

## INDICATIVE SCHEDULE OF FINISHES

### EXTERIOR

Wall and Balcony Bandings	Polycarbonate sheeting: opal white colour translucent finish. Fibre cement: light grey colour painted finish
Balcony Faces	Fibre cement: light blue colour painted finish. Sliding fabric shade screens in aluminium framing: two tones of blue fabric colour
Roofing	Colorbond coated Klip-Lok profile or similar: surfmist (white) colour
Guttering	Colorbond or similar generally concealed behind walling
External Balustrade	Glass infill to powder coated aluminium
Concrete Slabs	In-situ to engineering specification
External Windows	Semi-commercial aluminium frames
External Sliding Doors	Semi-commercial aluminium frames
Common Lighting	Surface mounted fittings
Car park	Sealed concrete
Stairs & Landings	Concrete with textured slip resistant surface paint finish
Walkways	Paint applied textured slip resistant surface finish
Walkway Balustrades	Glass infill to powder coated aluminium frame
Letterboxes	Powdercoated aluminium
Landscaping	Tiled entrances with brick detailing and potted plants
Car Port	Waterproof tension fabric or custom structure

### INTERIOR

Walls	Masonry, concrete party walls and lightweight plasterboard to internal walls
Wall Finish	Wash & wear paint, flat finish
Ceilings	Skimcoat plaster and paint or moisture resistant plasterboard in wet areas
Bulkheads	Painted flush bulkheads
Entry Doors	Flush solid core doors
External Door Furniture	Stainless steel, Hafele or similar
Interior Doors	Flush painted panel doors
Door frames internal	Steel door frames and painted
Robe Doors	Aluminium framed sliding doors, mirror and laminate panel
Internal Door Furniture	Stainless steel lever handle

### JOINERY

Kitchen Cupboards	Thermolaminate vinyl finished doors: white gloss colour
Kitchen Bench Tops	Polished reconstituted stone
Cupboard Door Furniture	Hafele or similar soft closing mechanisms
Vanity	Polished reconstituted stone top surface with laminate and Thermolaminate finishing

### WALL FINISHES

Laundry	Wall tile above trough
Kitchen Splashback	Mirror or colour-backed glass as per scheme selection
Bathroom / Ensuite	Gloss wall tile to shower recess: colour white
Vanity Splashback	Gloss wall tile with mirror over

### FLOOR FINISHES

Living Areas	100% Wool Carpet
Bedrooms	100% Wool Carpet
Skirting	Painted MDF
Kitchen	Floor tile on acoustic underlay
Wet Areas	Floor tile on acoustic underlay
Apartment Balcony	External grade ceramic tile

### APPLIANCES

Cook top	Bosch 60cm ceramic cooktop
Oven	Bosch electric built-in oven
Range Hood	Ducted Bosch rangehood
Hot Water System	Stiebel Eltron instantaneous hot water or similar
Air Conditioning	Daikin split system, wall mounted unit to living rooms with condenser in stores. Provision for future bedroom A/C, purchaser upgrade available

### SANITY FIXTURES & TAPWARE

Kitchen Mixer Tap	Roger Seller polished chrome sink mixer
Kitchen Sink	1 <sup>1</sup> / <sub>4</sub> Bowl Stainless Steel
Basin Tap Sets	Roger Seller polished chrome basin mixer
Basins	Inset ceramic basin by Reece or similar: white colour
W/C	White ceramic wall faced with soft close detachable seat
Shower Head	Roger Seller chrome shower head and rail
Shower Mixer	Roger Seller chrome wall mixer
Bath Spout (where applies)	Chrome wall mount bath spout
Shower Screen	Fixed glass shower screen
Laundry Trough Taps	Single lever chrome mixer
Laundry Trough	Stainless steel trough in permacoat base unit: white colour
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 or flush in areas of dropped ceiling
TV / Foxtel	MATV (master antenna) and Foxtel cabling to each apartment
GPO / Switch Plates	Clipsal CS2000 series or similar
Data/Communication Points	Two per apartment
Vehicular Access	Air key vehicular gate controller, one per car space
Common Door Access	Air key card reader
Intercom	Voice intercom to main entrance lobbies

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