

INDICATIVE SCHEDULE OF FINISHES



Cnr Burt and Walcott St, Mount Lawley WA 6050

EXTERIOR

Walls	Rendered brick work with white and terracotta paint finish
Wall Feature Screen to Burt St	Laser cut metal panel
Roofing	Colorbond Klip-Lok or similar profile
Guttering and Downpipes	Colorbond or similar
External Balustrade	Aluminium flat profile powder coat finish and semi framed glass
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
Driveway	In-situ concrete
Car park	Asphalt
Stairs and Landings	Porcelain Vitrified Tile
Common Walkways	Porcelain Vitrified Tile
Retaining Walls, Garden Beds and Courtyards	Rendered masonry paint finish
Security Gates	Aluminium palisade
Letterboxes	Powder coated aluminium
Landscaping	Plants according to landscape architects design
Store Doors	Flush painted panel doors

INTERIOR

Inter-tenancy Walls	Rendered masonry
Internal Walls	Rendered masonry
Wall Finish	Wash and wear paint / flat finish
Ceilings	Skim coat plaster and paint
Bulkheads	Painted flush bulkheads
Entry Doors	Flush solid core doors
External Door Furniture	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, anodised sliding doors, mirror and white glass panels

LOBBY

Floor	Porcelain floor tile
Walls	Painted face brick
Walls	Rendered masonry

JOINERY

Kitchen Cupboards	Vinyl wrap doors and drawers
Kitchen Bench Tops	Reconstituted Stone 20mm
Cupboard Door Furniture	Hafele or similar soft close mechanisms
Vanity Cupboard	Vinyl wrap doors
Vanity Top	Reconstituted stone 20mm

WALL FINISHES

Laundry	Rendered masonry / wall tile above trough
Kitchen Splashback	Feature stone look
Bathroom / Ensuite	Skirting tile
Bathroom / Ensuite Mirror	Clear mirror in black to walls Anodised Frame

FLOOR FINISHES

Living Areas	100% wool carpet, looped pile on underlay. Optional Upgrade: Engineered Timber Flooring
Bedrooms	100% wool carpet, looped pile on underlay. Optional Upgrade: Engineered Timber Flooring
Skirting	Painted square edge profile
Kitchen	Porcelain vitrified tile on acoustic underlay
Wet areas	Porcelain vitrified tile on acoustic underlay
Patio / Balcony	Porcelain vitrified tile

APPLIANCES

Cook Top	Bosch 60cm black ceramic cooktop
Oven	Bosch electric built-in oven
Range Hood	Bosch 60cm integrated / concealed recirculating rangehood
Hot Water System	Instantaneous electric unit
Air Conditioning	Wall mounted split system to living area.

SANITY FIXTURES AND TAPWARE

Kitchen Tap	Black Reece or similar gooseneck sink mixer
Kitchen Sink	1¼ Bowl Stainless Steel
Basin Tap Sets	Black basin mixer, Reece or similar
Basins	Semi-recessed mounted basin
W/C	Vitreous china wall faced suite with soft close lid
Shower	Black shower head and rail
Shower Mixer	Black shower mixer, Reece or similar
Shower Screen	Semi-frameless toughened glass shower screen with black anodised frame
Laundry Trough Taps	Chrome mixer
Laundry Trough	Stainless steel tough with cabinet
Towel Rail	Black towel rail
Toilet Paper Holder	Black toilet roll holder

ELECTRICAL

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

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