



GRAYSTON

TECHNICAL SCHEDULE OF FINISHES

Meticulous architectural specifications covering engineered quartz surfaces, soft-close millwork, matte-black hardware, estate systems and PR.Eng approval pathways.

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President Brand Street, Rynfield Ext 88, Benoni
Prepared for Grayston purchasers and interested Stockton clients

DOCUMENT CONTROL

This schedule gives prospective buyers a clear, structured view of the intended finishes, technical quality controls and approval documentation associated with Grayston Duplex Development.

PROJECT

Grayston Duplex Development
Stand 4223, Rynfield Ext 88, Benoni
President Brand Street

PREPARED BY

Stockton Property Consultants
Client-facing downloadable schedule
For sales and buyer information

STATUS

Marketing and technical
specification guide

Final contract, approved plans and
developer specifications supersede
this schedule.

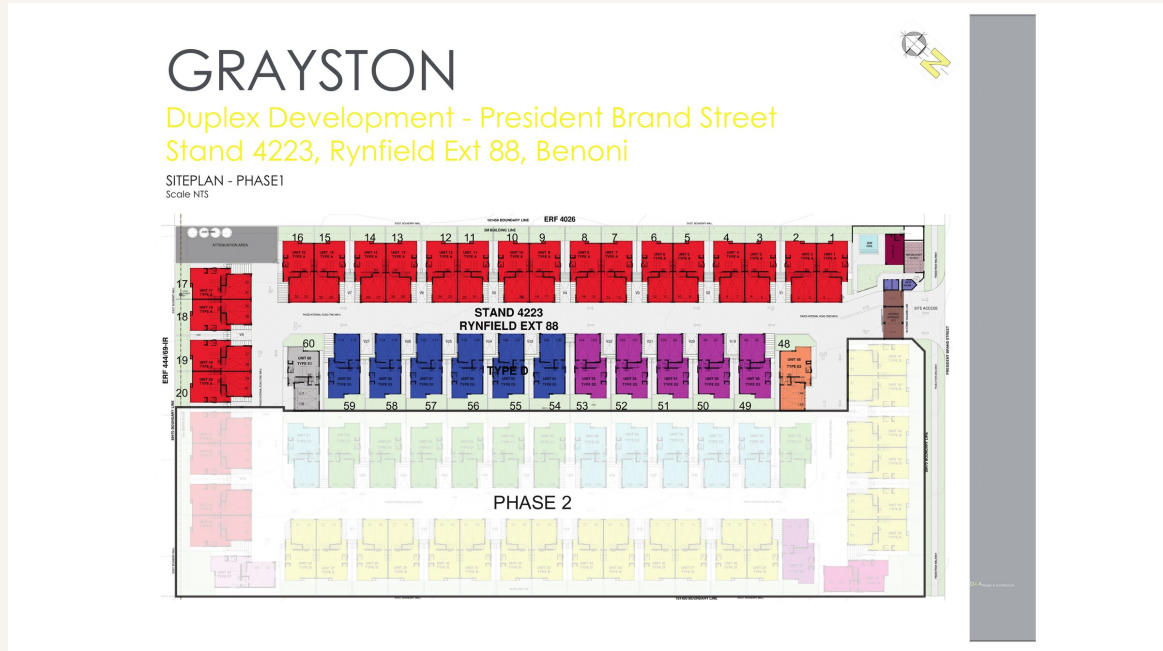
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DEVELOPMENT REFERENCE

Grayston is presented as a modern duplex development in Rynfield Ext 88, Benoni, with a phased site plan and family-oriented unit layouts.



DEVELOPMENT SNAPSHOT

LOCATION

President Brand Street, Rynfield Ext 88, Benoni

PRODUCT

Modern duplex homes with private garages and secure-estate positioning

UNIT THEMES

3 bedrooms, en-suite bathroom structure, guest WC, double garage, open-plan living

SPECIFICATION PHILOSOPHY

The finishes schedule is designed around a simple principle: premium where buyers touch and live, robust where the building needs to perform, and accountable where approvals protect long-term value.

