	Charcoal / White
Ext Doors	Aluminium	Charcoal / White
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 Hinges to be satin chrome	or similar
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	20m2
Staff, Garage & Service areas	One coat plastered ceiling soffit painted	Allowable



### FLOORS

**LAMINATE FLOORING**  
Costing inclusive of supply and fit

#### Laminated floors

<b><u>Rooms</u></b>	
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



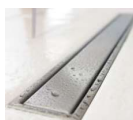
Shower head



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

<b>General</b>	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	
<b>Water heating</b>	Solar geyser	2 x 200L geysers Solar system

## BATHROOM ACCESSORIES

<b>Accessories</b>	Each bathroom will have A towel rail. Main will have two or a double Toilet roll holder Coat hook
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## SHOWER SCREENS

<b>Main bathroom</b>	Frameless shower door and screen
<b>Other Bathrooms</b>	Shower screen walk in shower
<b>Staff</b>	Aluminium framed shower door



MAIN SHOWER



OTHER SHOWERS

## BALUSTRADES

<b>External</b>	Glass frameless	To selected balconies
	Brick plastered	To selected balconies
<b>Internal</b>	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
Door BIC	Melamine plain colour, linear or peen impact edge doors
Handles	Kitchen goala system integrated with BIC where applicable
Tops	Ezzi quartz - Saver range 20mm
Splash back	70mm ezzi quartz - 209mm high
Kick plates	100mm aluminium silver
Wall Units	1000 - 1050 Kitchen to 2450 high
Back end units	White 16mm board
Drawer runner	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

## LIGHT FITTINGS

White, Silver, or Grey

LV fittings

General to all ceilings



Pendants

To Kitchen

To dining room



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## ELECTRICAL

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



<u>Description</u>	<u>Units</u>	<u>Rate</u>	<u>TOTAL ALLOWABLE</u>
AIR CON 30AMP 3 PHASE	-	4785,48	-
AIR CON POINTS 20AMP SINGLE PHASE	-	1451,52	-
ALARM POINTS	-	521,64	-
ARMOURED CABLE 16MM BY 2	30	372,75	11 182,50
CEILING/EXTRACTOR FAN POINTS	-	1094,31	-
CHANDELIER BIG	3	1077,3	3 231,90
CHANDELIER SMALL	-	737,1	-
DATA POINTS	4	567	2 268,00
DIMMERS	0	561,33	-
DISTRIBUTION BOARD MAIN	1	20979	20 979,00
DOUBLE PLUGS	35	1241,73	43 460,55
EURO PLUG	-	1321,11	-
FOOT LIGHTS	-	549,99	-
GARDEN / GROUND LIGHTS	-	657,72	-
GARDEN LIGHTS	2	544,32	1 088,64
GEYSERS	2	1678,32	3 356,64
HEAT PUMP 20A SINGLE PHASE	-	1678,32	-
HEATED TOWEL RAILS	-	1202,04	-
INTERCOM POINTS	1,00	567	567,00
INVERTER DISTRIBUTION BOARD	1,00	9639	9 639,00
INVERTER PIPES TO ROOF	1,00	771,12	771,12
LEGRAND FLOOR PLUG BOX	-	1037,61	-
LIGHTS - WALL & GENERAL	20	527,31	10 546,20
LV LIGHTS IN CEILING	-	481,95	-
LV LIGHTS IN SLAB	60	549,99	32 999,40
MOTION SENSOR	-	623,7	-
PHOTOCELL	-	538,65	-
POOL	0	2438,1	-
POOL LIGHT	0	549,99	-
RIBBON LIGHT DRIVER POINT	-	527,31	-
RIBBON LIGHT PER/METER	-	198,45	-
RIPLE RELAY BOX	1	3237,57	3 237,57
SHAVER PLUG	-	1406,16	-
SINGLE PLUGS	2	1082,97	2 165,94
SMART VILLAGE DB	-	3628,8	-
SMART VILLAGE TO MANHOLE	1	3231,9	3 231,90
SMART VILLAGE TO ROOF	3	544,32	1 632,96
STOVE	1	2211,3	2 211,30
SWITCHES	25	663,39	16 584,75
TELEVISIONS	4	612,36	2 449,44
TWO WAY SWITCHING	10	623,7	6 237,00
UNDER FLOOR HEATING 20A	-	1411,83	-
WATERPROOF PLUGS	-	705,6	-
<b>TOTAL ALLOWABLE</b>			<b>177 840,81</b>
		VAT	<b>26 676,12</b>
		R	<b>204 516,93</b>

