

Indicative Schedule of Finishes

M/28

284 South Tce,
South Fremantle

COMMON AREAS		EXTERIOR		JOINERY		SANITARY FIXTURES & TAPWARE	
Driveway	Bitumen	Walls	Painted concrete wall systems and lightweight walls	Kitchen Cupboards, Drawers and Panels	Laminated	Kitchen Tap	Black sink mixer and spout (*2)
Car park	Bitumen	Screen Devices	Batten sunscreens	Kitchen Bench Tops	Reconstituted stone	Kitchen Sink	Stainless steel
Walkways	Concrete	Roofing	Metal roof, Colorbond colour	Cupboard Door and Drawer Furniture	Finger pull, soft close mechanism	Basin Tap Sets	Rogerseller wall mixer, burnished brass (*2)
Vehicular Gates	Powder coated remote-controlled (one remote per car-bay)	Guttering	Concealed gutters (Colorbond). Concealed downpipes (PVC). Exposed downpipes (Colorbond or stainless steel)	Kitchen Storage (above bench)	Open storage powdercoated metal framing	Basins	Semi recessed hand basin with overflow
Letterboxes	Powder coated aluminium	External Balustrade	Battens on metal frame	Vanity Storage (above bench)	Melamine doors, mirror on face	W/C	Rogerseller white ceramic with soft close seat. Concealed cistern with black flush plate
OFFICE TENANCIES		Slabs	In-situ concrete to engineering specification	Vanity Storage (below bench)	Open storage powdercoated metal framing	Shower Head	Rogerseller ceiling mounted shower rose, burnished brass (*2) (*4)
Internal Walls	Lightweight wall with plasterboard lining and concrete walls	External Windows	Powdercoated aluminium frame	Vanity Top	Reconstituted stone	Shower Mixer	Rogerseller wall mixer, burnished brass (*2)
Ceiling	None	External Sliding Doors	Powdercoated aluminium frame	WALL FINISHES		Shower Screen	Glass shower screen
Ceiling in WCs	Painted plasterboard ceiling	Exhaust Louvre Grills	Weatherproof louvres	Laundry	Wall tile above trough	Laundry Trough Taps	Single lever mixer
Floors	Concrete, tiling to toilet only	Common Lighting	Surface mounted	Kitchen Splashback	Reconstituted stone	Laundry Trough	Stainless steel trough with white cabinet
Lighting	To WC only	Driveway	Bitumen	Bathroom/Ensuite	Porcelain wall tile to height of shower screen. Feature tile to wall with basin. Skirting tile to other walls	Towel Rail	Rogerseller towel rail, burnished brass (*2)
Glazing	Aluminium powder coated commercial sections	Carpark	Bitumen	Bathroom/Ensuite Mirror	Clear mirror	Toilet Paper Holder	Rogerseller toilet roll holder, burnished brass (*2)
Air-Conditioning	40A single phase isolator per commercial unit to serve future A/C installation	Stairs & Landings	Tile finish to main stair and concrete secondary stair	FLOOR FINISHES		ELECTRICAL	
Toilet	Accessible toilet with hand basin, mirror, toilet pan and grab rails	Walkways	External grade porcelain tile	Living Areas/Stairs	100% wool carpet (*1) (*3)	Smoke Alarm	Hard wired to electrical specification
Toilet Walls	Painted plasterboard, tile above basin	Retaining Walls Garden Beds and Courtyards	Rendered and painted masonry	Bedrooms	100% wool carpet (*1)	External Lighting	Surface mounted
Toilet Flooring	Porcelain tiling with skirting tile	Letterboxes	Powder coated aluminium	Skirting	Painted MDF square edge profile	Internal Light Fittings	Surface mounted. Recessed lighting in bathrooms Track lighting to living area
Kitchenette	Provision for drainage and cold water supply (no joinery supplied)	INTERIOR		Kitchen	Porcelain tiles on acoustic underlay	TV/Foxtel	MATV (master antenna and Foxtel cabling to each apartment)
		Internal Walls	Plasterboard walls, flushed and painted	Wet Areas	Porcelain tiles on acoustic underlay	Internet	ADSL capable
		Wall Finish	Wash & wear paint, matt finish	Patio/Balcony	Porcelain tiles	GPO/Switch Plates	Clipsal SC2000 series or similar
		Ceilings	Skim coat plaster and paint	APPLIANCES		Data/Communication Points	One per apartment
		Bulkheads	Painted flush bulkheads	Cook top	Ceramic cooktop	Vehicular Access	Remote vehicular gate controller (one remote per car-bay)
		Entry Doors	Flush solid core doors	Oven	Electric built-in oven	Door Access (Common)	Swipe card access
		Interior Doors	Flush painted panel doors	Rangehood	Recirculated rangehood	Intercom	Voice intercom to main entrance lobby
		Door Frames Internal	Steel door frames, galvanised and painted	Hot Water System	Electric instantaneous hot water unit		
		Bathroom Doors	Flush painted panel doors	Air Conditioning	To living area (*5)		
		Robe Doors	Aluminium framed sliding doors, mirror panel	Fan	Ceiling fan to second bedroom		
		Door Furniture	Stainless steel lever handle				

* NOTES

1. Timber look vinyl available as alternative to carpet.
2. Chrome is available as an alternative option.
3. Lots 4 and 10 to have tiles throughout kitchen and living area.
4. Additional burnished brass hand shower available as optional upgrade.
5. A/C to bedrooms is available as optional upgrade.

Note: The Specifications may be varied in accordance with clause 9.1 of the Contract.