



de HEUWELZICHT
STELLENBOSCH

DE HEUWELZICHT SCHEDULE OF FINISHES

Development Name	De Heuwelzicht
Plot Number	6
House Type / Size	400m ²
Revision Date	09/02/2026



Overview

The Schedule of Finishes for the De Heuwelzicht development outlines the standard specifications, materials, fittings, and finishes applicable to each residence and forms an integral part of the architectural and construction documentation.

It details all external and internal finishes including flooring, wall and ceiling treatments, doors and ironmongery, kitchens, bathrooms, electrical, mechanical, security, and optional upgrade items, ensuring consistency in quality and design across the development while allowing for approved buyer selections where applicable.

All finishes are subject to availability and final approval by the Architect and Developer and may be substituted with equivalent alternatives of similar quality where necessary, in accordance with the De Heuwelzicht design guidelines and relevant building regulations.

Foundation and general

All work shall conform to and be carried out in accordance with the National Building Regulations and/or Local Authority By-Laws, and all building materials and new building systems, where applicable, shall comply with the requirements of the National Building Regulations.

Concrete footings shall be constructed in accordance with the engineer's, municipal, and NHBRC specifications, with all foundations and floor slabs to be cast using ready-mix concrete only, with no hand mixing permitted.

Any unforeseen expenses arising from soil conditions, including but not limited to blasting of rock formations or specialised designs required for clay or other adverse soil conditions, shall be for the client's account.

Masonry Construction

Masonry construction shall comprise clay bricks to all external and internal walls, with no cement or concrete blockwork permitted. All masonry shall be executed in accordance with SANS standards and good building practice, and the use of any alternative walling materials shall require prior written approval by the Architect and Engineer.

Plaster

Plaster finishes shall be executed in accordance with SANS standards and good building practice. All internal wall surfaces shall receive a smooth cement plaster suitable for painting.

All external wall surfaces shall be plastered and finished with a wood-floated texture. Internal windowsills shall be finished with smooth cement plaster, while external window sills shall be plastered to match the external wall finish. All internal garage wall surfaces shall be fully plastered.

Paintwork

All paint finishes at De Heuvelzicht are selected from trusted, approved manufacturers and applied in accordance with industry best practice to ensure a high-quality, durable finish. Interior walls receive a smooth base coat, carefully prepared and sanded, followed by two premium final coats in a soft, elegant silk finish or an approved equivalent.

Exterior walls are protected with a specialist masonry primer and finished with two weather-resistant coats designed to suit the local climate. Final colour selections form part of the De Heuvelzicht architectural guidelines.

Roofing

Roofing at De Heuvelzicht consists of high-quality roof coverings installed in accordance with approved engineering specifications and local building regulations. All roofs include appropriate waterproofing, flashings, and rainwater goods to ensure long-term durability and weather protection. Roof colours and finishes are selected in line with the De Heuvelzicht architectural guidelines to maintain a cohesive estate aesthetic. Both roof tiles and roof sheeting may be used, provided they align with the De Heuvelzicht estate aesthetics and receive approval from the appointed Architect. The trusses will be subject to architects' approval, however it will as per the base plan.

GARAGE

Garage walls are finished with plaster and paint, with ceilings skimmed and painted for a clean, uniform appearance. Garage floors are tiled, subject to the applicable prime cost **(PC) allowance**. Garage doors comprise aluminium/glass sectional overhead doors subject to the applicable prime cost (PC) allowance and subject to architects' specification.

Covered Patio

External stoeps and patios are tiled in accordance with the Architect's specifications and the tiles are subject to the applicable prime cost (PC) Allowance.

Ceilings and soffits

Ceilings are formed with suspended gypsum board systems, set approximately 120 mm below the structural soffit and finished with neatly taped and skimmed joints on galvanised steel framing fixed at regular centres.

A recessed 50 mm shadow-line detail is incorporated in line with the architectural design. Feature ceiling elements are included above the kitchen island and within the main living areas, limited to a total area of 10 m².

Typical ceiling heights are approximately 3 metres throughout the home. Any additional decorative ceiling treatments or exposed roof trusses not specifically included will be at the purchaser's cost. The client can choose a skimmed screeded ceiling, which will be priced separately and offset against the cost of suspended board systems.

Floor and wall finishes

Bedrooms are finished with timber flooring, selected within the applicable prime cost (PC) allowance. Floor finishes to the kitchen, bathrooms, living areas, and entrance hall comprise tiles or vinyl flooring, also selected within the relevant PC allowance.

