

EXTERIOR

Walls	Reinforced concrete walls and lightweight walls
Facade Feature Screen	External grade paint finish
Roofing	Colorbond sheeting
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 louvers
Common Lighting	Surface mounted
Security Gates	Aluminium slats
Letterboxes	Powder coated aluminium
Store Doors	Flush painted panel doors or aluminium louvering

INTERIOR

Inter-tenancy Walls	Fire Rated Solid Wall
Internal Walls	Plasterboard walls, flushed and painted
Ceilings	Skim coat plaster and paint & painted plasterboard
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 and painted
Bathroom Doors	Flush painted panel doors
Robe Doors	Aluminium framed sliding doors, mirror and frosted panel
Internal Door Furniture	Satin finish lever handles

JOINERY

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

WALL FINISHES

Laundry	Wall tile above trough
Kitchen Splashback	150mm composite stone upstand with silver backed mirror above
Bathroom/Ensuite	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	Storage hot water unit
Air Conditioning	Wall mounted split system to living area with provision for additional unit as purchaser upgrade available

SANITY FIXTURES & TAPWARE

Kitchen Tap	Roger Sella or similar chrome mixer
Kitchen Sink	1 ¼ Bowl Stainless Steel Inset
Basin Tap Sets	Roger Sella or similar chrome single lever basin mixer
Basins	Semi inset basin
W/C	Vitreous china wall faced suite with soft close lid
Shower Head	Roger Sella or similar chrome shower head and rail
Shower Mixer	Roger Sella or similar chrome wall mixer
Shower Screen	Semi frameless toughened glass
Laundry Trough Taps	Chrome mixer
Laundry Trough	Stainless steel trough with cabinet
Towel Rail	Double chrome towel rail
Toilet Paper Holder	Chrome toilet roll holder
Shower/Bath	Caroma or similar – non-slip

ELECTRICAL

Smoke Alarm	Hard wired to electrical specification
External Lighting	Surface mounted
Internal Light Fittings	Surface mounted and recessed LED
TV/Foxtel	MATV (master antenna) and Foxtel cabling to each apartment
Internet	ADSL capable
GPO/Switch Plates	Clipsal C2000 series or similar
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