PREMIUM SURFACES

Engineered quartz worktops, contemporary cabinetry, clean wall planes and modern neutral palettes create a refined living environment.

DURABLE DAILY USE

Soft-close millwork, quality ironmongery, resilient floor finishes and practical service zones support everyday family living.

TECHNICAL CONFIDENCE

Structural and engineering documentation is to be produced and approved by appropriately appointed professionals, including PR.Eng sign-off where required.

ESTATE RESILIENCE

Security, solar geyser provision, backup water infrastructure and common-area planning reduce friction for owners and tenants.

SPECIFICATION HIERARCHY

1 Approved municipal and architectural drawings

2 Engineer/PR.Eng approvals and construction documentation

3 Developer specification and supplier schedules

4 Sales brochure, website and buyer-facing materials

5 Final contract of sale and addenda

EXTERNAL ENVELOPE & ARCHITECTURAL LANGUAGE

A contemporary architecture palette balances modern grey plaster forms, dark rooflines, brick accents, controlled glazing and landscaped estate arrival points.



SCHEDULED EXTERNAL ELEMENTS

- Contemporary plastered external wall finish in neutral grey/taupe tones, subject to final paint and colour specification.
- Feature face-brick accents to selected architectural elements, garage thresholds, columns and chimney-style details where indicated by final drawings.
- Dark roof finish and rainwater goods aligned to the architectural colour palette.
- Paved driveways, vehicle approaches and estate circulation areas to developer-approved layout and drainage falls.
- Landscape softening to arrival zones, private garden interfaces and common-area edges according to approved landscape intent.
- External lighting to selected wall, gatehouse and entrance zones for safety and night-time estate identity.

INTERNAL SHELL, FLOORS & WALLS

The internal finish language is clean, bright and neutral, allowing each buyer to layer furniture, art and personal styling onto a timeless base.



FLOORS

- Large-format tile or durable developer-approved floor finish to living, kitchen, circulation and wet areas.
- Floor junctions to be finished with skirting or edge detail appropriate to final floor selection.
- Falls and threshold treatment to wet zones to comply with waterproofing and drainage requirements.

WALLS

- Smooth internal plastered walls finished in a neutral paint palette.
- Feature wall treatments, if supplied, to be as per final show unit/developer specification.
- Wet wall zones to receive tile or splashback treatment where required for durability.

CEILINGINGS

- Painted ceiling boards or concrete soffit finish where aligned with the architectural intent.
- Recessed lighting points to final electrical layout.
- Ceiling access panels to service zones where required by mechanical/electrical layouts.

KITCHEN, SCULLERY & ENGINEERED QUARTZ SURFACES

Kitchens are scheduled as the visual and functional centre of each home: durable worktops, refined cabinetry, modern handles and practical service flow.



KITCHEN SPECIFICATION MATRIX

WORKTOPS	Engineered quartz surfaces to kitchen counters and/or island areas as per final developer specification. Polished edges, joint positions and cut-outs to be coordinated with sink, hob and appliance layout.
CABINETRY	Modern cabinetry with durable board construction, clean slab/profile doors and soft-close hinges/runners to selected doors and drawers.
HARDWARE	Matte-black or dark modern handles/pulls aligned to the overall Grayston palette, subject to final approved range.
SPLASHBACKS	Durable splashback treatment behind cooking and sink zones. Final material may include tile, quartz upstand or approved equivalent.
SCULLERY	Type D/E units include integrated scullery planning, with water point and service layout subject to final plumbing/electrical coordination.
APPLIANCES	Appliance allowance/provision to be confirmed in final sales agreement. Electrical and plumbing points to be coordinated with selected layout.

BATHROOMS, SANITARYWARE & MATTE-BLACK HARDWARE

The bathroom finish strategy pairs neutral surfaces with contemporary matte-black fittings and practical, maintainable wet-area detailing.



BATHROOM PLANNING

- All bedrooms are supported by en-suite bathroom planning in the duplex product concept.
- Ground-floor guest WC included for visitor convenience.
- Sanitary layouts follow final architectural and plumbing drawings.