Bathroom wall tiling is provided to a height of approximately 1.5 meters, with remaining wall surfaces painted up to ceiling level, while shower areas are fully tiled to ceiling height. Aluminium edge trims are included to ensure a neat transition between tiled and painted wall surfaces within bathrooms.

Doorframes

Internal door openings are fitted with timber jamb liner frames incorporating a recessed U-channel detail on both sides, sized to suit internal doors with an approximate height of 2 425 mm, with finishes selected in accordance with the purchaser's specifications.

The internal garage fire door is similarly fitted with a timber frame to match, with finishes selected by the purchaser. External door openings to the kitchen are fitted with aluminium door frames of matching height, with frame colours and finishes selected in accordance with the latest architectural guidelines.

Doors and Locksets

The main entrance is fitted an Architect-approved "statement" front door, selected within the applicable prime cost (PC) allowance. Internal doors comprise of painted semi-solid doors with any detail the client chooses.

External doors are manufactured in aluminium and are specified separately in accordance with the architectural design. The internal access door between the garage and the home is a half-hour fire-rated door with a smooth painted finish. Internal door handles are selected within the relevant PC allowance, and all doors throughout the home are fitted with multi-lever locking mechanisms for enhanced security.

Gates

All gate designs, materials, and finishes are to be selected and installed in accordance with the De Heuwelzicht architectural guidelines, as approved by the Architect and are selected within the relevant PC allowance.

Windows and Sliding Doors

All windows, sliding doors, and aluminium louvre systems are manufactured in aluminium and selected within the applicable prime cost (PC) allowances. Supply and installation are carried out by an AAAMSA-registered fabricator.

Sliding window frames are produced using “Elite” profile sections, while all top-hung and side-hung windows are manufactured in the 30.5 series profiles. All glazing complies with SANS 10400-XA (Part N) fenestration requirements. Aluminium frame colours are selected in accordance with the De Heuwelzicht architectural guidelines. Sliding doors are manufactured using “Palace” profile sections and detailed as per approved drawings. Cavity sliding doors are excluded.

CUPBOARDS

Kitchen: Custom-built kitchen cupboards are provided in accordance with the purchaser’s selected finishes, within the applicable prime cost (PC) allowance.

Bedrooms: Built-in bedroom cupboards are supplied to the purchaser’s selection and specification, within the relevant PC allowance.

Bathrooms: Bathroom vanities and built-in cupboards are provided as selected by the purchaser, within the applicable PC allowance.

ELECTRICAL INSTALLATION

- All electrical work to be carried out in accordance with the Electrical Installation Regulations of the OHS Act.
- All plug points and switches to be Legrand Arteor range, white, or approved equivalent of similar value, selected by the purchaser.
- 1 × 300-litre geyser with 2 × solar panels included – subject to applicable PC allowance. Client has the option of having a Gas Geyser/s.
- Oven, hob and extractor fan – Within Kitchen PC allowance.

Kitchen:

- 4 × double plug points, 1 × telephone point, stove isolator, and LED downlights as per approved plans. Provision for USB-A and USB-C ports to selected plug points. WIFI point location to be confirmed by purchaser (maximum 3 points).

Scullery:

- 3 × double plug points and LED downlights as per plan.

Pantry:

- 2 × double plug points and LED downlights as per plan.

Garage:

- 2 × double plug points and lighting as per architectural specification.

Main Bedroom:

- 3 × double plug points and LED downlights as per plan. Two plug points to include USB-A and USB-C ports.

Bedrooms 2, 3 & 4:

- 2 × double plug points per bedroom with LED downlights as per plan. One plug point per bedroom to include USB-A and USB-C ports.

En-suite Bathrooms:

- LED downlights as per plan and led strip lighting under vanity and behind mirror.

Hallways:

- 2 × double plug points and LED downlights.

TV Room:

- 3 × double plug points, 1 × TV point, and LED downlights. Quantities to be confirmed on approved plans.

Covered Patio/ Braai area:

- 2 × double plug point and LED downlights as per approved plans.

Dining Room:

- 2 × double plug points and LED downlights as per approved plans.

Wine cellar

- 2 × double plug points and LED downlights as per approved plans.

External:

- Exterior light points at all external doors.
- 1 × external plug point provided for swimming pool use.

All downlights to be LED.

Provision for air-conditioning points and equipment is excluded and remains for the purchaser's account.

