

INDICATIVE SCHEDULE OF FINISHES

EXTERIOR

Walls	Precast concrete and lightweight fibre cement sheet walls
Facade Feature Screen	Feature framed box section with external grade paint finish
Roofing	Colorbond or similar Klip-Lok profile
Guttering	Colorbond or similar
External Balustrade	Powder Coated Aluminium
Concrete Slabs	In-situ to engineering specification
External Windows	Powder-coated aluminium frame
External Sliding Doors	Powder-coated aluminium frame
Exhaust Louvre Grills	Weather proof exhaust louvres
Common Lighting	Surface mounted
Security Gates	Perforated aluminium
Letterboxes	Powder coated aluminium
Landscaping	Plants according to plans by landscape architect
Store Doors	Flush painted panel doors

INTERIOR

Inter-tenancy Walls	Architectural Framing Systems (AFS)
Internal Walls	Plasterboard walls, flushed and painted
Wall Finish	Wash & wear paint / flat finish
Ceilings	Skim coat plaster and paint
Bulkheads	Painted flush bulkheads
Entry Doors	Flush solid core doors
External Door Hardware	Brushed stainless steel
Interior Doors	Flush painted panel doors
Door Frames Internal	Steel door frames, galvanised and painted
Bathroom Doors	Flush painted panel doors
Robe Doors	Aluminium framed sliding doors, mirror and frosted panel
Internal Door Furniture	Brushed stainless steel lever handle

JOINERY

Kitchen Cupboards	Vinyl wrap doors
Kitchen Bench Tops	Composite stone 20mm
Cupboard Door Furniture	Hafele or similar soft close mechanisms & magnetic catches
Vanity Cupboard	Vinyl wrap doors
Vanity Top	Composite stone 20mm

WALL FINISHES

Laundry	Wall tile above trough
Kitchen Splashback	150mm composite stone upstand with silver backed mirror to remainder
Bathroom / Ensuite	Gloss wall tile full height to shower recess

FLOOR FINISHES

Living Areas	100% Wool Carpet
Bedrooms	100% Wool Carpet
Skirting MDF	Painted square edge profile
Kitchen	Fully vitrified tile on acoustic underlay
Wet Areas	Fully vitrified tile on acoustic underlay
Patio / Balcony	Fully vitrified tile

APPLIANCES

Cook top	Bosch 60cm black ceramic cooktop
Oven	Bosch electric built-in oven
Range Hood	Bosch 60cm recirculating rangehood
Hot Water System	Instantaneous hot water unit
Air Conditioning	Wall mounted split system to living area with provision for additional unit as purchaser upgrade available

SANITARY FIXTURES & TAPWARE

Kitchen Tap	Reece or similar chrome mixer
Kitchen Sink	1¼ Bowl Stainless Steel
Basin Tap Sets	Reece or similar chrome single lever basin mixer
Basins	Bench mounted basin
W/C	Vitreous china wall faced suite with soft close lid
Shower Head	Reece or similar chrome shower head and rail
Shower Mixer	Reece or similar chrome wall mixer
Shower Screen	Semi frameless toughened glass shower screen
Laundry Trough Taps	Chrome mixer
Laundry Trough	Stainless steel trough with cabinet
Towel Rail	Chrome towel rail
Toilet Paper Holder	Chrome toilet roll holder

ELECTRICAL

Smoke Alarm	Hard wired to electrical specification
External Lighting	Surface mounted
Internal Light Fittings	Surface mounted
TV / Foxtel	MATV (master antenna); Foxtel cabling to each apartment
Internet	ADSL capable
GPO / Switch Plates	Clipsal CS2000 series
Data/Communication Points	One to two per apartment
Vehicular Access	Remote vehicular gate controller, one per car space
Door Access (Common)	Card reader
Intercom	Voice intercom to main entrance lobby