FITTINGS

- Matte-black taps, mixers, shower fittings and accessories scheduled as the design intent.
- Sanitaryware in a clean contemporary white finish unless varied by final schedule.
- Vanity cabinetry and tops to match approved bathroom specification.

WATERPROOFING

- Wet areas to receive waterproofing systems under tile zones where required.
- Shower floors, wall junctions and drainage points to receive heightened attention before tiling.
- Waterproofing sign-off/inspection to form part of quality-control process.

JOINERY, MILLWORK & BEDROOM STORAGE

The joinery schedule focuses on daily ease of use: clean lines, appropriate storage, soft-close hardware and a calm neutral finish palette.



MILLWORK DETAILS

BEDROOM CUPBOARDS

Built-in cupboards to bedrooms as per developer specification, with internal shelving/hanging provision to final layout.

MAIN SUITE DRESSING AREA

Type D and Type E layouts include a dedicated dressing room zone for the main bedroom, as indicated on the architectural room schedules.

SOFT-CLOSE SYSTEMS

Soft-close hinges and drawer runners scheduled for key cabinet zones, subject to final joinery supplier range.

BOARD AND EDGE FINISH

Durable melamine/engineered board or approved equivalent with neat ABS/edge banding.

IRONMONGERY INTEGRATION

Handles, pulls and visible hardware to align with the matte-black or dark modern finish palette.

QUALITY TOLERANCE

Doors/drawers to be aligned, adjusted and checked at practical completion before handover.

WINDOWS, DOORS, GARAGE DOORS & IRONMONGERY

Grayston uses a disciplined exterior palette with dark frame elements and practical hardware suited to secure estate living.



WINDOWS & GLAZING

- Aluminium-framed window/door systems in dark finish as per architectural intent.
- Glazing selection to follow final regulatory and supplier requirements.
- Operable windows to be checked for alignment, seals and proper lock function.

INTERNAL DOORS

- Painted or timber-look internal doors according to the approved sample board.
- Matte-black lever handles/ironmongery scheduled to match the overall modern palette.
- Door stops, hinges and latches to be fitted and tested before handover.

GARAGE DOORS

- Double garage doors to each duplex unit.
- Finish colour to align with external architectural palette.
- Automation inclusion to be confirmed in the final sales/finishes schedule.

ELECTRICAL, LIGHTING & METERING

Electrical planning should support daily function, clean interior design and buyer confidence through clear handover certification.

ELECTRICAL DESIGN INTENT

The electrical installation is to be carried out by a suitably qualified contractor and handed over with the required electrical compliance documentation. Final point locations, appliance feeds and lighting layouts are subject to approved construction drawings and developer specification.

METERING

Pre-paid electricity provision is included in the buyer-facing specification. Final meter type and account setup to be confirmed by the developer/body corporate process.

LIGHTING

Recessed downlights and feature external wall lighting to be coordinated with final ceilings, roof structures and external elevations.

POWER POINTS

Socket, isolator and appliance points to suit kitchen, scullery, living zones, bedrooms, bathrooms and garage utility needs.

CERTIFICATES

Electrical Certificate of Compliance to be issued where applicable as part of handover documentation.

LOAD PLANNING

DB board layout, circuits and breaker allocation to be installed according to approved electrical design and statutory requirements.

DATA/SECURITY

Provision for access control, intercom/biometric integration and estate security systems to be coordinated with the gatehouse/security scope.

PLUMBING, SOLAR GEYSERS & BACKUP WATER

The development specification emphasises practical utility resilience with solar geyser provision and backup water infrastructure as part of the base estate value proposition.



WATER & ENERGY SYSTEMS

- Solar geyser provision scheduled to improve energy efficiency and support household hot-water needs.
- Backup water infrastructure included in the estate value proposition; final capacity and reticulation specification to be confirmed by engineer/developer documentation.
- Hot and cold water reticulation to bathrooms, kitchen, scullery/laundry zones and external service points where scheduled.
- Sanitary drainage, waste and vent systems to be installed according to approved plumbing drawings and relevant regulations.