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## BRAAI

**Jet Master**  
700mm

Wood burning built in braai  
Nova unit Jetmaster



## 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

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**

# *The Lane - Schedule of Finishes*



Skirting	R55.00/m2						
		<b>FLOOR TILES</b>		159,33	250,00		39 833,48
		Floor tiles	m2				
	R/m2						
Wall	200,00	Tiler	m2	159,33	75,00		11 950,04
		Glue	No	106	65,00		6 904,47
		<b>WALL TILES</b>					
		Shower	M2	36	200		
		Tiles	m2	36	200		7 200,00
		Wall other	m2	30	200		6 000,00
		Labour	m2	66	85		5 610,00
Floor	280,00						-

- R -











Electrical

200 000,00

5%

R 4 785

R 228	R 4 558	R 0
R 69	R 1 382	R 0
R 25	R 497	R 0
R 18	R 355	R 10 650
R 52	R 1 042	R 0
R 51	R 1 026	R 3 078
R 35	R 702	R 0
R 27	R 540	R 2 160
R 27	R 535	R 0
R 999	R 19 980	R 19 980
R 59	R 1 183	R 41 391
R 63	R 1 258	R 0
R 26	R 524	R 0
R 31	R 626	R 0
R 26	R 518	R 1 037
R 80	R 1 598	R 3 197
R 80	R 1 598	R 0
R 57	R 1 145	R 0
R 27	R 540	R 540
R 459	R 9 180	R 9 180
R 37	R 734	R 734
R 49	R 988	R 0
R 25	R 502	R 10 044
R 23	R 459	R 0
R 26	R 524	R 31 428
R 30	R 594	R 0
R 26	R 513	R 0
R 116	R 2 322	R 0
R 26	R 524	R 0
R 25	R 502	R 0
R 9	R 189	R 0
R 154	R 3 083	R 3 083
R 67	R 1 339	R 0
R 52	R 1 031	R 2 063
R 173	R 3 456	R 0
R 154	R 3 078	R 3 078
R 26	R 518	R 1 555
R 105	R 2 106	R 2 106
R 32	R 632	R 15 795
R 29	R 583	R 2 333
R 30	R 594	R 5 940
R 67	R 1 345	R 0
R 34	R 672	R 0
	R 169 372	

Wall fittings No

27

300,00

8 100,00



Paving	m2	200	R 100,00	20 000,00	
Labour	m2	200	R 75,00	15 000,00	
Materials	m2	200	R 25,00	5 000,00	
			R 200,00		
Internal	No	2	4 500,00	9 000,00	
Main Gate	No	0	25 000,00	-	
Automation	No	0	10 000,00	-	
Lawn	m2	0	40,00	-	

R 12 753,91


9 980 000,00 Selling  
2 415 000,00 Land  

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7 565 000,00  
#REF! #REF!  
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VAT 0%

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39 833,48
11 950,04
6 904,47
7 200,00
6 000,00
5 610,00

58 687,99



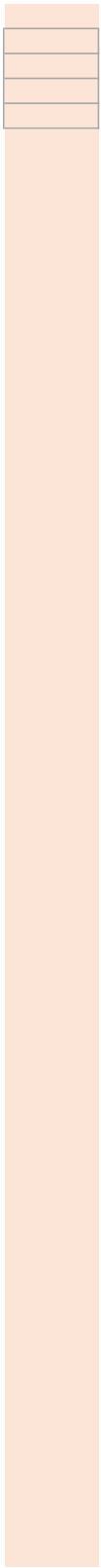


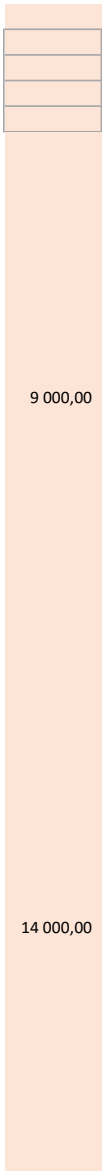


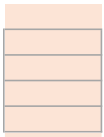



11 500,00

8 100,00

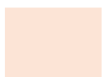






40 000,00

9 000,00




6300000  
945000  
7245000  
2415000