SANITARY AND PLUMBING INSTALLATIONS

(Selections subject to applicable Prime Cost (PC) allowances)

All plumbing installations are carried out in accordance with the manufacturer's technical specifications, applicable SANS standards, and local authority requirements. All taps and mixers are supplied in the Hansgrohe range or an approved equivalent of similar quality. Concealed toilet systems and flush plates are supplied by Geberit or Grohe, with toilet pans by Duravit or an approved equivalent.

Bathroom 1 (Main Bathroom):

- Freestanding bath
- Double Basin and mixer
- Concealed toilet system (Geberit or similar)
- Frameless shower enclosure, installed in accordance with the approved plans (Frameless showers are part of the windows and doors PC allowance).

Bathroom 2 and 3:

- Basin and mixer
- Concealed toilet system (Geberit or similar)
- Frameless shower enclosure, as per approved plans

Guest En-Suite:

- Freestanding bath
- Basin and mixer
- Concealed toilet system (Geberit or similar)

- Frameless shower enclosure, as per approved plans

Guest Toilet:

- Basin and mixer
- Concealed toilet system (Geberit or similar)

Kitchen and scullery

Premium undermount sinks and taps are to be selected. These items fall within the EasyLife Kitchens PC allowance and must align with the overall kitchen design.

All sanitaryware, fittings, and finishes are selected within the relevant PC allowances and are subject to final approval in accordance with the De Heuwelzicht architectural guidelines.

SKIRTING

Skirting boards comprise a painted 140 mm profiled solid pine finish applied throughout the home.

BOUNDARY WALLS

In accordance with the De Heuwelzicht architectural guidelines.

GARDEN GATES

Garden access gates are installed at a standard width of approximately 900 mm and are constructed according to the De Heuwelzicht architectural guidelines. Additionally, the garden gates include a PC allowance.

RAINWATER GOODS

Flat roof areas are fitted with full-bore rainwater outlets designed in accordance with the Engineer's specifications and integrated into the stormwater management system. Downpipes and overflow outlets are positioned as discreetly as possible, preferably at building corners, to maintain a clean architectural appearance.

PAVING

The double cobble paving is permitted for driveways within the relevant PC allowances and are subject to final approval in accordance with the De Heuwelzicht architectural guidelines. Any paving around the house will be additional for the client's account.

Pergola

All pergola designs, materials, and finishes are to be selected and installed in accordance with the De Heuwelzicht architectural guidelines, as approved by the Architect and are selected within the relevant PC allowance

Fireplace

Each home includes a fireplace, finished in accordance with the purchaser's selected specification and subject to the applicable prime cost (PC) allowance.

Braai

Each home features a Braai constructed with fire-resistant brick. Clients may select the color and edging of the brick, and the entire interior of the Braai will be clad with this material, with a maximum coverage allowance of 3 square meters.

INCLUDED

The following items are included as part of the De Heuwelzicht development offering:

- Appointment of the Architect by the Developer
- Architectural fees are calculated according to the minimum requirements/squares for each plot; any extra area will be charged to the purchaser.
- Up to six (6) hours of Architect consultation time (additional time to be for the purchaser's account)
- Structural engineering design and standard engineering fees (specialised designs to be for the purchaser's account)
- Submission of plans to the local authority for approval
- Council applications for electricity and water connections
- All inspections required by the local authority and appointed engineers
- Garage door motor and automation
- House numbering
- Water usage during the construction period
- Fibre connection to the erf

- NHBRC enrolment fee

FITTINGS EXCLUDED

The following items are not included in the standard De Heuwelzicht specification unless specifically noted or selected as an approved optional extra:

- Curtain rails
- Blinds and curtains
- Washing line
- Mirrors
- Soft landscaping
- Safety gates
- Burglar bars (where permitted, in accordance with the De Heuwelzicht architectural guidelines)
- Timber decking
- Hard landscaping beyond the included paving allowance
- Chimney turbo cowl
- Solar power systems

EXTRAS

Any alterations, modifications, or additional items requested by the Purchaser beyond the agreed specifications shall be subject to approval, costed accordingly, and paid in full prior to implementation. Written acceptance of such extras is required before construction may proceed.

SUPPLIERS' NOTE

Upon signature of the building contract, the Contractor will provide the Purchaser with a list of approved and accredited suppliers appointed to supply materials and fittings in accordance with the De Heuwelzicht specifications. This allows the Purchaser, where applicable, to engage with the nominated suppliers to finalise selections, while ensuring that all materials are sourced and installed in accordance with the construction programme.