PLUMBING HANDOVER CHECKS

Pressure test and leak inspection

Hot-water system commissioning

Bathroom fixture flow and drainage check

Kitchen/scullery water-point check

External tap and drainage fall review

Plumbing compliance documentation where required

SECURITY, ACCESS CONTROL & ESTATE SYSTEMS

Security is one of Grayston's primary buyer propositions, supported by estate entrance control, biometric access, lighting and common-area planning.



ACCESS CONTROL

- Biometric security/access control listed as a core feature.
- Resident and visitor entrance flow to be coordinated at gatehouse level.
- Pedestrian turnstile shown in the common-area drawings.

ESTATE ENTRANCE

- Residence entrance, visitors/residence entrance and exit gate are indicated on the gatehouse/common-area plan.
- Gatehouse includes staff WC, store and IT room components.

COMMON CONTROLS

- External lighting, refuse/service areas and estate circulation to support a secure, managed environment.
- Final operational rules to be governed by the estate/body corporate documentation.

GATEHOUSE, CLUBHOUSE & POOL AREA

The common-area plan supports the estate's arrival sequence and amenity value, combining entrance control with shared lifestyle facilities.



COMMON-AREA ROOM SCHEDULE

- | | |
|----------------------------------|-------------------|
| 1. Residence Entrance | 8. Refuse Area |
| 2. Visitors / Residence Entrance | 9. Store Area |
| 3. Exit Gate | 10. Covered Patio |
| 4. Staff WC | 11. WC |
| 5. Store | 12. Braai |
| 6. IT Room | 13. Swimming Pool |
| 7. Pedestrian Turnstile | 14. Gardens |

UNIT TYPE TECHNICAL SCHEDULE

The architectural plan pack identifies Type A, Type D and Type E duplex layouts with ground-floor and first-floor area schedules, room schedules and elevations.

GRAYSTON
Duplex Development

FLOOR PLANS - TYPE A

ROOM SCHEDULE

- 1. Double Garage
- 2. Entrance Lobby
- 3. Guest WC
- 4. Kitchen
- 5. Lounge
- 6. Dining Area
- 7. Staircase
- 8. Bedroom 1
- 9. Bedroom 2
- 10. Bedroom 3
- 11. En-suite Bathroom

TYPE A

Plan area schedule: Ground floor 105 sqm, first floor 65 sqm, total 170 sqm.
Marketing size commonly presented as 169 sqm.

Common room logic: double garage, entrance lobby, guest WC, kitchen, lounge, dining area, staircase, 3 bedrooms and en-suite bathroom provision.

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FLOOR PLANS - TYPE D

ROOM SCHEDULE

- 1. Double Garage
- 2. Entrance Lobby
- 3. Guest WC
- 4. Kitchen
- 5. Lounge
- 6. Dining Area
- 7. Staircase
- 8. Bedroom 1
- 9. Bedroom 2
- 10. Bedroom 3
- 11. En-suite Bathroom

TYPE D

Plan area schedule: Ground floor 109 sqm, first floor 74 sqm, total 183 sqm.
Marketing size commonly presented as 180 sqm.

Common room logic: double garage, entrance lobby, guest WC, kitchen, lounge, dining area, staircase, 3 bedrooms and en-suite bathroom provision. Type D/E also include scullery and main suite dressing room zones.

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FLOOR PLANS - TYPE E

ROOM SCHEDULE

- 1. Double Garage
- 2. Entrance Lobby
- 3. Guest WC
- 4. Kitchen
- 5. Lounge
- 6. Dining Area
- 7. Staircase
- 8. Bedroom 1
- 9. Bedroom 2
- 10. Bedroom 3
- 11. En-suite Bathroom

TYPE E

Plan area schedule: Ground floor 109 sqm, first floor 73 sqm, total 182 sqm.
Marketing size commonly presented as 180 sqm.

Common room logic: double garage, entrance lobby, guest WC, kitchen, lounge, dining area, staircase, 3 bedrooms and en-suite bathroom provision. Type D/E also include scullery and main suite dressing room zones.

PROFESSIONAL APPROVALS & TECHNICAL SIGN-OFF

A premium development must be supported by a clear approval path. This page sets out the expected documentation framework buyers should understand.

ARCHITECTURAL DRAWINGS

Final construction must follow the approved architectural drawing pack, municipal requirements and any issued revision schedules.

STRUCTURAL ENGINEERING

Structural design, foundations, retaining requirements, roof structures and load-bearing elements are to be reviewed and signed off by the appointed competent engineer / PR.Eng where required.

CIVIL AND STORMWATER

Paving falls, stormwater disposal, site drainage, service routes and municipal tie-ins must follow approved civil design documentation.

ELECTRICAL COMPLIANCE

Electrical works are to be completed by a qualified contractor with Certificate of Compliance documentation where required.

PLUMBING COMPLIANCE

Plumbing, sanitary drainage, solar geyser and water systems are to be installed and tested according to approved layouts and applicable standards.

HANDOVER FILE

Buyers should receive or have access to relevant warranties, manuals, compliance certificates and estate/body corporate operational documentation where applicable.

IMPORTANT TECHNICAL NOTE

This document is a client-facing technical schedule. Final legal commitments remain subject to the signed sale agreement, approved plans, developer specification, municipal approvals and any written addenda.

COMPLETION QUALITY CONTROLS & HANDOVER STANDARD

Before occupation, each unit should be checked for functional, aesthetic and compliance readiness across finishes, services and estate access.

VISUAL FINISH REVIEW

- Paint coverage and colour consistency
- Tile alignment, grout and silicone finish
- Cabinet alignment and worktop condition
- Door/window operation and hardware finish
- Final clean and presentation standard

FUNCTIONAL TESTING

- Hot and cold water operation
- Drainage and leak checks
- Electrical circuits and lighting
- Garage door operation if automated
- Access control / estate entry testing

DOCUMENTATION

- Electrical COC where applicable
- Plumbing/water system handover notes
- Appliance and fixture warranties where applicable
- Estate conduct rules/body corporate docs
- Snag list sign-off and rectification record



VARIATIONS, SUBSTITUTIONS & BUYER NOTES

A carefully managed variation protocol protects buyers, the developer and the design integrity of the estate.

1. REQUEST

Buyer raises a variation or clarification through the sales/developer channel before the relevant cut-off date.

2. REVIEW

Developer, architect, contractor and relevant consultants assess feasibility, cost, timing and compliance impact.

3. APPROVAL

Approved variations are recorded in writing with cost, timing and specification detail.

4. INSTALL

Supplier/contractor executes the approved variation only once written approval is complete.

5. HANDOVER

Variation is inspected as part of the buyer's final snag and handover process.

SUBSTITUTION PRINCIPLE

Where exact products become unavailable, substitutions should be equal or better in quality, visually consistent with the approved palette, and confirmed by the developer. Buyer-facing imagery and show-unit details are illustrative unless specifically incorporated into the sale agreement.

BUYER REVIEW CHECKLIST

A concise checklist for clients reviewing the Grayston specification before signing or requesting unit-specific clarifications.

- 01 Confirm selected unit type and plan reference.
- 02 Confirm whether the quoted area is marketing area or architectural schedule area.
- 03 Confirm final kitchen worktop material, edge detail and splashback finish.
- 04 Confirm cabinetry colour, soft-close inclusions and handle style.
- 05 Confirm bathroom tapware colour, sanitaryware schedule and vanity finish.
- 06 Confirm flooring selection and wet-area tile specification.
- 07 Confirm whether garage doors are manual or automated in the signed agreement.
- 08 Confirm appliance inclusions/exclusions and plumbing/electrical points.
- 09 Confirm estate access process, biometric registration and visitor protocol.
- 10 Confirm handover certificates, warranties and snagging process.



TECHNICAL SCHEDULE OF FINISHES

Premium specification. Professional approvals. Buyer clarity.

STOCKTON PROPERTY CONSULTANTS

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GRAYSTON DUPLEX DEVELOPMENT

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Live Smart. Live Grayston.

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